



CITY COUNCIL MEETING
City Hall—Council Chambers, 3989 Central Ave NE
Monday, October 26, 2026
6:00 PM

Mayor
Amada Márquez Simula
Councilmembers
Connie Buesgens
Rachel James
Justice Spriggs
Laurel Deneen
City Manager
Aaron Chirpich

AGENDA

ATTENDANCE INFORMATION FOR THE PUBLIC

*Members of the public who wish to attend may do so in-person, or by using Microsoft Teams Meeting at ID **240 312 717 188 422**, Passcode **Nh9jR9Xx**. For questions, please contact Administration at 763-706-3610.*

Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.

WELCOME/CALL TO ORDER/ROLL CALL

MISSION STATEMENT

Columbia Heights is a vibrant, healthy and connected City. We are here to actively support the community, deliver equitable services, build and strengthen connections, improve upon our past, and uphold our successes. We strive to be better and ensure Columbia Heights is a great place for everyone, today and in the future.

Columbia Heights City Council and Staff Norms.

While we are accountable to each other for these norms, the Mayor and City Manager will help us adhere to them with respectful reminders and reinforcement as needed.

PLEDGE OF ALLEGIANCE

"I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

APPROVAL OF AGENDA

(The Council, upon majority vote of its members, may make additions and deletions to the agenda. These may be items submitted after the agenda preparation deadline.)

PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS

A. Domestic Violence Awareness Month Proclamation

Accepting Proclamation: Starlynn Llanas, Alexandra House

B. Breast Cancer Awareness Month Proclamation

Accepting Proclamation: Denise Roberts

C. HOUDINI 100 & Heights Theater Centennial Proclamation

Accepting Proclamation: Noah Nelson, Sparkle Theatre

CITY COUNCIL AND ADMINISTRATIVE REPORTS

Report of the City Council

Report of the City Manager

City Manager response to October 13th Community Forum

COMMUNITY FORUM

The Community Forum is an opportunity to address the City Council about items not scheduled for a public hearing.

All speakers must provide their name and connection to Columbia Heights. In-person speakers should complete a form for the City Clerk and introduce themselves at the podium. Virtual speakers should send their information to the moderator via chat and turn on their camera when called.

Comments are limited to five minutes. Disrespectful language is not allowed. The Council may ask questions or refer items for follow-up but typically does not take action during the forum.

CONSENT AGENDA

These items are considered to be routine by the City Council and will be enacted as part of the Consent Agenda by one motion. Items removed from consent agenda approval will be taken up as the next order of business. (The City Council will make motion to approve the Consent Agenda following the statement of all items.)

1. Approval of October 13, 2026 City Council Meeting Minutes

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve the October 13, 2026 City Council Meeting Minutes.

2. Adopt Resolution 2026-068, Appointing Planning Commission Members.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to waive the reading of Resolution 2026-068, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2026-068, appointing Catherine Vesley and Erik Jackson to the Planning Commission.

3. Adopt Resolution 2026-067, Second Round Appointment of Comprehensive Plan Review Committee Members

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to waive the reading of Resolution 2026-067, there being ample copies available to the public.

MOTION: Motion to adopt Resolution 2026-067, appointing April Held, Judah Scharnhorst, Jamaal Gilbert, Sarah Blum, and Donna Mahlmann to the 2050 Comprehensive Plan Review Committee.

4. Authorization to Purchase ROTO-DECON SCBA and Hardgoods Extractor and Award Contract to MacQueen Equipment

Presenting Item: Daniel O'Brien, Fire Chief

MOTION: Move to authorize the Fire Department to enter into an agreement with MacQueen Emergency Group in the amount of \$30,800.00 for the purchase, delivery, and installation of one Circul-Air ROTO-DECON SCBA and Hardgoods Extractor, with funding to come from available personnel savings within the 2026 Fire Department operating budget.

5. Approve Entering Into a Contract with Delta Dental for Employee Dental Insurance

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve entering into a contract with Delta Dental for employee dental insurance in 2027.

6. Approval of Municipal Finance Legal Services Engagement Letter with Kutak Rock

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve the municipal finance engagement letter with Kutak Rock, as presented, for legal services to the City of Columbia Heights and its Economic Development Authority and direct the City Manager to sign the same.

7. Renew Legislative Service Agreement with Lockridge, Grindal and Nauen P.L.L.P

Presenting Item: Aaron Chirpich, City Manager

MOTION: Motion to renew the legislative service agreement with Lockridge, Grindal and Nauen P.L.L.P for the term November 1, 2026, through October 31, 2027.

8. Authorize Payment to House of Strength Training

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve payment to House of Strength Training in the amount of \$26,154.36.

9. License Agenda

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve the items as listed on the business license agenda for October 26, 2026, as presented.

10. Rental Occupancy Licenses for Approval

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve the items listed for rental housing license applications for October 26, 2026, in that they have met the requirements of the Property Maintenance Code.

11. Review of Bills.

MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$1,344,387.16.

PUBLIC HEARINGS

This is the public's opportunity to speak regarding this matter. Speakers that are in-person are asked to complete a Speaker Form and submit it to the City Clerk. Speakers attending virtually should send a request to speak with this information to the moderator using the chat function and wait to be called on to speak. When speaking, virtual attendees should turn their camera on. Speakers should limit their comments to five (5) minutes. Any comments made after the public hearing is closed will not be considered by the City Council and will not be included as part of the formal record for this matter as the item will have been voted on and the item formally closed by the Council.

12. Approval of Resolution 2026-70 Authorizing an Increase to the Economic Development Authorities Tax Levy

Presenting Item: Mitchell Forney, Community Development

MOTION: Move to close the public hearing and waive the reading of Resolution 2026-70, there being ample copies available to the public.

MOTION: Move to approve Resolution 2026-70, a resolution approving the Columbia Heights Economic Development Authority's request of a levy increase for taxes payable in 2027 for economic development purposes.

13. Consideration of Appeal of Resolution 2026-50, Revocation of the License to Operate Rental Units Within the City of Columbia Heights against the Rental Property at 3957 Polk Street NE for non-compliance of the Residential Property Maintenance Codes due to persistent failure of inspections.

Presenting Item: Brad Roddy, Assistant Fire Chief

MOTION: None.

ITEMS FOR CONSIDERATION

Ordinances and Resolutions

14. Resolution 2026-072, a Resolution Awarding Contract for the Outstanding Scope of the 2025 Concrete Alley Construction Project (City Project 2506) to Goodmanson Construction, Inc.

Presenting Item: Kelly Monahan, Assistant City Engineer

15. Resolution 2026-071, Columbia Heights Statement on Anoka County Drone Utilization

Presenting Item: Amáda Márquez Simula, Mayor

MOTION: Move to waive the reading of Resolution 2026-071, there being ample copies available to the public.

MOTION: Motion to adopt Resolution 2026-071, approving the Columbia Heights Statement on Anoka County Drone Utilization.

Bid Considerations

16. Resolution 2026-069, a Resolution Accepting Proposals and Awarding Contract for Professional Services for the MSC Architectural Final Design and Construction Administration, Project No. 2414.

Presenting Item:

MOTION: Move to waive the reading of Resolution 2026-069, there being ample copies available to the public.

MOTION: Move to approve Resolution 2026-069, a resolution awarding the City Public Works Architectural Services, Project No. 2414, to the firm of Oertel Architects based upon the qualification's selection process for a cost of \$1,671,073, appropriated from Fund 411.9950.43150.2414

New Business and Reports

ADJOURNMENT

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Columbia Heights City Council and Staff Norms

While we are accountable to each other for these norms, the Mayor and City Manager will help us adhere to them with respectful reminders and reinforcement as needed.

Behavioral Norms

1. We will assume others best intentions.
2. We will exercise humility.
3. We will praise publicly and criticize privately.
4. We will focus on the policy and not personalities.
5. We will do our best to de-escalate contentious interactions.
6. We will provide reasonable notice to the Mayor and City Manager of any changes or additions we wish to make at a Council meeting so that the Mayor is prepared to manage the meeting.
7. We will show respect for one another by:
 - a. Paying attention to others when they are speaking.
 - b. Not interrupting others.
 - c. Listening to understand others, not simply to respond to them.
 - d. Honoring each other in public and protecting one another in their absence.
 - e. Not bullying others.

Operational Norms

1. Council members and staff will respect the Mayor's role to chair our meetings by:
 - a. Waiting to be called on before speaking so that others can consider our contributions.
 - b. The Mayor and City Manager will bring closure to policy discussions, public comment, and other similar "final word" situations.
2. Once a decision has been made by the Council, we will support the implementation of that decision even if we did not support the decision itself.
3. If Council has a request of staff, they will direct their request to the City Manager and the Division Director for coordination with staff unless the City Manager decides otherwise.
4. If Council has a question about a staff member, they will raise that with the City Manager privately before raising it publicly.
5. When Council is considering a topic, it is incumbent upon Council members to ask sufficient questions to ensure they are making informed decisions.
6. Council and staff will address each other by their titles when engaging each other in any official capacity and will use first names in informal settings.



PROCLAMATION

Domestic Violence Awareness Month: October 2026

Relationship abuse, defined as a pattern of behavior used to gain or maintain power and control over an intimate partner occurs throughout Minnesota and across the nation. Systematic racism and disparities affect victims and survivors of domestic violence, underscoring the importance of ensuring everyone has access to the help they need. Domestic violence programs across the state, including local organizations like Dwelling House and Alexandra House, provide crucial support and resources to over 55,000 victims and survivors in Minnesota. These programs serve individuals of all migrant statuses because no one should have to choose between staying in an abusive relationship or finding safety.

Safe, affordable, and long-term housing is a fundamental human right, yet domestic violence remains a leading cause of homelessness for women. Victims and survivors must be believed and supported in their pursuit of justice, empowering others to come forward and hold those who commit harm accountable. We remember the lives of over 700 Minnesotans lost to intimate partner violence in the past three decades. Community collaboration is vital to ensuring the safety of victims and survivors throughout Minnesota.

Preventing violence before it begins and transforming behavior after violence occurs is crucial to our shared goal of a violence-free Columbia Heights and Minnesota.

Now, therefore, be it resolved that I, Amáda Márquez Simula, Mayor, proclaim October 2026 as Domestic Violence Awareness Month in the City of Columbia Heights.

As we observe Domestic Violence Awareness Month, let us remember the power of hope, resilience, and community. Together, we can create a future where all individuals are safe, supported, and free from violence. Let us stand united in our commitment to end domestic violence and support those on their journey to healing and empowerment. No matter how small, every action brings us closer to a world where love and respect prevail.

Amáda Márquez Simula, Mayor
October 26, 2026

COLUMBIA HEIGHTS

PROCLAMATION

Breast Cancer Awareness Month: October 2026

Breast cancer remains the most common invasive cancer affecting women across all racial and ethnic groups. Thanks to research, advocacy, and early detection, survival rates continue to improve. In Minnesota, nearly 93 percent of women diagnosed with breast cancer now live at least five years beyond diagnosis.

Across the nation, more than 168,000 women – and an unknown number of men – are living with metastatic breast cancer, an advanced stage with no current cure. Many continue treatment to extend and improve their quality of life.

American Indian and Black women face the highest mortality rates, followed by white women. Black women are more often diagnosed at later stages when treatments are limited or costly. Men, often unaware they can develop breast cancer, are also typically diagnosed later, which worsens outcomes. We must continue working to close these gaps in care and outcomes for all communities.

October is National Breast Cancer Awareness Month, a time to honor survivors, support those in treatment, and remember those we've lost. This observance reminds us that awareness, prevention, and compassion save lives.

Now, Therefore, I, Amáda Márquez Simula, proclaim October as Breast Cancer Awareness Month in the City of Columbia Heights.

I encourage everyone to take charge of their health by scheduling regular mammograms, performing self-exams, and staying informed about early detection. Together, we can continue making progress through knowledge, advocacy, and care for one another.

Amáda Márquez Simula, Mayor
October 26, 2026



PROCLAMATION

HOUDINI 100 & Heights Theater Centennial: October 2026

Harry Houdini, one of the world's most celebrated escape artists and magicians, arrived in Appleton, Wisconsin, as Erik Weisz, a four-year-old Hungarian Jewish immigrant. He got his big break right here in Minnesota. In 1899, vaudeville manager Martin Beck saw his handcuff act in St. Paul and launched the career that captured the world's imagination.

October 2026 marks 100 years since Houdini passed away on Halloween, October 31, 1926, and 100 years of Columbia Heights' historic Heights Theater.

Halloween week brings a spirit of mystery, creativity, and imagination, making it a fitting time to remember Houdini and for our community to gather and celebrate the magic of live performance.

Sparkle Theatricals and the Heights Theater have partnered to present HOUDINI 100, with support from the Metropolitan Regional Arts Council and the Minnesota Arts and Cultural Heritage Fund through the Legacy Amendment.

This centennial performance celebrates independent art, community collaboration, and the power of live theater to bring people together, spark joy, and connect us to our shared humanity.

HOUDINI 100 honors Houdini's legacy of wonder, resilience, and creativity, and shows how much our local arts organizations and historic venues add to the life of Columbia Heights.

As Mayor of Columbia Heights, Minnesota, I, Amáda Márquez Simula, proclaim October 2026 HOUDINI 100 & Heights Theater Centennial Month in Columbia Heights, and I encourage all residents to join in this observance and to support local history, independent art, and live performance throughout our city.

Amáda Márquez Simula, Mayor
October 26, 2026



CITY COUNCIL MEETING
City Hall—Council Chambers, 3989 Central Ave NE
Tuesday, October 13, 2026
6:00 PM

Mayor
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Councilmembers
Connie Buesgens
Rachel James
Justice Spriggs
Laurel Deneen
City Manager
Aaron Chirpich

MINUTES

The following are the minutes for the Meeting of the City Council held at 6:00 pm on Tuesday, October 13, 2026, in the City Council Chambers, City Hall, 3989 Central Avenue NE, Columbia Heights, Minnesota.

WELCOME/CALL TO ORDER/ROLL CALL

Council President James called the meeting to order at 6:00 pm.

Present: Councilmember Buesgens; Councilmember Deneen; Councilmember Spriggs; Councilmember James

Absent: Mayor Márquez Simula

Also Present: Aaron Chirpich, City Manager; Jesse Hauf, IT Director; Scott Lepak, City Attorney; Andrew Splinter, Finance Director; Ed Minnema, SACA Executive Director

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APPROVAL OF AGENDA

Council President stated that Items C "Domestic Violence Awareness Month Proclamation" and D "Breast Cancer Awareness Month Proclamation" under Proclamations, Presentations, Recognition, Announcements, Guests would be addressed during the next meeting.

Motion by Councilmember Deneen, seconded by Councilmember Buesgens, to approve the Agenda as amended. All Ayes, Motion Carried 4-0.

PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS

A. Indigenous Peoples' Day Proclamation.

Council President James proclaimed October 12, 2026, as Indigenous Peoples' Day and read the City's proclamation.

B. Hunger Action Month Proclamation.

Accepting Proclamation: Ed Minnema, Executive Director

Councilmember Buesgens proclaimed October 2026 as Hunger Action Month and read the City's proclamation.

SACA Executive Director Ed Minnema accepted the Proclamation and thanked the City for being supportive during the move to the new building. He explained that they are able to serve four to five times as many people as they were prior to the move. SACA averages about 200 individuals a day and 7,000 pounds of food a day.

C. Domestic Violence Awareness Month Proclamation.

The item will be addressed at the next City Council meeting.

D. Breast Cancer Awareness Month Proclamation.

The item will be addressed at the next City Council meeting.

CITY COUNCIL AND ADMINISTRATIVE REPORTS

Report of the City Council

Councilmember Buesgens stated she volunteers with the beautification committee for Murzyn Hall. She added that the Blooming Sunshine Garden is winding down and there are still hot red peppers available, as well as collard greens and raspberries. She mentioned that she attended the Library Board meeting, the HeightsNext planning meeting, and the Fire Department's open house. She stated that the Council recently finished interviews for the Planning Commission positions.

Councilmember Spriggs stated that he attended the Fire Department's open house and has been working with some public health advocacy groups for initiatives for the upcoming legislative session. He mentioned he would be attending the Charter Commission meeting on Thursday.

Councilmember Deneen noted that she attended the School Board Candidate Forum, the Council Work Session, the Fire Department open house, and the interviews for the Planning Commission positions. Friday at Kordiak Park will be the Spooktacular event.

Council President James stated she attended the School Board Forum, a meeting with the City Manager and the Mayor, and the Central Avenue cleanup with HeightsNext. She encouraged residents to do storm drain cleanup. She mentioned that she attended the Heights Theater 100-year celebration

showing, the Council Work Session, and the Columbia Heights High School Strikers Adapted soccer team game. She added that she attended the Fire Department's open house. She thanked staff for the Sullivan playground project and the street improvements in the southeast portion of the City. She announced that the mayor is hosting an event with the mayors of Hilltop and St. Anthony called Democracy Defense. The event will be on October 20th at 7:00 pm at First Lutheran Church.

Report of the City Manager

City Manager Chirpich reminded the community that early voting for the 2026 general election starts October 16th at City Hall during regular business hours and select extended hours. The trunk-or-treat event is on October 24th and is sponsored by Magnify Financial. The event is scheduled from 1:00 to 4:00 pm at Huset Park East. The Fire Department is partnering with the American Red Cross to offer smoke alarms free of charge for owner-occupied homes in the City. The program is intended for people who cannot afford a smoke alarm or are physically unable to install them. More information can be found on the City's website.

City Manager Response to September 28, 2026 Community Forum

City Manager Chirpich stated that three residents spoke at the Community Forum. The first resident expressed concerns related to the City's rental density cap program and the boundaries established in the blocks. After the meeting, a Councilmember submitted a request for staff to research the item further and bring it to the Council at an upcoming Council Work Session. The earliest the item would be put on a Council Work Session meeting is in December.

City Manager Chirpich mentioned that there was a resident who spoke about concerns about water quality at Silver Lake and offered an extension to the City to partner on water quality initiatives. The resident requested that the City annually set aside funding for different water quality improvement initiatives that are led predominantly by the Lake Association in partnership with other agencies, including the DNR. The Council reviewed the concept at a recent work session and provided guidance that the City would be open to considering participating in cleanup efforts around aquatic invasive species and other efforts. The financial amount that was requested was \$3,000, and staff believes that the amount can be set aside, but they would want some formal policies put in place.

City Manager Chirpich stated a resident had concerns about election safety at polling places and wanted to make sure that the City was coordinating with the County for potential safety issues at polling places. The resident emphasized that residents should be able to vote without fear. He explained that the City administers the elections locally on behalf of the County and the County has oversight. He explained that staff expects the election to run just like any other election that has been administered in the past. The local team is ready, trained, and certified by the County. He added that he met with the mayor and Secretary of State a few weeks ago to discuss expectations from their perspective, and recommended early voting. Staff who are responsible for helping administer the election are meeting with the police to discuss election day and have more officers on call.

COMMUNITY FORUM

Eric Hodell, City resident, mentioned that he is a resident at Ratio Apartments. He expressed concern about parking options for Ratio residents. It costs \$125 a month for limited parking on site. The hefty tickets and restricted parking on Gould Avenue have limited parking for Ratio residents. He mentioned that he spoke with the City Manager to express his concerns, and they agreed that the ramp by the old Fairview building would be an adequate place to park. Within the past month, it appears that the City has made a change and included signage on the ramp that limits parking to 24 hours, with the potential outcome of getting towed. He expressed his understanding that the garage cannot be used as a permanent garage for parked cars without moving them. He explained that the majority of Ratio residents use the ramp and may leave their car in the ramp on weekends. He expressed concern that the restrictions would continue and parking would become more limited. He noted that rent continues to increase at the Ratio apartments. He asked the Council to consider reasonable parking options for Ratio residents.

Paul Ramacher, City resident, referenced Consent Agenda item 8 and asked if the individual addresses would be listed and what the addresses were. Council President James replied that the addresses are listed in the Agenda Packet.

CONSENT AGENDA

Council President James requested that Item 7, "Adopt Resolution 2026-065, A Resolution Approving Three Contracts with Eckberg Lammers, P.C. for Civil, Criminal Prosecution, and Labor and Employment Legal Services" be removed from the Consent Agenda for further discussion.

Motion by Councilmember Spriggs, seconded by Councilmember Deneen, to approve the Consent Agenda as amended. All Ayes, Motion Carried 4-0.

1. Adopt Resolution 2026-062, Appointing Me'Shulon Langley to the Sustainability Commission as a Youth Commissioner.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to waive the reading of Resolution 2026-062, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2026-062, appointing Me'Shulon Langley to the City of Columbia Heights Youth Commission as a non-voting member of the Sustainability Commission.

2. Adopt Resolution 2026-063, Appointing Kenza Manseur to the Parks and Recreation Commission as a Youth Commissioner.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to waive the reading of Resolution 2026-063, there being ample copies available to the public.

MOTION: Move to adopt Resolution 2026-063, appointing Kenza Manseur to the City of Columbia Heights Youth Commission as a non-voting member of the Parks and Recreation Commission.

- 3. Accept September 2, 2026, Library Board Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to accept the September 2, 2026, Library Board meeting minutes.
- 4. Approve September 28, 2026, City Council Meeting Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to approve the September 28, 2026, City Council meeting minutes.
- 5. Adopt Resolution No. 2026-064 Amending The 2026 Personnel Budget For Certain Estimates.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to waive the reading of Resolution 2026-064, there being ample copies available to the public.
MOTION: Motion to adopt Resolution 2026-064, amending the 2026 personnel budget for certain estimates.
- 6. Enter into Separation Agreement and Release of All Claims with Employee.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Motion to approve the attached Separation Agreement and Release of All Claims with Employee and further authorize and direct the City Manager to execute the Agreement.
- 7. Pulled from the Consent Agenda for further discussion: "Adopt Resolution 2026-065, A Resolution Approving Three Contracts with Eckberg Lammers, P.C. for Civil, Criminal Prosecution, and Labor and Employment Legal Services".**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to waive the reading of Resolution 2026-065, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-065, a Resolution approving three contracts with Eckberg Lammers, P.C. for Civil, Criminal Prosecution, and Labor and Employment legal services.
- 8. Rental Occupancy Licenses for Approval.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to approve the items listed for rental housing license applications for October 13, 2026, in that they have met the requirements of the Property Maintenance Code.
- 9. Review of Bills.**
MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8, the City Council has reviewed the enclosed list of claims paid by check and by electronic funds transfer in the amount of \$1,189,249.36.

ITEMS PULLED FROM THE CONSENT AGENDA

7. Adopt Resolution 2026-065, A Resolution Approving Three Contracts with Eckberg Lammers, P.C. for Civil, Criminal Prosecution, and Labor and Employment Legal Services.

Council President James explained that she would like to discuss the selection process and the goals of the contracts. City Manager Chirpich explained that the City currently retains Barna, Guzy & Steffen for civil, prosecution, and labor/employment legal services. The retirement of the City's lead attorney, together with the City's planned competitive review of legal services, created an appropriate time to evaluate the market and identify the service model that best meets the City's current needs.

City Manager Chirpich stated staff issued a request for proposals for three service tracks: Civil Legal, Prosecution, and Labor/Employment. Eight firms submitted proposals for one or more tracks. Staff reviewed the proposals, developed track-specific scoring criteria, and interviewed five firms representing the highest-ranked proposals across the three tracks. The interviews used standardized questions and practical scenarios to evaluate experience, staffing, responsiveness, transition planning, and overall fit.

City Manager Chirpich noted that Eckberg Lammers received the highest overall score on each track. The firm submitted the most complete proposal across all three service areas, and staff concluded through the interviews that its team, depth of municipal experience, communication approach, and transition plan provide the best overall fit for the City.

City Manager Chirpich stated that the RFP process also showed that a fixed retainer does not align well with the City's Civil Legal service volume. Staff recommends an hourly structure that allows the City to pay for services as needed and assign work to attorneys and paralegals based on the complexity of each matter. Compared with the other proposals, Eckberg Lammers' pricing was at the higher end for Civil Legal services, the lower end for Prosecution, and near the median for Labor and Employment.

City Manager Chirpich mentioned that prosecution and Labor and Employment spending is expected to increase generally with cost-of-living and service demand. Civil Legal costs may increase by up to 30 percent because the City has received discounted rates from its current firm, Civil Legal usage was lower than average during the past two years, and current market rates are higher. Actual Civil and Labor costs will depend on the amount and complexity of work requested.

Councilmember Deneen thanked staff for taking the time to conduct the interviews and do research. She thanked the current legal team and explained that best practices are to steward public funds well by making sure that the City is getting a good deal with the services that are being provided.

Council President James explained that she was pleased with the number of detailed proposals. When the City is in litigation, it often uses the attorneys through the League of Minnesota Cities. City Manager Chirpich agreed and explained that when there is litigation, it will go to the League of Minnesota Cities for review.

Motion by Councilmember Deneen, seconded by Councilmember Spriggs, to close the hearing and waive the reading of Resolution 2026-065, there being ample copies available to the public. All Ayes, Motion Carried 4-0.

Motion by Councilmember Deneen, seconded by Councilmember Spriggs, to approve Resolution 2026-065, being a Resolution of the City Council of the City of Columbia Heights approving three contracts with Eckberg Lammers, P.C. for Civil, Criminal Prosecution, and Labor and Employment legal services. All Ayes, Motion Carried 4-0.

PUBLIC HEARINGS

This is the public's opportunity to speak regarding this matter. Speakers who are in-person are asked to complete a Speaker Form and submit it to the City Clerk. Speakers attending virtually should send a request to speak with this information to the moderator using the chat function and wait to be called on to speak. When speaking, virtual attendees should turn their camera on. Speakers should limit their comments to five (5) minutes. Any comments made after the public hearing is closed will not be considered by the City Council and will not be included as part of the formal record for this matter as the item will have been voted on and the item formally closed by the Council.

10. ADOPT AN ASSESSMENT ROLL AND LEVY A SPECIAL ASSESSMENT FOR DELINQUENT ACCOUNTS RESOLUTION 2026-66.

Presenting Item: Andrew Splinter, Finance Director

Finance Director Splinter stated that annually, staff recommends that the City Council adopt a special assessment levy to collect miscellaneous charges on customer accounts that have reached the delinquent stage within the past year. These charges are for city-provided services required to maintain property conditions in accordance with City ordinances. These services include water, sewer, refuse, weed cutting, tree removal, water meters, nuisance/hazard abatement, etc. A rate of 6.5% interest is proposed for the one-year assessment rolls. These payment terms were included in the public hearing notice published in *the Life* newspaper on September 18, 2026, and mailed to each property owner with a delinquent account. A copy of the notice is attached. The services provided to these properties were all initially invoiced prior to July 31, 2026. The effective interest rate is therefore lower than 6.5%, depending on the specific date(s) service was provided to each property. Staff notes that typically 25%-35% of the total assessment roll is collected from customers within six weeks of the assessment hearing.

Council President James opened the Public Hearing. There were no public comments.

Motion by Councilmember Spriggs, seconded by Councilmember Buesgens, to close the hearing and waive the reading of Ordinance No. 1695, there being ample copies available to the public. All Ayes, Motion Carried 4-0.

Motion by Councilmember Spriggs, seconded by Councilmember Buesgens, to approve Resolution 2026-66, being a Resolution of the City Council of the City of Columbia Heights adopting an assessment roll and levy a special assessment with a one-year term for certain delinquent accounts. All Ayes, Motion Carried 4-0.

ADJOURNMENT

Motion by Councilmember Buesgens, seconded by Councilmember Deneen, to adjourn. All Ayes, Motion Carried 4-0.

Meeting adjourned at 6:50 pm.

Respectfully Submitted,

Aaron Chirpich, City Manager

DRAFT

**CITY COUNCIL MEETING**

AGENDA SECTION	CONSENT
MEETING DATE	OCTOBER 26, 2026

ITEM:	Adopt Resolution 2026-068, Appointing Planning Commission Members.		
<i>Presenting Item: Aaron Chirpich, City Manager</i>			
DEPARTMENT: Community Development		BY/DATE: Ursula Brandt / October 20, 2026	
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
X Community that Grows with Purpose and Equity		X Engaged, Effective and Forward-Thinking	
___ High Quality Public Spaces		___ Resilient and Prosperous Economy	
___ Safe, Accessible and Built for Everyone		___ Inclusive and Connected Community	

BACKGROUND

The City Council received three applications to fill the two vacancies on the Planning Commission and completed interviews with the candidates before the City Council Meeting on October 14. The Council deliberated after the conclusion of the interviews and chose to appoint the following members:

SUMMARY OF CURRENT STATUS

The Council is appointing Catherine Vesley and Erik Jackson to fill the vacancies on the Planning Commission.

RECOMMENDED MOTION(S):
MOTION: Move to waive the reading of Resolution 2026-068, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-068, appointing Catherine Vesley and Erik Jackson to the Planning Commission.

ATTACHMENT(S)

1. Resolution 2026-068
2. Redacted Planning Commission Applications

A RESOLUTION APPOINTING PLANNING COMMISSION MEMBERS

The Council appoints members to City Boards & Commissions, and

The City Council met in work sessions on October 14, 2026 to conduct interviews and discuss appointments to fill vacancies to the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Columbia Heights, to approve the appointment of Catherine Vesley to the remainder of a vacant term from November 1, 2026 to March 31, 2028 and Erik Jackson to fill the remainder of a vacant term from November 1, 2026, to March 31, 2027, to the Planning Commission.

Passed this 26th day of October, 2026

Offered by:

Seconded by:

Roll Call:

Amáda Márquez Simula, Mayor

Attest:

City Clerk/Council Secretary

Planning Commission Application Form

Print

Del

Submitted by: Catherine Vesley

Submitted On: 2026-09-23 10:19:08

Submission IP: 206.188.252.2 (172.31.66.107)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Will Rottler

Due Date: Open

If you have any questions about the application or would like a paper copy, please contact City Administration at 763-706-3610.

<div>* First Name</div> <div>Catherine</div>	<div>* Last Name</div> <div>Vesley</div>
<div>Phone</div> <div></div>	<div>* Email</div> <div></div>
<div>Address</div> <div></div>	
<div>How Long Have You Lived in Columbia Heights?</div> <div>29 years</div>	
<div>Educational Background</div> <div>BA, MA and Doctoral work at U of M</div>	<div>Occupation/Employer</div> <div></div>
<div>Preference for Remaining Term Length</div> <div>☐ Concluding on March 31, 2027</div> <div>☒ Concluding on March 31, 2028</div>	
<div>Are you fluent in any languages besides English? If so, what are they?</div> <div>I read Italian and German</div>	
<div>Volunteer, Civic, Professional and Community Activities:</div> <div>20+ years Columbia Heights Library Board - Donor Minneapolis Arts Commission Minneapolis Heritage Preservation Commission Chair of the Citizens Commission for Hennepin County Garbage Burner</div>	
<div>Professional Designations/Awards/Honors/Previous Government Service:</div> <div>College Teacher for 28 years - Anoka Ramey Community College; Metro State University; Macalester College; Hamline College - Art and Architectural History, Women's Studies and Native American Art and Culture.</div>	
<div>Please describe why you are interested in serving on a board or commission and why you feel you are qualified:</div> <div>Extensive travel - personal interest dating back to reading Jane Jacobs The Death and Life of Great American Cites and teaching architectural history for years.</div>	

What unique qualities, perspectives, and life experiences would you bring to this board/commission and the City?

Item 2.

See above and involvement in the Columbia Heights library building project - including a public office campaign - consistent interest in community service!

Please list three references (do not include the Mayor or Councilmembers):

How did you hear about the position? If someone recommended you to apply, may we contact them? If so, please provide their contact information.

Email about new openings.

Minnesota law requires that you be informed of the purpose and intended use of the information you are providing on this application. Per Minnesota Statute 13.601, subd. 3a, your name, address, occupation, education, training, civic affiliations, qualifications, experience, and veteran status are available to anyone who requests the information.

This information will be used to identify you as an applicant, enable us to contact you when additional information is required, send you notices, and assess your qualifications for appointment. This data is not legally required, but refusal to supply the information requested may affect the City Council’s ability to accurately evaluate your application.

Should you be appointed to a City of Columbia Heights Board or Commission, your residential address and either a phone number or email address where you can be reached will also become public information (per Minnesota Statute 13.601, subd. 3b). The purpose is to list contact information for Board/Commission members on a public roster.

Please select which of the following you will allow listed on a public roster (you must select either email or phone number).

- ☐ Email
- ☐ Phone Number
- ☒ Both

By typing my name, I certify that I have read and understand the Data Privacy Notice and certify that the statements in this application are true and correct to the best of my knowledge:

* Type Your Name Here	Date
Catherine Vesley	09/21/2026
	Format: MM/DD/YYYY

Planning Commission Application Form

Print

Del

Submitted by: Erik Jackson

Submitted On: 2026-10-04 23:57:00

Submission IP: 79.127.187.143 (172.31.25.155)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Will Rottler

Due Date: Open

If you have any questions about the application or would like a paper copy, please contact City Administration at 763-706-3610.

<div><div>* First Name</div><div>Erik</div></div>	<div><div>* Last Name</div><div>Jackson</div></div>
<div><div>Phone</div><div></div></div>	<div><div>* Email</div><div></div></div>
<div><div>Address</div><div></div></div>	
<div><div>How Long Have You Lived in Columbia Heights?</div><div>1.25 years ago, I lived nearby in northeast for 3 years before that.</div></div>	
<div><div>Educational Background</div><div>BA Architecture, BA Computer Science (in progress)</div></div>	<div><div>Occupation/Employer</div><div></div></div>
<div><div>Preference for Remaining Term Length</div><div><div>☒ Concluding on March 31, 2027</div><div>☒ Concluding on March 31, 2028</div></div></div>	
<div><div>Are you fluent in any languages besides English? If so, what are they?</div><div>I am conversationally fluent in Spanish.</div></div>	
<div><div>Volunteer, Civic, Professional and Community Activities:</div><div>Buckthorn and Burdock removal volunteer</div></div>	
<div><div>Professional Designations/Awards/Honors/Previous Government Service:</div><div>Phi Theta Cappa honors society</div></div>	
<div><div>Please describe why you are interested in serving on a board or commission and why you feel you are qualified:</div><div>I am a new dad, relatively new to the neighborhood, and have a passion for making this a great, fun and safe neighborhood to live and grow up in!</div></div>	

What unique qualities, perspectives, and life experiences would you bring to this board/commission and the City?

My background in Architecture and Computer Science have given me experience in design and working collaboratively through complex problems and situations.

Please list three references (do not include the Mayor or Councilmembers):

How did you hear about the position? If someone recommended you to apply, may we contact them? If so, please provide their contact information.

My partner, saw the posting on Facebook. She can be contacted at

Minnesota law requires that you be informed of the purpose and intended use of the information you are providing on this application. Per Minnesota Statute 13.601, subd. 3a, your name, address, occupation, education, training, civic affiliations, qualifications, experience, and veteran status are available to anyone who requests the information.

This information will be used to identify you as an applicant, enable us to contact you when additional information is required, send you notices, and assess your qualifications for appointment. This data is not legally required, but refusal to supply the information requested may affect the City Council’s ability to accurately evaluate your application.

Should you be appointed to a City of Columbia Heights Board or Commission, your residential address and either a phone number or email address where you can be reached will also become public information (per Minnesota Statute 13.601, subd. 3b). The purpose is to list contact information for Board/Commission members on a public roster.

Please select which of the following you will allow listed on a public roster (you must select either email or phone number).

- ☒ Email
- ☒ Phone Number
- ☒ Both

By typing my name, I certify that I have read and understand the Data Privacy Notice and certify that the statements in this application are true and correct to the best of my knowledge:

* Type Your Name Here	Date
Erik Jackson	10/04/2026

Format: MM/DD/YYYY

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	OCTOBER 26, 2026

ITEM:	Adopt Resolution 2026-067, Second Round Appointment of Comprehensive Plan Review Committee Members								
<i>Presenting Item: Aaron Chirpich, City Manager</i>									
DEPARTMENT: Community Development		BY/DATE: Ursula Brandt / October 19, 2026							
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td>☐ Community that Grows with Purpose and Equity</td><td>☒ Engaged, Effective and Forward-Thinking</td></tr> <tr> <td>☐ High-Quality Public Spaces</td><td>☐ Resilient and Prosperous Economy</td></tr> <tr> <td>☐ Safe, Accessible and Built for Everyone</td><td>☐ Inclusive and Connected Community</td></tr> </table>				☐ Community that Grows with Purpose and Equity	☒ Engaged, Effective and Forward-Thinking	☐ High-Quality Public Spaces	☐ Resilient and Prosperous Economy	☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
☐ Community that Grows with Purpose and Equity	☒ Engaged, Effective and Forward-Thinking								
☐ High-Quality Public Spaces	☐ Resilient and Prosperous Economy								
☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community								

BACKGROUND

In April the City will kick off its 2050 Comprehensive Plan Update process. To gain input from interested city residents throughout the process, City Council instructed Staff to form a Review Committee made up of city residents as well as Board and Commission members. The first round of applicants were appointed with resolution 2026-016 at the March 9, 2026 City Council Meeting. Due to scheduling conflicts and need of more participation, staff reopened the application.

SUMMARY OF CURRENT STATUS

The second round of online applications was available from September 25 to October 4, 2026. Five engaged city residents applied to be a part of the committee.

STAFF RECOMMENDATION

Staff recommend proceeding with the approval of Resolution 2026-067 appointing April Held, Judah Scharnhorst, Jamaal Gilbert, Sarah Blum, and Donna Mahlmann to the 2050 Comprehensive Plan Review Committee.

RECOMMENDED MOTION(S):
<p>MOTION: Move to waive the reading of Resolution 2026-067, there being ample copies available to the public.</p> <p>MOTION: Motion to adopt Resolution 2026-067, appointing April Held, Judah Scharnhorst, Jamaal Gilbert, Sarah Blum, and Donna Mahlmann to the 2050 Comprehensive Plan Review Committee.</p>

ATTACHMENT(S)

1. Resolution 2016-067
2. Redacted Review Committee Applications

A RESOLUTION APPOINTING 2050 COMPREHENSIVE PLAN REVIEW COMMITTEE MEMBERS

The Council appoints members to City Boards & Commissions, and

The City Council received five applications from Columbia Heights residents April Held, Judah Scharnhorst, Jamaal Gilbert, Sarah Blum, and Donna Mahlmann requesting appointment as Review Committee members for the 2050 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Columbia Heights, to approve the two-year appointment of Review Committee members April Held, Judah Scharnhorst, Jamaal Gilbert, Sarah Blum, and Donna Mahlmann for the 2050 Comprehensive Plan.

Passed this 26th day of October 2026

Offered by:

Seconded by:

Roll Call:

Attest:

Amáda Márquez Simula, Mayor

City Clerk/Council Secretary

Comprehensive Plan Review Committee Applications

Item 3.

Application Date	First Name	Last Name	Why are you interested in serving on the Comprehensive Plan Review Committee?	Please indicate what (if any) evenings you are not available for meetings:
9/28/2026	April	Held	I want to ensure Columbia Heights is an accessible and vital community moving forward. Walkability, universal access to necessities like food, shelter, medical care, and education, as well as thriving hyper local businesses are my top priorities.	
9/28/2026	Judah	Scharnhorst	I have many ideas about where I would like the city to go and would like to have my voice heard and be a part of the discussions! I am currently running for city council but would like to show my interest in being involved after the election is over.	Friday
9/28/2026	Jamaal	Gilbert	We've lived in this city for almost five years and have become more and more interested in its growth and success! CH is a gem and we want to see it remain a great place for families to land and thrive. Additionally, seeing the community come to life in mutual aid back in January was deeply inspiring and our family wants to stay connected to the good things happening here in Heights.	Wednesday Friday
9/26/2026	Sarah	Blum	As a dedicated resident of Columbia Heights, I am invested in shaping a resilient and thriving future for our city. As an avid visitor of state and regional parks, my connection to nature drives my strong interest in advising on the Parks and Trails and Climate aspects of the Imagine 2050 plan. Additionally, I recognize the urgency of addressing our regional housing shortage, and am committed to policies that keep Columbia Heights a welcoming and accessible home for people of all backgrounds.	Friday
9/19/2026	Donna	Mahlmann	Maybe	Thursday

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	OCTOBER 26, 2026

ITEM:	Authorization to Purchase ROTO-DECON SCBA and Hardgoods Extractor and Award Contract to MacQueen Equipment								
<i>Presenting Item: Daniel O'Brien, Fire Chief</i>									
DEPARTMENT: Fire		BY/DATE: Daniel O'Brien / October 21, 2026							
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td>☐ Community that Grows with Purpose and Equity</td> <td>☒ Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td>☐ High Quality Public Spaces</td> <td>☐ Resilient and Prosperous Economy</td> </tr> <tr> <td>☐ Safe, Accessible and Built for Everyone</td> <td>☐ Inclusive and Connected Community</td> </tr> </table>				☐ Community that Grows with Purpose and Equity	☒ Engaged, Effective and Forward-Thinking	☐ High Quality Public Spaces	☐ Resilient and Prosperous Economy	☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
☐ Community that Grows with Purpose and Equity	☒ Engaged, Effective and Forward-Thinking								
☐ High Quality Public Spaces	☐ Resilient and Prosperous Economy								
☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community								

BACKGROUND

Firefighters are routinely exposed to hazardous substances, including carcinogens, soot, and other contaminants that can accumulate on personal protective equipment (PPE) and firefighting equipment. Proper cleaning and decontamination are essential components of firefighter occupational health and safety programs.

The Columbia Heights Fire Department does not currently possess a specialized cleaning system for self-contained breathing apparatus (SCBA) and other firefighting equipment. The proposed purchase of a Circul-Air ROTO-DECON extractor would establish a new decontamination capability for the Department, allowing for the systematic cleaning of SCBA, helmets, boots, gloves, and other firefighting equipment. The system provides automated cleaning cycles designed to improve decontamination effectiveness, reduce manual cleaning requirements, and support industry standards for firefighter protective equipment maintenance.

This purchase will address an existing gap in the Department's equipment decontamination capabilities, reduce potential occupational exposure to hazardous contaminants, and support the long-term health and safety of Department members.

SUMMARY OF CURRENT STATUS

The Fire Department has identified available funds within its 2026 operating budget resulting from employee turnover and associated personnel savings. Staff proposes utilizing these funds to purchase the ROTO-DECON extractor without requesting additional funding.

In accordance with the City's Purchasing Policy, staff reviewed pricing from multiple vendors to evaluate purchase cost and overall value. The pricing reviewed included:

Vendor	Price
MacQueen Equipment	\$30,800.00
Darley	\$28,000.95
The Fire Store	\$30,000.39
The EMS Store	\$30,000.39

The alternative prices represent advertised equipment pricing and do not establish comparable total delivered and installed costs.

STAFF RECOMMENDATION

Staff recommends that the City Council authorize the purchase of one Circul-Air ROTO-DECON SCBA and Hardgoods Extractor from MacQueen Equipment in the amount of \$30,800.

MacQueen is an established City vendor with a history of satisfactory performance. Unlike the other vendors, MacQueen's quotation includes installation, and the company has confirmed its ability to meet the Department's year-end delivery timeline.

This purchase represents an investment in firefighter occupational health and safety, improves equipment decontamination capabilities, and provides a practical means of utilizing available 2026 personnel savings for a long-term operational benefit.

RECOMMENDED MOTION(S):

MOTION: Move to authorize the Fire Department to enter into an agreement with MacQueen Emergency Group in the amount of \$30,800.00 for the purchase, delivery, and installation of one Circul-Air ROTO-DECON SCBA and Hardgoods Extractor, with funding to come from available personnel savings within the 2026 Fire Department operating budget.

ATTACHMENT(S)

Roto-Decon Sell Sheet.pdf

Roto-Decon Quotations.pdf



Roto-Decon.

Item 4.



A Purpose Built SCBA, PPE and Hardgoods Extractor

Doubles as a Wet Station for Equipment Pre-Cleaning or Decon

The Right Amount of Water, Detergent and Time to Get the Job Done Right

Intuitive and Flexible 7.0" Color Touchscreen is Upgradable with Changing Codes and Requirements

Rotary Table with Jog Function and Split Doors for Ergonomic Loading

4 Cleaning Modes: Mask & Harness, Cylinder & Hardgoods, Boot & Gloves and Target Clean

Selectable Features: Extra Fresh-Water Rinse, Extra Filtration Cycle

Includes Chemicals and Accessories to Get You Started: SCBA Full Pack Rack, Multipurpose Rack, Cylinder Rack, SEKO Dosing Pump with 5 Gallons of SC-14 SCBA Cleaner®



Roto-Decon

SCBA, PPE & Hardgoods Extractor



Dimensions (wx dxh in inches)	Closed: 34x46x80 Door Open 90°: 50x46x80
Unit Weight (lbs)	800
Cleaning Chamber Volume (ft ³)	14
Electrical Configuration	208/1/60 or 240/1/60 with 8" cord with Nema connector
Electrical Circuit Breaker	50
Cold & Hot (120-145°F) Water Specifications	3/4" connection, 3-8 gpm, 40-85 psi
Water Discharge	Gravity drain; max discharge 30 gpm
Max Upper & Lower Tank Temperature per NFPA 1851 (F)	105
Tank Volume (upper tank/lower tank in gallons)	4/30

**LOCATION:**

Delafield
350 Austin Circle
Delafield WI 53018 US

PARTS ORDER

SALES ORDER #:	
CUSTOMER PO:	
SALES REP:	E095211 Scott Bakos
CUSTOMER #:	Columbia Heights MN, City of Fire Department
ESTIMATE #:	
DATE:	10/16/2026
ORDER TOTAL:	\$0.00

BILL TO:

DANIEL O'BRIEN (763) 706-8152
Columbia Heights MN, City of Fire Department
825 41st Avenue Northeast
Columbia Heights MN 55421
United States

SHIP TO:

DANIEL O'BRIEN (763) 706-8152
Columbia Heights MN, City of Fire Department
825 41st Avenue Northeast
Columbia Heights MN 55421
United States

CONTACT INFO:

Name: Columbia Heights MN, City of Fire Department : DANIEL O'BRIEN

Email: y

SHIPPING METHOD: Best Way

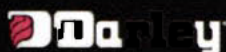
PART #	DESCRIPTION	UOM	QTY	PRICE	EXT PRICE
CIC-CAC-DCN-2401-NA	Roto-Decon Washer for SCBA systems, boots, helmets, and other hard goods. 240v, 1ph, 60 hz	Ea	1	26,950.00	26,950.00
CIC-CAC-INSTALL-DCN-1	Circul-Air Install Roto Decon	Ea	1	2,500.00	2,500.00
Misc	****ON HOLD****	Ea	1	0.00	0.00

CUSTOMER MEMO:

SHIPPING AND HANDLING NOT INCLUDED

****ON HOLD****

TOTAL PARTS:	\$29,450.00
OTHER CHARGES:	\$0.00
DISCOUNT AMOUNT:	0.00
SUBTOTAL:	29,450.00
TAX TOTAL:	\$0.00
SHIPPING TOTAL:	1,350.00
HANDLING TOTAL:	0.00
ORDER TOTAL:	\$ 30,800.00
DEPOSIT:	\$ (0.00)
NET:	30,800.00
BALANCE DUE:	\$(0.00)



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Circul-Air

Roto-Decon SCBA Extractor

The Roto-Decon SCBA Washer features a 7.0" touchscreen, versatile cleaning modes, and advanced filtration, ensuring thorough and safe cleaning for all your gear.

Starting at: **\$28,000.95**

Voltage

Looking for a quote? Simply add your items to the cart and choose **Request for Quote** during checkout.

QTY

-

1

+

Add To Cart

Add to Favorite

Earn Darley Dollars with this purchase

[Questions? Contact Us](#)
[Have a question? Chat with us!](#)

Features

- **Touchscreen Interface:** Large 7.0" touchscreen with intuitive controls and selectable cleaning cycles
- **Ergonomic Design:** Split doors and rotary table with jog function for safe, easy loading and unloading
- **Accessory Spray Tool:** Assists with gross decontamination and touch-up cleaning
- **Chemical Compatibility:** Integrated SEKO chemical pump compatible with SC-14 for effective decon
- **Durable Build:** Stainless steel interior and powder-coated exterior for long-lasting performance
- **Flexible Cleaning Modes:** Five touchscreen modes including Mask & Harness, SCBA Cylinder, Boot & Glove, Target Clean, and Cabinet Clean
- **Selectable Cleaning Features:** Options for extra freshwater rinse, extended filtration, clean water wash only, and boiler heating only
- **Made in North America:** Proudly manufactured with a 3-year warranty
- **Accessory Holders Included:** Comes with equipment holders and chemicals to get started

What is included?

- Roto-Decon SCBA Extractor unit
- 5 Gallon pail of SC-14 SCBA Cleaner*
- Integrated SEKO chemical pump
- Accessory spray tool
- Equipment accessory holders

✓ Specifications

- **Install Method:** Soft-Mount/Freestanding
- **Dimensions (inches):** Closed: 36x46x80 | Door Open 90°: 52x51x80 | Door Open 180°: 78x44x80
- **Unit Weight:** 800 lbs (empty), 950 lbs (with 35 gal. water)
- **Cleaning Chamber Volume:** 14 ft³
- **Electrical Configuration:** 208/1/60 or 240/1/60 with 8" cord and NEMA connector
- **Water Requirements:** Cold & Hot (120–145°F), ¾" connection, 3–8 gpm, 40–85 psi
- **Water Discharge:** Gravity drain, max discharge 30 gpm
- **Max Tank Temperature:** 105°F (upper/lower per NFPA 1851)
- **Tank Volume:** Upper: 4 gal | Lower: 30 gal

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Straps](#)[Custom](#)[Clearance](#)[Home / PPE / Equipment Washers and Gear Cleaners / Equipment Washers and Dryers](#)[/ Circul-Air ROTO-DECON, Decon Washer for SCBA Systems, Air Cylinders, Boots, Helmets and Other Hard Goods](#)

Circul-Air ROTO-DECON, Decon Washer for SCBA Systems, Air Cylinders, Boots, Helmets and Other Hard Goods

CIRCUL-AIR[Write a Review](#)**\$30,000.39**

PRODUCT VOLTAGE

[208V/1 PHASE](#)[240V/1 PHASE](#)

Qty



Get Free Shipping
on Orders \$150+

ADD

Item 4.

SKU: W-CAC-DCN

DETAILS

Circul-Air ROTO-DECON SCBA Extractor

The Circul-Air ROTO-DECON is a purpose-built decontamination system designed to clean SCBA, PPE, helmets, gloves, boots, and other firefighting equipment. Featuring a 7" touchscreen interface, freshwater extraction technology, and durable stainless steel construction, the ROTO-DECON helps departments streamline gear cleaning while supporting NFPA-compliant decontamination practices.

Built for durability and ease of use, the updated ROTO-DECON features a fully stainless steel interior and exterior, providing superior corrosion resistance and long-term performance in demanding fire service environments. Ergonomic split doors improve accessibility, while included accessory holders help ensure proper equipment placement during cleaning cycles.

Five dedicated cleaning modes allow users to effectively clean a variety of equipment, including Mask & Harness, SCBA Cylinder, Boot & Glove, Target Clean, and Cabinet Clean. Additional selectable options such as Extra Freshwater Rinse, Extended Filtration, Clean Water Wash Only, Boiler Heating Only, extended soak cycles, and rinse-only functions provide added flexibility based on cleaning requirements.

The ROTO-DECON utilizes facility-supplied hot water systems and is available in both Fire Station and ISP (Independent Service Provider) configurations. An integrated SEKO chemical pump compatible with SC-14 decontamination solutions and an included accessory spray tool help simplify gross decontamination and touch-up cleaning tasks.

Key Features

- Purpose-built for SCBA, PPE, helmets, gloves, boots, and hardgoods
- Fully stainless steel interior and exterior construction
- Large 7" touchscreen interface with visual cycle status
- Purpose-built freshwater extraction technology
- Five dedicated cleaning modes
- Extra rinse, filtration, rinse-only, and extended soak options
- Integrated SEKO chemical pump compatible with SC-14
- Ergonomic split-door design for easy loading and unloading
- Available in Fire Station and ISP configurations
- NFPA 1970 compliant and OEM requirement compatible
- Proudly made in North America
- 3-Year Warranty

Key Benefits

- **Reduce Firefighter Exposure** – Thoroughly decontaminate SCBA, PPE, and equipment to help remove carcinogens, soot, and other harmful contaminants.
- **Improve Equipment Readiness** – Keep critical gear clean and ready for service while supporting manufacturer-recommended cleaning procedures.
- **Extend Equipment Life** – Proper, consistent cleaning helps reduce wear and prolong the service life of costly SCBA and PPE components.
- **Save Time and Labor** – Automated cleaning cycles reduce manual scrubbing and simplify decontamination workflows.
- **Customize Cleaning Processes** – Multiple cleaning modes and selectable cycle options allow departments to tailor cleaning based on equipment type and contamination level.
- **Built for Fire Service Environments** – Durable stainless steel construction withstands daily use in stations, training facilities, and service centers.
- **Increase Operational Efficiency** – Purpose-built configurations for both Fire Stations and Independent Service Providers help streamline decontamination operations.
- **Support Compliance Efforts** – Designed to assist departments in maintaining NFPA-compliant cleaning practices and meeting OEM cleaning requirements.

Cleaning Modes

- Mask & Harness
- SCBA Cylinder
- Boot & Glove

Get Free Shipping
on Orders \$150+

Selectable Features

- Extra Freshwater Rinse
- Extended Filtration
- Clean Water Wash Only
- Boiler Heating Only
- Extended Soak Cycles
- Rinse-Only Cycles
- Advanced Technician Cleaning Cycles

Specifications

- Fully stainless steel interior and exterior construction
- Integrated SEKO chemical pump compatible with SC-14
- Included accessory spray tool for gross decontamination and touch-up cleaning
- Equipment accessory holders included
- Uses facility-supplied hot water or boiler systems
- Soft-Mount / Freestanding installation
- Available in Fire Station and ISP configurations
- Made in North America

Electrical Requirements

- 208V, Single Phase
- 240V, Single Phase

Part Numbers

- CAC-DECON-208-NA – 208V Single Phase
- CAC-DECON-240-NA – 240V Single Phase

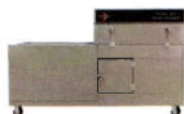
Warranty

- 3-Year Manufacturer Warranty

Additional Crate Fees and Freight Charges Apply.

[Read Less](#)

Item 4.

Related Products**Circul-Air Roto Jet 200A Hose Washer**

Circul-Air
CACHW-200A

\$13,648.99

Get Free Shipping
on Orders \$150+

1

**DQE Equipment Decon Station System**

DQE
HMK1080

\$992.39

1

Ships From Manufacturer

Ships From Manufacturer



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Straps](#)[Gloves](#)[Custom](#)[Clearance](#)[Home](#)[/ Circul-Air ROTO-DECON, Decon Washer for SCBA Systems, Air Cylinders, Boots, Helmets and Other Hard Goods](#)

Circul-Air ROTO-DECON, Decon Washer for SCBA Systems, Air Cylinders, Boots, Helmets and Other Hard Goods

CIRCUL-AIR[Write a Review](#)**\$30,000.39**

**Get Free Shipping
on Orders \$150+**



PRODUCT VOLTAGE

208V/1 PHASE

240V/1 PHASE

Qty

1

ADD

SKU: CAC-DCN-2401-NA

Ships From Manufacturer

DETAILS

Circul-Air ROTO-DECON SCBA Extractor

**Get Free Shipping
on Orders \$150+**

RON is a purpose-built decontamination system designed to clean SCBA, boots, and other firefighting equipment. Featuring a 7" touchscreen

interface, freshwater extraction technology, and durable stainless steel construction, the ROTO-DECON helps departments streamline gear cleaning while supporting NFPA-compliant decontamination practices. Item 4.

Built for durability and ease of use, the updated ROTO-DECON features a fully stainless steel interior and exterior, providing superior corrosion resistance and long-term performance in demanding fire service environments. Ergonomic split doors improve accessibility, while included accessory holders help ensure proper equipment placement during cleaning cycles.

Five dedicated cleaning modes allow users to effectively clean a variety of equipment, including Mask & Harness, SCBA Cylinder, Boot & Glove, Target Clean, and Cabinet Clean. Additional selectable options such as Extra Freshwater Rinse, Extended Filtration, Clean Water Wash Only, Boiler Heating Only, extended soak cycles, and rinse-only functions provide added flexibility based on cleaning requirements.

The ROTO-DECON utilizes facility-supplied hot water systems and is available in both Fire Station and ISP (Independent Service Provider) configurations. An integrated SEKO chemical pump compatible with SC-14 decontamination solutions and an included accessory spray tool help simplify gross decontamination and touch-up cleaning tasks.

Key Features

- Purpose-built for SCBA, PPE, helmets, gloves, boots, and hardgoods
- Fully stainless steel interior and exterior construction
- Large 7" touchscreen interface with visual cycle status
- Purpose-built freshwater extraction technology
- Five dedicated cleaning modes
- Extra rinse, filtration, rinse-only, and extended soak options
- Integrated SEKO chemical pump compatible with SC-14
- Ergonomic split-door design for easy loading and unloading
- Available in Fire Station and ISP configurations
- NFPA 1970 compliant and OEM requirement compatible
- Proudly made in North America
- 3-Year Warranty

Key Benefits

- **Reduce Firefighter Exposure** – Thoroughly decontaminate SCBA, PPE, and equipment to help remove carcinogens, soot, and other harmful contaminants.
- **Improve Equipment Readiness** – Keep critical gear clean and ready for service while supporting manufacturer-recommended cleaning procedures.
- **Extend Equipment Life** – Proper, consistent cleaning helps reduce wear and prolong the service life of costly SCBA and PPE components.

**Get Free Shipping
on Orders \$150+**

Automated cleaning cycles reduce manual scrubbing and simplify flows.

- **Customize Cleaning Processes** – Multiple cleaning modes and selectable cycle options allow departments to tailor cleaning based on equipment type and contamination level.
- **Built for Fire Service Environments** – Durable stainless steel construction withstands daily use in stations, training facilities, and service centers.
- **Increase Operational Efficiency** – Purpose-built configurations for both Fire Stations and Independent Service Providers help streamline decontamination operations.
- **Support Compliance Efforts** – Designed to assist departments in maintaining NFPA-compliant cleaning practices and meeting OEM cleaning requirements.

Item 4.

Cleaning Modes

- Mask & Harness
- SCBA Cylinder
- Boot & Glove
- Target Clean
- Cabinet Clean

Selectable Features

- Extra Freshwater Rinse
- Extended Filtration
- Clean Water Wash Only
- Boiler Heating Only
- Extended Soak Cycles
- Rinse-Only Cycles
- Advanced Technician Cleaning Cycles

Specifications

- Fully stainless steel interior and exterior construction
- Integrated SEKO chemical pump compatible with SC-14
- Included accessory spray tool for gross decontamination and touch-up cleaning
- Equipment accessory holders included
- Uses facility-supplied hot water or boiler systems
- Soft-Mount / Freestanding installation
- Available in Fire Station and ISP configurations
- Made in North America

Electrical Requirements

- 208V, Single Phase
- 240V, Single Phase

Part Numbers

Get Free Shipping 208V Single Phase
on Orders \$150+

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	OCTOBER 26, 2026

ITEM:	Approve Entering Into a Contract with Delta Dental for Employee Dental Insurance						
<i>Presenting Item: Aaron Chirpich, City Manager</i>							
DEPARTMENT: Finance	BY/DATE: Andrew Splinter / October 20, 2026						
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td>☐ Community that Grows with Purpose and Equity</td> <td>☒ Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td>☐ High Quality Public Spaces</td> <td>☐ Resilient and Prosperous Economy</td> </tr> <tr> <td>☐ Safe, Accessible and Built for Everyone</td> <td>☐ Inclusive and Connected Community</td> </tr> </table>		☐ Community that Grows with Purpose and Equity	☒ Engaged, Effective and Forward-Thinking	☐ High Quality Public Spaces	☐ Resilient and Prosperous Economy	☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
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☐ High Quality Public Spaces	☐ Resilient and Prosperous Economy						
☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community						

BACKGROUND

The City's current dental insurance contract with provider Sun Life will expire December 31, 2026. The City received renewal proposals from Delta Dental and Sun Life and has opted to select Delta Dental for the 2027 contract with the assistance of Gallagher Health and Benefits Consulting who brokers the City's benefit programs.

SUMMARY OF CURRENT STATUS

Dental rates will remain the same for employees in 2027. The City will now be operating under a self-funded plan however, which means we will pay Delta Dental for claims on a weekly basis as they are processed and an admin fee for being members of the plan monthly. Staff anticipate collections from employees will exceed payments of claims and admin fees but there is a risk that higher than normal utilization would result in a small decrease in the Risk Management Fund balance. In the long run, assuming this risk rather than having it built into annually adjusted premiums benefits the City and its employees by keeping rates lower. Delta also has the benefit of a broader local network and physical ID cards. This item is being presented to Council as total obligations under the plan will likely exceed the \$25,000 threshold depending on the number of participants in the plan.

STAFF RECOMMENDATION

Please consider ratifying the attached contract to be signed with Delta Dental for insurance coverage in 2027.

RECOMMENDED MOTION(S):
MOTION: Move to approve entering into a contract with Delta Dental for employee dental insurance in 2027.

ATTACHMENT(S)

Copy of Master Dental Contract Application with Delta Dental



Delta Dental of Minnesota

Delta Dental of Minnesota
500 Washington Avenue South
Suite 2060
Minneapolis, MN 55415

Master Dental Contract Application Individually Rated Plans

PART A - Company Information

Client Name (Legal Company Name as it should appear on the contract) City of Columbia Heights

Client Tax Identification/EIN #: 41-6005069 Phone: (763- 706-3600

Physical Address 3989 Central Ave NE Mailing Address _____
(if different than physical address)

City Columbia Heights State MN Zip Code 55421 City _____ State _____ Zip Code _____

Contract Effective Date: 1/1/2027 Renewal Lead Days (Renewal Due Out): 120 days

Coverage Year: ☒ Calendar Year ☐ Other: _____

Participation Requirements: ☐ Employee/Dependent: _____ % / _____ % OR ☒ As Currently Enrolled

Employee Contribution:

100 % Employer Contribution for Employee **Required Information**

100 % Employer Contribution for Dependents **Required Information**

_____ Other Contribution

Does your company currently have a dental plan? ☐ No ☒ Yes (name of carrier) Sunlife

Prior Plan Start Date: 1/1/2024

Eligibility

Total number of eligible* employees 125

*Eligible employees are all employees working 30 hours or more per week

Eligibility probationary period for new employees:

First of the month following _____ Other Date of Hire

Return to work guidelines (Rehire Rule): _____ days Other Rehire Date

Status change (i.e. part time to full time) _____ days Other Date of Status Change

Dependent Eligibility Age Limit: ☒ 26 ☐ Other _____

When does dependent coverage end? ☒ End of Month ☐ Other _____

When does employee coverage end? ☒ Term at End of Month ☐ Other _____

Domestic Partner Covered: ☒ Yes ☐ No

Coordination of Benefits (COB): ☒ Standard ☐ Non-Duplication (i.e. Non-Standard)

Open Enrollment: ☒ Annual/All ☐ Other _____ ☐ Open Enrollment Dates 11/2-11/13

How are we receiving eligibility? ☐ Enrollment Forms ☐ One-time load spreadsheet ☒ Electronic

Date Enrollment will be provided to Delta Dental End of November

Account Structure / Subclient Information

Client Number (assigned by Delta Dental)	Subclient Number	Subclient Name
104308	0001	Active
104308	9271	Cobra/Retiree

Note: If a subclient has an address or contact that is different than the client, please provide that information below:

Materials (ID Cards)

ID Card Required ☒ Yes

Mail to ☐ Client ☒ Individual

Print Client/Subclient Name: ☒ Client ☐ Subclient ☐ Alternate Name

Client Contact Information

☐ Mr. ☐ Mrs. ☐ Ms. ☐ Dr.

First Name Ellie Last Name Cortes Greene

Title HR Director

Telephone: 763-703-3608 Ext: Cell:

Fax: Email Address: ecortesgreene@columbiaheightsmn.gov

Mailing Address: ☒ Same as Client Physical Location

Street:

City State Zip Code

To be completed by Delta Dental: Contact Type: ☒ General ☒ Renewal ☐ Billing ☒ Mailing ☒ Materials ☒ Overage Dependent

Additional Client Contact Information (if applicable)

☐ Mr. ☐ Mrs. ☐ Ms. ☐ Dr.

First Name Andrew Last Name Splinter

Title Director of Finance

Telephone: 763-706-3621 Ext: Cell:

Fax: Email Address: asplinter@columbiaheightsmn.gov

Mailing Address: ☒ Same as Client Physical Location

Street

City State Zip Code

To be completed by Delta Dental: Contact Type: ☐ General ☐ Renewal ☒ Billing ☐ Mailing ☐ Materials ☐ Overage Dependent

Client – Employer Services Portal Registration (ESP)

With the Employer Services Portal (ESP), you can enroll a new member, view and update existing members and view your dental plan benefits. All subscriber listings and ASO claim detail activity reports will only be available on the Employer Services Portal (ESP).

Select a Super User within your company and complete the information below. This Super User will receive access to the portal and is in charge of assigning user permissions within the organization. Delta Dental will e-mail the Super User with registration information and additional instructions.

Client Administrator Name: Ellie Cortes Greene Title: HR Director

Email: ecortesgreene@columbiaheightsmn.gov Phone Number: 763-703-3608

Note: The Super User must be an employee of the client

PART B – Broker of Record - Completion of all fields is required

Broker Producer Name Jenny Van Deinse Agency Name Gallagher Benefit Services

New Broker/Agency? ☐ Yes ☒ No If yes, please complete the Broker Appointment Application online

<http://www.deltadentalmn.org/appointment/#/application/get-started>

NPN#: 18675448 Insurance Producer License ID #: 40558541

Address 3600 American BLVD W Suite 500

City Bloomington State MN Zip Code 55431

Phone 952-356-3852 E-mail Address Jenny_VanDeinse@ajg.com

Broker/Consultant (Primary Contact):

Name Heather Scharnberg Business Title: Senior Client Manager

Business Phone: 612-388-9502 Ext: _____ Email Address: Heather_Scharnberg@ajg.com

Alternate Broker Contact:

Name _____ Business Title: _____

Business Phone: _____ Ext: _____ Email Address: _____

Broker Services Portal Registration (BSP)

With the Broker Services Portal (BSP), the Broker of Record can update and view the client's eligibility and access the client's billing details. Do you currently have a Broker Super User?

☒ Yes If yes, your BSP access will be granted upon new client setup.

☐ No If no, Select a Broker Super User within your company and complete the information below. Delta Dental will e-mail the Broker Super User with registration information and additional instructions.

Broker Super User Name: Ciara Lenzen Title: Broker Super User

Email: ciara_lenzen@ajg.com Phone: (952)356-0727

Broker's Signature: _____ Date: _____

PART C - Billing / Payment Method

Bill Send Type: ☐ Mail ☒ Email Notification Only (Employer Services Portal)

Payment Method: ☒ ACH (Preferred Method) *Please include a completed ACH Authorization Form*

☐ Wire Transfer

PART D - Funding Type

☒ ASO Billing Frequency: Claims: Weekly (Standard) ☒ Monthly ☐

Admin Fee: ☒ Monthly

Admin Fee Sold: Per

Employee Per Month \$ 14.66 Percent of Claims: _____% Other _____

PART E - Instructions

1. Complete Master Dental Contract Application
2. Prepare employee enrollment to be submitted to Delta Dental via enrollment forms, enrollment spreadsheet, or electronic enrollment file.
3. Send this completed application as well as the completed ACH form (if applicable) to your Delta Dental representative or mail to the following address:

Delta Dental of Minnesota Attn: Account Management

500 Washington Avenue South, Suite 2060

Minneapolis, MN 55415

Client Administrator:

By signing below, I verify that the information on this application is correct and that the eligible employees are in fact employed by my company and agree to provide substantiating evidence when requested. If issued, the contract may become null and void at the option of Delta Dental if for a period of three consecutive months, or upon renewal, the number of enrolled employees becomes less than twenty-five.

Delta Dental will send a contract upon acceptance of the application and final approval of the Dental Benefit Plan Summary. The contract will indicate the effective date of coverage. The contract is effective only after Delta Dental has accepted this application and has sent a contract to the client. The client administrator's signature does not cause the application to become effective as a contract. Any misrepresentations of submitted data will cause the contract, if issued, to be null and void at the option of Delta Dental. Any remittance of payment by Company pursuant to the contract will be considered Company's acceptance of the contract terms in full, regardless of whether Company executes the contract.

SIGNATURE BOX		
Asst Fin Director		
Signature of Authorized Company Official	Title	Date
Andrew Splinter		
Client Administrator/Future Correspondence Contact (please print)		Title
Phone Number	Fax Number	Email Address



Delta Dental of Minnesota

**DIRECT DEBIT AUTHORIZATION
VIA ACH (Automatic Withdrawals)**Client Name: City of Columbia HeightsClient Number: 104308Client Sub-location Number(s): 0001,9271Effective Date: 1/1/2027**Financial Institution Information:**

Bank Name: _____

Bank Address: _____

ABA (Routing) Number: _____

Account Number: _____

Type of Account: _____

I hereby authorize Delta Dental, subsidiaries, and affiliates to initiate automatic withdrawals (ACH) from the account indicated above in accordance with my underlying contract with Delta Dental and Delta Dental's ACH processing policies. I understand that I am responsible for any fees incurred due to the ACH being rejected or returned for any reason by my bank and collection action may be taken.

This authorization will remain in full force and effect until Delta Dental has received written notification from me of its termination in such time as to afford Delta Dental and the Financial Institution a reasonable opportunity to act on it, or until all of my payment obligations under the contract have been satisfied.

Should you have any questions regarding your Direct Debit (ACH) Instructions, please contact the Accounting Department at 1.800.906.4702 or AR@deltadentalmn.org

Mailing address: 500 Washington Avenue So, Suite 2060, Minneapolis, MN 55415

Office hours are Monday through Friday, 8 a.m. to 5 p.m. CST.

Authorized Signature: _____ Date: _____

Printed Name: Andrew Splinter

Phone Number



DESIGNATED CONTACT PERSON(S)

In accordance with §164.504(f)(2)(iii)(B) of the HIPAA Privacy Rule, please designate the person(s) in group health plan administration who is able to receive protected health information (PHI).

Notes: This form must be completed by someone with proper authority within your organization. We require names, not merely job titles, of individuals who may receive PHI.

Please complete a new form whenever there is a change to the Designated Contact Person list.

☒ ADDITION of contact person

☐ CHANGE / DELETION of contact person (please indicate next to name)

Broker Contacts (see below)

☐ Check this box if your group wants to name a BROKER as a Designated Contact Person.

COMPANY NAME: City of Columbia Heights **GROUP #** 104308

Name: Ellie Cortes Greene	Name: Andrew Splinter
Title: HR Director	Title: Finance Director
Address: 3989 Central Ave NE	Address: 3989 Central Ave NE
City, State, Zip: Columbia Heights MN 55421	City, State, Zip: Columbia Heights MN 55421
Phone: 763-703-3608	Phone: 763-706-3621
Fax:	Fax:
Email: ecortesgreene@columbiaheightsmn.gov	Email: asplinter@columbiaheightsmn.gov

Certification of Plan Sponsor of group dental plan who is giving final approval to any additions, deletions or modifications to the information that is currently on file as a result of the submittal of new information included on this form.

Signature	Asst Fin Director
Andrew Splinter	Title
Print Name	Date
E-mail address	

DESIGNATED CONTACT FOR BILLING

Name of person to receive weekly Claims Detail Summary Reports: Ellie/Andrew (Listed above)
(Please provide contact information if not provided in chart above).

Please return this form to:

Delta Dental of Minnesota
Attn: Account Management
500 Washington Avenue South, Suite 2060
Minneapolis, MN 55415

AUTHORIZATION TO RELEASE CONFIDENTIAL DATA

This AGREEMENT is effective 10/13/2026, between DELTA DENTAL OF MINNESOTA, hereinafter referred to as Delta Dental and City of Columbia Heights, hereinafter referred to as the Client.

WHEREAS, the Client has established a health care plan or plans administered or underwritten by Delta Dental; and

WHEREAS, the Client has entered into an agreement with Authorized Representative(s), Apprize Technology, to perform certain services in connection with the Clients's health care plan; and

WHEREAS, the Client has asked Delta Dental to provide the Authorized Representative with access to Client's records which are in the possession of Delta Dental in order to receive information from Authorized Representative, which means, in part, that the Authorized Representative may have access to confidential information; and

WHEREAS, the access to be provided by Delta Dental involves records and information that must be kept confidential;

NOW, THEREFORE, the Client and Delta Dental agree as follows:

Delta Dental agrees to provide to the Authorized Representative access to records of the Client which are needed to assist in the administration of the health care plan and which may include, but are not limited to, confidential information.

The Client recognizes the sensitive and confidential nature of the data to be provided under this Agreement and agrees:

- To ensure that the data is used solely for the administration of the Client's health care plan;
- To ensure that the transmission, handling, storage, use and eventual elimination of this data will preserve the confidentiality of the data; and
- That information of a proprietary nature provided under this Agreement will not be released to any other party without the express written consent of Delta Dental.

The Client agrees to hold harmless, release and indemnify Delta Dental, its subsidiaries, directors, officers, employees and agents against any and all claims, damages, losses, lawsuits, settlements, judgments, costs, penalties and expenses (including attorney's fees) resulting from or arising, directly, out of or in connection with the release of such data by Delta Dental to the Authorized Representative, at the Client's request, according to this Agreement. The Client also agrees to accept full responsibility for the actions of the Authorized Representative with regard to the data provided to the Authorized Representative pursuant to this Agreement. Client acknowledges that it and its Authorized Representative are responsible for the accuracy of any eligibility information submitted to Delta Dental. The Client agrees and acknowledges that any disputes arising under this Agreement will be governed by the laws of Minnesota, without giving effect to the principles of conflicts of law thereof.

IN WITNESS WHEREOF, the undersigned have hereto affixed their representative signatures.

“DELTA DENTAL”

By: _____

Title: _____

Date: _____

“CLIENT”

By: _____

Asst Fin Director
Title: _____

Date: _____

Certificate Of Completion

Envelope Id: DC1A0A76-9D9D-84D8-8100-4075BEB2E4F2

Status: Sent

Subject: Delta Dental - City of Columbia Heights

Source Envelope:

Document Pages: 9

Signatures: 0

Envelope Originator:

Certificate Pages: 4

Initials: 0

Jenny Smith

AutoNav: Enabled

500 Washington Ave S 2060

Envelopeld Stamping: Enabled

Minneapolis, MN 55415

Time Zone: (UTC-06:00) Central Time (US & Canada)

jasmith@deltadentalmn.org

IP Address: 68.235.70.8

Record Tracking

Status: Original

Holder: Jenny Smith

Location: DocuSign

10/20/2026 12:17:14 PM

jasmith@deltadentalmn.org

Signer Events

Signature

Timestamp

Andrew Splinter

Sent: 10/20/2026 12:20:47 PM

ASplinter@columbiaheightsmn.gov

Viewed: 10/20/2026 1:51:03 PM

Asst Fin Director

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 10/20/2026 1:51:03 PM

ID: a4b66c38-f246-4b15-a022-48e70e7b5313

Jenny Van Deinse

jenny_vandeinse@ajg.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 11/13/2023 11:02:41 AM

ID: f1a81862-4704-419e-94a7-1a0ea1370220

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

10/20/2026 12:20:47 PM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Stratacor (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Stratacor:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: rschaff@deltadentalmn.org

To advise Stratacor of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at rschaff@deltadentalmn.org and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Stratacor

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to rschaff@deltadentalmn.org and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Stratacor

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to rschaff@deltadentalmn.org and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Stratacor as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Stratacor during the course of your relationship with Stratacor.

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	OCTOBER 26, 2026

ITEM:	Approval of Municipal Finance Legal Services Engagement Letter with Kutak Rock								
<i>Presenting Item:</i> Aaron Chirpich, City Manager									
DEPARTMENT: Administration		BY/DATE: Aaron Chirpich / October 22, 2026							
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td>☐ Community that Grows with Purpose and Equity</td> <td>☒ Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td>☐ High Quality Public Spaces</td> <td>☒ Resilient and Prosperous Economy</td> </tr> <tr> <td>☐ Safe, Accessible and Built for Everyone</td> <td>☐ Inclusive and Connected Community</td> </tr> </table>				☐ Community that Grows with Purpose and Equity	☒ Engaged, Effective and Forward-Thinking	☐ High Quality Public Spaces	☒ Resilient and Prosperous Economy	☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
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☐ High Quality Public Spaces	☒ Resilient and Prosperous Economy								
☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community								

BACKGROUND

Since February 2025, Kutak Rock has provided municipal finance legal services to the City of Columbia Heights and its Economic Development Authority (EDA), including tax increment financing (TIF), bond counsel, and consultation for general EDA matters. The City's assigned attorney is Sofia Lykke, who previously represented the City through Kennedy & Graven. When Ms. Lykke transitioned to Kutak Rock, the City followed her to maintain continuity of legal representation and service on existing projects.

The attached 2026 engagement letter establishes discounted hourly rates for these services. The arrangement is like a contract retainer but provides greater flexibility, with the scope and cost of services varying based on the City's projects and needs each year. Expenditures to Kutak Rock totaled \$11,892 in 2025 and \$15,384 to date in 2026. Staff anticipate that 2026 expenditures will likely remain below the City Manager's \$25,000 spending authority.

Professional services contracts under \$175,000 are not required to be competitively bid. However, for transparency and consistency with the City's recent Council approval of other legal services contracts, staff are bringing this engagement letter to the City Council for review and approval.

STAFF RECOMMENDATION

Staff recommend approving the 2026 municipal finance legal services engagement letter with Kutak Rock. Continuing this arrangement will provide consistency in legal representation and support continuity on several large-scale projects anticipated to move forward in 2027. The attached engagement letter outlines the specific discount rates for services.

RECOMMENDED MOTION(S):

MOTION: Move to approve the municipal finance engagement letter with Kutak Rock, as presented, for legal services to the City of Columbia Heights and its Economic Development Authority and direct the City Manager to sign the same.

ATTACHMENT(S)

- Kutak Rock Engagement Letter



Kutak Rock LLP
60 South Sixth Street, Suite 3400, Minneapolis, MN 55402
office 612.334.5000

Sofia E. Lykke
612.334.5000
Sofia.lykke@kutakrock.com

October 14, 2026

Aaron Chirpich, City Manager
City of Columbia Heights, Minnesota
3989 Central Ave NE
Columbia Heights, MN 55421

Dear Aaron:

I am writing regarding the continued engagement of Kutak Rock LLP (the “Firm,” “Kutak Rock,” “we” or “us”) to provide economic development, tax increment financing, and bond counsel legal services. This engagement letter describes the terms on which the Firm will continue to provide legal services to the City of Columbia Heights and its component units of government, including the Columbia Heights Economic Development Authority (the “Client” or “City”).

SCOPE OF ENGAGEMENT

The Firm will provide economic development, tax increment financing, and bond counsel services (the “Engagement”). Sofia Lykke will be the responsible attorney with assistance from other attorneys and paralegals as necessary.

DESCRIPTION OF BASIS FOR LEGAL FEES

Our fees are based principally on the experience and expertise of the people who are providing services to the Client, the nature of the engagement and the amount of time spent on the engagement.

Legal services for economic development and tax increment financing matters which are not passed through to a private party will be billed at a discount from standard rates. Any fees of the Firm that will be paid by a private party will be billed at the Firm’s standard rate. For 2026, such standard hourly rates for economic development and tax increment financing matters are as follows:

	General Economic Development	Tax Increment Financing
Partners	\$325 (discounted to \$250)	\$375 (discounted to \$290)
Associate Attorneys	\$290 (discounted to \$230)	\$300 (discounted to \$250)
Paralegals	\$175 (discounted to \$150)	\$190 (discounted to \$150)

For legal services performed in connection with any economic development or tax increment financing matter, the Firm will submit an itemized invoice monthly or at such other intervals as reasonably appropriate and acceptable to City staff. Upon receipt of the invoice and review of the charges, payment is requested to be made by the City to Kutak Rock within 35 days following the City’s approval of the invoice.

Fees related to a specific bond issue will be determined on a negotiated fixed fee basis, plus costs and invoiced upon the closing of the bond issue.

KUTAKROCK

October 14, 2026

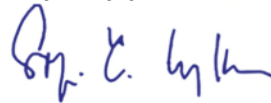
Page 2

TERMINATION, LIMITATIONS AND ASSIGNMENT

The Engagement, as set forth in this letter, may be terminated at any time upon reasonable written notice given by either party to the other. The Client agrees that the Firm shall be under no obligation to undertake or continue services on any matter if the Firm deems such services to be in conflict with the interests of another client or with the principles of legal ethics. Upon termination of the Firm's Engagement for any reason and the satisfaction of all prior financial obligations to us, we will (i) search our files and forward to you, or to counsel designated by you, original documents, if any, specified and previously entrusted to us by you; (ii) take such steps as we deem appropriate to formally withdraw from such proceedings, if any, in which we may be counsel of record, and you hereby agree to consent to such withdrawal; and (iii) provide reasonable transitional assistance to new counsel, if any, designated by you.

Provided this engagement letter accurately reflects the City's understanding of the terms of the Engagement, please sign this letter and return it to me by email. If there are questions about this engagement letter, please do not hesitate to call to discuss them before countersigning this engagement letter. I look forward to my continued relationship with the City.

Very truly yours,



Kutak Rock LLP

Accepted:

CITY OF COLUMBIA HEIGHTS, MINNESOTA

By: _____

Name: Aaron Chirpich

Title: City Manager

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	MONTH DAY, 2026

ITEM:	Renew Legislative Service Agreement with Lockridge, Grindal and Nauen P.L.L.P						
<i>Presenting Item:</i> Aaron Chirpich, City Manager							
DEPARTMENT: Administration	BY/DATE: Aaron Chirpich/ October 22, 2026						
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td>☐ Community that Grows with Purpose and Equity</td> <td>☒ Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td>☒ High-Quality Public Spaces</td> <td>☐ Resilient and Prosperous Economy</td> </tr> <tr> <td>☐ Safe, Accessible and Built for Everyone</td> <td>☐ Inclusive and Connected Community</td> </tr> </table>		☐ Community that Grows with Purpose and Equity	☒ Engaged, Effective and Forward-Thinking	☒ High-Quality Public Spaces	☐ Resilient and Prosperous Economy	☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
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☒ High-Quality Public Spaces	☐ Resilient and Prosperous Economy						
☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community						

BACKGROUND

The City has contracted with the law firm Lockridge, Grindal and Nauen P.L.L.P (LGN) for professional lobbyist representation since November of 2023. Since that time, LGN has represented the City in the following primary initiatives:

- Pursuit of State bond (grant) funding to support the development of a new Public Works campus.
- Sales tax exemption and reimbursement for taxes spent on the construction materials for the new City Hall.
- Special legislation to amend the timeline for eligible expenditures related to the Alatus Tax Increment Financing District that covers the 4300 Central Avenue redevelopment site.

With representation by LGN the City has secured the following benchmarks with the State legislature:

- Spots on bonding tours for both the House of Representatives and Senate, three total.
- \$2.48M of GO Bond (grant) funding in the 2026 session to support pre-development work related to redevelopment of the Public Works campus.
- Approval of special legislation to amend the Alatus TIF district to allow the City and developer more time to complete the project.

Priorities for the 2027 session currently include the following:

- Construction funding for the Public Works campus redevelopment (\$5.5M request).
- Construction funding for sanitary sewer and storm sewer improvements at the 4300 Central Avenue redevelopment site (estimated \$2.5M request).
- Sales tax exemption.

SUMMARY OF CURRENT STATUS

The current contract with LGN is set to expire at the end of October 2026. LGN has full knowledge of the Public Works campus project and other City priorities and is prepared to carry the City's current momentum into the 2027 session. Within the current contract, there is a provision to renew services under the same general terms for two successive years with no cost increase. The annual fee for service is \$40,000, or \$3,333/month.

STAFF RECOMMENDATION

Staff Recommend exercising the renewal option within the existing contract with LGN, thereby securing their legislative services during the upcoming 2027 legislative cycle. The renewal term would be 12-months, November 1, 2026 through October 31, 2027.

RECOMMENDED MOTION(S):

MOTION: Motion to renew the legislative service agreement with Lockridge, Grindal and Nauen P.L.L.P for the term November 1, 2026, through October 31, 2027.

ATTACHMENT(S)

- LGN Contract

LEGISLATIVE SERVICES AGREEMENT

THIS AGREEMENT, made and entered into by and between **City of Columbia Heights** (“Client”) and **LOCKRIDGE GRINDAL NAUEN PLLP** (“Consultant” or “LGN”) (collectively the “Parties”).

WITNESSETH

WHEREAS, Client, wishes to purchase the services of Consultant to assist Client in monitoring, and lobbying related to certain state legislative and administrative matters;

NOW, THEREFORE, in consideration of the mutual undertakings and promises hereinafter set forth, Client and Consultant agree as follows:

1. CONSULTANT SERVICES

Consultant shall provide, in coordination with Client’s officers, committees and staff, the services listed in Exhibit A hereto. If additional services, projects or work is agreed upon by both Consultant and Client, fees for such additional services, project or work will be negotiated and mutually agreed upon in writing prior to the performance of additional services, projects or work.

2. TERM AND TERMINATION

2.1 Term. The term of engagement for the services provided shall be **November 1, 2025– October 31, 2026**, with an option to continue at the same rate for an additional two years, subject to termination as provided in Section 2.2, and subject to termination as provided in Section 2.2.

2.2 Termination. This Agreement may be terminated prior to its expiration only as follows:

2.2.1 Upon the written mutual agreement of the Parties hereto;

2.2.2 By either Party upon sixty (60) days written notice to the other Party.

3. COST OF AND PAYMENT FOR SERVICES

3.1 Fees. In consideration of services performed as specified in Section 1 and Exhibit A of this Agreement, Client shall pay Consultant the professional fees in the amount of **\$40,000 payable in twelve (12) installments of \$3,333.33 per month commencing November 1, 2025.**

3.2 Costs. In addition to payment for professional fees, Client shall pay Consultant for all reasonable incidental expenses incurred by Consultant on Client’s behalf.

3.3 Payment. Payment for professional fees and expenses shall be made to Consultant upon submission by Consultant to Client of invoices for services rendered and expenses incurred and Client shall pay Consultant by the dates listed above.

4. DATA RETENTION

- 4.1 LGN may use reputable third-party service providers, including 'cloud' service providers, to help us deliver efficient, cost-effective legal services. This may include document/information hosting, sharing, transfer, analysis, processing or storage. By engaging us, **City of Columbia Heights** understands and consents to having communications, documents and other data pertinent to its matters managed through such third-party technology, including where confidential information may be stored on and accessed from such cloud-based computer servers located in a facility not directly controlled by LGN. **City of Columbia Heights** acknowledges that the use of such services may be subject to the terms and conditions of the provider and accept that LGN is not responsible for the security of the data, the provider's security standards, or the risk that the security of information on such cloud-based platforms may be breached. **City of Columbia Heights** agrees that the benefits of using such technology outweigh the risks, including risks related to confidentiality and security. A list of LGN's cloud providers is available upon request.
- 4.2 LGN has adopted a document retention policy that governs the retention and disposition of closed client files. At the conclusion of the matter for which **City of Columbia Heights** has retained us, we will return all original client documents. At that time, **City of Columbia Heights** will have sixty (60) days to let us know if you want certain of the documents which remain in the file. If you notify us within this sixty (60) day period, we will not destroy the file until **City of Columbia Heights** has had an opportunity to identify any such documents and, if appropriate, obtain copies of them. If **City of Columbia Heights** does not so notify us, we will transfer your file to closed storage and/or an electronic archive pursuant to our file closing and destruction procedures. File contents (including work papers, etc.) will be considered the property of LGN. We will retain the file for six (6) years and then destroy its contents, without further notice and in a manner which preserves their confidential nature.
- 4.3 If, at any time LGN concludes that there are no active matters in which we are representing **City of Columbia Heights**, it will be considered a former, rather than a current client of LGN, unless and until **City of Columbia Heights** asks us to perform additional services, and we agree to perform them.
- 4.4 If **City of Columbia Heights** requests us to transfer our file to you or to another firm prior to the completion of the matter, **City of Columbia Heights** agrees we can make and retain copies of relevant portions of the file and that the cost for such copying is to be paid by **City of Columbia Heights**, as well as any other copying on its behalf. These charges for copying **City of Columbia Heights** file may include, in the case of documents stored electronically, the reasonable cost of retrieving the documents, and **City of Columbia Heights** agrees to pay these costs.

5. INDEPENDENT CONTRACTOR

Consultant shall select the means, method, and manner of performing the services herein. Consultant is and shall remain an independent contractor with respect to all services performed under this Agreement.

6. COMPLETE AGREEMENT

The Parties each agree and understand that this Agreement, including all Exhibits hereto, constitutes the entire agreement between the Parties and supersedes any prior or contemporaneous oral understandings or agreements with respect to the subject matter hereof.

7. AMENDMENTS AND WAIVERS

This Agreement may not be amended, altered, enlarged, supplemented, abridged, or modified, nor can any provision hereof be waived, except by a writing executed by both Parties which shall be attached hereto. Failure of any Party to enforce any provision of this Agreement shall not constitute or be construed as a waiver of such provision nor of the right to enforce such provision.

8. NOTICES

All notices, demands, and requests permitted or required to be given under this Agreement shall be in writing and deemed given when mailed by the United States mail, postage prepaid, registered or certified mail, return receipt requested, to the address of the appropriate Party as provided herein.

IN WITNESS WHEREOF, the duly authorized representatives of the Parties hereto have executed this Agreement this 30.00 day of September 2025.

ADDRESS:

3989 Central Ave NE
Columbia Heights, MN 55421

CLIENT:

City of Columbia Heights

Aaron Chirpich

By: Aaron Chirpich
Its: City Manager

ADDRESS:

Suite 2200
100 Washington Avenue South
Minneapolis, MN 55401

CONSULTANT:

LOCKRIDGE GRINDAL NAUEN PLLP

DocuSigned by:

Harry Gallaher

By: Harry Gallaher
Its: Managing Partner

EXHIBIT A

LGN will provide state lobbying on Columbia Height's tax, funding and legislative policy priorities as directed by the Columbia Heights City Manager and City Council.

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	OCTOBER 26, 2026

ITEM:	Authorize Payment to House of Strength Training								
<i>Presenting Item:</i> Aaron Chirpich, City Manager									
DEPARTMENT: Police		BY/DATE: Matt Markham / October 22, 2026							
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table border="0"> <tr> <td>☐ Community that Grows with Purpose and Equity</td> <td>☐ Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td>☐ High Quality Public Spaces</td> <td>☐ Resilient and Prosperous Economy</td> </tr> <tr> <td>☐ Safe, Accessible and Built for Everyone</td> <td>☐ Inclusive and Connected Community</td> </tr> </table>				☐ Community that Grows with Purpose and Equity	☐ Engaged, Effective and Forward-Thinking	☐ High Quality Public Spaces	☐ Resilient and Prosperous Economy	☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
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BACKGROUND

Custom 3-day Emotional Resilience Training and a 1-day refresher on Culture Building recently took place with Police staff. Participants discussed the building blocks, behaviors and values that drive high-performance teams and participants were able to explore the foundations of resilience. This training included each participant completing two assessments and receiving feedback on both the Emotional Quotient Inventory and the Hardiness Resilience Gauge.

SUMMARY OF CURRENT STATUS

Training took place September 29, 2026 – October 1, 2026, at the Public Safety Building. Invoice CHPD-FALL-26 has been received in the amount of \$26,154.36. This amount exceeds the City Manager expenditure approval of \$25,000. Due to the urgent nature of booking the training in a timeframe suitable for both parties, staff are seeking retroactive approval of payment for the professional services rendered.

STAFF RECOMMENDATION

Staff recommend that the Council approve the payment of \$26,154.36 to House of Strength Training. Funding is accounted for the 2026 CHPD training budget.

RECOMMENDED MOTION(S):
MOTION: Move to approve payment to House of Strength Training in the amount of \$26,154.36.

ATTACHMENT(S)

- Invoice from House of Strength Training
- Emotional Resilience Program Summary



Invoice

Invoice# CHPD-FALL-26

Date 10.07.2026

Bill to:

Columbia Heights PD

825 41st Ave NE,
Minneapolis, MN 55421

Total Due:

USD \$26,154.36

Item Description	Price	QTY	Total
Training Materials Assessments, workbooks, books for attendees	\$200	13	\$2,600
4 Days of Facilitation	\$5,000	4	\$20,000
Travel Flights, lodging, rental car, per diem	\$3,404.36	1	\$3,404.36
Admin Time Assessment ordering, workbook compilation, etc.	\$50	3	\$150

Contact:

Ryan Munsey

131 Abigail Way
 Stephen's City, VA 22655
 +1 540-529-6510
 munseyryan@gmail.com

Sub Total

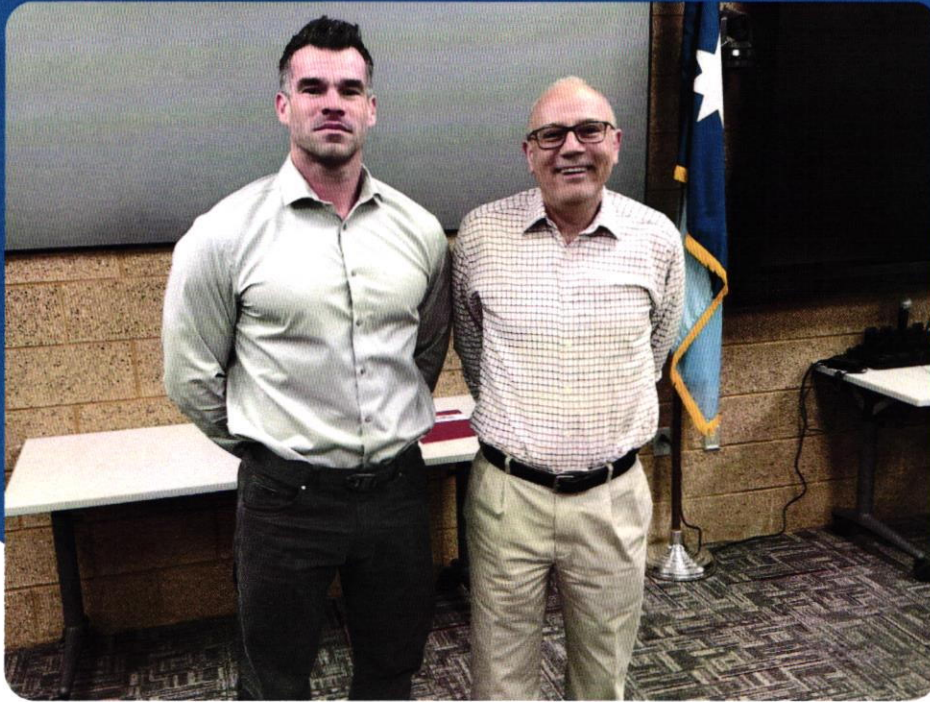
\$26,154.36.00

Discount

- \$000.0

Grand Total

\$26,154.36



Emotional Resilience x Columbia Heights



**Custom 3-Day Emotional Resilience Training
And 1-Day Follow-On With Culture Building**

HASSAN KAMEL

hkamel.consulting@gmail.com

RYAN MUNSEY

muneeyryan@gmail.com

Emotional Resilience



This custom proposal for Columbia Heights Police and Fire Departments is for four (4) eight-hour training days covering 2 programs: **a 1-day Follow-On and Culture Building session for previous attendees**, and **a 3-day Emotional Resilience Training Program**. Participants will dissect the building blocks of resilience and the behaviors that foster hardiness and grit, as well as explore the values and actions that drive high performance teams. The 3-Day ER program allows participants to fully explore and assimilate the critical components of resilience. Additionally, each participant in the 3-Day ER program will complete two assessments and receive feedback on both – the Emotional Quotient Inventory (EQ-i 2.0,) and the Hardiness Resilience Gauge (HRG.)

EQi 2.0

The EQ-i2.0 assessment is the world's most popular Emotional Intelligence tool. This self-assessment is an extensively researched, validated tool that allows respondents to quantify and benchmark their behaviors in 16 different areas of Emotional Intelligence allowing each participant to zero-in on behaviors they most need to develop that most impact their resilience.

HRG

Grounded in over 30 years of research and development, the HRG is a psychometrically rigorous tool that demonstrates exceptional reliability and validity as it focuses on the impact of a person's hardiness and grit across multiple domains in their life and supports a wide variety of coaching and development situations.

3- Day Emotional Resilience Program

This extended program allows participants to explore the foundation of resilience. Additionally, each participant will complete two assessments and receive feedback on both –the Emotional Quotient Inventory (EQ-i 2.0,) and the Hardiness Resilience Gauge (HRG.)



The EQ-i2.0 assessment is the world's most popular Emotional Intelligence tool. This self-assessment is an extensively researched, validated tool that allows respondents to quantify and benchmark their behaviors in 16 different areas of Emotional Intelligence – allowing each participant to zero-in on behaviors they most need to develop that most impact their resilience.

The Hardiness Resilience Gauge™ (HRG) is grounded in over 30 years of research and development and provides valuable insight into an individual's level of hardiness or grit— and their ability to cope with stressful and unexpected situations.

The HRG focuses on the three C's—control, commitment, and challenge. The three C's of hardiness represent the key qualities that hardy people possess. They believe they have control over the events they experience. They commit to seeing the world as meaningful and interesting, and they view challenges and change as growth opportunities.

The HRG is a psychometrically rigorous tool that demonstrates exceptional reliability and validity as it focuses on the impact of a person's hardiness across multiple domains in their life and supports a wide variety of coaching and development situations.

Goals & Objectives



Participants Will:

- ✓ Identify multiple key EQ elements that will help them become more effective in critical scenarios
- ✓ Gain increased understanding of how their behaviors influence their interactions with others, creating better teammates and better leaders
- ✓ Learn how to be better communicators and more effective leaders, who are better equipped to serve and develop their people, preparing young leaders to step into larger roles
- ✓ Learn effective strategies to increase stress tolerance so they can avoid burnout and stay happy and healthy
- ✓ Amass a wide array of tools to handle stress in more positive ways, improving team morale, reduce mental health / personal days, improve effectiveness and efficiency

Breakdown of Costs (For 23 Attendees)

3-Day Program	Unit	Total
• 4 Days of Facilitation	\$5,000	\$20,000
• Materials (2 x Assessments, workbooks, books, et. al.)	\$180 x 23	\$4,140
• Travel / Expenses	\$2,500	\$2,500
Total		\$26,640

The materials for the 3-day include the EQi 2.0 and Hardiness Resilience Gauge (HRG) assessments. Additional materials include course workbooks, printed slides, and 1 copy of Ryan's book, *F*ck Your Feelings* for every attendee. Links to assessment will be distributed a month prior to in-person events so attendees can take them in advance. Results will be printed and delivered during Day 2 of the training with personal reviews and recommendations.

Note: Only the 3-day version includes these assessments and results.

TAX ID # = 82-1272797

Cancellation Policy:

If the workshop is cancelled more than 14 days (2 weeks) prior to the confirmed workshop date, no cancellation fee is due. If the workshop is cancelled within 14 days (2 weeks) of the confirmed workshop date, 50% of the fee is due. If the workshop is cancelled within 48 hours of the confirmed workshop date, 100% of the fee is due. If the workshop is re-scheduled by mutual consent, only the unrecoverable costs incurred (assessments, materials, preparation, etc.) are due.

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	OCTOBER 26, 2026

ITEM:	License Agenda								
Presenting Item: Aaron Chirpich, City Manager									
DEPARTMENT: Community Development		BY/DATE: Mitchell Forney October 21, 2026							
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td>☐ Community that Grows with Purpose and Equity</td> <td>☐ Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td>☐ High Quality Public Spaces</td> <td>☒ Resilient and Prosperous Economy</td> </tr> <tr> <td>☐ Safe, Accessible and Built for Everyone</td> <td>☐ Inclusive and Connected Community</td> </tr> </table>				☐ Community that Grows with Purpose and Equity	☐ Engaged, Effective and Forward-Thinking	☐ High Quality Public Spaces	☒ Resilient and Prosperous Economy	☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
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BACKGROUND

Attached is the business license agenda for October 26, 2026, City Council meeting. This agenda consists of applications for: 2026 contractors' and business licenses.

At the top of the license agenda there is a phrase stating "*Signed Waiver Form accompanied application", noting that the data privacy form has been submitted as required. If not submitted, certain information cannot be released to the public.

STAFF RECOMMENDATION

Staff recommend that the items are approved as listed.

RECOMMENDED MOTION(S):
MOTION: Move to approve the items as listed on the business license agenda for October 26, 2026, as presented.

ATTACHMENT(S)

10/26/2026 License Table

*Signed Waiver Form accompanied application

BUSINESS LICENSES 2026		
* The City of Columbia Heights, Tobacco	4950 Central Ave NE, Columbia Heights, MN 55421	\$500
*The City of Columbia Heights, Tobacco	5225 University Ave NE, Columbia Heights, MN 55421	\$500
The City of Columbia Heights, Tobacco	2105 37 th Ave NE, Columbia Heights, MN 55421	\$500
David's Auto Inc, Motor Vehicle Sales	573 40th Ave NE, Columbia Heights, MN 55421	\$300

CONTRACTORS LICENSES 2026		
* Corrective Asphalt Materials	300 Daniel Boone Trail South Roxana, IL 62087	\$80
* Woodland Stoves & Fireplaces	2901 E Franklin AVE Minneapolis, MN 55412	\$80
* Spearhead Sewer and Drain	6340 Berkshire Lane N Maple Grove, MN 55311	\$80
* Sun Mechanical, Inc.	11824 283rd Ave NW, Zimmerman, MN 55398	\$80

**CITY COUNCIL MEETING**

AGENDA SECTION	CONSENT
MEETING DATE	OCTOBER 26, 2026

ITEM:	Rental Occupancy Licenses for Approval						
<i>Presenting Item: Aaron Chirpich, City Manager</i>							
DEPARTMENT: Fire	BY/DATE: Assistant Fire Chief Brad Roddy / Oct. 21, 2026						
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i> <table><tr><td>☐ Community that Grows with Purpose and Equity</td><td>☐ Engaged, Effective and Forward-Thinking</td></tr><tr><td>☐ High Quality Public Spaces</td><td>☐ Resilient and Prosperous Economy</td></tr><tr><td>☒ Safe, Accessible and Built for Everyone</td><td>☐ Inclusive and Connected Community</td></tr></table>		☐ Community that Grows with Purpose and Equity	☐ Engaged, Effective and Forward-Thinking	☐ High Quality Public Spaces	☐ Resilient and Prosperous Economy	☒ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
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BACKGROUND:

Consideration of approval of the attached list of rental housing license applications.

SUMMARY OF CURRENT STATUS:

All property owners have passed yearly rental license inspections and submitted required rental license applications and fees.

STAFF RECOMMENDATION:

Approve the items listed for rental housing license applications for October 26, 2026, in that they have met the requirements of the Property Maintenance Code.

RECOMMENDED MOTION:

MOTION: Move to approve the items listed for rental housing license applications for October 26, 2026, in that they have met the requirements of the Property Maintenance Code.

ATTACHMENT:

Rental Occupancy Licenses for Approval –10-26-26



Rental Occupancy Licenses for Approval October 26, 2026

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
<i>*New License</i>		
Bautista, Angela 4201 2nd Street NE Columbia Heights, MN 55421	1125 37th Ave NE	26-0010688 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Bulle, Mujahidin 3577 Woodland Court Eagan, MN 55123	3955 Hayes St NE	26-0010572 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Busse, Daniel 5590 Donegal Drive Shoreview, MN 55126	621 51st Ave NE 623 51st Ave NE	26-0010665 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Den Hartigh, Jon 4232 Stinson Blvd NE Columbia Heights, MN 55421	4232 Stinson Blvd NE	26-0010599 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Edlich, Richard Cel Monton LLC 1845 Stinson Parkway NE#101 Minneapolis, MN 55418	4909 5th St NE	26-0010654 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Head, Martha Northeast Seniors Housing/Nationwide Housing Corp. 8441 Wayzata Blvd#200 Golden Valley, MN 55426	3850 Stinson Blvd NE	26-0010565 Rental License [Over 3 Units] Number of licensed units: 85 \$2,120.00
Hedlund, Laurel Johnson Street LLC 3915 Lookout Place NE#13 Columbia Heights, MN 55421	4650 Johnson St NE	26-0010639 Rental License [Over 3 Units] Number of licensed units: 17 \$624.00
Jappah, Felicia 8224 June Avenue North Brooklyn Park, MN 55443	1226 45th Ave NE	26-0010538 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
<i>*New License</i>		
Lam, Lien Twin Win 2, LLC 1652 116th Avenue NE Blaine, MN 55449	4725 4th St NE	26-0010686 Rental License [1 - 3 Units] Number of licensed units: 0 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Lemke, Lorraine 2809 116th Avenue NE Blaine, MN 55449	4649 University Ave NE	26-0010011 Rental License [Over 3 Units] Number of licensed units: 11 \$492.00
Lindquist, Brandon Locale Investments LLC 2675 Quail Avenue North Minneapolis, MN 55422	647 37th Ave NE	26-0010669 Rental License [Over 3 Units] Number of licensed units: 12 \$514.00
Malsam, Anne 3512 36th Avenue South Minneapolis, MN 55406	4243 Madison St NE	26-0010603 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Micheals, Chelsea 5020 Fillmore Street NE Columbia Heights, MN 55421	609 51st Ave NE 611 51st Ave NE	26-0010664 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Moncada, Louis 4323 3rd Street NE#Lower Columbia Heights, MN 55421	4323 3rd St NE Up/Down	26-0010611 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Ogden, Michael 939 42 1/2 Avenue NE Columbia Heights, MN 55421	939 42 1/2 Ave NE 941 42 1/2 NE Ave	26-0010675 Rental License [1 - 3 Units] Number of licensed units: 2 \$30.00
Pallchizaca, Jesus 3653 Lincoln Street NE Minneapolis, MN 55418	4230 Reservoir Blvd NE	26-0010598 Rental License [1 - 3 Units] Number of licensed units: 1 \$450.00
Peterson, Susan 14335 Orchard Road Minnetonka, MN 55345	724 50 1/2 Ave NE	26-0010673 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Sekizovic, Muamer 12849 Leyte Street NE Blaine, MN 55449	4640 Polk St NE	26-0010638 Rental License [Over 3 Units] Number of licensed units: 6 \$382.00
Solls, Mark IH2 Property Illinois LP 4450 Sojourn Drive#100 Addison, TX 75001	4536 Taylor St NE	26-0010630 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Sultana, Zehra Hampton Investments, Inc. 8445 Center Drive NE Spring Lake Park, MN 55432	965 43rd Ave NE	26-0010679 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Tran, Tiffany 1841 Eldridge Avenue West Roseville, MN 55113	4417 University Ave NE	26-0010622 Rental License [Over 3 Units] Number of licensed units: 4 \$338.00

**CITY COUNCIL MEETING**

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	OCTOBER 26 TH , 2026

ITEM:	Review of Bills.						
<i>Presenting Item: Aaron Chirpich City Manager</i>							
DEPARTMENT: Finance Department	BY/DATE: October 26 th , 2026						
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i> <table><tr><td>☒ Community that Grows with Purpose and Equity</td><td>☒ Engaged, Effective and Forward-Thinking</td></tr><tr><td>☒ High Quality Public Spaces</td><td>☒ Resilient and Prosperous Economy</td></tr><tr><td>☒ Safe, Accessible and Built for Everyone</td><td>☒ Inclusive and Connected Community</td></tr></table>		☒ Community that Grows with Purpose and Equity	☒ Engaged, Effective and Forward-Thinking	☒ High Quality Public Spaces	☒ Resilient and Prosperous Economy	☒ Safe, Accessible and Built for Everyone	☒ Inclusive and Connected Community
☒ Community that Grows with Purpose and Equity	☒ Engaged, Effective and Forward-Thinking						
☒ High Quality Public Spaces	☒ Resilient and Prosperous Economy						
☒ Safe, Accessible and Built for Everyone	☒ Inclusive and Connected Community						

BACKGROUND

The Finance Department prepares a list of all payments made for approval of the Council.

SUMMARY OF CURRENT STATUS**STAFF RECOMMENDATION**

Approve payments since previous City Council Meeting.

RECOMMENDED MOTION(S):
MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$1,344,387.16.

ATTACHMENT(S)

List of Claims.

10/19/2026 08:36 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 10/02/2026 - 10/15/2026

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Item 11.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
10/08/2026	MAIN	208593*#	1091	A.J. HEDBLUMS CONCRETE LLC	CONCRETE CURB REPAIR	44000	3100	960.00
			1090		CONCRETE REPAIR	44000	3100	1,000.00
				CHECK MAIN 208593 TOTAL FOR F				1,960.00
10/08/2026	MAIN	208594	4598340	ADAM'S PEST CONTROL, INC	PEST CONTROL-JPM 0826	44020	5129	99.22
10/08/2026	MAIN	208595	CI00090135	ALLINA HEALTH SYSTEMS	FRX SMART PADS, DEFIB BATTERIES	42171	2200	1,920.00
10/08/2026	MAIN	208597	382773	ASPEN MILLS, INC.	POLOS, EMBROIDERY	42172	2200	187.55
10/08/2026	MAIN	208598	86368194	BOUND TREE MEDICAL LLC	BP CUFF	42171	2200	39.49
			86358137		BP CUFF ADULT	42171	2200	39.49
				CHECK MAIN 208598 TOTAL FOR F				78.98
10/08/2026	MAIN	208599	54318	BRP VETERINARY MINNESOTA	ANIMAL IMPOUND FEES CASE 26202474,	43050	2100	1,755.67
10/08/2026	MAIN	208600*#	333954365	CENTURYLINK	09042026 333954365	43250	2100	175.22
			333954365		09042026 333954365	43250	2200	175.22
				CHECK MAIN 208600 TOTAL FOR F				350.44
10/08/2026	MAIN	208601	5362190901	CINTAS FIRST AID-SAFETY	FIRST AID SUPPLIES CH 092326	42171	1940	98.79
10/08/2026	MAIN	208602*#	4281888460	CINTAS INC	MATS, TOWELS, AIR FRESH PS 091026	44020	2100	64.00
			4281888460		MATS, TOWELS, AIR FRESH PS 091026	44020	2200	37.00
			4283907015		MOPS, MATS JPM 092926	44020	5129	232.82
				CHECK MAIN 208602 TOTAL FOR F				333.82
10/08/2026	MAIN	208603	4283298087	CINTAS INC	RUGS-CH 092326	44020	1940	64.00
10/08/2026	MAIN	208604	0010675355	COLUMBIA HEIGHTS VOLUNTEER	2026 STATE FIRE AID	41240	2200	203,001.38
10/08/2026	MAIN	208605	061626	COMCAST	061626 8772105050412606	43250	1360	23.22
10/08/2026	MAIN	208607	381869	DRISCOLL/SHAYNE	BOOT OVERAGE REFUND	42172	2200	59.95
10/08/2026	MAIN	208608	1114338	ECM PUBLISHERS INC	PHN 2026 DELINQUENT ACCOUNTS 09182643500		1550	456.00
10/08/2026	MAIN	208611	MHQ32333	EVERBRIDGE, INC.	EVERBRIDGE 360 083126-083027	43050	1360	5,960.03
10/08/2026	MAIN	208614	113-5422158-3551464	GILLESPIE/JAKE	BOOT OVERAGE REFUND	42172	2200	104.45
10/08/2026	MAIN	208617	3023850	HOME DEPOT #2802	HINDGES, SCREWS, SHIMS	42171	5129	26.39
10/08/2026	MAIN	208619	87054	LIONBRIDGE TECHNOLOGIES, LLC	TRANSLATION SVCS 0826	43250	2100	79

10/19/2026 08:36 AM
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Item 11.

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Fund: 101 GENERAL								
10/08/2026	MAIN	208621	17759	MARTIN-MCALLISTER INC	PUBLIC SAFETY ASSESSMENT	43050	2200	650.00
10/08/2026	MAIN	208623	380994	MEIER/TRAVIS	BOOT OVERAGE REFUND	42172	2200	34.99
10/08/2026	MAIN	208624#	56037	MENARDS CASHWAY LUMBER-FRIDLESCREWS		42171	1940	2.58
			56028		STAPLEGUN, STAPLES	42171	2100	24.24
			55390		BATTERIES, PAINTERS TAPE	42171	2200	36.98
				CHECK MAIN 208624 TOTAL FOR F				63.80
10/08/2026	MAIN	208625	480128185001	OFFICE DEPOT	COPY PAPER	42000	2100	179.59
10/08/2026	MAIN	208626*#	0002137665	ON SITE SANITATION INC	SATELLITE RENT- MCKENNA	42990	5129	222.00
			0002146675		FINANCE CHARGE INV#0002110953	42990	5129	5.47
			0002110953		SATELLITE RENT-MCKENNA	42990	5129	222.00
				CHECK MAIN 208626 TOTAL FOR F				449.47
10/08/2026	MAIN	208630	0078376	ROHN INDUSTRIES INC	SHREDDING 082426	44000	1410	54.45
10/08/2026	MAIN	208632#	4607600182	SCHINDLER ELEVATOR CORP INC	PREVENT MAINT 1026-PSB	44020	2100	80.65
			4607600182		PREVENT MAINT 1026-PSB	44020	2200	80.65
				CHECK MAIN 208632 TOTAL FOR F				161.30
10/08/2026	MAIN	208633	428351	SUN BADGE COMPANY INC	UNIFORM & WALLET BADGES	42172	2100	707.75
			428480		BADGES	42172	2100	1,380.75
				CHECK MAIN 208633 TOTAL FOR F				2,088.50
10/08/2026	MAIN	208634	212921389	ULINE INC	VINYL STACKABLE CHAIRS, CHAIR HAND	42010	5040	4,445.44
10/08/2026	MAIN	208638	INV3720	WRAP TECHNOLOGIES, INC.	BOLAWRAP BATTERIES, CASSETTES, BLAC	42010	2100	3,258.80
10/08/2026	MAIN	208639*#	1316188638	XCEL ENERGY (N S P)	092826 51-4159572-0	43810	3160	10.35
			1316188259		092826 51-0013562395-2	43810	3160	10.35
				CHECK MAIN 208639 TOTAL FOR F				20.70
10/08/2026	MAIN	3263 (A)	18995693	ALLIED UNIVERSAL SECURITY SERSECURITY JPM	091926-092026	43050	5129	200.00
10/08/2026	MAIN	3289 (E) *#	02604Q	WELLS FARGO CREDIT CARD	SNACKS-40TH ANIV SENIOR CENTER	20815	0000	(3.00)
			22151		NAMEPLATES - CORTES GREENE,MONAHAN	42171	1110	46.05
			2001		SUMMER STAFF LUNCHEON	44374	1320	4,080.00
			V0926-16		SULLIVAN LAKE PARK CONSTRUCTION SIG	42030	1360	64.00

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
			260828RDWAFS		MAGC CONFERENCE - ROTTLE	43105	1360	161.50
			260825AGWMAM		MAGC CONFERENCE - WATSON	43105	1360	161.50
			MC24173247		MONTHLY SUBSCRIPTION FEE	44030	1360	26.50
			01973Q		ICE CREAM-ART & INFO FAIR	44376	1360	960.00
			69ACA837-0028		CHATGPT SUBSC 0823-092326	44030	1410	25.00
			112-2859164-0961853		STENO PADS, CLOROX WIPES	42000	1940	24.99
			112-2859164-0961853		STENO PADS, CLOROX WIPES	42171	1940	14.12
			112-3059552-6487453		SURGAR, TEA, PEN HOLDER, SYRUP PUMP	42175	1940	28.57
			112-6871097-0725064		AAA BATTERIES	42000	2100	18.38
			112-4411497-9249035		3V DURACELL BATTERIES	42000	2100	43.99
			112-9582171-0812219		AIR DUSTER COMPRESSED AIR	42000	2100	18.61
			112-7194513-3555421		SHARPIE MARKERS	42000	2100	6.59
			114-2483469-5328223		APPLE PEN, IPHONE CASE, CHARGER	42011	2100	163.13
			99-252234		SQUAD 150 TABLET HARDWARE	42011	2100	477.16
			24-15082-56878		GPS ANTENNAS	42012	2100	100.00
			114-9320761-8118658		D CELL BATTERIES	42171	2100	12.75
			67795 10 7332		SQUAD 260 HARDWARE	42171	2100	4.88
			112-5484067-0505853		LYSOL WIPES, KLEENEX, HAND SANITIZE	42171	2100	61.48
			112-8153628-1725028		GUN CLNG MAT, WTRPRF APRON, UNDER CB	42171	2100	213.41
			112-5416703-8550610		UNDER CABINET LIGHT-GUN RANGE	42171	2100	7.59
			112-1000876-3370630		ANTI FOG LENS CLEANER	42171	2100	25.99
			112-5994111-4346625		GUN CLEANING PATCHES	42171	2100	16.87
			112-3891830-8127404		MOISTURE WICKING GUN GRIP TAPE	42171	2100	37.98
			02531Q		SNACKS-COUNTY SWAT MEETING	42175	2100	56.36
			02576Q		SNACKS -ANOKA SWAT MEETING	42175	2100	35.91
			17141810301		K-9 KANSAS FOOD	42175	2100	193.98
			5005		TACOS-EAT AND GREET EVENT JULY	42175	2100	987.00
			7869764490036651803		REFUND-LPO REFRESHER COURSE B ROMAN	43105	2100	(25.00)
			7-003		LUNCH-NARC DESTRUCTION N.FEDOR,R.BA	43310	2100	38.77
			20260906-000723		MONTHLY SUBSCRIPTION 090626-100526	44030	2100	72.00
			121648306901		MONTHLY SUBSCRIPTION JUNE 2026	44030	2100	62.50
			81726416718		MONTHLY SUBSCRIPTION AUGUST 2026	44030	2100	62.50
			81675999955		MONTHLY SUBSCRIPTION JULY 2026	44030	2100	62.50
			MLSPOS000205105		POST LICENSE AKRAM ALSALIHI	44390	2100	91.94
			04043680/04043681		TABS & PLATE #8245,8200	44390	2100	16.25
			04043680/04043681		TABS & PLATE #8245,8200	44390	2100	31.75
			04043680/04043681		TABS & PLATE #8245,8200	44390	2100	1.03
			111-7312833-0368264		LAMINATING FILM ROLL	42000	2200	53.84
			113-4581099-9515412		DRY ERASE BOARD	42000	2200	20.86
			112-9107020-1506625		BLUETOOTH HEADSET W/CHARGING CASE	42011	2200	1
			986985		NFPA PUB ED SUPPLIES VARIETY PACK	42170	2200	2

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
			117902		WALL FRAMES FOR STAFF PHOTOS	42171	2200	373.19
			V200488		MEDAL OF HONOR, LIFE SAVING MEDALS	42171	2200	165.00
			2026-6502		FF OF THE YEAR AWARDS, ROOKIE OF TH	42171	2200	254.95
			113-4893531-5970650		PVC REPAIR KIT, GRANOLA BARS	42171	2200	17.99
			113-0837500-2019425		4-1/4 GAL PLASTIC TOTE	42171	2200	45.13
			114-9320761-8118658		D CELL BATTERIES	42171	2200	12.74
			00920Q		SODA,BAKERY GOODS-AWARDS CEREMONY	42175	2200	119.53
			0033		FOOD-AWARDS CEREMONY	42175	2200	506.46
			12		TIP-FOOD ORDER	42175	2200	100.00
			113-4893531-5970650		PVC REPAIR KIT, GRANOLA BARS	42175	2200	45.48
			113-5834087-9272230		TRAIL MIX FOR TRUCK KITS	42175	2200	103.96
			02558Q		LUNCH-ASSISTANT CHIEFS MEETING HOST	42175	2200	119.91
			286377		LUNCH-EMS COMM MEETING J. ALDRICH	42175	2200	29.06
			AMEM-082026-0713		2026 AMEM CONF REGISTRATION-D.OBRIE	43105	2200	250.00
			30440		MAYDAY MGMT WORKSHOP B.RODDY	43105	2200	485.00
			796111		LODGING 2026 AMEM CONFERENCE	43320	2200	3,013.86
			2008510966378		MICROSOFT G1 LICENSE	44030	2200	62.14
			69ACA837-0028		CHATGPT SUBSC 0823-092326	44030	2200	75.00
			69ACA837-0028		CHATGPT SUBSC 0823-092326	44030	2300	75.00
			114-8415129-8729061		CRAYONS-ART & INFO FAIR	42171	3100	7.98
			114-1879482-6915414		STICKERS-ART & INFO FAIR	42171	3100	5.99
			114-8851426-5845844		CRAYONS-ART & INFO FAIR	42171	3100	16.94
			200007721		2026 FALL CONFERENCE - D. ZEHAVI	43105	3100	32.00
			69ACA837-0028		CHATGPT SUBSC 0823-092326	44030	3100	25.00
			ZA3FS3MZ-001		AI SOFTWARE DEVELOPMENT	44030	3100	25.00
			114-9094898-0689846		PENS	42000	3121	7.58
			114-5925885-8595457		TONER	42000	3121	13.55
			114-7430525-3658608		CHAIR MATS	42000	3121	61.74
			114-6738888-1698648		TRAIL CAMERAS	42010	3121	119.99
			114-7134109-5853066		WALL HOOKS	42171	3121	3.87
			114-3582111-2629060		AC/DC ADAPTER CHARGING CORD	42171	3121	2.77
			9571469		AI FOR BUSINESS COURSE: CHATGPT & C	43105	3121	159.80
			1061915		2026 MN FALL MAINT EXPO STREETS DEP	43105	3121	300.00
			200007721		2026 FALL CONFERENCE - D. ZEHAVI	43105	3121	32.00
			69ACA837-0028		CHATGPT SUBSC 0823-092326	44030	3121	75.00
			69ACA837-0029		CHATGPT SUBSC 080426	44030	3121	16.02
			093BA36A-0004		CHATGPT CREDITS 0926	44330	3121	57.08
			114-1012229-8370665		OFFICE SUPPLIES	42000	5000	46.59
			113-9649419-5182643		REPLACEMENT UPS	42011	5000	79.99
			01448Q		SNACKS & CLEANING SUPPLIES-PARK PRO	42171	5000	
			01448Q		SNACKS & CLEANING SUPPLIES-PARK PRO	42175	5000	

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Fund: 101 GENERAL								
			5		LUNCH FOR STAFF RETREAT	42175	5000	102.38
			705285		WORKPLACE ASSESSMENT	43050	5000	90.00
			01700Q		SNACKS,DRINKS-END OF SEASON	42175	5004	30.71
			039449		DINNER-MILLSTREET THEATER TECH WEEK	42175	5004	178.41
			3009125		MOVIE TICKETS YOUTH TRIP	44200	5004	336.70
			157476463		TICKETS YOUTH TRIP	44200	5004	457.28
			02604Q		SNACKS-40TH ANIV SENIOR CENTER	42175	5040	60.60
			02580Q		TREATS FOR THE SENIOR CENTER	42175	5040	175.68
			02693Q		ACTIVE AGERS ART CLASS SUPPLIES	44200	5040	84.29
			01043Q		LUNCH OUTING WITH ACTIVE AGERS	44200	5040	19.04
			15007:12		LUNCH OUTING WITH ACTIVE AGERS	44200	5040	19.54
			155		LUNCH OUTING WITH ACTIVE AGERS	44200	5040	19.58
			260912-06-122		DINNER OUTING WITH ACTIVE AGERS	44200	5040	18.00
			091126		PARKING FEE FOR ACTIVE AGERS OUTING	44200	5040	6.00
			114-9094898-0689846		PENS	42000	5200	7.60
			114-5925885-8595457		TONER	42000	5200	13.55
			114-7430525-3658608		CHAIR MATS	42000	5200	61.74
			114-6738888-1698648		TRAIL CAMERAS	42010	5200	119.99
			112-0190890-1575428		BACKUP BATTERY	42012	5200	213.99
			114-7134109-5853066		WALL HOOKS	42171	5200	3.88
			114-3582111-2629060		AC/DC ADAPTER CHARGING CORD	42171	5200	2.77
			9571469		AI FOR BUSINESS COURSE: CHATGPT & C	43105	5200	159.80
			3ETVJBJS-0012		AI SOFTWARE DEVELOPMENT	44030	5200	180.00
			114-0295033-0002609		MEASURING PITCHERS	42171	6102	59.59
			114-1921197-1299455		WEED SPRAY DYE	42171	6102	21.59
			114-7888102-0150613		DAUB-IT BOTTLES & RPLCMT APPLCTRS	42171	6102	34.97
			85421638Y2815662A		PESTICIDE LICENSE, RNWL WRKSH- L.	43105	6102	210.00
			MN026585		INSPECTION FOR MOLD	44020	9200	399.00
CHECK MAIN 3289(E) TOTAL FOR								18,987.27
10/15/2026	MAIN	208642*#	CINV26-012202	ANOKA COUNTY	BROADBAND CONN 0826	43250	3100	18.75
			CINV26-012202		BROADBAND CONN 0826	43250	3121	18.75
			CINV26-012202		BROADBAND CONN 0826	43250	5200	18.75
CHECK MAIN 208642 TOTAL FOR F								56.25
10/15/2026	MAIN	208644	CINV26-011790	ANOKA COUNTY TREASURER	1 APX MICROPHONE	42172	2100	95.76
10/15/2026	MAIN	208646*#	092826	ARVIG ENTERPRISES, INC	3086890 - INTERNET 0926	43250	1110	6.30
			092826		3086890 - INTERNET 0926	43250	1320	
			092826		3086890 - INTERNET 0926	43250	1510	

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Fund: 101 GENERAL									
			092826		3086890 - INTERNET 0926	43250	1940	1.10	
			092826		3086890 - INTERNET 0926	43250	2100	34.22	
			092826		3086890 - INTERNET 0926	43250	2200	31.76	
			092826		3086890 - INTERNET 0926	43250	3100	15.33	
			092826		3086890 - INTERNET 0926	43250	3121	4.93	
			092826		3086890 - INTERNET 0926	43250	5000	2.74	
			092826		3086890 - INTERNET 0926	43250	5129	8.76	
			092826		3086890 - INTERNET 0926	43250	5200	2.74	
				CHECK MAIN 208646 TOTAL FOR F					130.33
10/15/2026	MAIN	208647	383164	ASPEN MILLS, INC.	HANDCUFFS	42172	2100	77.85	
10/15/2026	MAIN	208651	29228	BLACK DIAMOND TINTING LLC	CERAMIC TINT	43050	2100	3,930.00	
10/15/2026	MAIN	208652#	281589	BREDEMUS HARDWARE COMPANY INC	INSTALL WOOD DOOR-PSB POLICE	44020	2100	2,190.00	
			282604		DOOR PULL-590 40TH AVE	42171	9200	117.00	
				CHECK MAIN 208652 TOTAL FOR F					2,307.00
10/15/2026	MAIN	208654	57347	BRP VETERINARY MINNESOTA	ANIMAL IMPOUND CASE #26227636	43050	2100	675.00	
10/15/2026	MAIN	208655	94846	BRUMMEL-CULVER/DILLION	HOTEL. MILES & MEALS 092926-100126	43105	5200	210.83	
			94846		HOTEL. MILES & MEALS 092926-100126	43310	5200	83.54	
			94846		HOTEL. MILES & MEALS 092926-100126	43310	5200	232.50	
				CHECK MAIN 208655 TOTAL FOR F					526.87
10/15/2026	MAIN	208656	00000948400	BUREAU OF CRIMINAL APPREHENS	CJDN ACCESS FEE 070126-063027	44030	2100	2,520.00	
10/15/2026	MAIN	208657	INV004789	CANVAS HEALTH INC	EMBEDDED MENTAL HEALTH SVCS 0926	43050	2100	11,416.67	
10/15/2026	MAIN	208659	4284064247	CINTAS INC	RUGS-CH 093026	44020	1940	64.00	
10/15/2026	MAIN	208660	765751	CITY WIDE WINDOW SERVICE INC	WINDOW CLEANING 0828-CH	44020	1940	110.00	
10/15/2026	MAIN	208661*#	283008788	COMCAST	091526 931107384	43250	1110	26.39	
			283008788		091526 931107384	43250	1320	26.39	
			071626		071626 8772105050412606	43250	1360	23.22	
			081626		081626 8772105050412606	43250	1360	23.22	
			091626		091626 8772105050412606	43250	1360	23.22	
			283008788		091526 931107384	43250	1360	10.33	
			283008788		091526 931107384	43250	1510	58.51	
			283008788		091526 931107384	43250	1940		
			283008788		091526 931107384	43250	2100		

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Fund: 101 GENERAL								
			283008788		091526 931107384	43250	2200	133.08
			283008788		091526 931107384	43250	3100	64.25
			283008788		091526 931107384	43250	3121	21.80
			283008788		091526 931107384	43250	5000	10.33
			283008788		091526 931107384	43250	5129	37.86
			283008788		091526 931107384	43250	5200	10.32
			CHECK MAIN 208661 TOTAL FOR F					619.21
10/15/2026	MAIN	208662	090326	COMCAST	090326 8772105050213657	43250	2100	13.94
10/15/2026	MAIN	208666	76654	DORGLASS INC	REPAIR WINDOW-CIRCLE TERRANCE BUILD	44000	5200	695.00
10/15/2026	MAIN	208673	43172920	HIRSHFIELD'S INC	TRAFFIC PAINT	42171	3170	751.60
10/15/2026	MAIN	208675	2023983	HOME DEPOT #2802	PVC PIPE	42171	5200	30.96
			23202		SILICONE CAULK	42171	5200	13.48
			8510603		KEYS	42171	5200	23.30
			CHECK MAIN 208675 TOTAL FOR F					67.74
10/15/2026	MAIN	208677	81781964378	LEO WEB PROTECT, INC.	WEB PROTECTION 0926	44030	2100	62.50
10/15/2026	MAIN	208680	3769	MARIE RIDGEWAY LICSW LLC	MANDATORY CHECK INS, THERAPY SESSIO	43050	2100	930.00
10/15/2026	MAIN	208681	17758	MARTIN-MCALLISTER INC	PUBLIC SAFETY ASSESSMENT S HUSSEIN,	43050	2100	1,300.00
10/15/2026	MAIN	208685*#	56120	MENARDS CASHWAY LUMBER-FRIDLERAGS,	SEALENT, SIDING, NAILS	42171	5200	55.17
10/15/2026	MAIN	208688	213601	MINNEAPOLIS SAW CO INC	SAW BAR, CHAIN	42171	6102	148.89
10/15/2026	MAIN	208691	0002137652	ON SITE SANITATION INC	SATELLITE RENT-KEYES	44100	5200	74.00
			0002137653		SATELLITE RENT-HUSET	44100	5200	146.00
			0002137654		SATELLITE RENT-MCKENNA	44100	5200	74.00
			0002137655		SATELLITE RENT-LABELLE	44100	5200	74.00
			0002137656		SATELLITE RENT-HUSET	44100	5200	74.00
			0002137657		SATELLITE RENT-SULLIVAN	44100	5200	380.00
			0002137658		SATELLITE RENT-GAUVITTE	44100	5200	74.00
			0002137659		SATELLITE RENT-PRESTEMON	44100	5200	74.00
			0002137662		SATELLITE RENT-RAMSDELL	44100	5200	74.00
			0002137663		SATELLITE RENT-RAMSDELL	44100	5200	146.00
			0002137660		SATELLITE RENT-SILVER LAKE	44100	5200	220.00
			0002137661		SATELLITE RENT-HUSET	44100	5200	200.00
			0002137664		SATELLITE RENT-LOMIANKI	44100	5200	74.00
			0002137666		SATELLITE RENT-OSTRANDER	44100	5200	74.00

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Fund: 101 GENERAL								
			0002148592		SATELLITE RENT-SILVER LAKE	44100	5200	(165.00)
			0002148594		SATELLITE RENT-RAMSDELL	44100	5200	(55.50)
			0002148593		SATELLITE RENT-HUSET	44100	5200	(165.00)
			CHECK MAIN 208691 TOTAL FOR F					1,392.50
10/15/2026	MAIN	208693	PFP3515	POO FREE PARKS	PET WASTE BAGS	42171	5200	579.96
10/15/2026	MAIN	208694*#	992930229	POPP.COM INC	092626- 10013121	20815	0000	(5.51)
			992927370		082626- 10013121	20815	0000	(5.51)
			992930229		092626- 10013121	43210	1110	3.78
			992927370		082626- 10013121	43210	1110	3.78
			992930229		092626- 10013121	43210	1320	12.54
			992927370		082626- 10013121	43210	1320	12.54
			992930229		092626- 10013121	43210	1510	24.35
			992927370		082626- 10013121	43210	1510	24.35
			992930229		092626- 10013121	43210	1940	15.51
			992927370		082626- 10013121	43210	1940	15.51
			992930229		092626- 10013121	43210	2100	62.69
			992927370		082626- 10013121	43210	2100	62.69
			992930229		092626- 10013121	43210	2200	20.59
			992927370		082626- 10013121	43210	2200	20.59
			992930229		092626- 10013121	43210	3100	42.17
			992927370		082626- 10013121	43210	3100	42.17
			992930229		092626- 10013121	43210	3121	3.97
			992927370		082626- 10013121	43210	3121	3.97
			992930229		092626- 10013121	43210	5000	27.70
			992931187		093026 - 10014233	43210	5000	40.52
			992927370		082626- 10013121	43210	5000	27.70
			992930229		092626- 10013121	43210	5129	0.99
			992931187		093026 - 10014233	43210	5129	40.52
			992927370		082626- 10013121	43210	5129	0.99
			992930229		092626- 10013121	43210	5200	0.98
			992927370		082626- 10013121	43210	5200	0.98
			992928104		083126-10010429	43210	9200	86.10
			CHECK MAIN 208694 TOTAL FOR F					586.66
10/15/2026	MAIN	208695*#	311733879	PREMIUM WATERS INC	093026 COOLER RENTAL	20815	0000	(0.30)
			311733878		093026 COOLER RENTAL	20815	0000	(0.30)
			311733877		093026 COOLER RENTAL	20815	0000	
			CHECK MAIN 208695 TOTAL FOR F					

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Fund: 101 GENERAL								
10/15/2026	MAIN	208697	3420325-00	REINDERS INC	LAWN SEED, PESTICIDE	42160	5200	2,240.00
			3420325-00		LAWN SEED, PESTICIDE	42161	5200	288.09
				CHECK MAIN 208697 TOTAL FOR F				2,528.09
10/15/2026	MAIN	208698	35766	RIES FARMS LLC	YARD WASTE/COMPOST DISPOSAL	44300	3121	48.60
10/15/2026	MAIN	208700*#	4607616818	SCHINDLER ELEVATOR CORP INC	PREVENT MAINT 0926-590 40TH AVE	44020	9200	86.72
10/15/2026	MAIN	208701	83029217870926	SHERWIN WILLIAMS	PAINT	42171	5200	25.00
			49646217080926		PAINT	42171	5200	52.45
			20117124220926		PAINT	42171	5200	63.94
				CHECK MAIN 208701 TOTAL FOR F				141.39
10/15/2026	MAIN	208703	171375167-001	SITEONE LANDSCAPE SUUPPLY HLDG PLANTS		42171	5200	374.04
10/15/2026	MAIN	208705	904345940	STATE INDUSTRIAL PRODUCTS	WASP & HORNET SPRAY	42161	5200	1,528.20
10/15/2026	MAIN	208707	I1850685	STREICHER'S GUN'S INC/DON	TEST KITS	42171	2100	254.90
			I1850835		METHAMPHETAMINE TEST KITS	42171	2100	289.90
			I1850705		THIGH POUCH , NAMEPLATE	42172	2100	107.98
			I1850261		UNIFORMS	42172	2100	1,939.78
			I1850230		TRAUMA PLATE, CARRIER, PANEL SET	42172	2100	930.00
			I1850230		TRAUMA PLATE, CARRIER, PANEL SET	42173	2100	1,449.00
				CHECK MAIN 208707 TOTAL FOR F				4,971.56
10/15/2026	MAIN	208710	1123675	TRIO SUPPLY COMPANY INC	TOWELS, BOWL CLEANER, WAX BAGS, TP	42171	1940	195.13
10/15/2026	MAIN	208714*#	6153446388	VERIZON WIRELESS	091426 442735411-00001	43211	1320	113.08
			6153446388		091426 442735411-00001	43211	2100	3,833.46
			6153446388		091426 442735411-00001	43211	2200	774.34
			6153446388		091426 442735411-00001	43211	3100	171.16
			6153446388		091426 442735411-00001	43211	3121	131.93
			6153446388		091426 442735411-00001	43211	5000	37.69
			6153446388		091426 442735411-00001	43211	5200	207.32
			6153446388		091426 442735411-00001	43211	6102	37.69
				CHECK MAIN 208714 TOTAL FOR F				5,306.67
10/15/2026	MAIN	208718*#	1318380423	XCEL ENERGY (N S P)	100726 51-4350334-8	43810	5129	7

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Fund: 101 GENERAL								
10/15/2026	MAIN	3275 (A)	19033321	ALLIED UNIVERSAL SECURITY SER	SECURITY JPM 092626-092726	43050	5129	200.00
10/15/2026	MAIN	3277 (A) *#	0111666600	BELLBOY BAR SUPPLY	092326 BAGS,INV,SIGNS,TOWELS	20815	0000	(4.71)
10/15/2026	MAIN	3283 (A) *#	MN-1631966	FIRST CHOICE COFFEE SERVICE	COFFEE SUPPLIES & FILTER EXCHANGE	144000	1940	372.63
			MN-1631966		COFFEE SUPPLIES & FILTER EXCHANGE	144000	1940	279.80
			MN-1658610		EQUIPMENT RENTAL 1026	44100	1940	315.00
			MN-1631967		COFFEE SUPPLIES 100526	42175	2100	242.83
			MN-1631967		COFFEE SUPPLIES 100526	42175	2200	242.84
CHECK MAIN 3283 (A) TOTAL FOR								1,453.10
Total for fund 101 GENERAL								293,997.84

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Fund: 201 PLANNING & INSPECTIONS								
10/08/2026	MAIN	208618*#	3798317	KUTAK ROCK LLP	INTERIM CITY ATTORNEY ADVICE 0726	43050	2400	1,188.00
10/08/2026	MAIN	3289(E)*#	112-2676238-0338621	WELLS FARGO CREDIT CARD	WIRELESS HEADSETS	42011	2400	253.98
			114-7758844-9891417		DELL KEYBOARDS	42011	2400	159.98
			114-1059241-2160269		LAPTOP DOCKS	42011	2400	335.98
			090426		YEARLY SUBSCRIPTION	44330	2400	49.00
				CHECK MAIN 3289(E) TOTAL FOR				798.94
10/15/2026	MAIN	208646*#	092826	ARVIG ENTERPRISES, INC	3086890 - INTERNET 0926	43250	2400	2.74
10/15/2026	MAIN	208661*#	283008788	COMCAST	091526 931107384	43250	2400	10.33
10/15/2026	MAIN	208694*#	992930229	POPP.COM INC	092626- 10013121	43210	2400	18.74
			992927370		082626- 10013121	43210	2400	18.74
				CHECK MAIN 208694 TOTAL FOR F				37.48
10/15/2026	MAIN	208714*#	6153446388	VERIZON WIRELESS	091426 442735411-00001	43211	2400	197.64
					Total for fund 201 PLANNING & INSPECTIONS			2,235.13

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Fund: 204 EDA ADMINISTRATION								
10/08/2026	MAIN	208618*#	3814866 3814872	KUTAK ROCK LLP	TC HABITAT FOR HUMANITY 4510 TAYLOR ALATUS TIF SPECIAL LEGISLATION 082643050	43050 43050	6314 6314	1,807.50 27.50
CHECK MAIN 208618 TOTAL FOR F								1,835.00
10/08/2026	MAIN	3289(E)*#	112-3059552-6487453 15567300833 22560	WELLS FARGO CREDIT CARD	SURGAR, TEA, PEN HOLDER, SYRUP PUMP FROM PVMNT TO PLAZA CONF E.VOIGHT MICACH ANDERSON NAMEPLATE FOR EDA	42000 43105 44380	6314 6314 6314	10.78 28.52 29.95
CHECK MAIN 3289(E) TOTAL FOR								69.25
10/15/2026	MAIN	208646*#	092826	ARVIG ENTERPRISES, INC	3086890 - INTERNET 0926	43250	6314	6.30
10/15/2026	MAIN	208661*#	283008788	COMCAST	091526 931107384	43250	6314	26.39
10/15/2026	MAIN	208694*#	992930229 992930229 992927370 992927370	POPP.COM INC	092626- 10013121 092626- 10013121 082626- 10013121 082626- 10013121	43210 43210 43210 43210	6314 6314 6314 6314	18.75 24.44 18.75 24.44
CHECK MAIN 208694 TOTAL FOR F								86.38
10/15/2026	MAIN	208717	100226	VOIGHT/EMILIE	PARKING APA TRAINING 100226	43105	6314	13.08
Total for fund 204 EDA ADMINISTRATION								2,036.40

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 225 CABLE TELEVISION								
10/08/2026	MAIN	3289(E)*#	113-3651710-0040244	WELLS FARGO CREDIT CARD	CAMERA MICROPHONES	42010	9844	172.45
10/15/2026	MAIN	208646*#	092826	ARVIG ENTERPRISES, INC	3086890 - INTERNET 0926	43250	9844	2.74
10/15/2026	MAIN	208661*#	283008788	COMCAST	091526 931107384	43250	9844	10.32
Total for fund 225 CABLE TELEVISION								185.51

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 228 DOWNTOWN PARKING								
10/15/2026	MAIN	208699	IN26090365	RTD POWER WASHING, INC	SWEEPING - VAN BUREN RAMP	44000	6317	1,155.00
Total for fund 228 DOWNTOWN PARKING								1,155.00

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 240 LIBRARY								
10/08/2026	MAIN	3289(E)*#	113-3756791-4713051	WELLS FARGO CREDIT CARD	STRING FLAGS,BIKE LOCKS	42170	5500	6.95
			114-2409537-8844255		BRACELETS,KEYCHAINS,PARACORD	42170	5500	36.78
			114-5383940-2179402		LETTER BEADS	42170	5500	9.99
			113-3756791-4713051		STRING FLAGS,BIKE LOCKS	42171	5500	27.18
			113-4668279-8904251		FOLGERS SINGLES	42175	5500	8.65
			7391		THE ART OF LUIS FITCH ARTBOOK	42180	5500	29.95
			112-0960011-8853810		BOOK ORDER	42180	5500	11.66
			CHECK MAIN 3289(E) TOTAL FOR					
10/15/2026	MAIN	208646*#	092826	ARVIG ENTERPRISES, INC	3086890 - INTERNET 0926	43250	5500	52.02
10/15/2026	MAIN	208661*#	283008788	COMCAST	091526 931107384	43250	5500	219.12
10/15/2026	MAIN	208718*#	1318442300	XCEL ENERGY (N S P)	100726 51-0011136455-0	43810	5500	1,125.74
Total for fund 240 LIBRARY								1,528.04

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 408 EDA REDEVELOPMENT PROJECT FD								
10/08/2026	MAIN	208616	09252026	GOLDEN NUTS, LLC	FACADE IMPROVEMENT GRANT 2026	44600	6411	5,000.00
10/15/2026	MAIN	208643	363024230042	ANOKA COUNTY PROPERTY RECORDS	4217 CENTRAL AVE 2ND HALF	45110	6414	1,567.40
Total for fund 408 EDA REDEVELOPMENT PROJECT FI								6,567.40

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 415 CAPITAL IMPRVMT - PIR PROJ								
10/08/2026	MAIN	208596	918	ARISE OUTDOOR SERVICES LLC	LONG GRASS/WEED REMOVAL 4136 6TH ST	44000	6450	160.00
10/15/2026	MAIN	208640	19387889	1-800-GOT-JUNK?	JUNK REMOVAL 4505 WASHINGTON ST NE	44000	6450	2,993.00
			19568284		JUNK REMOVAL 4641/43 4TH ST NE	44000	6450	791.14
CHECK MAIN 208640 TOTAL FOR F								3,784.14
10/15/2026	MAIN	208645	916	ARISE OUTDOOR SERVICES LLC	LONG GRASS/WEED REMOVAL 1025 45TH A	44000	6450	160.00
			930		LONG GRASS/WEED REMOVAL 3815 2 1/2	44000	6450	160.00
			927		LONG GRASS/WEED REMOVAL 4400 CENTRA	44000	6450	400.00
			928		BUSH OVERGROWTH 4858 6TH ST NE	44000	6450	400.00
			929		LONG GRASS/WEED REMOVAL 3900 CENTRA	44000	6450	160.00
CHECK MAIN 208645 TOTAL FOR F								1,280.00
Total for fund 415 CAPITAL IMPRVMT - PIR PROJ								5,224.14

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Fund: 601 WATER UTILITY								
10/08/2026	MAIN	208593*#	1091	A.J. HEDBLUMS CONCRETE LLC	CONCRETE CURB REPAIR	44000	9600	2,040.00
10/08/2026	MAIN	208609	P23493	EJ EQUIPMENT INC	6" STEEL WHEEL	42171	9600	497.29
10/08/2026	MAIN	208639*#	1315972858	XCEL ENERGY (N S P)	092526 51-0012949181-3	43810	9600	1,240.40
			1315972858		092526 51-0012949181-3	43810	9600	(122.55)
			1315972858		092526 51-0012949181-3	43810	9600	(26.10)
CHECK MAIN 208639 TOTAL FOR F								1,091.75
10/08/2026	MAIN	3289 (E) *#	114-9094898-0689846	WELLS FARGO CREDIT CARD	PENS	42000	9600	7.60
			114-5925885-8595457		TONER	42000	9600	13.55
			114-6738888-1698648		TRAIL CAMERAS	42010	9600	119.99
			2159406		VEEDER ROOT - COUNTER	42010	9600	281.32
			15273		BEN LUND BUSINESS CARDS	42171	9600	18.50
			114-7134109-5853066		WALL HOOKS	42171	9600	3.88
			114-3582111-2629060		AC/DC ADAPTER CHARGING CORD	42171	9600	2.77
			114-4774033-9873844		CHEST WADERS	42173	9600	124.49
			9571469		AI FOR BUSINESS COURSE: CHATGPT & C	43105	9600	159.80
			200007721		2026 FALL CONFERENCE - D. ZEHA VI	43105	9600	32.00
			69ACA837-0040		1 USER PRO-RATED	44030	9600	7.78
			1771-4152		CORE USAGE RNAPPO-00015	44030	9600	6.62
CHECK MAIN 3289 (E) TOTAL FOR								778.30
10/15/2026	MAIN	208642*#	CINV26-012202	ANOKA COUNTY	BROADBAND CONN 0826	43250	9600	18.75
			CINV26-012202		BROADBAND CONN 0826	43250	9690	56.25
CHECK MAIN 208642 TOTAL FOR F								75.00
10/15/2026	MAIN	208646*#	092826	ARVIG ENTERPRISES, INC	3086890 - INTERNET 0926	43250	9600	2.74
10/15/2026	MAIN	208648*	2373078570011003202	AT&T MOBILITY II, LLC	092526 287307857001	43211	9600	12.00
10/15/2026	MAIN	208649	6328/6	BEISSWENGER'S HARDWARE	V-BELTS	42171	9600	15.18
10/15/2026	MAIN	208661*#	283008788	COMCAST	091526 931107384	43250	9600	10.32
10/15/2026	MAIN	208665	5712849	DISCOUNT STEEL INC	BASE PLATES, ROLL STEEL, THREADED R	42171	9600	103.30
10/15/2026	MAIN	208667	0573407	FERGUSON WATERWORKS INC	RPZ PREVENTERS	42171	9600	2,4

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount		
Fund: 601 WATER UTILITY										
10/15/2026	MAIN	208670*	6090311	GOPHER STATE ONE CALL INC	CALL OUT TICKETS	43050	9600	147.60		
10/15/2026	MAIN	208682	025623A	MCCLELLAN SALES INC	GLOVES	42173	9600	222.46		
10/15/2026	MAIN	208685*#	55998	MENARDS CASHWAY LUMBER-FRIDLECOUPLINGS, STEEL BRUSHES		42171	9600	26.35		
10/15/2026	MAIN	208687	100626	MINNEAPOLIS FINANCE DEPT.	WATER PURCHASE 0926	42990	9400	177,208.94		
			100626		WATER PURCHASE 0926	42990	9400	292.56		
			100626		WATER PURCHASE 0926	42990	9400	(11,349.51)		
			CHECK MAIN 208687 TOTAL FOR F						166,151.99	
10/15/2026	MAIN	208694*#	992930229	POPP.COM INC	092626- 10013121	43210	9600	3.26		
			992927370		082626- 10013121	43210	9600	3.26		
			CHECK MAIN 208694 TOTAL FOR F						6.52	
10/15/2026	MAIN	208708*	222295148-2	T-MOBILE INC	082026 - 222295148	43250	9600	3.41		
10/15/2026	MAIN	208709*	222295148-3	T-MOBILE INC	092026 - 222295148	43250	9600	6.09		
10/15/2026	MAIN	208711	26298	TWIN CITY WATER CLINIC INC	COLIFORM TESTING 0926	43050	9600	275.00		
10/15/2026	MAIN	208714*#	6153446388	VERIZON WIRELESS	091426 442735411-00001	43211	9600	247.56		
Total for fund 601 WATER UTILITY								174,155.30		

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 602 SEWER UTILITY								
10/08/2026	MAIN	3271 (A)	0001211812	METROPOLITAN COUNCIL WASTEWAT	OCTOBER 2026 WASTEWATER	42900	9480	136,410.38
10/08/2026	MAIN	3289 (E) *#	114-9094898-0689846	WELLS FARGO CREDIT CARD	PENS	42000	9600	7.60
			114-5925885-8595457		TONER	42000	9600	13.56
			114-6738888-1698648		TRAIL CAMERAS	42010	9600	119.99
			15273		BEN LUND BUSINESS CARDS	42171	9600	18.50
			114-7134109-5853066		WALL HOOKS	42171	9600	3.88
			114-3582111-2629060		AC/DC ADAPTER CHARGING CORD	42171	9600	2.77
			114-4774033-9873844		CHEST WADERS	42173	9600	124.49
			9571469		AI FOR BUSINESS COURSE: CHATGPT & C	43105	9600	159.80
			200007721		2026 FALL CONFERENCE - D. ZEHA VI	43105	9600	32.00
			69ACA837-0040		1 USER PRO-RATED	44030	9600	7.78
			1771-4152		CORE USAGE RNAPPO-00015	44030	9600	6.61
			CHECK MAIN 3289 (E) TOTAL FOR					496.98
10/15/2026	MAIN	208642*#	CINV26-012202	ANOKA COUNTY	BROADBAND CONN 0826	43250	9600	18.75
			CINV26-012202		BROADBAND CONN 0826	43250	9690	56.25
			CHECK MAIN 208642 TOTAL FOR F					75.00
10/15/2026	MAIN	208646*#	092826	ARVIG ENTERPRISES, INC	3086890 - INTERNET 0926	43250	9600	2.74
10/15/2026	MAIN	208648*	2373078570011003202	AT&T MOBILITY II, LLC	092526 287307857001	43211	9600	12.00
10/15/2026	MAIN	208661*#	283008788	COMCAST	091526 931107384	43250	9600	10.32
10/15/2026	MAIN	208670*	6090311	GOPHER STATE ONE CALL INC	CALL OUT TICKETS	43050	9600	147.60
10/15/2026	MAIN	208708*	222295148-2	T-MOBILE INC	082026 - 222295148	43250	9600	3.40
10/15/2026	MAIN	208709*	222295148-3	T-MOBILE INC	092026 - 222295148	43250	9600	6.09
10/15/2026	MAIN	208714*#	6153446388	VERIZON WIRELESS	091426 442735411-00001	43211	9600	247.56
10/15/2026	MAIN	3285 (A)	0001213170	METROPOLITAN COUNCIL WASTEWAT	NOVEMBER 2026 WASTEWATER	42900	9480	136,410.38
Total for fund 602 SEWER UTILITY								273,822.45

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Fund: 603 REFUSE FUND								
10/08/2026	MAIN	208610	1813	EMERGE ENTERPRISES	PLASTIC RECYCLING 0826	42920	9530	628.00
10/08/2026	MAIN	3289(E)*#	MC24292655	WELLS FARGO CREDIT CARD	REFUSE MONTHLY - SEP 26	44030	9530	26.50
10/15/2026	MAIN	208685*#	55689	MENARDS CASHWAY LUMBER-FRIDLE	ORGANIC BUCKETS	42171	9530	194.90
10/15/2026	MAIN	208702#	BP020-2026	SHOREVIEW HUNKS LLC	BULK PICKUP 091426-092526	42910	9510	2,535.00
			BP020-2026		BULK PICKUP 091426-092526	42920	9510	2,322.00
			YW025-2026		YARD WASTE PICKUP 092126-092526	42930	9510	10,424.13
			YW026-2026		YARD WASTE PICKUP 092826-100226	42930	9510	12,633.57
			BP020-2026		BULK PICKUP 091426-092526	43050	9540	188.00
CHECK MAIN 208702 TOTAL FOR F								28,102.70
10/15/2026	MAIN	208714*#	6153446388	VERIZON WIRELESS	091426 442735411-00001	43211	9520	18.85
			6153446388		091426 442735411-00001	43211	9530	18.85
CHECK MAIN 208714 TOTAL FOR F								37.70
10/15/2026	MAIN	3279(A)	INV2389	BETTER FUTURES MN	ORGANICS 0926	42930	9510	7,358.38
Total for fund 603 REFUSE FUND								36,348.18

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Fund: 604 STORM SEWER UTILITY								
10/08/2026	MAIN	3289(E)*#	200007721	WELLS FARGO CREDIT CARD	2026 FALL CONFERENCE - D. ZEHAVI	43105	9600	32.00
10/15/2026	MAIN	208648*	2373078570011003202	AT&T MOBILITY II, LLC	092526 287307857001	43211	9600	12.01
10/15/2026	MAIN	208670*	6090311	GOPHER STATE ONE CALL INC	CALL OUT TICKETS	43050	9600	147.60
10/15/2026	MAIN	208714*#	6153446388	VERIZON WIRELESS	091426 442735411-00001	43211	9600	37.69
Total for fund 604 STORM SEWER UTILITY								229.30

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Fund: 701 CENTRAL GARAGE								
10/08/2026	MAIN	208602*#	4283112906	CINTAS INC	UNIFORM RENTAL 092126	42172	9950	51.10
10/08/2026	MAIN	208612	9-728-50823	FEDERAL EXPRESS	LATE FEE	44300	9950	5.60
10/08/2026	MAIN	208613	137948238	FLEETPRIDE INC	PIGGYBACK KIT	14120	0000	125.98
			137938329		FILTERS	14120	0000	67.88
			137938328		FILTERS	14120	0000	67.88
CHECK MAIN 208613 TOTAL FOR F								261.74
10/08/2026	MAIN	208620	72IA314164	MAGNACHARGE BATTERY USA	12 VOLT BATTERIES	14120	0000	374.44
10/08/2026	MAIN	3273 (A)	2320024815	POMP'S TIRE SERVICE INC	TIRES	14120	0000	862.10
10/08/2026	MAIN	3289 (E) *#	000519481	WELLS FARGO CREDIT CARD	REPAIR KIT AND BELT #0233	14120	0000	418.90
			114-9094898-0689846		PENS	42000	9950	7.60
			114-5925885-8595457		TONER	42000	9950	54.21
			114-6738888-1698648		TRAIL CAMERAS	42010	9950	119.99
			114-7134109-5853066		WALL HOOKS	42171	9950	3.88
			114-3582111-2629060		AC/DC ADAPTER CHARGING CORD	42171	9950	2.77
			9571469		AI FOR BUSINESS COURSE: CHATGPT & C	43105	9950	159.80
			AXNV4IPO-0002		DATA PLAN FOR CAMER'S AUG-SEPT26	44330	9950	5.00
			AXNV4IPO-0001		1GB DATA PLAN AUG-SEPT 26	44330	9950	22.99
CHECK MAIN 3289 (E) TOTAL FOR								795.14
10/15/2026	MAIN	208642*#	CINV26-012202	ANOKA COUNTY	BROADBAND CONN 0826	43250	9950	18.75
10/15/2026	MAIN	208646*#	092826	ARVIG ENTERPRISES, INC	3086890 - INTERNET 0926	43250	9950	2.74
10/15/2026	MAIN	208661*#	283008788	COMCAST	091526 931107384	43250	9950	10.32
10/15/2026	MAIN	208668	138070899	FLEETPRIDE INC	T BOLT CLAMP	14120	0000	36.36
10/15/2026	MAIN	208686	963306	MIDWAY FORD	DEFLECTOR	14120	0000	248.47
			963333		SHIELDS	14120	0000	170.73
			963385		MOLDING	14120	0000	161.35
			963582		LAMP ASSY	14120	0000	200.02
CHECK MAIN 208686 TOTAL FOR F								780.57

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 701 CENTRAL GARAGE								
10/15/2026	MAIN	208694*#	992930229	POPP.COM INC	092626- 10013121	43210	9950	2.12
			992927370		082626- 10013121	43210	9950	2.12
			CHECK MAIN 208694 TOTAL FOR F					4.24
10/15/2026	MAIN	208714*#	6153446388	VERIZON WIRELESS	091426 442735411-00001	43211	9950	37.69
10/15/2026	MAIN	3283 (A) *#	MN-1643622	FIRST CHOICE COFFEE SERVICE	COFFEE SUPPLIES 1026 -PW	42175	9950	189.55
				Total for fund 701 CENTRAL GARAGE				3,430.34

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 705 FACILITIES MAINTENANCE								
10/15/2026	MAIN	208714*#	6153446388	VERIZON WIRELESS	091426 442735411-00001	43211	9970	37.69
Total for fund 705 FACILITIES MAINTENANCE								37.69

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 720 INFORMATION TECHNOLOGY								
10/08/2026	MAIN	3289(E)*#	114-7855674-5645842	WELLS FARGO CREDIT CARD	PICTURE FRAMES	42000	9980	35.94
			27-15019-82186		REPLACEMENT HARD DRIVE	42010	9980	489.95
			25-15032-19745		GPU FOR LLM SEVER	42010	9980	2,149.00
			11-15099-62845		POWER CABLE	42010	9980	49.00
			329343		PCI RISER	42010	9980	250.90
			SF158282350		PCI RISER AND POWER CABLE	42010	9980	290.74
			SF158282350		PCI RISER AND POWER CABLE REFUND	42010	9980	(290.74)
			112-8205160-7462630		USB-C ETHERNET ADAPTERS	42011	9980	18.98
			24-15082-56878		GPS ANTENNAS	42012	9980	59.06
			69ACA837-0028		CHATGPT SUBSC 0823-092326	44030	9980	150.00
			69ACA837-0034		API USAGE CREDITS	44030	9980	20.00
			3ETVJBJS-0013		DOMAIN FOR APPLICATION HOSTING	44030	9980	9.99
			3ETVJBJS-0014		AI SOFTWARE DEVELOPMENT	44030	9980	50.00
			VVOHON-00008		CLOUD DATABASE HOSTING	44030	9980	25.00
				CHECK MAIN 3289(E) TOTAL FOR				3,307.82
10/15/2026	MAIN	208646*#	092826	ARVIG ENTERPRISES, INC	3086890 - INTERNET 0926	43250	9980	4.41
			092826		3086890 - INTERNET 0926	43250	9980	34.50
				CHECK MAIN 208646 TOTAL FOR F				38.91
10/15/2026	MAIN	208661*#	283008788	COMCAST	091526 931107384	43250	9980	144.55
10/15/2026	MAIN	208694*#	992930229	POPP.COM INC	092626- 10013121	43210	9980	4.64
			992927370		082626- 10013121	43210	9980	4.64
				CHECK MAIN 208694 TOTAL FOR F				9.28
10/15/2026	MAIN	208714*#	6153446388	VERIZON WIRELESS	091426 442735411-00001	43211	9980	63.17
				Total for fund 720 INFORMATION TECHNOLOGY				3,563.73

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 881 CONTRIBUTED PROJECTS-REC								
10/08/2026	MAIN	3289(E)*#	112-0750278-5006608	WELLS FARGO CREDIT CARD	SOCCER BALLS, EQUIPMENT BAG	42170	5050	281.30
Total for fund 881 CONTRIBUTED PROJECTS-REC								281.30

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 883 CONTRIBUTED PROJECTS-OTHER								
10/08/2026	MAIN	3289(E)*#	1032264283	WELLS FARGO CREDIT CARD	PLAY SPACE TOYS/SUPPLIES	42010	5500	625.63
			114-6914137-4362615		STRECHY PLAY BANDS	42170	5500	92.50
				CHECK MAIN 3289(E) TOTAL FOR				718.13
					Total for fund 883 CONTRIBUTED PROJECTS-OTHER			718.13

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 884 INSURANCE								
10/08/2026	MAIN	208626*#	0002130938	ON SITE SANITATION INC	BURNT SATELLITE- Huset	44342	5200	750.00
10/08/2026	MAIN	208631	100126	ROSS NESBIT AGENCIES, INC	INSURANCE SERVICE 1026	15510	0000	1,000.00
					Total for fund 884 INSURANCE			1,750.00
TOTAL - ALL FUNDS								1,071,912.90

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

For Check Dates 09/19/2026 to 10/02/2026

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Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
10/02/2026	PR	101377	MN CHILD SUPPORT PAYMENT CENTE	286.57	286.57	0.00	Open
10/02/2026	PR	101378	LELS 311,342 & 596	1,971.00	1,971.00	0.00	Open
10/02/2026	PR	EFT2005	MSRS MNDP PLAN	970.84	970.84	0.00	Open
10/02/2026	PR	EFT2006	COL HTS LOCAL 1216	100.00	100.00	0.00	Open
10/02/2026	PR	EFT2007	COLHTS FIREFIGHTER ASSN	90.00	90.00	0.00	Open
10/02/2026	PR	EFT2008	HSA BANK	9,618.12	9,618.12	0.00	Open
10/02/2026	PR	EFT2009	PMA UNION DUES	90.00	90.00	0.00	Open
10/02/2026	PR	EFT2010	COL HGTS POLICE ASSN	166.00	166.00	0.00	Open
10/02/2026	PR	EFT2011	IRS	110,597.27	110,597.27	0.00	Open
10/02/2026	PR	EFT2012	MISSION SQUARE 401 (ROTH)	1,955.73	1,955.73	0.00	Open
10/02/2026	PR	EFT2013	MISSION SQUARE 457 (B)	20,567.15	20,567.15	0.00	Open
10/02/2026	PR	EFT2014	MISSION SQUARE RHS	1,230.87	1,230.87	0.00	Open
10/02/2026	PR	EFT2015	PERA 397400	101,840.80	101,840.80	0.00	Open
10/02/2026	PR	EFT2016	STATE OF MN TAX	22,989.91	22,989.91	0.00	Open
Totals:			Number of Checks: 014	272,474.26	272,474.26	0.00	
Total Physical Checks:			2				
Total Check Stubs:			12				

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Fund: 609 LIQUOR								
10/08/2026	MAIN	208600*#	7635722695	CENTURYLINK	092826 7635722695	43210	9791	68.95
10/08/2026	MAIN	208606#	02-60573	CRYSTAL SPRINGS ICE LLC	092426 INV	14500	0000	187.12
			02-605575		091426 INV	14500	0000	394.88
			02-605672		092426 INV	14500	0000	65.54
			02-60573		092426 INV	42199	9791	9.00
			02-605575		091426 INV	42199	9791	6.00
			02-605672		092426 INV	42199	9793	9.00
			CHECK MAIN 208606 TOTAL FOR F					671.54
10/08/2026	MAIN	208615	ORD-30561	GLOBAL RESERVE LLC	092226 INV	14500	0000	398.00
10/08/2026	MAIN	208622	IN-47572	MEGA BEER LLC	092326 INV	14500	0000	192.50
10/08/2026	MAIN	208627#	305437	PAUSTIS & SONS WINE COMPANY	092426 INV	14500	0000	860.00
			305437		092426 INV	42199	9791	21.00
			CHECK MAIN 208627 TOTAL FOR F					881.00
10/08/2026	MAIN	208628	311718302	PREMIUM WATERS INC	092226 INV	42171	9793	9.54
10/08/2026	MAIN	208629	W-132184	PRYES BREWING COMPANY LLC	092226 INV	14500	0000	532.50
			W-132188		092226 INV	14500	0000	112.00
			CHECK MAIN 208629 TOTAL FOR F					644.50
10/08/2026	MAIN	208635	13891	VENN BREWING COMPANY	092226 INV	14500	0000	267.00
10/08/2026	MAIN	208636	S-INV104718	VER-TECH INC	BALESTRAPPING	42171	9791	144.00
			S-INV104718		BALESTRAPPING	42199	9791	24.38
			CHECK MAIN 208636 TOTAL FOR F					168.38
10/08/2026	MAIN	208637#	0401919-IN	VINOCOPIA INC	092326 INV	14500	0000	882.00
			0401919-IN		092326 INV	42199	9791	14.00
			CHECK MAIN 208637 TOTAL FOR F					896.00
10/08/2026	MAIN	3264 (A)	3889999	ARTISAN BEER COMPANY	091826 INV	14500	0000	36.90
			3890000		091826 INV	14500	0000	132.50
			3889998		091826 INV	14500	0000	2,
			462186		091826 INV	14500	0000	(109)

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Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			462281		092126 INV	14500	0000	(219.40)
			462152		091826 INV	14500	0000	(65.00)
			CHECK MAIN 3264 (A) TOTAL FOR					1,972.10
10/08/2026	MAIN	3265 (A) #	0111666900	BELLBOY BAR SUPPLY	092326 INV,BAGS	14500	0000	126.23
			0111666900		092326 INV,BAGS	42171	9791	236.26
			CHECK MAIN 3265 (A) TOTAL FOR					362.49
10/08/2026	MAIN	3266 (A) #	0212692800	BELLBOY CORPORATION	092326 INV	14500	0000	2,495.30
			0212692800		092326 INV	42199	9791	22.00
			CHECK MAIN 3266 (A) TOTAL FOR					2,517.30
10/08/2026	MAIN	3267 (A)	128966068	BREAKTHRU BEVERAGE MN BEER LL	092326 INV 700297717	14500	0000	520.50
			128966070		092326 INV 700297717	14500	0000	332.25
			128862432		091626 INV 700297717	14500	0000	11,999.70
			128862433		091626 INV 700297717	14500	0000	425.20
			128862434		091626 INV 700297717	14500	0000	266.00
			128444193		081926 INV 700297717	14500	0000	15,191.85
			415262886		091726 INV 0700297717	14500	0000	(112.00)
			415238050		091026 INV 0700297717	14500	0000	(136.00)
			414673641		041326 INV 0700297717	14500	0000	(21.74)
			CHECK MAIN 3267 (A) TOTAL FOR					28,465.76
10/08/2026	MAIN	3268 (A) #	128810863	BREAKTHRU BEVERAGE MN W&S LLC	091126 INV 0700297736	14500	0000	1,437.53
			128810862		091126 INV 0700297736	14500	0000	1,955.85
			128810861		091126 INV 0700297736	14500	0000	324.80
			128392572		081426 INV 0700297736	14500	0000	135.00
			128392573		081426 INV 0700297736	14500	0000	688.00
			128392574		081426 INV 0700297782	14500	0000	1,417.50
			128392568		081426 INV 0700297717	14500	0000	72.00
			128392569		081426 INV 0700297717	14500	0000	337.79
			128392570		081426 INV 0700297717	14500	0000	1,984.00
			128392571		081426 INV 0700297717	14500	0000	192.00
			128914645		091826 INV 0700297782	14500	0000	1,669.90
			128392568		081426 INV 0700297717	42199	9791	1.15
			128392569		081426 INV 0700297717	42199	9791	5.75
			128392570		081426 INV 0700297717	42199	9791	
			128392571		081426 INV 0700297717	42199	9791	

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Fund: 609 LIQUOR								
			128810863		091126 INV 0700297736	42199	9792	14.95
			128810862		091126 INV 0700297736	42199	9792	40.25
			128810861		091126 INV 0700297736	42199	9792	9.20
			128392572		081426 INV 0700297736	42199	9792	1.15
			128392573		081426 INV 0700297736	42199	9792	10.35
			128392574		081426 INV 0700297782	42199	9793	14.95
			128914645		091826 INV 0700297782	42199	9793	18.40
			CHECK MAIN 3268(A) TOTAL FOR					10,359.27
10/08/2026	MAIN	3269 (A)	3349938	CAPITOL BEVERAGE SALES LP	092126 INV	14500	0000	6,396.00
10/08/2026	MAIN	3270 (A) #	1146172	JOHNSON BROTHERS LIQUOR CO.	092326 INV	14500	0000	144.00
			1146177		092326 INV	14500	0000	80.00
			1146182		092326 INV	14500	0000	728.70
			1146181		092326 INV	14500	0000	131.76
			1146179		092326 INV	14500	0000	430.32
			1146180		092326 INV	14500	0000	567.00
			1146178		092326 INV	14500	0000	116.00
			1146176		092326 INV	14500	0000	1,090.92
			1146173		092326 INV	14500	0000	648.20
			1147373		092426 INV	14500	0000	114.00
			1146172		092326 INV	42199	9791	1.47
			1146177		092326 INV	42199	9791	1.47
			1146182		092326 INV	42199	9791	5.88
			1146181		092326 INV	42199	9791	1.47
			1146179		092326 INV	42199	9791	4.41
			1146180		092326 INV	42199	9791	5.88
			1146178		092326 INV	42199	9791	2.94
			1146176		092326 INV	42199	9791	15.44
			1146173		092326 INV	42199	9791	13.97
			1147373		092426 INV	42199	9791	10.50
			CHECK MAIN 3270(A) TOTAL FOR					4,114.33
10/08/2026	MAIN	3272 (A) #	7580700	OXFORD STREET MECHANIS	092326 INV	14500	0000	316.50
			7580700		092326 INV	42199	9791	2.94
			CHECK MAIN 3272(A) TOTAL FOR					319.44
10/08/2026	MAIN	3274 (A) #	2794688	SOUTHERN GLAZER'S	082026 INV	14500	0000	1,
			2799995		090326 INV	14500	0000	111

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Fund: 609 LIQUOR								
			2805179		091726 INV	14500	0000	1,099.76
			2807728		092426 INV	14500	0000	674.70
			2807727		092426 INV	14500	0000	119.60
			2807724		092426 INV	14500	0000	180.00
			2807729		092426 INV	14500	0000	100.68
			2807726		092426 INV	14500	0000	501.00
			2807725		092426 INV	14500	0000	512.68
			2807723		092426 INV	14500	0000	126.00
			2807722		092426 INV	14500	0000	608.00
			2807719		092426 INV	14500	0000	692.90
			2807718		092426 INV	14500	0000	485.64
			2807717		092426 INV	14500	0000	121.05
			2807716		092426 INV	14500	0000	45.00
			9715098		090426 INV	14500	0000	(233.82)
			2794688		082026 INV	42199	9791	15.36
			2799995		090326 INV	42199	9791	3.84
			2805179		091726 INV	42199	9791	16.64
			2807728		092426 INV	42199	9791	4.48
			2807727		092426 INV	42199	9791	1.28
			2807724		092426 INV	42199	9791	1.28
			2805169		091726 INV	42199	9791	1.28
			2807729		092426 INV	42199	9791	2.56
			2807726		092426 INV	42199	9791	7.68
			2807725		092426 INV	42199	9791	11.52
			2807723		092426 INV	42199	9791	1.39
			2807722		092426 INV	42199	9791	14.08
			2807719		092426 INV	42199	9791	6.40
			2807718		092426 INV	42199	9791	6.40
			2807717		092426 INV	42199	9791	0.75
			2807716		092426 INV	42199	9791	1.28
			CHECK MAIN 3274 (A) TOTAL FOR					6,617.80
10/08/2026	MAIN	3289 (E) *#	2220765-IN	WELLS FARGO CREDIT CARD	GIFT BAGS	14500	0000	230.82
			2220765-IN		GIFT BAGS	14500	0000	(5.94)
			CHECK MAIN 3289 (E) TOTAL FOR					224.88
10/15/2026	MAIN	208641	4849911219	AMERICAN BOTTLING COMPANY	100226 INV	14500	0000	484.18
			4849911235		100526 INV	14500	0000	417.33
			CHECK MAIN 208641 TOTAL FOR F					901.51

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Fund: 609 LIQUOR								
10/15/2026	MAIN	208646*#	092826	ARVIG ENTERPRISES, INC	3086890 - INTERNET 0926	43250	9791	17.78
			092826		3086890 - INTERNET 0926	43250	9792	11.49
			092826		3086890 - INTERNET 0926	43250	9793	7.67
				CHECK MAIN 208646 TOTAL FOR F				36.94
10/15/2026	MAIN	208650	E-27801	BERGMAN LEDGE LLC	100526 INV	14500	0000	610.00
10/15/2026	MAIN	208653	11154	BROKEN CLOCK BREWING COOP	092426 INV	14500	0000	348.00
10/15/2026	MAIN	208658	41445	CENTRAL ROOFING CO INC	ROOF REPAIRS-TV2	44020	9792	1,005.00
10/15/2026	MAIN	208661*#	283008788	COMCAST	091526 931107384	43250	9791	74.57
			282180338		090126 963626524 TOP VALU	43250	9791	591.86
			283008788		091526 931107384	43250	9792	48.18
			282180338		090126 963626524 TOP VALU	43250	9792	591.86
			283008788		091526 931107384	43250	9793	32.12
			282180338		090126 963626524 TOP VALU	43250	9793	591.86
				CHECK MAIN 208661 TOTAL FOR F				1,930.45
10/15/2026	MAIN	208663#	02-605782	CRYSTAL SPRINGS ICE LLC	100726 INV	14500	0000	204.80
			02-605781		100726 INV	14500	0000	344.16
			02-605781		100726 INV	42199	9791	9.00
			02-605782		100726 INV	42199	9792	9.00
				CHECK MAIN 208663 TOTAL FOR F				566.96
10/15/2026	MAIN	208664	IN-9769	DANGEROUS MAN BREWING CO LLC	092926 INV	14500	0000	220.00
			IN-9843		100626 INV	14500	0000	254.00
				CHECK MAIN 208664 TOTAL FOR F				474.00
10/15/2026	MAIN	208669	ORD-30801	GLOBAL RESERVE LLC	092826 INV	14500	0000	322.00
			ORD-30834		092926 INV	14500	0000	603.20
			ORD-30833		092926 INV	14500	0000	270.00
			ORD-31043		100526 INV	14500	0000	326.00
				CHECK MAIN 208669 TOTAL FOR F				1,521.20
10/15/2026	MAIN	208671	54357525022	GREAT LAKES COCA-COLA DISTRBT	092126 INV	14500	0000	1,058.81
			54592838017		100626 INV	14500	0000	
				CHECK MAIN 208671 TOTAL FOR F				1,675.85

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Fund: 609 LIQUOR								
10/15/2026	MAIN	208672	E-8447	HEADFLYER BREWING	093026 INV	14500	0000	287.00
10/15/2026	MAIN	208674	970746	HOHENSTEINS INC	092426 INV	14500	0000	4,106.10
			971184		092526 INV	14500	0000	1,566.50
			970953		092526 INV	14500	0000	3,114.28
			973266		100226 INV	14500	0000	181.65
			968491		091726 INV	14500	0000	1,917.10
			972818		100126 INV	14500	0000	2,800.40
			973240		100226 INV	14500	0000	3,109.89
CHECK MAIN 208674 TOTAL FOR F								16,795.92
10/15/2026	MAIN	208676	34201	INSIGHT BREWING COMPANY, LLC	100126 INV	14500	0000	714.41
			34274		100526 INV	14500	0000	262.00
CHECK MAIN 208676 TOTAL FOR F								976.41
10/15/2026	MAIN	208678	2026095	LIGHT SWITCH LLC	LIGHTING UPGRADE-TV1	45120	9791	3,443.04
10/15/2026	MAIN	208679	432275	M AMUNDSON CIGAR & CANDY CO	L100226 INV	14500	0000	3,424.56
			432276		100226 INV	14500	0000	33.18
			432274		100226 INV	14500	0000	4,228.72
			432277		100226 INV	14500	0000	3,182.44
			432278		100226 INV	14500	0000	33.18
			423513		050826 INV	14500	0000	2,591.36
CHECK MAIN 208679 TOTAL FOR F								13,493.44
10/15/2026	MAIN	208683	881738	MCDONALD DISTRIBUTING CO	100226 INV	14500	0000	624.00
			881510		100226 INV	14500	0000	316.00
			882733		100926 INV	14500	0000	256.00
CHECK MAIN 208683 TOTAL FOR F								1,196.00
10/15/2026	MAIN	208684	IN-48290	MEGA BEER LLC	100726 INV	14500	0000	156.75
10/15/2026	MAIN	208689	E-71227	MODIST BREWING CO LLC	100226 INV	14500	0000	551.95
			E-71215		100126 INV	14500	0000	336.50
CHECK MAIN 208689 TOTAL FOR F								888.45
10/15/2026	MAIN	208690	62640	OLD WORLD BEER LLC	100726 INV	14500	0000	548.00

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Fund: 609 LIQUOR								
10/15/2026	MAIN	208692#	305439	PAUSTIS & SONS WINE COMPANY	092426 INV	14500	0000	1,732.00
			305439		092426 INV	42199	9792	34.50
				CHECK MAIN 208692 TOTAL FOR F				1,766.50
10/15/2026	MAIN	208694*#	992930229	POPP.COM INC	092626- 10013121	43210	9791	45.49
			992927370		082626- 10013121	43210	9791	45.49
			992930229		092626- 10013121	43210	9792	19.29
			992927370		082626- 10013121	43210	9792	19.29
			992930229		092626- 10013121	43210	9793	8.56
			992927370		082626- 10013121	43210	9793	8.56
				CHECK MAIN 208694 TOTAL FOR F				146.68
10/15/2026	MAIN	208695*#	311733877	PREMIUM WATERS INC	093026 COOLER RENTAL	42171	9791	9.36
			311726617		092826 WATER	42171	9792	28.62
			311733878		093026 COOLER RENTAL	42171	9792	4.68
			311733879		093026 COOLER RENTAL	42171	9793	4.68
				CHECK MAIN 208695 TOTAL FOR F				47.34
10/15/2026	MAIN	208696	2037376804	RED BULL DISTRIBUTION CO INC	100126 INV	14500	0000	694.74
			5025576028		100226 INV	14500	0000	393.36
				CHECK MAIN 208696 TOTAL FOR F				1,088.10
10/15/2026	MAIN	208700*#	4607616820	SCHINDLER ELEVATOR CORP INC	PREVENT MAINT 0926-TV1	44020	9791	200.88
10/15/2026	MAIN	208704	1826	SOCIABLE CIDER WERKS LLC	100126 INV	14500	0000	390.00
10/15/2026	MAIN	208706	68303	STEEL TOE BREWING LLC	092426 INV	14500	0000	98.00
10/15/2026	MAIN	208712	E-44493	URBAN GROWLER BREWING CO LLC	093026 INV	14500	0000	306.00
			E-44482		093026 INV	14500	0000	266.00
				CHECK MAIN 208712 TOTAL FOR F				572.00
10/15/2026	MAIN	208713	13977	VENN BREWING COMPANY	092926 INV	14500	0000	305.00
			14033		100726 INV	14500	0000	277.00
				CHECK MAIN 208713 TOTAL FOR F				582.00
10/15/2026	MAIN	208714*#	6153446388	VERIZON WIRELESS	091426 442735411-00001	43211	9791	

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Fund: 609 LIQUOR								
			6153446388		091426 442735411-00001	43211	9792	119.01
			6153446388		091426 442735411-00001	43211	9793	119.01
			CHECK MAIN 208714 TOTAL FOR F					357.03
10/15/2026	MAIN	208715#	2501094915	VESTIS SERVICES. LLC	092826 MOPS MATS TOWELS	44020	9791	147.60
			2501093092		092426 MOPS MATS TOWELS	44020	9792	179.71
			2501094916		092826 MOPS MATS TOWELS	44020	9793	136.38
			CHECK MAIN 208715 TOTAL FOR F					463.69
10/15/2026	MAIN	208716#	0401918-IN	VINOCOPIA INC	092326 INV	14500	0000	654.00
			0401918-IN		092326 INV	42199	9792	7.50
			CHECK MAIN 208716 TOTAL FOR F					661.50
10/15/2026	MAIN	3276 (A)	3891623	ARTISAN BEER COMPANY	092526 INV	14500	0000	316.00
			3891624		092526 INV	14500	0000	36.90
			3892055		092926 INV	14500	0000	437.60
			3892056		092926 INV	14500	0000	260.00
			3893342		100226 INV	14500	0000	33.85
			3893343		100226 INV	14500	0000	330.16
			3893341		100226 INV	14500	0000	964.20
			3893772		100626 INV	14500	0000	431.00
			3893773		100626 INV	14500	0000	728.00
			3895024		100926 INV	14500	0000	265.00
			3895023		100926 INV	14500	0000	1,598.55
			462732		092526 INV	14500	0000	(30.00)
			CHECK MAIN 3276 (A) TOTAL FOR					5,371.26
10/15/2026	MAIN	3277 (A) *#	0111666600	BELLBOY BAR SUPPLY	092326 BAGS,INV,SIGNS,TOWELS	14500	0000	72.41
			0111666800		092326 BAGS INV	14500	0000	162.86
			0111666800		092326 BAGS INV	42171	9792	97.65
			0111666600		092326 BAGS,INV,SIGNS,TOWELS	42171	9793	320.23
			CHECK MAIN 3277 (A) TOTAL FOR					653.15
10/15/2026	MAIN	3278 (A) #	0212692900	BELLBOY CORPORATION	092329 INV	14500	0000	1,632.00
			212693000		092326 INV	14500	0000	624.00
			0212776700		093026 INV	14500	0000	2,
			212693000		092326 INV	42199	9792	116

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Fund: 609 LIQUOR								
			0212692900		092329 INV	42199	9793	12.00
			0212776700		093026 INV	42199	9793	20.00
CHECK MAIN 3278 (A) TOTAL FOR								4,915.00
10/15/2026	MAIN	3280 (A)	128966069	BREAKTHRU BEVERAGE MN BEER LL	092326 INV 0700297717	14500	0000	16,080.57
			128966075		092326 INV 700297782	14500	0000	86.95
			128966076		092326 INV 700297782	14500	0000	200.25
			128966074		092326 INV 700297782	14500	0000	6,384.80
			129098543		100126 INV 0700297737	14500	0000	391.95
			129098542		100126 INV 0700297737	14500	0000	199.75
			129098541		100126 INV 0700297737	14500	0000	13,715.77
			129124390		100226 INV 0700297717	14500	0000	204.00
			129070175		093026 INV 700297717	14500	0000	11,324.75
			129070366		093026 INV 0700297717	14500	0000	61.20
			129070176		093026 INV 0700297717	14500	0000	469.70
			129070181		093026 INV 0700297783	14500	0000	2,205.15
			129204886		100826 INV 0700297737	14500	0000	241.75
			129204664		100826 INV 0700297737	14500	0000	63.20
			129204885		100826 INV 0700297737	14500	0000	6,710.55
			415290543		092526 INV 0700297717	14500	0000	(562.50)
			415291910		092526 INV 0700297717	14500	0000	(7.23)
			415291911		092526 INV 0700297717	14500	0000	(15.00)
			415291912		092526 INV 0700297717	14500	0000	(39.23)
			415285288		092426 INV 0700297717	14500	0000	(378.00)
			415291915		092526 INV 0700297782	14500	0000	(7.05)
			367764136		100126 INV 0700297737	14500	0000	(17.60)
			415314127		100226 INV 0700297717	14500	0000	(27.70)
			415310435		100126 INV 0700297717	14500	0000	(200.00)
			415309208		100126 INV 0700297717	14500	0000	(2.42)
			415309207		100126 INV 0700297717	14500	0000	(7.23)
			415309206		100126 INV 0700297717	14500	0000	(22.25)
			415309205		100126 INV 0700297717	14500	0000	(2.50)
			415309204		100126 INV 0700297717	14500	0000	(7.65)
			415309203		100126 INV 0700297717	14500	0000	(13.85)
			367756366		093026 INV 0700297783	14500	0000	(4.76)
			367756364		093026 INV 0700297783	14500	0000	(16.66)
			415285721		092426 INV 0700297736	14500	0000	(10.00)
CHECK MAIN 3280 (A) TOTAL FOR								56,998.71
10/15/2026	MAIN	3281 (A) #	129018701	BREAKTHRU BEVERAGE MN W&S LLC	092526 INV 0700297717	14500	0000	120.00

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Fund: 609 LIQUOR								
			129018702		092526 INV 0700297717	14500	0000	565.50
			129015281		092526 INV 0700297717	14500	0000	675.00
			129018700		092526 INV 0700297717	14500	0000	418.30
			129018699		092526 INV 0700297717	14500	0000	2,799.80
			129018703		092526 INV 0700297717	14500	0000	189.00
			129018705		092526 INV 0700297736	14500	0000	324.00
			129018704		092526 INV 0700297736	14500	0000	208.00
			129018701		092526 INV 0700297717	42199	9791	1.15
			129018702		092526 INV 0700297717	42199	9791	12.65
			129015281		092526 INV 0700297717	42199	9791	1.15
			129018700		092526 INV 0700297717	42199	9791	3.45
			129018699		092526 INV 0700297717	42199	9791	37.95
			129018703		092526 INV 0700297717	42199	9791	1.15
			129018705		092526 INV 0700297736	42199	9792	4.60
			129018704		092526 INV 0700297736	42199	9792	1.15
CHECK MAIN 3281(A) TOTAL FOR								5,370.85
10/15/2026	MAIN	3282(A)	3352424	CAPITOL BEVERAGE SALES LP	092526 INV	14500	0000	866.20
			3353173		092826 INV	14500	0000	4,291.90
			3355060		093026 INV	14500	0000	6,170.95
			3356190		100526 INV	14500	0000	2,106.65
			3355490		100226 INV	14500	0000	1,342.55
			3358198		100726 INV	14500	0000	5,573.30
			30470213		100226 INV	14500	0000	(11.25)
			3356189		100526 INV	14500	0000	(27.34)
			3358188		100726 INV	14500	0000	(43.09)
CHECK MAIN 3282(A) TOTAL FOR								20,269.87
10/15/2026	MAIN	3284(A) #	1148573	JOHNSON BROTHERS LIQUOR CO.	092526 INV	14500	0000	160.50
			1148574		092526 INV	14500	0000	9,093.06
			1148572		092526 INV	14500	0000	3,283.30
			1148577		092526 INV	14500	0000	76.00
			1148576		092526 INV	14500	0000	496.00
			1148575		092526 INV	14500	0000	903.75
			1146175		092326 INV	14500	0000	1,498.04
			1146183		092326 INV	14500	0000	131.76
			1146189		092326 INV	14500	0000	183.24
			1146174		092326 INV	14500	0000	2,610.00
			1146190		092326 INV	14500	0000	151.70
			1146188		092326 INV	14500	0000	151.70

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 10/02/2026 - 10/15/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			1146187		092326 INV	14500	0000	128.00
			1146186		092326 INV	14500	0000	304.00
			1146185		092326 INV	14500	0000	740.80
			1146184		092326 INV	14500	0000	2,692.66
			1148579		092526 INV	14500	0000	9,052.72
			1148578		092526 INV	14500	0000	3,200.55
			1151192		093026 INV	14500	0000	204.00
			1151193		093026 INV	14500	0000	84.00
			1151191		093026 INV	14500	0000	2,012.03
			1148573		092526 INV	42199	9791	1.47
			1148574		092526 INV	42199	9791	94.08
			1148572		092526 INV	42199	9791	45.57
			1146189		092326 INV	42199	9792	5.88
			1146174		092326 INV	42199	9792	23.52
			1146190		092326 INV	42199	9792	4.41
			1146188		092326 INV	42199	9792	1.47
			1146187		092326 INV	42199	9792	2.94
			1146186		092326 INV	42199	9792	4.41
			1146185		092326 INV	42199	9792	15.44
			1146184		092326 INV	42199	9792	26.46
			1148579		092526 INV	42199	9792	94.08
			1148578		092526 INV	42199	9792	45.57
			1148577		092526 INV	42199	9793	2.94
			1148576		092526 INV	42199	9793	8.82
			1148575		092526 INV	42199	9793	5.88
			1146175		092326 INV	42199	9793	19.85
			1146183		092326 INV	42199	9793	1.47
			1151192		093026 INV	42199	9793	4.41
			1151193		093026 INV	42199	9793	2.94
			1151191		093026 INV	42199	9793	20.58
			CHECK MAIN 3284(A) TOTAL FOR					37,750.56
10/15/2026	MAIN	3286(A) #	7580701	OXFORD STREET MECHANIS	092326 INV	14500	0000	1,113.00
			7580701		092326 INV	42199	9792	10.29
			CHECK MAIN 3286(A) TOTAL FOR					1,123.29
10/15/2026	MAIN	3287(A) #	5243515	PHILLIPS WINE & SPIRITS INC	092526 INV	14500	0000	99.00
			5243513		092526 INV	14500	0000	248.00
			5243512		092526 INV	14500	0000	3,157.50
			5243511		092526 INV	14500	0000	157.50

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 10/02/2026 - 10/15/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			5243510		092526 INV	14500	0000	1,151.50
			5243509		092526 INV	14500	0000	332.00
			5243508		092526 INV	14500	0000	748.00
			5243525		092526 INV	14500	0000	119.95
			5243523		092526 INV	14500	0000	65.25
			5243522		092526 INV	14500	0000	85.27
			5243521		092526 INV	14500	0000	616.00
			5243520		092526 INV	14500	0000	40.00
			5243519		092526 INV	14500	0000	205.80
			5243515		092526 INV	42199	9791	1.47
			5243513		092526 INV	42199	9791	8.82
			5243512		092526 INV	42199	9791	35.28
			5243511		092526 INV	42199	9791	5.88
			5243516		092526 INV	42199	9791	8.82
			5243510		092526 INV	42199	9791	13.23
			5243509		092526 INV	42199	9791	7.35
			5243508		092526 INV	42199	9791	24.99
			5243525		092526 INV	42199	9792	1.47
			5243524		092526 INV	42199	9792	2.94
			5243523		092526 INV	42199	9792	1.47
			5243522		092526 INV	42199	9792	7.35
			5243521		092526 INV	42199	9792	20.58
			5243520		092526 INV	42199	9793	1.47
			5243519		092526 INV	42199	9793	5.88
CHECK MAIN 3287(A) TOTAL FOR								7,570.27
10/15/2026	MAIN	3288(A) #	2807739	SOUTHERN GLAZER'S	092426 INV	14500	0000	674.70
			2807738		092426 INV	14500	0000	119.60
			2807736		092426 INV	14500	0000	63.96
			2807737		092426 INV	14500	0000	812.00
			2807734		092426 INV	14500	0000	692.90
			2807733		092426 INV	14500	0000	463.35
			2807732		092426 INV	14500	0000	273.75
			2807731		092426 INV	14500	0000	467.64
			2807730		092426 INV	14500	0000	130.56
			28048750		092426 INV	14500	0000	692.90
			2807851		092426 INV	14500	0000	501.00
			2807848		092426 INV	14500	0000	50.44
			2807849		092426 INV	14500	0000	
			2810668		100126 INV	14500	0000	
			2810667		100126 INV	14500	0000	480.00

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 10/02/2026 - 10/15/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			2807739		092426 INV	42199	9792	4.48
			2807738		092426 INV	42199	9792	1.28
			2807736		092426 INV	42199	9792	1.28
			2807737		092426 INV	42199	9792	14.08
			2807734		092426 INV	42199	9792	6.40
			2807733		092426 INV	42199	9792	6.40
			2807732		092426 INV	42199	9792	3.84
			2807731		092426 INV	42199	9792	10.24
			2807730		092426 INV	42199	9792	2.56
			28048750		092426 INV	42199	9793	6.40
			2807851		092426 INV	42199	9793	7.68
			2807848		092426 INV	42199	9793	1.28
			2807849		092426 INV	42199	9793	3.84
			2810668		100126 INV	42199	9793	0.32
			2810667		100126 INV	42199	9793	8.96
CHECK MAIN 3288 (A) TOTAL FOR								5,848.64
Total for fund 609 LIQUOR								264,647.02

STAFF RECOMMENDATION

Staff recommend approval of the EDA Levey increase.

RECOMMENDED MOTION(S):

MOTION: Move to close the public hearing and waive the reading of Resolution 2026-70, there being ample copies available to the public.

MOTION: Move to approve Resolution 2026-70, a resolution approving the Columbia Heights Economic Development Authority's request of a levy increase for taxes payable in 2027 for economic development purposes.

ATTACHMENT(S)

1. Resolution 2026-70

CITY OF COLUMBIA HEIGHTS, MINNESOTA

RESOLUTION NO. 2026-070

**RESOLUTION APPROVING THE COLUMBIA HEIGHTS ECONOMIC
DEVELOPMENT AUTHORITY'S REQUEST OF A LEVY INCREASE FOR TAXES
PAYABLE IN 2027 FOR ECONOMIC DEVELOPMENT PURPOSES.**

WHEREAS, the Columbia Heights Economic Development Authority (the "Authority") has requested that the City of Columbia Heights (the "City") increase its tax levy for the benefit of the Authority pursuant to Minnesota Statutes 469. 107, Subdivision 1; and

WHEREAS, in accordance with Minnesota Statutes 469. 107, Subdivision 2, the City Council of the City adopted Resolution No. 2026-59 on September 28, 2026 (the "Intent Resolution"), approving a levy (the "EDA Levy") of \$416,000 for taxes payable in 2027, in order to better serve the Authority's economic development activities within the City, representing an increase of \$21,000, and authorizing and directing City staff to publish the Intent Resolution, along with the notice of public hearing attached thereto as Exhibit A (the "Notice").

WHEREAS, the City published the Intent Resolution and the Notice for two successive weeks in its official newspaper, *The Life*, and held the hearing on the date hereof, which date is two to four weeks after the first publication.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Columbia Heights hereby gives final approval for the collection of the EDA Levy of \$416,000 for taxes payable in 2026, representing an increase of \$21,000, in order to better serve the Authority's economic development activities within the City, which amount shall be included in the City's levy.

ORDER OF COUNCIL

Passed this _____ day of _____, 2026

Offered by:

Seconded by:

Roll Call:

Amáda Márquez Simula, Mayor

Attest:

City Clerk/Council Secretary

CITY COUNCIL MEETING

AGENDA SECTION	PUBLIC HEARINGS
MEETING DATE	OCTOBER 26, 2026

ITEM:	Consideration of Appeal of Resolution 2026-50, Revocation of the License to Operate Rental Units Within the City of Columbia Heights against the Rental Property at 3957 Polk Street NE for non-compliance of the Residential Property Maintenance Codes due to persistent failure of inspections.						
<i>Presenting Item:</i> Brad Roddy, Assistant Fire Chief							
DEPARTMENT: Fire	BY/DATE: Assistant Fire Chief Brad Roddy / October 22, 2026						
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td>☐ Community that Grows with Purpose and Equity</td> <td>☐ Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td>☐ High Quality Public Spaces</td> <td>☐ Resilient and Prosperous Economy</td> </tr> <tr> <td>☒ Safe, Accessible and Built for Everyone</td> <td>☐ Inclusive and Connected Community</td> </tr> </table>		☐ Community that Grows with Purpose and Equity	☐ Engaged, Effective and Forward-Thinking	☐ High Quality Public Spaces	☐ Resilient and Prosperous Economy	☒ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
☐ Community that Grows with Purpose and Equity	☐ Engaged, Effective and Forward-Thinking						
☐ High Quality Public Spaces	☐ Resilient and Prosperous Economy						
☒ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community						

BACKGROUND:

On September 7, 2026, the City received an appeal of the Council's decision on Resolution 2026-50, which revoked the rental license for the property at 3957 Polk Street NE on July 27, 2026, for noncompliance of the Residential Property Maintenance Codes due to persistent failure of inspections.

City Code Section 5A.306 Right of Appeal states, "When a person to whom a compliance order is directed alleges that such compliance order is based upon erroneous interpretation of the chapter or upon a misstatement or mistake of fact, such person may appeal."

The appeals board for Property Maintenance is the City Council of Columbia Heights.

The rental license revocation was based on uncorrected violations found on April 22, 2026, still found uncorrected after multiple re-inspections, the last one performed on July 24, 2026. The revocation was the first revocation of a rental license that the Licensee had an interest in within the past five years. The Licensee is eligible to obtain a new rental license after correcting the property maintenance violations, applying for a new rental license, and paying reinstatement fees.

SUMMARY OF CURRENT STATUS:

Following receipt of the appeal, the City initiated the required notification and inspection process in advance of City Council consideration. On 9/25/2026, a Notice of Appeal Hearing was sent to all required parties, including the license holder and occupants or tenants of the property. The notice advised the parties of the scheduled hearing and that a final pre-appeal inspection would be conducted on 10/5/2026.

On 10/5/2026, City inspectors conducted the scheduled inspection. The inspection confirmed that violations identified during the previous enforcement process remained uncorrected as of the date of the inspection.

An additional pre-council inspection was conducted on 10/19/26. The inspection confirmed that a violation identified during the previous enforcement process remained uncorrected as of the date of the inspection.

Despite the rental license being revoked on 7/27/26, no pest control service reports were received until 10/20/26, when a German Roach Plan and reports dated 5/14/26, 9/3/26, 10/9/26, and 10/15/26 were forwarded to City staff via email.

STAFF RECOMMENDATION:

Staff recommends that the City Council uphold the rental license revocation based on the continued existence of uncorrected code violations, the License Holder's failure to achieve compliance within the established timeframes, and the documented history of noncompliance despite repeated notice and opportunities to correct the violations.

RECOMMENDED MOTION:

MOTION: None.

ATTACHMENT:

2026-10-26 Council Appeal Packet Documents



3957 Polk St NE Rental License Revocation Appeal Hearing

NOTICE OF REDACTION

Certain information contained within these exhibits has been redacted to protect the privacy and interests of the parties involved. Unredacted versions of these documents are maintained by the City and are available upon request, subject to applicable laws governing access to government data.

APPEAL REQUEST

Dated 9/8/2026



Fw: Request for Agenda Placement and Appeal: Unjust Cancellation of Rental License —3957 Polk St NE

From Aaron Chirpich [REDACTED]
 Date Tue 9/8/2026 10:54 AM
 To Dan O'Brien [REDACTED]
 Cc Bradley Roddy [REDACTED]

Looping you in. We will have to discuss what the formal appeal process is.



Aaron Chirpich - MPA | City Manager
 City of Columbia Heights | Administration Department
 3989 Central Avenue NE | Columbia Heights, MN 55421
 [REDACTED]

From: Sara Ion [REDACTED]
 Sent: Tuesday, September 8, 2026 8:17 AM
 To: Aaron Chirpich [REDACTED]
 Subject: Fw: Request for Agenda Placement and Appeal: Unjust Cancellation of Rental License —3957 Polk St NE

From: Alioune THIAM [REDACTED]
 Sent: Monday, September 7, 2026 7:22 AM
 To: Sara Ion [REDACTED]
 Subject: Request for Agenda Placement and Appeal: Unjust Cancellation of Rental License —3957 Polk St NE

Hi Sara,

I am writing to formally request guidance on the appeals process to overturn the decision to cancel the rental license for my property, and to request that this matter be placed on the upcoming City Council agenda so that I can present the facts directly to them.

I fully intended to attend the July 26th meeting in person to address this matter, but I encountered an unavoidable, last-minute conflict with pre-planned travel that I could not reschedule.

The administrative action taken to revoke my license is based on misleading information and a fundamentally biased process. I have diligently performed all required corrections and provided verifiable proof of completion every single time city inspectors visited the property. Despite my full compliance and transparent record of completed work, officials chose to ignore this evidence and acted in clear bad faith.

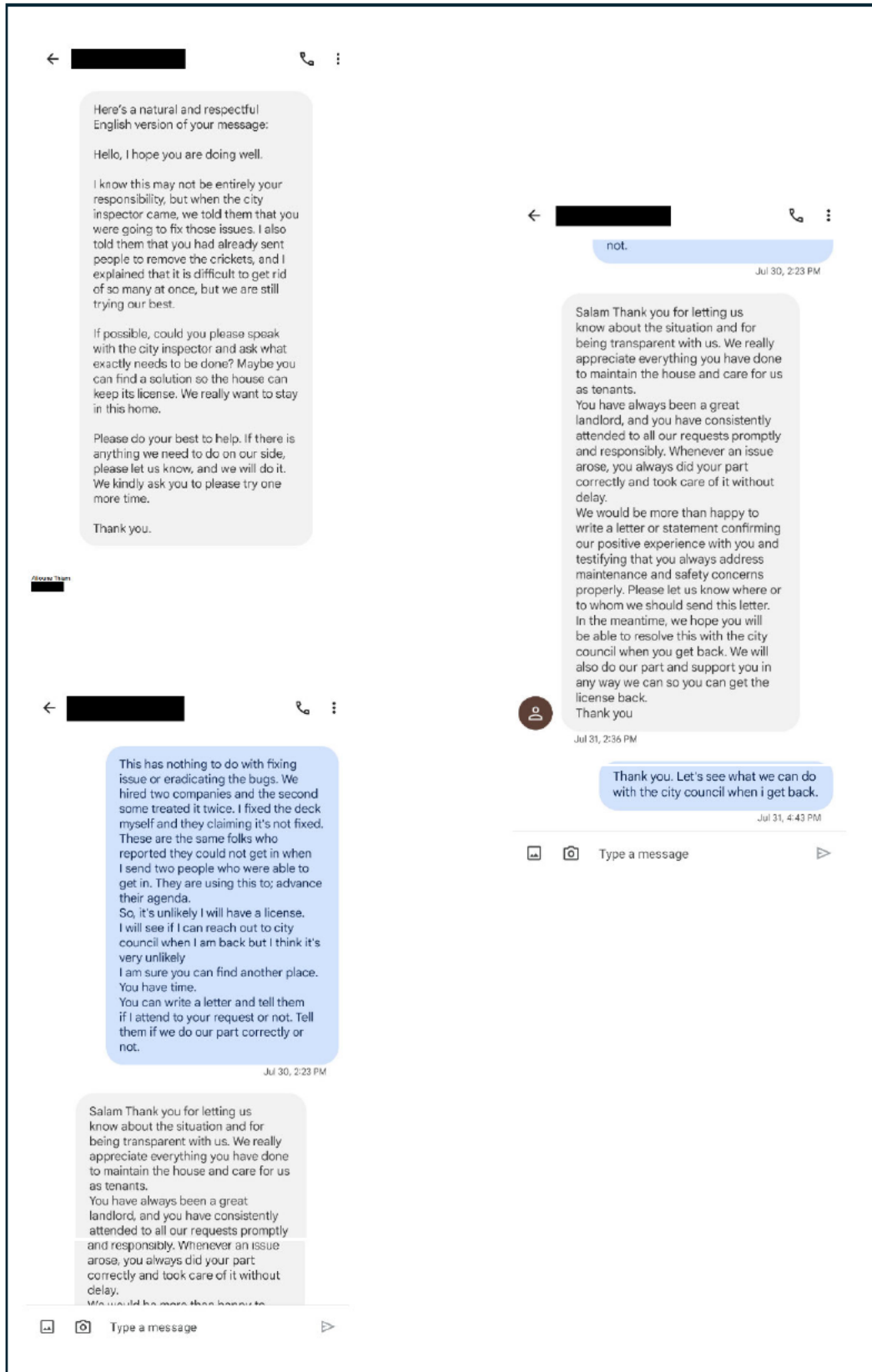
This bad-faith conduct went as far as inspectors failing to show up for scheduled visits and subsequently filing false reports claiming that "no one was home" to manufacture grounds for non-compliance. This is entirely unacceptable, undermines public trust, and is not something the City Council should endorse or allow to stand.

I request that this item be added to the next available council agenda so I can make my case, present the documented proof of my compliance, and hold the department accountable for these misrepresentations. Please let me know the required steps and documentation needed to secure my place on the agenda. Please, keep in mind that at the end of the day it's human beings we are talking about. This action has a negative impact on lives (mine and my family but also the tenants).

Sincerely,

INFESTATION

Screen shots of text messages given to city inspection office by the Property Owner





COLUMBIA HEIGHTS

PROPERTY MAINTENANCE

REDISCOVER THE HEIGHTS

825 41st Avenue NE • Columbia Heights, MN 55421 • Ph: (763) 706-8156 • Email: fireinspections@columbiaheightsmn.gov • heightsfire.com

TIMELINE

3957 POLK STREET NE

On 4/22/2026, City inspectors conducted an inspection of the property and identified multiple violations of City Code, including violations involving life-safety conditions. A compliance letter identifying the violations and required corrective actions was sent to the responsible party of record by both regular mail and email.

Due to the nature of the identified life-safety violations, those items were scheduled for reinspection on 5/4/2026. All remaining violations were provided approximately 30 days from the date of the initial inspection to achieve compliance.

On 5/4/2026, city inspectors attempted to perform an inspection of life safety violations but were unable to gain access for the inspection.

On 5/13/2026, City inspectors conducted a reinspection of the previously identified life-safety violations and found that all but one had been corrected. During the same visit, inspectors also conducted a status check of the remaining non-life-safety violations. These violations were not yet due for compliance, with a compliance deadline of 6/12/2026. The status check identified several items that remained uncorrected as of the date of the inspection.

On 5/20/2026, City inspectors conducted a follow-up inspection of the previously identified life-safety violations and confirmed that all such violations had been corrected.

On 6/12/2026, City inspectors conducted a reinspection of the remaining violations and found that violations remained uncorrected. A review of City records also determined that the property owner had not submitted an extermination service or treatment plan, documentation of completed extermination services, or other evidence demonstrating that such services had been performed. A Statement of Cause and Notice of Public Hearing regarding consideration of revocation of the rental license was subsequently sent to all required parties, including the license holder and occupants or tenants of the property.

On 7/5/2026, the property owner emailed City staff a screenshot of a text message indicating that an appointment with Greenix Pest Control had been scheduled for 5/13/2026.

On 7/6/2026, the property owner forwarded City staff an email from Greenix Pest Control dated 5/8/2026 stating that a technician was on the way to the property. The email did not indicate whether the scheduled service involved interior treatment, exterior treatment, or both.

Also on 7/6/2026, the property owner emailed City staff a screenshot of a text message from Greenix Pest Control dated 5/4/2026 requesting completion of a customer satisfaction survey following service.

On 7/16/2026, City inspectors conducted a reinspection of the property in advance of the City Council public hearing regarding the proposed rental license revocation and found that violations remained uncorrected. A review of City records further determined that the property owner had not submitted an extermination service or treatment plan, documentation of completed extermination services, or other evidence demonstrating the scope or completion of extermination services.

On 7/24/2026, City inspectors conducted an additional reinspection of the property in advance of the City Council public hearing and found that violations remained uncorrected. City staff also confirmed that the property owner had not submitted any additional documentation establishing the scope or completion of extermination services.

On 7/27/2026, the public hearing for revocation of the rental license was held and the City Council revoked the rental license for the property. This was the first revocation of the rental license that the Licensee had an interest in within the past five years. The Licensee remained eligible to obtain a new rental license after correcting any outstanding violations and applying for a new rental license.

On 7/28/2026, all parties, including the License Holder and any occupants or tenants, were given appropriate notice of the rental license revocation.

On 9/7/2026, our office received an email appeal of the Council Revocation decision. The License Holder's written request does not expressly identify or separately state specific grounds for appeal. Based on the statements contained in the request, the apparent basis for the appeal is the License Holder's contention that the rental license revocation was based on inaccurate or misleading information and an unfair or biased administrative process. The License Holder asserts that required corrections were completed, evidence of compliance was provided to City staff, and certain inspection records did not accurately reflect the circumstances of scheduled inspections. The License Holder also requests an opportunity to present documentation and additional information directly to the City Council.

On 9/25/2026, a Notice of Appeal Hearing was sent to all required parties, including the license holder and occupants or tenants of the property. The notice also advised that a final inspection of the property would be conducted on 10/5/2026, prior to consideration of the appeal by the City Council.

On 10/5/2026, City inspectors conducted the scheduled pre-appeal inspection of the property and found that violations remained uncorrected.

On 10/6/2026, the public hearing originally scheduled for 10/12/2026 was rescheduled due to a holiday scheduling conflict. A Notice of Appeal Hearing Date Change was sent to all required parties, including the license holder and occupants or tenants of the property, advising that the hearing had been rescheduled for 10/26/2026. The notice also advised that a final pre-appeal inspection would be conducted on 10/19/2026, prior to consideration of the appeal by the City Council.

On 10/19/2026, City inspectors conducted the final pre-appeal inspection of the property. Inspectors confirmed that one of the two remaining violations, involving a damaged deck handrail, had been corrected. The remaining violation, involving the cockroach infestation, had not been verified as corrected.

On 10/20/2026, the property owner emailed City staff a screenshot of a German cockroach treatment plan and service schedule, along with partial service report documentation relating to the previously identified cockroach infestation.

The treatment schedule identified pest control services on the following dates:

- 5/4/2026
- 5/14/2026
- 8/13/2026
- 8/25/2026
- 9/3/2026
- 9/16/2026
- 10/9/2026
- 10/15/2026

The supporting documentation included service reports dated:

- 5/14/2026
- 9/3/2026
- 9/15/2026
- 10/9/2026
- 10/15/2026
- 10/19/2026

No corresponding service reports were provided for the scheduled treatments dated 5/4/2026, 8/13/2026, or 8/25/2026. A service report dated 10/19/2026 was also provided, although that date was not included in the submitted treatment schedule.

While the documentation indicates that pest control services have been performed, the submitted records are incomplete and contain discrepancies between scheduled treatment dates and supporting service reports. The documentation does not, by itself, establish that the cockroach infestation has been fully eliminated or that the outstanding violation has been corrected.

As of 10/22/2026, the rental license for the property remains revoked pursuant to the City Council's action on 7/27/2026, and the property remains occupied by tenants. All previously identified property maintenance and life-safety violations have been corrected, except for the violation involving the cockroach infestation.

The property owner has submitted documentation indicating that pest control services have occurred; however, the documentation remains incomplete and does not conclusively establish that the infestation has been eliminated. Accordingly, the City has not verified compliance with the remaining violation.

The property owner's appeal of the rental license revocation remains pending before the City Council, with the appeal hearing scheduled for 10/26/2026. The rental license remains revoked unless and until further action is taken in accordance with applicable City Code and the Council's determination.

NOTICE OF VIOLATION

Page 1 of original inspection notice sent for 5/4/2026 inspection.

Notice sent to addresses of Property Owner on file.



COLUMBIA HEIGHTS

PROPERTY MAINTENANCE

REDISCOVER THE HEIGHTS

825 41st Avenue NE • Columbia Heights, MN 55421 • Ph: (763) 706-8156 • Email: fireinspections@columbiaheightsmn.gov • heightsfire.com

NOTICE OF VIOLATION

April 22, 2026

Alioune Thiam
3605 4th Avenue South
Minneapolis, MN 55409

PROPERTY

📍 3957 Polk St NE
Columbia Heights, MN 55421

NEXT INSPECTION

Between 2:00 PM
and 3:00 PM



Dear Property Owner:

On 4/22/2026 our inspector conducted an inspection of your rental property and found conditions representing violations of City and/or State Fire Code that require your attention. The results of the inspection are listed in the attached inspection report summary. The nature of the violations determines the time frame the city allows the responsible party to correct code violations. **This Inspection contains life safety violations that will be inspected on 5/4/2026. Unless specified otherwise, all other violations will be inspected for compliance approximately 30 days from the date of this letter.** Please read through the correction order violation details carefully and contact our office immediately if you do not understand any of the violations or feel that you cannot correct the violations in the assigned time frame.

Our inspector returns on 5/04/2026 between 2:00 PM and 3:00 PM to determine compliance with this correction order. If the violations are on the interior of the property, the presence of you or your representative is required to provide access to interior areas. If the property owner has not corrected the violations prior to the inspector's return, the inspectors are unable to gain access to the unit(s) for inspection because the tenants were not legally notified of the inspection (MN Statute 504B.211), or you or your representative did not show up at the appointed time, the city will schedule a license revocation and abatement hearing with the City Council and any additional inspections are charged at a rate of \$150 fee per inspection. Any person or owner who has had an interest in two or more licenses revoked by the City Council is ineligible to hold or have an interest in a rental occupancy license for a period of five years.

In addition to revocation of the rental license the city may issue a citation and/or abate the outstanding violations by hiring a contractor to bring the property into compliance. The property owner is financially responsible for all legal, abatement, and administrative fees. The city recovers unpaid fees through a special assessment against the property, payable with the property taxes the following year.

Please call 763-706-8156 or email fireinspections@columbiaheightsmn.gov immediately if you have any questions regarding this notice.

Columbia Heights Inspection Office
(OVER)

4/22/2026 2:49 PM [CAP=]



Page 1 of 3

NOTICE OF VIOLATION

Page 2 of original inspection notice sent for 5/4/2026 inspection.

COMPLIANCE ORDER: VIOLATION DESCRIPTION AND DETAILS

Columbia Heights Property Maintenance • 825 41st Ave NE • Columbia Heights, MN 55421 • 763-706-8156 • fireinspections@columbiaheightsmn.gov

Thiam, Alioune

📍 3957 Polk St NE Columbia Heights, MN 55421

INSPECTED DATE

📅 4/22/2026 2:00 PM

INSTRUCTIONS

🔍 Below are the details of the code violations found during the inspection. Please correct all violations in this order in a workmanlike manner prior to your next inspection date.

📞 Call our office **IMMEDIATELY** at 763-706-8156 if you need clarification of any of the violation details or have questions regarding this notice.

📅 Inspectors will perform a follow-up inspection on 5/04/2026 between 2:00 and 3:00.

🏠 There is a \$150 inspection fee if you or your representative fails to meet our inspectors for any scheduled inspection or for any follow-up re-inspections after the initial re-inspection.

⚠️ Failure to correct violations can result in the revocation of your rental license by the City Council, a citation, and/or all remaining uncorrected violations are subject to correction (abatement) by a contractor hired by the city. The property owner is personally responsible for all costs for inspection fees, the abatement and administrative fees and is assessed to the property's taxes until paid.

📄 **Minnesota Statute 504B.211 requires landlords to make a good faith effort to give the tenant reasonable notice of your intent to enter for inspection purposes. Inspectors will not conduct inspections of properties where the tenant(s) do not receive reasonable notice by the landlord and our office will schedule a license revocation hearing.**

INSPECTION INFO

Status: **Unsatisfactory**

PMC Interior/Exterior

Violations Found

Inspection #: 26-0000483

Inspector: C Allen

NEXT INSPECTION



Between
2:00 PM and
3:00 PM

**!! This Inspection has
Life Safety Violations !!**

NEED TRANSLATION?

¿Habla español? Traducir en:

Af-soomaali ku hadal? Ku tarju:

نحدث بالعربية؟ ترجمة في:

<https://translate.google.com/>

VIOLATION DESCRIPTION AND DETAIL

Violation # 1

* LIFE SAFETY VIOLATIONS *

**LIFE SAFETY
VIOLATION

§ 5A.212 (D) Shall install a listed and functional carbon monoxide alarm on each floor and within ten (10) feet of each room lawfully used for sleeping purposes. CO alarms must be hardwired into the electrical wiring, directly plugged into an electrical outlet without a switch, or battery powered.

Violation # 2

* LIFE SAFETY VIOLATIONS *

**LIFE SAFETY
VIOLATION

§ 5A.212 (C) SHALL IMMEDIATELY REPLACE ALL MISSING/INOPERABLE/EXPIRED SMOKE ALARMS THROUGHOUT THE HOME.

- Smoke alarms are required by the fire code to be replaced when they exceed 10 years from the date of manufacture. The date is located on the back of the alarm. If there is no date, the smoke alarm is over 10 years old.
- Replace when the smoke alarm fails an operability test.
- Smoke alarms shall be replaced with the same type of power supply (HARD-WIRED WITH HARD-WIRED; BATTERY-OPERATED WITH BATTERY-OPERATED).

Violation # 3

§ 5A.203 (R) Doors:

A) Shall repair/replace front door to close and lock correctly.

B) Shall repair/replace glass sliding door to function properly.

Doors and assemblies that need to be replaced due to damage or deterioration shall be replaced with doors and assemblies that meet the intended rating.

NOTICE OF VIOLATION

Page 3 of original inspection notice sent for 5/4/2026 inspection.

Violation # 4 § 5A.202 (L) Shall have a professional exterminator check the building for cockroaches. Shall properly treat infested areas as needed. All structures and interior/exterior property shall be kept free from insect, bird, and rodent infestation. All structures in which insects, birds or rodents are found shall promptly be exterminated by an approved process that will not be injurious to human health.

Shall provide proof of all work performed/extermination to the Fire Department inspection office at FireInspections@ColumbiaHeightsMN.Gov or mail to:

Columbia Heights Fire Department
825 41st Avenue NE
Columbia Heights, MN 55421

Violation # 5 Shall repair deck throughout property in accordance with code § 5A.203 (K) Shall maintain in a **structurally sound manner and in good repair** any/all exterior stairways, decks, porches, or balconies.

QUESTIONS?

If you have any questions regarding this notice of violation or feel that you cannot complete the repairs in the time frame assigned, please call the Columbia Heights Fire Department Inspection Office at 763-706-8156 or email us at fireinspections@columbiaheightsmn.gov

WORKMANLIKE

All repairs, maintenance work, alterations or installations shall be executed and installed in a skilled and professional manner including obtaining all necessary city/state permits, inspections, approvals of the authority having jurisdiction, adherence to all applicable codes, installation to manufacturer's specifications, the use of proper materials for designed purposes, installation to current architectural or engineering standards, surfaces (material, color, texture) to conform to current surrounding areas, and all work shall be generally plumb, level, square, in line, undamaged and without marring adjacent work.

RIGHT OF APPEAL

Minnesota Statutes and City Code state that any person may appeal an order issued to them or action taken by the local governing body on issues regulated by fire or city code. Appeals may be made only within the initial violation period to determine the suitability of alternate materials and types of construction, to provide for reasonable interpretations of the provisions of the code, and for variances from orders issued.

INFESTATION

Email from Property Owner stating a company had been hired.

Outlook

Fw: Copy of German Roach Plan from Greenix for 3957 Polk St NE

From Alioune THIAM [REDACTED]
Date Sat 5/2/2026 1:26 PM
To Jeri Caron [REDACTED]

1 attachment (82 KB)
Greenix_German_Roach_Plan_3585.pdf;

This message contains an attachment, shared file or folder from someone outside of our organization. Please ensure you trust the person sending this message and you're expecting to receive an attachment. Please contact the IT Department if you have any suspicions.

We have hired greenix to treat the roaches. They will start Monday 4-6 PM

[REDACTED]

----- Forwarded Message -----
From: "Greenix" [REDACTED]
To: [REDACTED]
Sent: Sat, May 2, 2026 at 1:17 PM
Subject: Copy of German Roach Plan from Greenix

View Your Account: [Customer Portal](#)
Account Number: [REDACTED]

Greenix
[REDACTED]

Logo

Copy of German Roach Plan from Greenix

Hi Alan Thiam,
We are excited for this opportunity to serve you. We pride ourselves on performing high-quality work and using the very best products and practices on the market. We promise to do our best to keep you satisfied.

Zakery Comsa
[REDACTED]

[REDACTED]

PO Box 734929
Chicago IL, 60673
[REDACTED]

You are receiving this email because you are a customer of Greenix

INFESTATION

Service agreement DATED 5/2/2026 for initial assessment inspection to develop a treatment plan.

SERVICE AGREEMENT 		Greenix 7800 3rd St N Oakdale, MN 55128 <div style="background-color: black; width: 150px; height: 15px; margin-top: 5px;"></div> <div style="background-color: black; width: 40px; height: 15px; margin-top: 5px;"></div>
---	--	--

Service Address <hr/> Alan Thiam 3957 polk ST NE Columbia Heights, MN 55409	Customer Information <hr/> <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 60px; height: 15px; margin-bottom: 5px;"></div> Notes:
---	--

Target Pest


German Cockroaches

Customized Protection

Our first visit is called an 'Initial Service'. This service is designed to assess your specific needs and create a service plan that is tailored for your home. Following the Initial Service, we may schedule additional services ("Regular Services") depending on the specific needs of your home. The timing of your scheduled services will be communicated to you by your service professional or Greenix support representative.

Please note that this specialized service does not include any guarantees, warranties, or offers for complimentary services. To the extent that Target Pests still persist following the completion of your scheduled services, please call or text us at [REDACTED] for additional support.

Agreement Term and Scheduling of Services

The Initial Term of the Service Agreement will begin on the date the Initial Service is performed and will continue until your final scheduled service has been completed.

Additional Terms and Conditions

This Service Agreement is subject to the Terms and Conditions attached hereto. By signing below, you accept the Terms and Conditions and agree to abide by such Terms and Conditions.

Initial Service <hr/> <table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">Initial Quote:</td> <td style="width: 10%; text-align: right;">\$399.90</td> </tr> <tr> <td>Initial Discount:</td> <td style="text-align: right;">(\$0.00)</td> </tr> <tr> <td>Sub Total:</td> <td style="text-align: right;">\$399.90</td> </tr> <tr> <td>Tax (8.125%):</td> <td style="text-align: right;">\$32.49</td> </tr> <tr> <td>Initial Service Total:</td> <td style="text-align: right;">\$432.39</td> </tr> </table>	Initial Quote:	\$399.90	Initial Discount:	(\$0.00)	Sub Total:	\$399.90	Tax (8.125%):	\$32.49	Initial Service Total:	\$432.39	Regular Services <hr/> <table border="0" style="width: 100%;"> <tr> <td style="width: 40%;">Service Charge:</td> <td style="width: 10%; text-align: right;">\$0.00</td> </tr> <tr> <td>Tax (8.125%):</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Regular Service Total:</td> <td style="text-align: right;">\$0.00</td> </tr> </table>	Service Charge:	\$0.00	Tax (8.125%):	\$0.00	Regular Service Total:	\$0.00
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Initial Service Total:	\$432.39																
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Tax (8.125%):	\$0.00																
Regular Service Total:	\$0.00																

Billing Info <hr/> Alan Thiam 3957 polk ST NE Minneapolis, 55409	Payment Info <hr/> Alan Thiam <i>I authorize Greenix to automatically bill my debit/credit card upon completion of each service.</i>
--	---

If this Agreement is canceled before the end of the Initial Term, you understand that effectiveness of the treatments outlined in this Agreement may be diminished.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of cancellation form for an explanation of this right.

C
on: Saturday, 05/02/2026

INFESTATION

Email to inspection office dated 7/5/2026.

INFESTATION

Email to inspection office dated 7/6/2026.



Outlook

We hired greenix to handle the pest at 3958nPolks St NE

From Alioune THIAM [REDACTED]

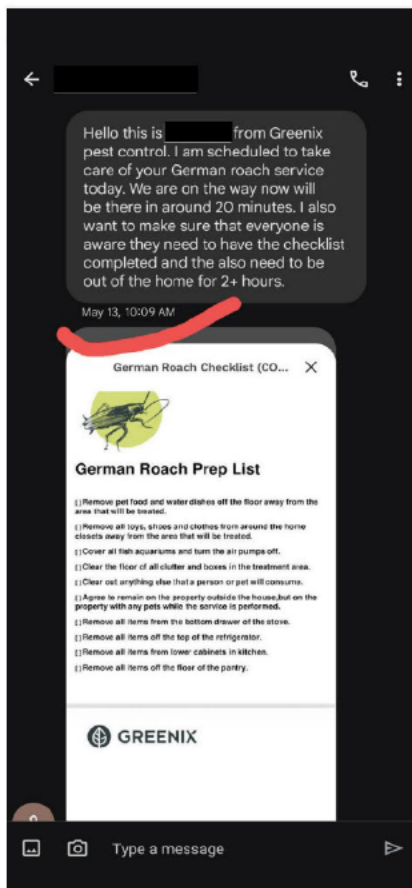
Date Mon 7/6/2026 12:02 AM

To Jeri Caron [REDACTED]

1 attachment (574 KB)

Screenshot 20260706 000139 584.png;

Jeri



INFESTATION

Email to inspection office dated 7/6/2026.

 Outlook

Fw: Upcoming Service Appointment on Tuesday, May 12th

From Alioune THIAM [REDACTED]
Date Mon 7/6/2026 12:05 AM
To Jeri Caron [REDACTED]

This message originated from outside the City of Columbia Heights email system. Use caution when clicking hyperlinks, downloading pictures or opening attachments. If necessary, contact sender by phone. WHEN IN DOUBT, THROW IT OUT!

Treatment confirmation with the address
[REDACTED]

----- Forwarded Message -----
From: "Greenix" [REDACTED]
To: [REDACTED]
Sent: Fri, May 8, 2026 at 4:09 PM
Subject: Upcoming Service Appointment on Tuesday, May 12th

View Your Account: [Customer Portal](#)
[REDACTED]

Greenix
[REDACTED]

 [REDACTED]

Upcoming Service Appointment on Tuesday, May 12th

Hi Alan Thiam!

Just a quick reminder from your local Pest Nerds at Greenix. Your appointment for German Roach Plan at 3957 Polk ST NE is coming up on . Unless otherwise specified by the service type or discussed with our team, this is an exterior service, and you do not need to be home. You can call or text us at [REDACTED] with any requests, questions, or instructions for this service.

The Greenix team is committed to protecting your home from pest invasions with our time-tested five-step home treatment plan. Our exterior seasonal treatments specifically target those creepy crawlies where they are most vulnerable, then build an additional layer of protection around the home to keep them from coming back.

We appreciate your business and look forward to keeping you safe and your home pest-free.

Team Greenix,
[REDACTED]

[REDACTED]

PO Box 734929
Chicago IL, 60673
[REDACTED]

You are receiving this email because you are a customer of Greenix

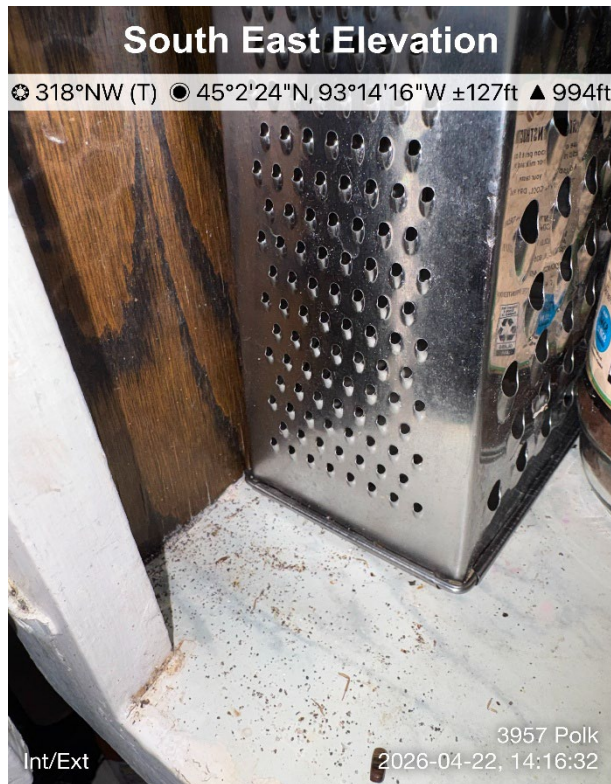
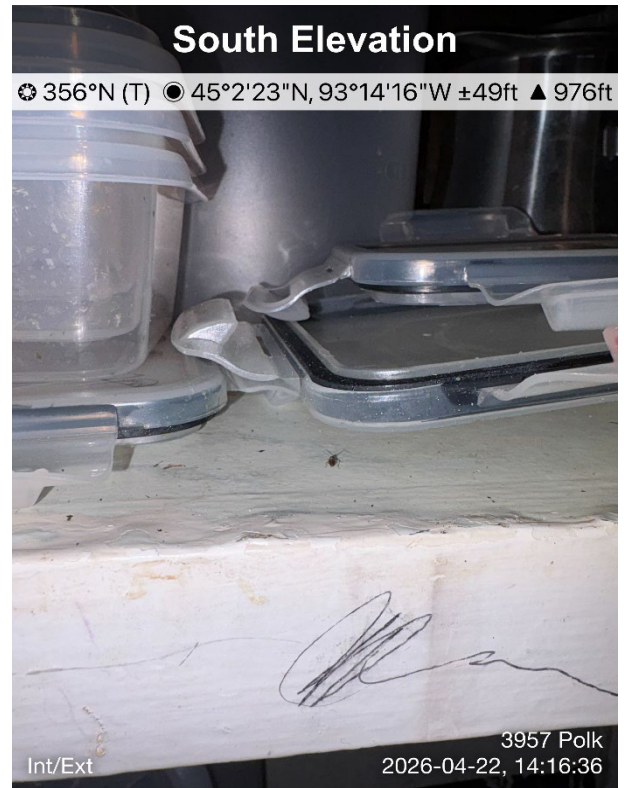
INFESTATION

Email to inspection office dated 7/6/2026.



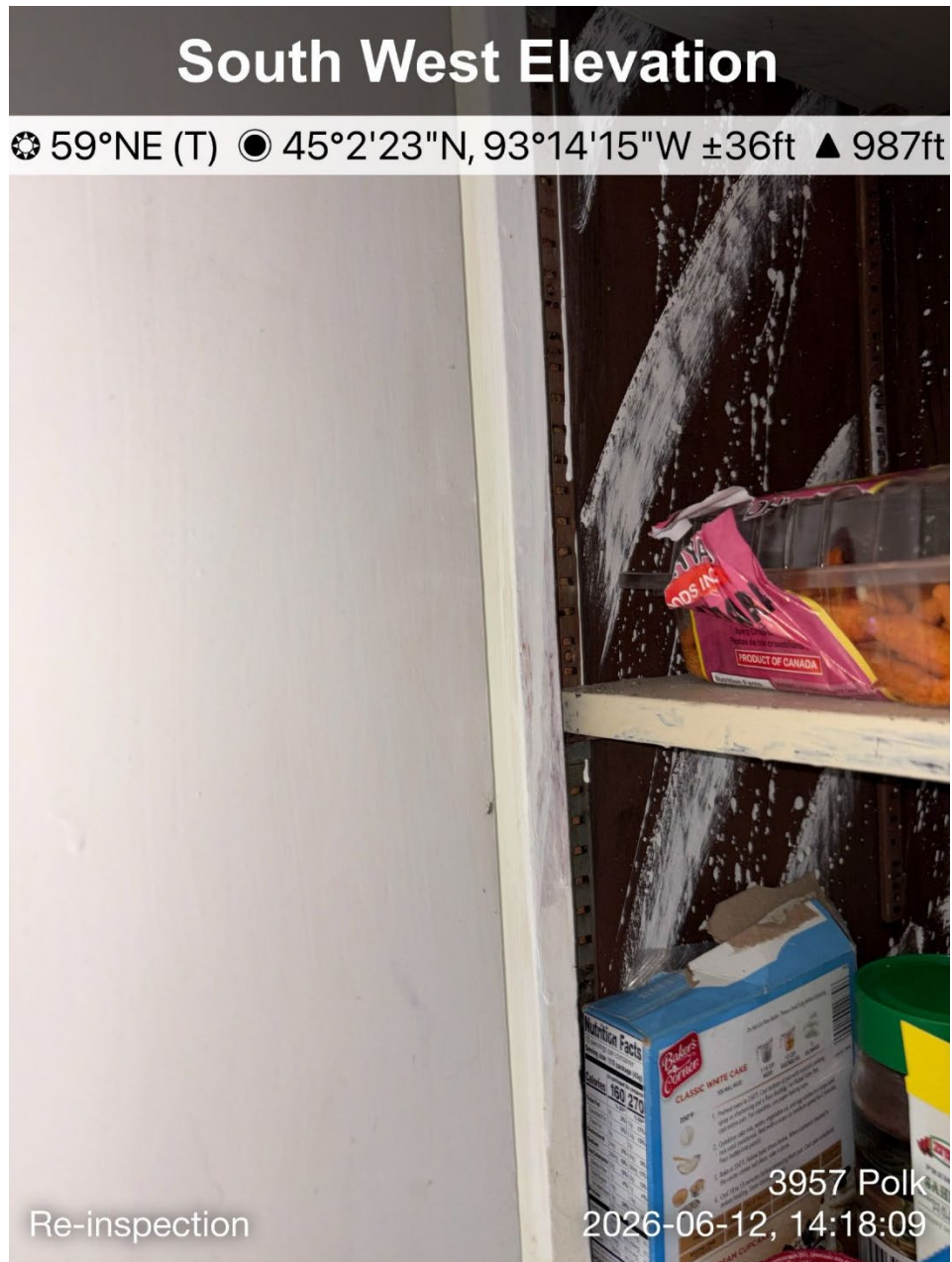
INFESTATION

4/22/2026 Status check inspection photos. Taken during a life-safety violation inspection. Note that violations were not required to be corrected at this time/ This is only a status update.



INFESTATION

6/12/2026 Cockroach infestation initial compliance inspection.



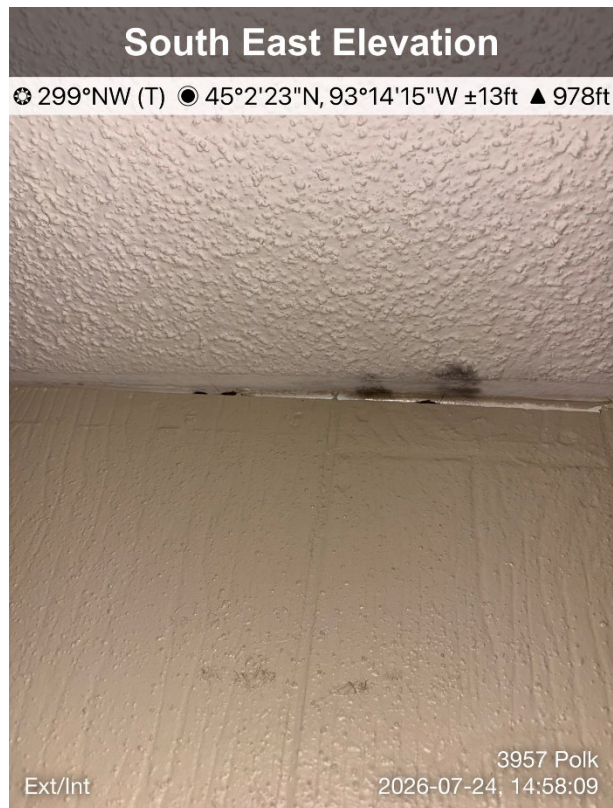
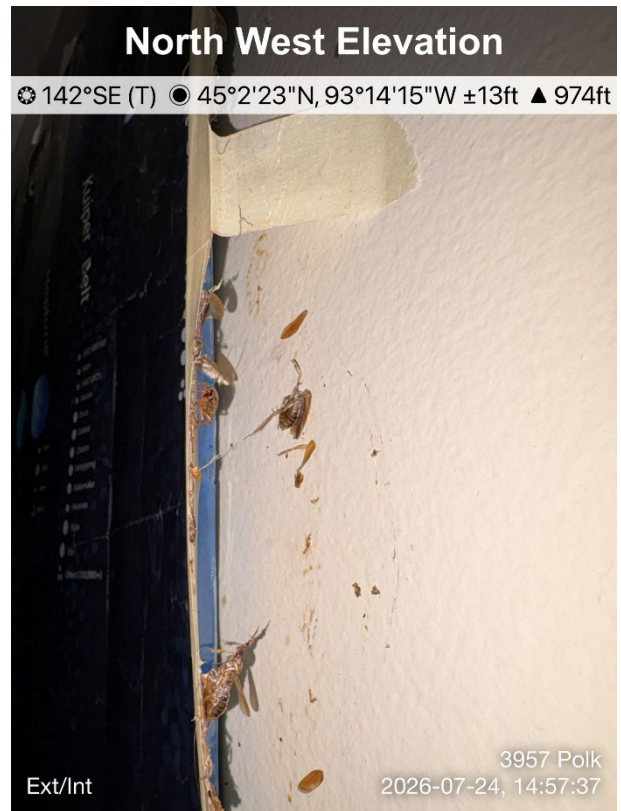
INFESTATION

7/24/2026 Revocation Pre-council inspection.



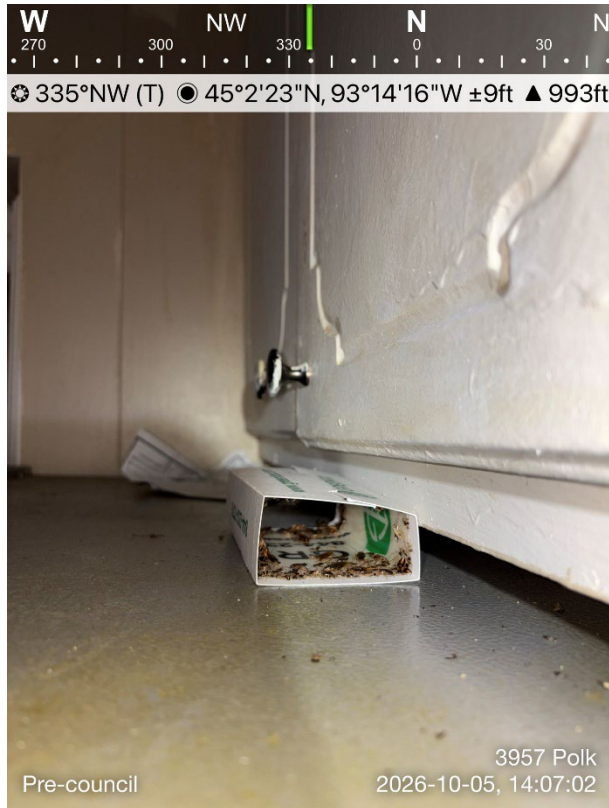
INFESTATION

7/24/2026 Revocation Pre-council inspection.



INFESTATION

10/5/2026 Initial Appeal Hearing Pre-council inspection



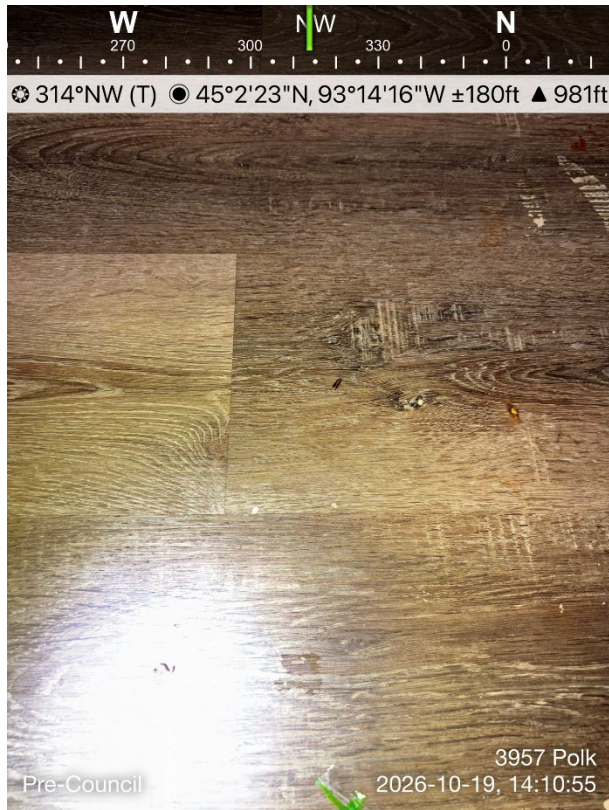
INFESTATION

10/5/2026 Initial Appeal Hearing Pre-council inspection



INFESTATION

10/5/2026 Initial Appeal Hearing Pre-council inspection



INFESTATION

Screen shot of German Cockroach Treatment Plan received 10/20/2026.

Subscriptions*

*Please note, "Upcoming" service dates are approximate and will likely change when the service is actually scheduled.

German Roach Plan

10/15/26 ✓ Completed	10/22/26 - Upcoming	10/29/26 - Upcoming
11/5/26 - Upcoming	11/12/26 - Upcoming	11/19/26 - Upcoming
11/26/26 - Upcoming		

Service History

▲ 10/15/26 - German Roach Plan	\$0.00
▲ 10/09/26 - German Roach Plan	\$0.00
▲ 09/16/26 - German Roach Plan	\$0.00
▲ 09/03/26 - German Roach Plan	\$0.00
▲ 08/25/26 - German Roach Plan	\$0.00
▼ 08/13/26 - German Roach Plan Initial	\$0.00
▼ 05/14/26 - German Roach Plan	\$0.00
📅 05/04/26 - German Roach Plan Initial	\$0.00



INFESTATION

5/14/2026 Service Report received 10/20/2026

Service Notification
Greenix
PO Box 734929
Chicago, IL 60673
United States
20191493



Customer Service
(844) 233-7378
<https://www.greenixpc.com/>
office@greenixpc.com

Customer Information

Customer Alan Thiam
Customer ID [REDACTED]
Account # [REDACTED]
Invoice # [REDACTED]
Address 3957 Polk St NE
Columbia Heights, MN 55421
United States
Anoka
County
Phone: [REDACTED]

Service Information

Tech Michael Sanford
License(s) # CA 20263197 (MN)
SPCA 20263196 (MN)
Supervisor Jason Borton
License(s) # CA 20255966 (MN)
SPCA 20255965 (MN)
Date 05/14/2026
Service Description(s) German Roach Plan
Service Time 8:00 am - 10:00 am
Time In 9:44 am
Time Out 10:27 am
Wind 7 mph SSE
Temperature 66.00 °F
Humidity 36 %
Serviced Interior No

Location Instructions

Products Used

GENTROL IGR CONCENTRATE - Zoecon
(5-Hydroxy-9H-fluoren-9-ylidene)-2-methyl-1H-imidazole
EPA REG. # 2724-351
EPA Lot #

Diluted Amount: 0.000 gals
Concentrated Amount: 0 floz
Dilution Rate: 0.7813000%
Mix Ratio: 1 floz / 1 gals
Active Ingredient: 9%

Application Method: Direct Spray
Application Rate: 1 oz per gallon, 1 gallon per 1500 sqft of surface

Label Link: <https://www.domyown.com/msds/Gentrol-IGR-Label1.pdf>

Target Issues: Beetles, Cockroaches, Flies

Target Areas: Cracks & Crevices, Interior

GENTROL POINT SOURCE - Zoecon
(5-Hydroxy-9H-fluoren-9-ylidene)-2-methyl-1H-imidazole
EPA REG. # 2724-469
EPA Lot #

Diluted Amount: 0.000 each
Concentrated Amount: 0 each
Dilution Rate: 100.0000000%
Mix Ratio: 1 each / 1 each
Active Ingredient: 90.6%

Application Method: Placement
Application Rate: one device to treat up to a 75 square foot area

Label Link: https://abelsds.com/images/user_uploads/Gentrol%20Point%20Source%20Label%2010-1-17.pdf

Target Issues: Cockroaches

Target Areas: Cabinets, Closets, Kitchen

MAXFORCE IMPACT - Bayer
(Clothianidin 1%)
EPA REG. # 432-1531
EPA Lot #

Diluted Amount: 0.000 grams
Concentrated Amount: 0 grams
Dilution Rate: 100.0000000%
Mix Ratio: 1 grams / 1 grams
Active Ingredient: 1%

Application Method: Gel Placement
Application Rate: 1 gram (peasize) per spot, use as needed.

Label Link: <https://www.environmentalscience.bayer.us/-/media/pr/unitedstates/documents/resource-library/product>

Target Issues: Cockroaches

Target Areas: Interior, Kitchen

Equipment Summary

Technician Comments:

Hi there, this is Mikey with a quick recap of your treatment today today's main focus was our flushing treatment for German cockroach activity. I use product PT 565 in all high activity places please allow four hours before re-entering the home. I also placed multiple glue boards around high activity areas to catch the stragglers from running and place growth regulator pucks in areas where I treated so we can decrease the population through, not allowing them to breed in populate if you have any questions or concerns, feel free to reach out otherwise have a wonderful rest of your day. Thank you.

Appointment Notes

Greenix is committed to the safety of our customers and our environment. All materials used by Greenix have been registered by the Environmental Protection Agency. Please avoid unnecessary contact with materials and comply with all instructions and recommendations from our technicians. Thanks for your patronage! National Emergency Poison Control: (800)222-1222

Tech Signature:

INFESTATION

9/3/2026 Service Report received by city inspection office 10/20/2026

Service Notification
Greenix
PO Box 734929
Chicago, IL 60673
United States
20191493



Customer Service
(844) 233-7378
<https://www.greenixpc.com/>
office@greenixpc.com

Customer Information

Customer Alan Thiam
CustomerID [REDACTED]
Account # [REDACTED]
Invoice # [REDACTED]
Address 3957 Polk ST NE
Columbia Heights, MN 55421
United States
Anoka
County [REDACTED]
Phone: [REDACTED]

Service Information

Tech Jayden Palmer
License(s) # 20294836 (MN)
20295326 (MN)
Supervisor Thomas Ortiz
License(s) # CA 20283147 (MN)
Master SPCA 20283145 (MN)
Date 09/03/2026
Service German Roach Plan
Description(s)
Service Time 8:00 am - 8:00 pm
Time In 3:26 pm
Time Out 4:04 pm
Wind 6 mph SE
Temperature 84.00 °F
Humidity 68 %
Serviced Interior Yes

Location Instructions**Products Used**

GENTROL IGR CONCENTRATE - Zoecon
(S)-Hydroxypropene 9%
EPA REG. # 2724-351
EPA Lot #

Diluted Amount: 0.000 gals
Concentrated Amount: 0 floz
Dilution Rate: 0.78130000%
Mix Ratio: 1 floz / 1 gals
Active Ingredient: 9%

Application Method: Direct Spray
Application Rate: 1 oz per gallon, 1 gallon per 1500 sqft of surface

Label Link: <https://www.domyown.com/msds/Gentrol-IGR-Label1.pdf>
Target Issues: Beetles, Cockroaches, Flies
Target Areas: Cracks & Crevices, Interior

GENTROL POINT SOURCE - Zoecon
(S)-Hydroxypropene 90.6%
EPA REG. # 2724-469
EPA Lot #

Diluted Amount: 0.000 each
Concentrated Amount: 0 each
Dilution Rate: 100.00000000%
Mix Ratio: 1 each / 1 each
Active Ingredient: 90.6%

Application Method: Placement
Application Rate: one device to treat up to a 75 square foot area

Label Link: https://labelsds.com/images/user_uploads/Gentrol%20Point%20Source%20Label%2010-1-17.pdf
Target Issues: Cockroaches
Target Areas: Cabinets, Closets, Kitchen

MAXFORCE IMPACT - Bayer
(Clothianidin 1%)
EPA REG. # 432-1531
EPA Lot #

Diluted Amount: 0.000 grams
Concentrated Amount: 0 grams
Dilution Rate: 100.00000000%
Mix Ratio: 1 grams / 1 grams
Active Ingredient: 1%

Application Method: Gel Placement
Application Rate: .1 gram (peasize) per spot, use as needed.

Label Link: <https://www.environmentalscience.bayer.us/-/media/pr/unitedstates/documents/resource-library/product>
Target Issues: Cockroaches
Target Areas: Interior, Kitchen

Equipment Summary**Technician Comments:**

Used gentrol spray with glueboards and roach bait to help decrease roach problems, Cx said they have been seeing less activity so after a couple more visits the problem should be irradiated

Appointment Notes

Greenix is committed to the safety of our customers and our environment. All materials used by Greenix have been registered by the Environmental Protection Agency. Please avoid unnecessary contact with materials and comply with all instructions and recommendations from our technicians. Thanks for your patronage! National Emergency Poison Control: (800)222-1222

Tech Signature:

INFESTATION

9/16/2026 Service Report/Invoice received by city inspection office 10/20/2026

[illegible]

INFESTATION

10/9/2026 Service Report received by city inspection office 10/20/2026

Service Notification
Greenix
PO Box 734929
Chicago, IL 60673
United States
20191493



GREENIX
PEST CONTROL EXPERTS

Customer Service
(844) 233-7378
<https://www.greenixpc.com/>
office@greenixpc.com

Customer Information

Customer Alan Thiam
CustomerID [REDACTED]
Account # [REDACTED]
Invoice # [REDACTED]
Address 3957 Polk ST NE
Columbia Heights, MN 55421
United States
County Anoka
Phone: [REDACTED]

Service Information

Tech Jabril Leaks
License(s) # CA 20253939 (MN)
SPCA 20253938 (MN)
Supervisor Jason Borton
License(s) # CA 20255966 (MN)
SPCA 20255965 (MN)
Date 10/09/2026
Service German Roach Plan
Description(s)
Service Time 8:00 am - 8:00 pm
Time In 4:18 pm
Time Out 4:48 pm
Wind 12 mph SE
Temperature 71.00 °F
Humidity 37 %
Serviced Interior Yes

Location Instructions

Products Used

GENTROL IGR CONCENTRATE - Zoecon
[(5)-Hydroprene 9%]
EPA REG. # 2724-351
EPA Lot #

Diluted Amount: 0.250 gals
Concentrated Amount: 0.25 flozs
Dilution Rate: 0.78130000%
Mix Ratio: 1 flozs / 1 gals
Active Ingredient: 9%

Application Method: Direct Spray
Application Rate: 1 oz per gallon, 1 gallon per 1500 sqft of surface

Label Link: <https://www.domyown.com/msds/Gentrol-IGR-Label1.pdf>
Target Issues: Beetles, Cockroaches, Flies
Target Areas: Cracks & Crevices, Interior

GENTROL POINT SOURCE - Zoecon
[(5)-Hydroprene 90.6%]
EPA REG. # 2724-469
EPA Lot #

Diluted Amount: 0.000 each
Concentrated Amount: 0 each
Dilution Rate: 100.00000000%
Mix Ratio: 1 each / 1 each
Active Ingredient: 90.6%

Application Method: Placement
Application Rate: one device to treat up to a 75 square foot area

Label Link: https://abelsds.com/images/user_uploads/Gentrol%20Point%20Source%20Label%2010-1-17.pdf
Target Issues: Cockroaches
Target Areas: Cabinets, Closets, Kitchen

MAXFORCE IMPACT - Bayer
[Clothianidin 1%]
EPA REG. # 432-1531
EPA Lot #

Diluted Amount: 4.000 grams
Concentrated Amount: 4 grams
Dilution Rate: 100.00000000%
Mix Ratio: 1 grams / 1 grams
Active Ingredient: 1%

Application Method: Gel Placement
Application Rate: .1 gram (peasize) per spot, use as needed.

Label Link: <https://www.environmentalscience.bayer.us/-/media/pr/unitedstates/documents/resource-library/product>
Target Issues: Cockroaches
Target Areas: Interior, Kitchen

SHOCKWAVE 1 AEROSOL - MGK
[Pyrethrins .50%, Piperonyl Butoxide 1%, N-Octyl bicycloheptene dicarboximide 1.5%, bifenthrin .05%, 2-[1-methyl-2-(4-phenoxypheoxy) ethoxy] pyridine (pyriproxyfen) 2%]
EPA REG. # 1021-2804
EPA Lot #

Diluted Amount: 1.000 ozs
Concentrated Amount: 1 ozs
Dilution Rate: 100.00000000%
Active Ingredient: 3.25%

Application Method: Aerosol
Application Rate: Spot Treatment

Label Link: https://abelsds.com/images/user_uploads/Shockwave%201%20Label%204-1-20.pdf
Target Issues: Ants, Centipedes, Cockroaches, Flies
Target Areas: Corners, Cracks & Crevices, General Pest Hot Spots

Equipment Summary

Technician Comments:

Just a quick recap of today's service. We treated the home interior for roaches on all levels, with a heavy focus on the kitchen with sprays, baits, and a crack and crevice flush treatment where applicable. We'll be back next week for the full flush treatment and just let me know if you would like any info on the things we need done before the service! Just for reference we would like all cabinets and draws in the kitchen, cleaned out along with having nothing on the floors or counters for the best chance at a successful service.

Thanks again for having me and if you have any questions, just give me a call. Have a great night.

Appointment Notes

Greenix is committed to the safety of our customers and our environment. All materials used by Greenix have been registered by the Environmental Protection Agency. Please avoid unnecessary contact with materials and comply with all instructions and recommendations from our technicians. Thanks for your patronage! National Emergency Poison Control: (800)222-1222

Tech Signature:

CITY COUNCIL MEETING

AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	OCTOBER 26, 2026

ITEM:	Resolution 2026-072, a Resolution Awarding Contract for the Outstanding Scope of the 2025 Concrete Alley Construction Project (City Project 2506) to Goodmanson Construction, Inc.								
<i>Presenting Item: Kelly Monahan, Assistant City Engineer</i>									
DEPARTMENT: Engineering		BY/DATE: Kelly Monahan / October 20, 2026							
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td>☐ Community that Grows with Purpose and Equity</td> <td>☐ Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td>☒ High Quality Public Spaces</td> <td>☐ Resilient and Prosperous Economy</td> </tr> <tr> <td>☐ Safe, Accessible and Built for Everyone</td> <td>☐ Inclusive and Connected Community</td> </tr> </table>				☐ Community that Grows with Purpose and Equity	☐ Engaged, Effective and Forward-Thinking	☒ High Quality Public Spaces	☐ Resilient and Prosperous Economy	☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
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☒ High Quality Public Spaces	☐ Resilient and Prosperous Economy								
☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community								

BACKGROUND

The 2025 Concrete Alley Construction project was originally awarded to Equity Builders & Construction Services, Inc. of Rosemount, Minnesota (hereinafter referred to as Equity Builders) in the amount of \$1,072,501 through the M.S. 475.345 competitive bidding process. Goodmanson Construction, Inc. was hired as a first-tier subcontractor to perform a substantial portion of the original contract work. Before reaching project substantial completion, Equity Builders ceased both project and business operations and has since been debarred from further governmental contracting.

On February 13, 2026, the City was issued a formal demand to freeze payment of contract funds to Equity Builders by the legal representation of Equity Builder's payment and performance bond issuer, Old Republic Surety Company. Prior to the payment freeze, the City had paid Equity Builders \$804,389.97 through P.O. Number 25-2020 (totaling \$990,780.06) for completed work. The remainder of Equity Builders' contract funds are \$145,344.12 of frozen payment plus an additional \$41,045.79 that was withheld as retainage for warranty claims.

A formal 'Notice of Outstanding Punch List Items Requiring Correction and Completion' accompanied by a report of all known incomplete and nonconforming work was submitted to Equity Builders on July 23, 2026 by Rochelle Widmer, City Engineer. No response to this formal notice was received by the 10-day deadline of July 27, 2026. Scott Lepak, City Attorney, formally notified Old Republic Surety Company that the City is considering declaring a Contractor Default on September 21, 2026. As of October 21, 2026, the City has not been made aware of any response from Old Republic Surety Company.

SUMMARY OF CURRENT STATUS

The remaining project scope includes incomplete work and nonconforming warranty claims, including (but not limited to) replacing a demolished retaining wall, installing missing asphalt and concrete pavements and pads, addressing sunken asphalt patches, reinstalling a sunken paver driveway, sealing concrete cracks, correcting localized drainage issues, and restoration earthwork and turf establishment. The Engineering Department's

goal is to complete as much of this outstanding scope as possible before the end of the 2026 construction season at the onset of winter conditions.

As a first-tier subcontractor, Goodmanson Construction, Inc. is uniquely familiar with the project. They have proposed to furnish the materials and perform the labor necessary for the completion of the project for \$148,850. They are prepared to mobilize crews as soon as November 2, 2026 to maximize our opportunity to complete this project, correct nonconformances, and address resident concerns in as timely a manner as possible.

STAFF RECOMMENDATION

Staff recommend awarding the outstanding scope of the 2025 Concrete Alley Construction project to first-tier subcontractor Goodmanson Construction, Inc. for the proposed price of \$148,850, to be paid from the remainder of Equity Builders' contract value. Additional funds can also be made available through their performance bond, if necessary.

RECOMMENDED MOTION(S):

MOTION: Move to award the outstanding scope of the 2025 Concrete Alley Construction Project (City Project 2506) to Goodmanson Construction, Inc. for an estimated cost of \$148,850, to be paid from the remainder of Equity Builders' 2025 Concrete Alley Construction Project contract funds (P.O. Number 25-2020) and Equity Builders' performance bond.

ATTACHMENT(S)

- Resolution 2026-072
- Notice Demanding the City Freeze Payment
- P.O. 25-2020 and Invoice History
- Notice of Outstanding Punch List Items
- Notice of City Considering Declaring Contractor Default
- Goodmanson Proposal

RESOLUTION 2026-072**A RESOLUTION AWARDING CONTRACT FOR THE OUTSTANDING SCOPE OF THE 2025 CONCRETE ALLEY CONSTRUCTION PROJECT (CITY PROJECT 2506) TO GOODMANSON CONSTRUCTION, INC.**

BE IT RESOLVED, by the City Council of the City of Columbia Heights, Minnesota, that the City Council hereby approves awarding the outstanding scope of the 2025 Concrete Alley Construction Project (City Project 2506) to Goodmanson Construction, Inc. for an estimated cost of \$148,850.

BE IT FURTHER RESOLVED that the cost of the work shall be paid from the remaining contract funds associated with Equity Builders & Construction Services, Inc.'s (Equity Builders) 2025 Concrete Alley Construction Project contract and, if necessary, funds available through Equity Builders' performance bond.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute the necessary contract documents and take the actions necessary to implement this award.

Passed this 26th day of October 2026.

Offered by:

Seconded by:

Roll Call:

Amáda Márquez Simula, Mayor

City Manager

GREGERSON, ROSOW, JOHNSON & NILAN, LTD.
ATTORNEYS AT LAW

DAVID H. GREGERSON*
 JOSEPH A. NILAN*†
 DANIEL R. GREGERSON*
 JOSHUA A. DOROTHY†
 DANIEL A. ELLERBROCK#
 MARGARET L. NEUVILLE*
 JACOB T. MERKEL
 NICHOLAS J. SIDERAS*
 STEVEN M. TALLEN
 MAYA V. ORTIZ
 DAVID C. SCHINAS
 ABIGAIL S. TAYLOR
 ERIKA L. LEVINE

100 WASHINGTON AVENUE SOUTH
 SUITE 1550
 MINNEAPOLIS, MINNESOTA 55401
 TELEPHONE: (612) 338-0755
 FAX: (612) 349-6718
WWW.GRJN.COM

ROBERT I. LANG (1922-2012)
 ROGER A. PAULY (RETIRED)
 RICHARD F. ROSOW (RETIRED)
 MARK J. JOHNSON (RETIRED)

#Also admitted in Illinois
 †Also admitted in North Dakota
 *Also admitted in Wisconsin

Writer's Direct Dial: 612-436-7492
 Writer's E-mail: dangregerson@grjn.com

February 13, 2026

Via U.S. Mail

City of Columbia Heights
 Attn: City Manager, Aaron Chirpich
 3989 Central Ave. N.E.
 Columbia Heights, MN 55421

Barna, Guzy & Steffen
 Attn: Columbia Heights City Attorney
 200 Coon Rapids Blvd. NW
 Ste. 400
 Coon Rapids, MN 55433

Re: Surety: Old Republic Surety Company
Principal: Equity Builders & Construction Services, Inc.
Bond Nos.: 5943753
Obligee: City of Columbia Heights
Project: 2025 Concrete Alley Construction

Dear City Manager and City Attorney:

This office represents Old Republic Surety Company ("Surety") regarding the above-captioned Project. As you may be aware, the Surety issued payment and performance bonds (the "Bonds") for Equity Builders & Construction Services, Inc. ("Principal") on the Project. The Bonds name the City of Columbia Heights as Obligee. Please be advised the Surety has received claims against the payment bond issued on behalf of the Principal with respect to the above-referenced Project, and the Surety is investigating these claims.

The purpose of this correspondence is two-fold: (i) a demand for the Obligee to freeze payment of contract funds to the Principal, and (ii) a request for Project information from the Obligee to assist the Surety in its investigation into the payment bond claims.

I. Freeze Funds.

Under the circumstances the Surety demands that the Obligee release no further contract funds to the Principal on the Project without the Surety's prior written consent. The Surety's demand is premised upon the fact that the contract funds are 1) the Surety's collateral under its rights of equitable subrogation, 2) assigned to the Surety under an Indemnity Agreement, and 3) expressly dedicated as trust funds under

February 13, 2026
Page 2

the Indemnity Agreement for the purpose of satisfying bonded obligations on the Project. The Obligees' improper release of contract funds may result in a release of the performance bond in whole or in part. Our goal in making this demand is to ensure that the bonded contract proceeds are applied in accordance with their intended purpose, which is the payment to proper claimants and completion of the bonded work.

II. Request for Project Information.

The Surety requests the following information from the Obligees to assist it in its investigation into payment bond claims in regard to the Project:

- status of the Project including punch list and close out requirements, if any;
- complete contract accounting, including original contract value, value of all approved change orders, total amount paid to the Principal, and copies of the contract, changes orders, pay applications, and checks if any;
- all lien waivers collected from the Principal and/or its subcontractors and suppliers; and
- a listing of all subcontractors and/or suppliers that have contacted the Obligees regarding non-payment, if any.

The Surety strictly reserves all rights and defenses available under the bonds, contract documents, applicable law, and/or at equity. Neither this letter nor any response by the Surety to the matters described herein constitute an estoppel, waiver, or modification of any such rights or defenses. Subject to the strict and continuing reservation of rights and defenses, we advise you to keep us informed and appreciate your efforts in doing so.

If you have any questions regarding the matter set forth herein, please contact me at the above-referenced matter.

Very truly yours,

GREGERSON, ROSOW, JOHNSON & NILAN, LTD.



Daniel R. Gregerson

DRG/tk

cc: Omar Harb (*via e-mail only*)
Frank Alampi (*via e-mail only*)



CITY OF COLUMBIA HEIGHTS
3989 Central Avenue NE
Columbia Heights, MN 55421
www.columbiaheightsmn.gov

PURCHASE ORDER

Item 14.

P.O Number:

25-2020

P.O. Date:

06/23/2025

Vendor:

Vendor #:	029509
Company:	EQUITY BUILDERS & CONSTRUCTION SERV
Address:	12204 S ROBERT TRAIL
City/State/Zip:	ROSEMOUNT, MN 55068
Phone:	
Email:	

Ship To:

Department:	
Attention:	
Address:	
City/State/Zip:	,
Phone:	
Delivery Notes:	
Requested By:	Barbara Thomas

Item	Description	Quantity	Unit	Unit Price	Amount
1	2025 CONCRETE ALLEY PROJECT 2506	1.00	EA	\$985,130.00	985,130.00
2	2025 CONCRETE ALLEY PROJECT 2506 - CO 2	1.00	EA	\$5,650.06	5,650.06
Grand Total:					\$990,780.06

Subject to the terms and conditions published on the City of Columbia Heights website

INVOICE HISTORY REPORT FOR CITY OF COLUMBIA HEIGHTS
ALL DATES, JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

Item 14.

INVOICE REFERENCE NUMBER	INVOICE DATE	CHECK NUMBER	INV POST DATE	CHECK STATUS
INVOICE NUMBER	CHECK DATE	AMOUNT RELIEVED		VOID

PO Number: 25-2020
Vendor Name: EQUITY BUILDERS & CONSTRUCTION SERV

219535	08/08/2025	203990	08/08/2025	Cleared
2506-A1	08/14/2025	120,438.88		N
		Details: 415.6400.45185.2506		120,438.88
221361	08/31/2025	204451	09/23/2025	Cleared
2	09/25/2025	292,352.53		N
		Details: 415.6400.45185.2506		292,352.53
222699	10/23/2025	204843	10/23/2025	Cleared
3	10/30/2025	367,081.96		N
		Details: 415.6400.45185.2506		367,081.96
225711	11/30/2025	205528	12/31/2025	Cleared
5	01/02/2026	24,516.60		N
		Details: 415.6400.45185.2506		24,516.60
Total Invoices: 4		804,389.97		



Formal Notice - Complete Outstanding Punch List Items - 2025 Concrete Alleys

From Rochelle Widmer <rwidmer@columbiaheightsmn.gov>

Date Thu 7/23/2026 8:14 AM

To jakeroy@equitybuilderscompany.com <jakeroy@equitybuilderscompany.com>

Cc estimator@equitybuilderscompany.com <estimator@equitybuilderscompany.com>

 2 attachments (14 MB)

2025 Alley Inspection Report.pdf; 2025 Alley Issue Log.xlsx;

Jacob Roy
Equity Builders & Construction Services, Inc.

Re: 2025 Concrete Alleys, City Project 2506 – Notice of Outstanding Punch List Items Requiring Correction and Completion

Attachments: 2025 Alley Inspection Report, 2025 Alley Issue Log

Dear Jacob Roy,

The City has identified outstanding work items that remain incomplete, deficient, or otherwise require correction under the Contract Documents for the above-referenced project. A detailed list of these items is attached to this email.

This correspondence constitutes formal written notice that the Contractor is required to promptly complete and/or correct all items identified in the attached log in accordance with the Contract Documents.

The City demands that the Contractor commence corrective action immediately and demonstrate progress or complete all punch list items within **fourteen (14) days** of receipt of this notice. If the Contractor believes any listed item is not its responsibility under the Contract, the Contractor shall provide a written explanation to the City within the same fourteen-day period.

Failure to fully complete or satisfactorily address the punch list items within fourteen (14) days will be deemed by the City to constitute a material failure to perform the Work in accordance with the Contract Documents. In that event, the City reserves the right to determine that the Contractor is in breach of its contractual obligations and to pursue any and all remedies available under the Contract, at law, and in equity. Such remedies may include, without limitation, withholding payment, assessing applicable liquidated damages, engaging others to complete or correct the work at the Contractor's expense, declaring a contractor default, pursuing remedies available under the performance bond, and any other rights and remedies available to the City.

Nothing in this notice shall be construed as a waiver of any rights, claims, remedies, damages, or defenses available to the City, all of which are expressly reserved.

Please provide written confirmation no later than **July 27, 2026**, identifying the Contractor's schedule completion of all attached punch list items.

Item 14.

Should you have any questions regarding the attached punch list, please contact Rochelle Widmer at rwidmer@columbiaheightsmn.gov.

Sincerely,



Rochelle Widmer P.E. M.S. | Director of Engineering and Facilities
[City of Columbia Heights](#) | Engineering and Facilities Departments
3989 Central Avenue NE | Columbia Heights, MN 55421
rwidmer@columbiaheightsmn.gov
Direct: 763-706-3704 | Main: 763-706-3700

*Writer's Direct Line: (763) 783-5129
E-Mail Address: slepak@bgs.com*

September 21, 2026

Surety

Old Republic Surety Company
P.O. Box 1635
Milwaukee, WI 53201-1635
Mary Jo Dingwall

Contractor

Equity Builders & Construction Services, Inc.
10433 Commerce Ave. N.
Prior Lake, MN
Owner/Officer: Jacob Roy

RE: Performance Bond for 2025 Concrete Alley Construction, Columbia Heights Project
2506

Dear Surety and Contractor:

This office serves as the City Attorneys for the City of Columbia Heights, Minnesota. It is our understanding that Old Republic Surety Company is the surety on the attached Performance Bond (hereinafter referred to as the Bond).

Please be advised that, pursuant to Section 3.1 of the Bond, the City hereby notifies the Surety and Contractor that it is considering declaring a Contractor Default. The basis for this consideration is that the Contractor has not performed work on the contract since December 1, 2025 and the substantial completion date is September 30, 2026 with completion for final payment on or before October 17, 2025. It is further the City's position that the Contractor's status as a disbarred contractor constitutes a further basis for the City's consideration.
Suspended Debarred Vendors - Minnesota Office of State Procurement

In consideration of this notice, the City has identified certain sums and retainage that could be used to complete a significant portion, if not all, of the remaining work. The City is also amenable to utilizing the subcontractor that the Contractor assigned to perform the remaining work as an entity that is familiar with the scope of the remaining work to be performed.

EXPERIENCE | TRUST | RESULTS

David J. Steffen
Robert A. Steffen
Adam J. Steffen
Maxwell W. Steffen
Jacob W. LeVahn
Jamie L. Carrell

Robert A. Steffen
Adam J. Steffen
Maxwell W. Steffen
Jacob W. LeVahn
Jamie L. Carrell

Robert A. Steffen
Adam J. Steffen
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Jacob W. LeVahn
Jamie L. Carrell

Robert A. Steffen
Adam J. Steffen
Maxwell W. Steffen
Jacob W. LeVahn
Jamie L. Carrell

Of Counsel
Robert A. Steffen
Adam J. Steffen
Maxwell W. Steffen
Jacob W. LeVahn
Jamie L. Carrell

Senior Counsel
Robert A. Steffen
Adam J. Steffen
Maxwell W. Steffen
Jacob W. LeVahn
Jamie L. Carrell

* Also Licensed
in Wisconsin

Please contact me to discuss this matter further. Thank you for your attention to this matter.

Sincerely,

BARNA, GUZY & STEFFEN, LTD.

A handwritten signature in black ink, appearing to read "Scott M. Lepak".

Scott M. Lepak
Columbia Heights City Attorney

ENC

cc: Rochelle Widmer, Columbia Heights City Director of Engineering and Facilities

5155607.2

PERFORMANCE BOND

Bond No. 5943753

Contractor	Surety
Name: Equity Builders & Construction Services, Inc.	Name: Old Republic Surety Company
Address (principal place of business): 12204 S Robert Trail Rosemount, MN 55068 612-900-7486	Address (principal place of business): PO Box 1635 Milwaukee, WI 53201-1635
Owner	Contract
Name: City of Columbia Heights, Minnesota	Description (name and location): 2025 Concrete Alley Construction, Columbia Heights Project 2506
Mailing address (principal place of business): 3989 Central Ave NE Columbia Heights, MN 55421	Contract Price: \$1,072,501
	Effective Date of Contract: April 28 th , 2025

Bond

Bond Amount: One Million Seventy-Two Thousand Five Hundred One Dollars and 00/100 (\$1,072,501.00)

Date of Bond: May 19, 2025

(Date of Bond cannot be earlier than Effective Date of Contract)

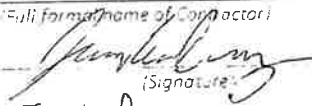
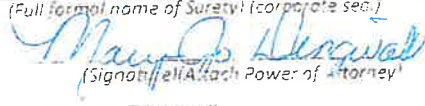
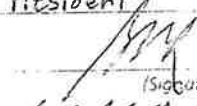
Modifications to this Bond form

☒ None ☐ See Paragraph 16

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Performance Bond, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.

Contractor as Principal

Surety

Equity Builders & Construction Services, Inc. (Full formal name of Contractor)	Old Republic Surety Company (Full formal name of Surety) (corporate sec.)
By:  (Signature)	By:  (Signature) (Attach Power of Attorney)
Name: <u>Jacob Roy</u> (Printed or typed)	Name: <u>Mary Jo Dingwall</u> (Printed or typed)
Title: <u>President</u>	Title: <u>Attorney-In-Fact</u>
Attest:  (Signature)	Witness: <u>Matthew Schmidt</u> (Signature)
Name: <u>LEAH L. Roy</u> (Printed or typed)	Name: <u>Matthew Schmidt</u> (Printed or typed)
Title: <u>Project Mgr</u>	Title: <u>N/A</u>

Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner or other party is considered plural where applicable.

EJCDC® C-610, Performance Bond

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Page 1 of 4

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.
2. If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Paragraph 3.
3. If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond will arise after:
 - 3.1. The Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice may indicate whether the Owner is requesting a conference among the Owner, Contractor, and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Paragraph 3.1 will be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor, and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement does not waive the Owner's right, if any, subsequently to declare a Contractor Default;
 - 3.2. The Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
 - 3.3. The Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.
4. Failure on the part of the Owner to comply with the notice requirement in Paragraph 3.1 does not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.
5. When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:
 - 5.1. Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;
 - 5.2. Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;
 - 5.3. Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owners concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or
 - 5.4. Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:

- 5.4.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
 - 5.4.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.
- 6. If the Surety does not proceed as provided in Paragraph 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Paragraph 5.4, and the Owner refuses the payment, or the Surety has denied liability, in whole or in part, without further notice, the Owner shall be entitled to enforce any remedy available to the Owner.
- 7. If the Surety elects to act under Paragraph 5.1, 5.2, or 5.3, then the responsibilities of the Surety to the Owner will not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety will not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication for:
 - 7.1. the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
 - 7.2. additional legal, design professional, and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Paragraph 5; and
 - 7.3. liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.
- 8. If the Surety elects to act under Paragraph 5.1, 5.3, or 5.4, the Surety's liability is limited to the amount of this Bond
- 9. The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price will not be reduced or set off on account of any such unrelated obligations. No right of action will accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors, and assigns.
- 10. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.
- 11. Any proceeding, legal or equitable, under this Bond must be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and must be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum periods of limitations available to sureties as a defense in the jurisdiction of the suit will be applicable.
- 12. Notice to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown on the page on which their signature appears.
- 13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement will be deemed deleted therefrom and provisions conforming to such

statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.

14. Definitions

- 14.1. *Balance of the Contract Price*—The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made including allowance for the Contractor for any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.
 - 14.2. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.
 - 14.3. *Contractor Default*—Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.
 - 14.4. *Owner Default*—Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.
 - 14.5. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.
15. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond will be deemed to be Subcontractor and the term Owner will be deemed to be Contractor.
16. Modifications to this Bond are as follows: None.



GOODMANSON CONSTRUCTION

PROPOSAL

600 KASOTA AVE SE
MINNEAPOLIS, MN 55414
OFFICE: (651) 636-4996

WWW.GOODMANSONCONSTRUCTION.COM

Date: 10.14.26

Proposal Submitted To:

Kelly Monahan
Assistant City Engineer
612.452.0379
kmonahan@columbiaheightsmn.gov

Work To Be Performed At:

City of Columbia Heights
Allies 1 - 6

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

2025 Alley Repair Redlines

- Per plans 9.30.26.
- This not a prevailing wage project.
- Project to be completed Monday – Friday from 7am to 6pm.

Alley 1

- Plan pages 20-22 of 90.
- Edge mill and overlay asphalt tie ins, (2,970 square feet).
- Install 3" asphalt in area missed, (150 square feet).
- Replace 8" alley concrete, (150 square feet).
- Install 4" concrete refuse pad, (16 square feet).
- Remove and reset existing paver driveway, (160 square feet).
- Router and install sealant in cracks, (30 linear feet).
- Remove asphalt from around curb stop, (1qy).
- Adjust curb stops, (7 qty).
- Regrade tie in, fill with black dirt, seed and erosion blanket, (740 square feet).

Alley 2

- Plan pages 23 & 24 of 90.
- Repair fence, (1 qty).
- Edge mill and overlay asphalt tie ins, (325 square feet).
- Replace concrete apron flare, (20 square feet).
- Router and install sealant in cracks, (40 linear feet).

Retaining Wall

- 60" linear feet x ~3' tall.
- Diamond Block, (240 square feet). w/ below grade base course. **Included in total.**
- 8" CIP wall w/ rebar, (240 square feet), w/ 8" x 20" concrete footing. **ADD: \$2,550.00**

We hereby propose to furnish the materials and perform the labor necessary for the completion of

Alley 3

- Plan pages 25 & 26 of 90.
- Edge mill and overlay asphalt tie ins, (100 square feet).
- Replace 8" alley concrete, (150 square feet).
- Replace concrete apron for better drainage, (20 square feet).
- Pressure wash splatter area, (2 locations). No guarantee complete removal of splatter.
- Regrade tie in, fill with black dirt, seed and erosion blanket, (185 square feet).
- Router and install sealant in cracks, (10 linear feet).

Driveway – 4241 Jackson Street NE

- Remove concrete driveway, (890 square feet).
- Install 5" concrete driveway w/ 3# macrofibres, (890 square feet).
- Final seal, (890 square feet). **ADD: \$15,100.00**

Alley 4

- Plan pages 27 & 28 of 90.
- Install concrete refuse pad, (65 square feet).
- Install missing concrete apron, (40 square feet).
- Replace concrete apron flare, (40 square feet).
- Edge mill and overlay asphalt tie ins, (185 square feet).
- Install 3" asphalt in area missed, (75 square feet).
- Regrade tie in, fill with black dirt, seed and erosion blanket, (224 square feet).
- Router and install sealant in cracks, (176 linear feet).

Alley 5

- Plan pages 31 & 32 of 90.
- Install concrete refuse pad, (155 square feet).
- Replace paver refuse pad w/ concrete, (36 square feet).
- Install missing concrete apron, (230 square feet).
- Replace concrete apron flare, (40 square feet).
- Edge mill and overlay asphalt tie ins, (484 square feet).
- Regrade tie in, fill with black dirt, seed and erosion blanket, (100 square feet).
- Router and install sealant in cracks, (76 linear feet).
- Pressure wash splatter area, (1 locations). No guarantee complete removal of splatter.

Alley 6

- Plan pages 29 & 30 of 90.
- Edge mill and overlay asphalt tie ins, (430 square feet).
- Regrade tie in, fill with black dirt, seed and erosion blanket, (310 square feet).
- Pressure wash splatter area, (1 locations). No guarantee complete removal of splatter.

Total: \$137,300.00 (initial)

8" CIP Retaining Wall, ADD: \$2,550.00 yes no

Driveway 4241 Jackson Street NE, ADD: \$15,100.00 yes no

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

Nonconforming Scope Items

- Edge mill and overlay asphalt tie ins.
- Replace 8" alley concrete.
- Remove and reset existing paver driveway.
- Router and install sealant in cracks.
- Remove asphalt from around curb stop.
- Adjust curb stops.
- Regrade tie in, fill with black dirt, seed and erosion blanket.
- Repair fence.
- Replace concrete apron flare.
- Replace concrete apron for better drainage.
- Pressure wash splatter area. No guarantee complete removal of splatter.

Nonconforming Scope Items, Total: \$89,900.00 (initial)

Never Installed Scope Items

- Install 3" asphalt in area missed.
- Install 4" concrete refuse pad.
- Retaining wall, 60" linear feet x ~3' tall.
- Install concrete refuse pad.
- Install missing concrete apron.
- Replace paver refuse pad w/ concrete.

Never Installed Scope Items, Total: \$56,400.00 (initial)

8" CIP Retaining Wall, ADD: \$2,550.00 yes no

Driveway – 4241 Jackson Street NE, ADD: \$15,100.00 yes no

Exclusions:

- Cost of Permits
- Electrical
- Plumbing
- Watering landscape restoration to be done by others
- Railings
- Disposing of contaminated materials
- Damage to underground utilities/irrigation
- Owner responsible for marking private utilities prior to construction
- Design/Engineering/Survey/Staking
- Painting
- ADA Compliance
- Additional base/subsoil correction
- Subgrade Preparation
- Material Testing/Inspections
- Traffic Control
- Meter Hooding
- Prevailing Wage
- Work schedule 7am-6pm Monday-Friday
- ~~Winter Conditions 11/1 – 4/15~~
- Tree/Stump Removal

Terms of Proposal

4

Item 14.

MN License #BC627075 | AA/EEO/Vets/Disability Employer**Length of Proposal:**

This proposal may be withdrawn by Goodman Construction if not accepted within 7 days.

Permits (if necessary):

Cost of permit(s), if needed, not included in this proposal. Goodman Construction will obtain and asked to be reimbursed.

Concrete/Asphalt Removal (if applicable):

Cost includes up to 5½" of existing concrete/asphalt removal. If thicker than 5½", \$0.50 per inch of extra thickness per square foot will be charged following discussion and signed change order from owner.

Sub Soil (if applicable)

Cost includes up to 6" of recycled concrete base installation. If additional base is required, \$0.50 per inch of base per square foot will be charged following discussion and signed change order from owner.

Railings (if applicable):

Goodman does not replace or install railings. We recommend Andrew Laliberte with Dakota Unlimited 651-423-3995.

Irrigation Systems/Electrical/Utilities (if applicable):

Not responsible for damage to irrigation lines and heads/electrical lines/utilities. Gopher One locates requested by Goodman are for the safety of our employees only. Public and private utility locates do not guarantee location of utilities nor guarantee Goodman can avoid damage.

Goodman will use the best care possible to prevent any damage and will repair unexposed services at additional charge.

Payment Schedule:

10% deposit required to schedule (new customer), Payments Due as Work Progresses, Balance Due Day of Completion
18% per Year (1.5% month) Late Fee Applies on All Late Payments

CASH & CHECK ACCEPTED OR MASTERCARD & VISA WITH 2 % SERVICE FEE

Concrete has a natural variation in appearance and color similar to marble, granite and wood. Keep in mind that the color samples shown are an approximation of the final concrete color of the finished concrete. The in-place concrete will be affected by the concrete mixture, materials selected, finishing techniques, curing and sealing methods and weather conditions.

Final in-place concrete will NOT look exactly like samples.

Any alteration or deviation from specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Workmen's Compensation and Public Liability Insurance on above work to be taken out by: Goodman Construction, Inc. All concrete/asphalt cracks. If cracking occurs, we strongly recommend filling the cracks with concrete/asphalt sealant to prevent moisture intrusion.

PRE-LIEN NOTICE: ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLY LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

CUSTOMER'S THREE-DAY RIGHT TO TERMINATE: CUSTOMER IS ADVISED THAT IF THE WORK INVOLVES THE CUSTOMER'S HOMESTEAD, FEDERAL LAW ALLOWS CUSTOMER TO TERMINATE THIS AGREEMENT FOR ANY REASON WITHIN THREE (3) DAYS AFTER SIGNING IT. CUSTOMER ACKNOWLEDGES THAT THEY HAVE RECEIVED SUCH NOTICE PURSUANT TO THIS SECTION AND PURSUANT TO THE NOTICE OF RESCISSION ATTACHED HERE TO.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. Goodman Construction is authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date: _____

BILLING INFORMATION**Preferred Billing:**☐ ACH☐ Email☐ USPS

Company Name: _____

DBA (if applicable): _____

Company Address (bill to): _____

City, State, Zip (bill to): _____

AP Contact Name: _____

AP Contact E-mail: _____

AP Contact Phone: _____

Project Name: _____

DOCUMENTS NEEDED:☐ W-9☐ Certificate of Insurance☐ P.O. # _____☐ Other _____

Submitted by:

Cristina Siegert

Project Estimator/Designer

CITY COUNCIL MEETING

AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	OCTOBER 26, 2026

ITEM:	Resolution 2026-071, Columbia Heights Statement on Anoka County Drone Utilization								
<i>Presenting Item: Amáda Márquez Simula, Mayor</i>									
DEPARTMENT: City Council		BY/DATE: Aaron Chirpich / October 22, 2026							
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td>X Community that Grows with Purpose and Equity</td> <td>X Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td>_ High Quality Public Spaces</td> <td>_ Resilient and Prosperous Economy</td> </tr> <tr> <td>X Safe, Accessible and Built for Everyone</td> <td>_ X Inclusive and Connected Community</td> </tr> </table>				X Community that Grows with Purpose and Equity	X Engaged, Effective and Forward-Thinking	_ High Quality Public Spaces	_ Resilient and Prosperous Economy	X Safe, Accessible and Built for Everyone	_ X Inclusive and Connected Community
X Community that Grows with Purpose and Equity	X Engaged, Effective and Forward-Thinking								
_ High Quality Public Spaces	_ Resilient and Prosperous Economy								
X Safe, Accessible and Built for Everyone	_ X Inclusive and Connected Community								

BACKGROUND

See attached Resolution 2026-071

RECOMMENDED MOTION(S):
<p>MOTION: Move to waive the reading of Resolution 2026-071, there being ample copies available to the public.</p> <p>MOTION: Motion to adopt Resolution 2026-071, approving the Columbia Heights Statement on Anoka County Drone Utilization.</p>

ATTACHMENT(S)

- Resolution 2026-071

RESOLUTION 2026-071

COLUMBIA HEIGHTS STATEMENT ON ANOKA COUNTY DRONE UTILIZATION

A resolution of the City Council for the City of Columbia Heights, Minnesota,

The City Council of the City of Columbia Heights recognizes that the Anoka County Sheriff has proposed a county-wide Drone First Responder program that raises important questions regarding municipal consent, public transparency, privacy, and the management of data collected through law enforcement technology.

The City of Columbia Heights recognizes the Anoka County Sheriff's legal authority to utilize law enforcement technology throughout the County, including within Columbia Heights, and acknowledges that the City may not have the legal ability to opt out of deployments conducted under that authority.

The City expresses its disappointment that the County publicly represented that municipalities could "opt-out" of the program without providing a clear process or mechanism for doing so.

The City has concerns regarding data retention, access, sharing, and security, as well as community distrust associated with Flock technology and the broader use of surveillance tools.

The City acknowledges that Metro Surge contributed to distrust among members of the Columbia Heights community regarding large-scale law enforcement operations involving outside agencies, reinforcing the importance of transparency and accountability.

The City Council has confidence in the Columbia Heights Police Department and supports the City's ability to independently evaluate and operate its own drone program, with policies established by the City and data remaining under City control.

Anoka County representatives discussed the creation of a public transparency portal at a public open house, which could allow residents to track drone deployments and understand the rationale for their use.

The City believes that permanent drone infrastructure within Columbia Heights should not be established without meaningful local consultation and the City's express consent.

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

Section 1. Municipal Consent and Local Control. The City Council expresses its opposition to implementing a county-wide Drone First Responder program without meaningful consultation and consent from affected municipalities. The City recognizes the Sheriff's legal authority to conduct law enforcement operations throughout Anoka County but believes such authority

should be exercised in partnership with local governments and with appropriate consideration of community concerns.

Section 2. Drone Dock Placement. The City Council requests that Anoka County not establish a drone dock within Columbia Heights.

Section 3. Public Transparency. The City Council urges Anoka County to establish the transparency portal discussed at the public open house. To the extent legally permissible, the portal should provide timely information regarding drone deployments, including general locations, dates and times, the agency initiating the deployment, and the rationale for use, subject to necessary protections for active investigations and legally protected information.

Section 4. Data Governance and Privacy. The City Council requests that Anoka County publicly disclose clear policies governing the collection, retention, access, sharing, security, and deletion of drone-generated data, including safeguards against unauthorized access and use beyond the original purpose of a deployment.

Section 5. Community Trust and City Operations. The City Council recognizes the impact that Metro Surge and concerns regarding surveillance technology have had on community trust. The City reaffirms its confidence in the Columbia Heights Police Department and supports exploring a City-operated drone program under locally established policies, with data collected through City-operated drones remaining under City control.

Section 6. County Accountability and Collaboration. The City Council expresses its disappointment that the County communicated an “opt-out” option without providing a clear mechanism to exercise it. The City requests that the County continue meaningful engagement with affected cities, and involve municipalities in decisions concerning infrastructure placement, deployment practices, transparency, and data governance.

Section 7. Distribution. The City Manager is directed to transmit this resolution to the Anoka County Board of Commissioners, Anoka County Sheriff, Anoka County Administrator, and other appropriate governmental representatives.

Passed this 26th day of October 2026.

Offered by:

Seconded by:

Roll Call:

Amáda Márquez Simula, Mayor

City Manager

CITY COUNCIL MEETING

AGENDA SECTION	BID CONSIDERATIONS
MEETING DATE	OCTOBER 26, 2026

ITEM:	Resolution 2026-069, a Resolution Accepting Proposals and Awarding Contract for Professional Services for the MSC Architectural Final Design and Construction Administration, Project No. 2414.								
<i>Presenting Item:</i>									
DEPARTMENT: Public Works		BY/DATE: Kevin Hansen & David Cullen, 10/21/26							
<p>CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i></p> <table> <tr> <td>☐ Community that Grows with Purpose and Equity</td> <td>☐ Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td>☒ High Quality Public Spaces</td> <td>☐ Resilient and Prosperous Economy</td> </tr> <tr> <td>☒ Safe, Accessible and Built for Everyone</td> <td>☐ Inclusive and Connected Community</td> </tr> </table>				☐ Community that Grows with Purpose and Equity	☐ Engaged, Effective and Forward-Thinking	☒ High Quality Public Spaces	☐ Resilient and Prosperous Economy	☒ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
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BACKGROUND: In the 2021 Public Works approved budget, the creation of a Master Plan for the Municipal Service Center (MSC) was adopted in Fund 411, Capital Government Buildings. An MSC Master Plan with three site layouts was established creating a plan for future operations. The three (3) preliminary site plan options were refined in 2025 with an overall site plan which includes the additional property at 675 37th Avenue, attached.

In 2024, the Council amended the Project Budget providing an additional \$175,000 to account for past costs, site environmental analysis, and schematic design. The schematic design and site layout is now complete. Within the amended budget, soil borings and a site environmental analysis were also conducted this summer. Staff is currently working with the environmental engineer (Braun Intertec) to apply for grant funding to prepare a remedial action plan or RAP. The RAP can then be used to apply for cleanup costs through State program available through DEED or the MnPCA. As the City has received both State and Federal grant funds (in support of design, land acquisition and demolition), the project is now ready to proceed to final design.

An RFP was prepared by staff that included the following services: interior and exterior building design including mechanical, electrical and structural design, materials selection, cost estimating, coordination of site planning, public involvement process, bidding documents including public bidding, construction services (limited site inspections, interpretation of plan questions, shop drawings, progress meetings, and progress payments) and project closeout services.

The RFP for Architectural Services was sent to five firms with experience in Public Works Facilities. Two firms indicated they would not be responding to the RFP due to workloads, and one firm was non-responsive. Two proposals were received and ranked by staff. Interviews of the two firms (listed below) were also conducted on Thursday, October 15th at City Hall.

- Oertel Architects
- Wold Architects and Engineers

The RFP was organized as a Qualifications Based or QB selection process, as the project has both State and Federal funding. Under this process, costs are provided separately in a sealed envelope and opened following the qualification selection. In each step, the firms are reviewed and ranked, and the rankings are weighted in the following process:

Final Recommendation Selection

The final recommendation will be based on the following criteria:

1. Quality/Qualification Based Score - proposals40%
2. Interview Score20%
3. Project Fee Score40%

The review of the proposals and architect interviews were conducted by: the City Manager, Public Works Director, Assistant City Engineer, Utility Superintendent and City Engineer (retired) .

Based on the proposals received, and the selection process established in the RFP and interviews conducted by City staff, it is our recommendation that the highest ranking firm of **Oertel Architects** be hired as the Project Architect for the new City of Columbia Heights Public Works Facility.

STAFF RECOMMENDATION: Accept the proposal from Oertel Architects in the amount of \$1,671,073 to provide Architectural Design services including construction administration and project closeout. Funding will be provided from the General Government Building Fund 411.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2026-069, there being ample copies available to the public.

MOTION: Move to approve Resolution 2026-069, a resolution awarding the City Public Works Architectural Services, Project No. 2414, to the firm of Oertel Architects based upon the qualification's selection process for a cost of \$1,671,073, appropriated from Fund 411.9950.43150.2414

ATTACHMENT(S)

Resolution 2026-069
 MSC Architectural RFP
 MSC Final Site Plan
 Proposals (2)
 Qualified Selection Basis Matrix

RESOLUTION 2026-069**A RESOLUTION ACCEPTING PROPOSALS AND AWARDING CONTRACT FOR PROFESSIONAL SERVICES FOR THE MSC ARCHITECTURAL FINAL DESIGN AND CONSTRUCTION ADMINISTRATION, PROJECT NO. 2414**

The City of Columbia Heights has completed the preliminary planning and schematic design for the Municipal Service Center (MSC) project and is prepared to proceed with final architectural design and construction administration; and

The City solicited proposals from qualified architectural firms to provide professional services, including final building design, engineering coordination, cost estimating, bidding documents, construction administration, and project closeout; and

Proposals were evaluated through a qualifications-based selection process, including proposal reviews, interviews, and project fee evaluations; and

Based on the established selection criteria and evaluation process, Oertel Architects received the highest overall ranking and is recommended by City staff to serve as the project architect; and

The project is funded through the General Government Building Fund 411.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Columbia Heights, Minnesota, that:

1. The City Council hereby accepts the proposal submitted by Oertel Architects and awards a contract for professional architectural services for the Municipal Service Center Architectural Final Design and Construction Administration, Project No. 2414, in the amount of **\$1,671,073**.
2. The contract shall include architectural design, construction administration, and project closeout services as outlined in the request for proposals and the accepted proposal.
3. The contract expenditure is authorized from the General Government Building Fund, account **411.9950.43150.2414**.
4. The City Manager is authorized to execute the contract and take the necessary actions to implement this resolution.

Passed this 26th day of October 2026.

Offered by:

Seconded by:

Roll Call:

Amáda Márquez Simula, Mayor

City Manager

**REQUEST FOR PROPOSAL (RFP)
FOR PROFESSIONAL SERVICES
ARCHITECTURAL**

CITY OF COLUMBIA HEIGHTS, MINNESOTA

**COLUMBIA HEIGHTS PUBLIC WORKS
City Project: 2414**

I. GENERAL REQUIREMENTS

Interested firms should submit their proposal no later than 3:30 P.M. October 7th, 2026 to the Director of Public Works/City Engineer, 637 38th Avenue N.E., Columbia Heights, MN 55421.

In submitting a proposal to provide the requested services, the following is required in order to expedite the review process by the representatives of the City.

1. The length of the proposal should not exceed ten (10) pages, excluding figures, resumes of personnel, firm experience, qualifications, site plans, etc. Exclude the fee proposal, which should be provided in a separate sealed envelope.
2. The proposal should not contain non-applicable promotional materials and should address only the points requested in this document. **If requested elsewhere in this RFP, provide separate schedules and fees for separate sections of work.**
3. In a **separate sealed envelope**, provide a schedule of the most current billing rates for individuals involved; this must include a total cost to complete the work in the specified time frame. Provide alternate costs as requested.
4. Four (4) print copies of the proposal should be addressed to the Director of Public Works/City Engineer, 637 38th Avenue N.E., Columbia Heights, Minnesota, 55421, to be received by 3:30 P.M. October 7th, 2026. In addition, a digital copy of the proposal should be emailed to the City Engineer at khansen@columbiaheightsmn.gov.
5. If the firm is proposing to use subconsultants, the subconsultant should be identified along with how the work will be divided.
6. The City of Columbia Heights reserves the right to reject any proposal that does not comply with the requirements of this R.F.P.
7. The City Council will consider the proposals at their regularly scheduled meeting on October 26th 2026.

II. BACKGROUND AND GOALS

The City of Columbia Heights public works facility is located at 637 38th Avenue NE. It was originally constructed in 1971 housing 12 departments in Public Works operations. The facility has had maintenance updates and equipment replacement, but has not been expanded from its original construction of 56,000 square feet on three levels. Equipment maintenance is located on the main floor, the lower level is primarily vehicle storage, and the second floor houses PW administrative offices. The last major renovation was completed in 2005 with the intent of adding 15 to 20 years of life to the facility - the current facility is now at the stage of replacement.

An analysis of the MSC facility was conducted in 2021 and concluded facility replacement. 2021 Needs Assessment and Master Plan – **attached**.

Further analysis was also conducted in 2024 following the acquisition of the former 1.8 acre impound lot resulting in the Master Plan Final Site layout – **attached**. Minimum design characteristics shall include:

1. Project Site: 675 37th Avenue – commonly referred to as rear yard of existing public works. The City also owns the adjacent parcel formerly used as a vehicle impound lot, and is depicted on the *Site Map Aerial* – **attached**.
2. The City does not intend to replat the property.
3. New Building Size: Approximately 80,000 (square feet).
4. Building Type: single story, slab on grade, rammed aggregate pier supported footings with a structural slab.
5. A Public Works Facility that meets the needs as developed and detailed in the 2021 *Needs Assessment and Master Plan* and 2026 *Pre-Design Report*.
6. Design features common to the newest Public Works facilities.
7. Design requirements to meet the Statutory funding obligation under the State of Minnesota Capital Bonding Program – B3 requirements apply (2026 Legislative Award).
8. The City intends on partnering with the local watershed, the Mississippi Water Management Organization (MWMO), for storm water management support.
9. The following budget has been established for the project:

GENERAL ESTIMATE OF COSTS: (updated 09/2026)

	675 37 th Avenue
New Building:	\$22,000,000
Site Specific Costs:	\$2,775,000
Consultant: Architectural / Geotechnical/Civil/Special	
Inspections/other:	\$2,849,000
Furnishing/Fixtures/Equipment:	\$1,376,000
Land Acquisition:	\$ 750,000
Technology/other:	\$ 250,000
Total Costs:	\$29,975,000

Project Contingency (~5%) \$1,300,000

The **primary goal** of this project is to build a new Public Works Facility that is people-centered, technology centric, and energy-efficient, adaptable and optimizes work flow, is highly functional, and will serve the city for the next fifty years.

A secondary goal of the City for the new Public Works Facility is a move-in date of November 1st, 2028, and final completions date of May 31st, 2029. Accordingly, the project schedule must be developed to maintain this goal. While the project is intended as a traditional design-bid-build development, the Architect shall work with the City to develop a bidding schedule that may involve ‘bid packages’ to maintain the goal of move-in ready by November 1st, 2028. Each proposal should specifically address the consultant’s ability to adhere to the project schedule by providing the appropriate staffing resources to the project.

RFP Architectural Services – Columbia Heights Public Works

Page 3

The City of Columbia Heights shall contract separately for the following professional services for the Project Team:

- Geotechnical / Environmental
- Program Management / QC/ QA
- Project Representation

For the preparation of your proposal, it is the City’s intent that contracts for the services identified above shall be awarded following the Architectural award.

III. SCOPE OF SERVICES

The Architectural Design work requested in this RFP shall continue from the 2022 Master Plan and 2026 Concept Design for **FULL SERVICE ARCHITECTURAL/ENGINEERING** including:

- Public Participation process
- Schematic Design
- Design Development
- Construction Documents
- Civil Design and Surveying
- Public Bidding
- Construction Phase Services (Coordination with Owner’s Representative)
- Coordination with other City Consultants or Agents including Geotechnical/Environmental
- IT and Technology
- FF&E Design

The responders should demonstrate their experience in dealing with moderate and complex governmental projects. Respondent’s project team personnel should have similar experience with working on complex projects dealing with government facilities – **Public Works**. Include in your proposal references for at least three (3) Public Works projects that your firm has successfully completed in the last ten (10) years. Firms that do not demonstrate successful completion of at least three (3) Public Works projects will not be considered.

1. **Public Participation**

The City has established a Public Works Task Force or PWTF. This committee is comprised of city staff and one or more City council member(s). It is intended to be an advisory body to the full City Council and will assist in making key decisions at major points in the development of the Public Works Design. One Public Open House will also be established at either schematic level or preliminary design stage to present key features and materials of the new design and allow an opportunity for general public comment and input. The PWTF will assist in the open house and public input process. Schematics of the new Public Works will be also be displayed for a short time period on the City’s website to allow for further public input. It should be anticipated to have *up to* four (4) meetings with the PWTF concluding with the construction document phase.

2. **Schematic Design:**

- a) Review existing work, reports, and studies completed to date.

- b) Evaluate primary building materials, developing options to stay within the project budget.
- c) Prepare a final schematic design for the new Public Works facility – interior, exterior and site.
- d) Evaluate different building systems relative to long term operational costs and life cycle costs such as LED lighting, heating and cooling systems including geothermal, etc.
- e) Meet with key staff and the PWTF as required to review and select materials for the schematic design.
- f) Coordinate an updated cost estimate based on the schematic design, including any revisions.
- g) Develop a preliminary master project schedule.
- h) Coordination with other City Consultants.
- i) Coordinate and gather the public input including one City Council work session meeting.

Deliverable: Schematic Design Documents, project schedule, cost estimate – for approval.

3. Design Development

- a) Based on the City's review and approval of the Schematic Design, prepare detailed design documents (drawings and other documents) that include:
 - Plans, sections, elevations, typical construction details
 - Diagrams or layouts of building systems along with efficiency calculations
 - Establishment of the architectural, structural, mechanical and electrical systems
 - Specifications that outline types and quality of materials and systems types.
 - Review and confirm that current ADA rules are incorporated into the new building and site plan.
 - Review and confirm State B3 requirements are incorporated into the new building and site plan.
- b) Meet with staff and the PWTF as required to develop the final design.
- c) Coordination with the Building Official and other City Consultants
- d) Provide an evaluation of utilizing comprehensive bid packages based on the project schedule.
- e) Coordinate an updated cost estimate based on the detailed design, including any revisions.
- j) Update the preliminary master project schedule.
- f) Public input including one City Council work session meeting.

Deliverable: Final Design Documents, project schedule, detailed cost estimate – for approval.

4. Construction Documents

Based on the City's review and approval of the Final Design, prepare Construction Documents consisting of Drawings and Specifications to be used for public bidding. The bidding documents shall be coordinated with and include work from other consultants hired by the City such as the geotechnical and Owner's Representative. To achieve the project goals, 'bid packages' may be utilized with different project schedules.

5. Public Bidding

Following the approval of the Construction Documents, the Architect shall assist the Owner in obtaining competitive bids, confirming responsiveness of bids, determining the successful bid, recommending for contract award to the City Council, and assist with preparing

contracts for construction.

The Architect shall assist the City in bidding the project by:

- Procuring the reproduction of Bidding Documents, both online and hard copy.
- Distributing the Bidding Documents to prospective contractors and vendors.
- Organizing and conducting a pre-bid conference for prospective bidders.
- Preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to all prospective bidders in the form of addenda.
- Assist with: organizing and conducting the opening of the bids, providing a bid review and tabulation, and subsequently documenting and distributing the bidding results.
- Assist with the review and recommendation to the City Council on the bid results to determine the low, qualified, responsive bidder.

The Architect shall consider requests for substitution, and following review with the City, prepare and distribute addenda identifying approved substitutions to all prospective bidders.

6. Construction Phase Services

The Architect shall provide administration of the Contract between the City and the Contractor as set forth below and in AIA Document A201™-2017 General Conditions of the Contract for Construction.

The Architect shall advise and consult with the City during the construction. The Architect shall have authority to act on behalf of the Owner. The City intends on utilizing an ‘Owner’s Representative’ to assist during final design and during construction.

The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required to become generally familiar with the progress and quality of the portion of the work completed, and to determine, in general, if the work observed is being performed in a manner indicating that the work, when fully completed, will be in accordance with the Contract Documents.

The Architect shall attend progress meetings with the Contractor, City and other entities as work progresses, at not less than two week intervals. More frequent meeting may be necessary depending on the stage and complexity of the work taking place.

The Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the work completed, and report to the Owner (1) known deviations from the Contract Documents and from the most recent construction schedule submitted by the Contractor, and (2) defects and deficiencies observed in the work.

The Architect has the authority to reject work that does not conform to the Contract Documents.

The Architect shall assist the Owner with project closeout including coordination of closeout documentation.

7. IT and Technology

The Architect shall complete design work for all power and data requirements. Additionally include the design coordination for monitors, projectors, smart boards, screens, kiosks, etc. This work shall be coordinated with the City's IT staff.

8. FF&E

Provide design services of FF&E for the building, including coordination with power and data requirements for FF&E.

9. FEES

In a **separate sealed envelope**, provide your firm's fee proposal. The envelope shall be clearly marked and dated with the following:

- Professional Services Fees for Architecture and Engineering services, Columbia Heights Public Works
- Firm Name & Contact Name and Phone Number

Provide your fee as follows:

- Total A/E Fee for Schematic Design through Construction Administration Services, based upon the hourly work plan provided in the proposal.
- Total Fee for: IT and Technology Design, Selection, Bidding and Construction Administration.
- Total Fee for: FF&E Design, Selection Bidding and Construction Administration.
- Please note any additional services fee which the City should consider.

Information Provided By City

The City has provided the following information with this RFP:

- Needs Assessment and Master Plan – 2021
- Site Consideration, Conceptual Design, Cost Estimate – 2022
- Pre-design Report - 2026
- Geotechnical and Environmental Report - 2026
- Aerial for 675 37th Avenue
- Current Public Works Building Plans (available upon request)
- AIA Contract as form of Agreement: B101-2017

IV. PROPOSAL CONTENTS**Proposal Questions**

Responders, who have any questions regarding this RFP, must submit questions by e-mail **only** to:

Kevin Hansen

E-mail: Khansen@columbiaheightsmn.gov

All questions and answers will be e-mailed to all persons sent an RFP. Please note that all questions will be posted verbatim as submitted.

Questions regarding this RFP must be received by the City **no later than 3:30pm Central Standard Time on September 25th, 2026**. Responses will be sent by end of day October 1st, 2026.

No other department personnel are allowed to discuss the RFP before the proposal submission deadline. Contact regarding this RFP with any personnel not listed above could result in disqualification.

1. Project Approach
Should reflect the firm's understanding of the requirements of the project and your project approach for accomplishing the work. Merely restating the scope of services will not be acceptable.
2. Schedule
Should include a schedule depicting the task activities, their inter-relationships, and the projected completion dates. It should also contain a discussion of the firm's total staffing and its procedures for maintaining schedule compliance in the event of unforeseen delays or other such circumstances.
3. Project Personnel
Should outline the general responsibilities of the firms to be involved if more than one. Should also contain the names of personnel with key responsibilities for the work and a description of their role and duties for this job, and detail their training and work experience. It must also include an organizational chart for these people, delineating responsibilities and showing lines of authority and communication. It should also contain biographical resumes of these individuals with emphasis on their background on comparable projects and similar roles to those proposed for this project. No change in personnel assigned to the project will be permitted without approval of the City.
4. Relevant Experience
Should discuss demonstrated experience of firm and project team with projects of similar scope and magnitude to the proposed project. An outline of the responder's background and experience with particular emphasis on Public Works facilities at the local, county or state level of government work. Provide a minimum of three (3) examples of same or similar Public Works facilities completed by the responder's firm or project team personnel.
5. Performance
A detailed work plan identifying the work tasks to be accomplished and the budget hours to be expended on each task and subtask. This work plan will be used as a scheduling and managing tool by the City and will serve as the basis for invoicing. The work plan shall also identify the deliverables at key milestones in the project and shall indicate the level of City participation in the project as well as any other services to be provided by the City. City staff intends to be actively involved with the project.
6. References

RFP Architectural Services – Columbia Heights Public Works

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Should contain references that may be contacted for the similar projects discussed in the Experience and Performance Sections. A listing of the names, addresses and telephone numbers of at least three (3) references for which the respondent has performed similar work in the last five years.

7. Schedule of Rates and Charges for non-personal (Personal rates are to be included in the FEE envelope)
Include rates of miscellaneous charges, such as copies, mileage, etc.
8. Benefits to Columbia Heights
All things considered, summarize why you believe the City of Columbia Heights should retain your firm to perform this project.

V. EVALUATION CRITERIA AND SELECTION PROCEDURES

Quality/Qualification Based Selection

The City is intending to use a two-step process for final selection of the Architect. A Quality Based Selection will be used to determine the firms that will be interviewed by the PWTF. Contract fees are excluded from this review. Upon receipt and review of the proposals, the City will decide to interview two to four of the highest scoring firms as part of the selection process. Final contract negotiations will then take place with the firm selected out of this process.

Following the interview, the final scope and fee will be finalized with the recommended firm and will be presented to City Council for approval. If, within 14-calendar days, the City cannot reach successful negotiations of the scope and fee with the top-ranked firm, the second-ranked firm will be contacted and the process will start over.

Representatives of the City will evaluate all proposals received by the deadline. A 100-point scale will be used to create the evaluation recommendation. The factors weighing on which proposals will be judged include the following:

Proposals will be evaluated on the following criteria:

1.	Understanding of project objectives	20%
2.	Work Plan	20%
3.	Qualifications/Experience of personnel working on the project.....	30%
4.	Project Schedule.....	20%
5.	Qualifications/Experience of company	10%
Total		100%

Understanding of project objectives
Project Approach
Firm's vision of primary goal
Benefits to Columbia Heights
Coordination with project team

Quality of proposal
Realistic development of plan
Coordination with project team
Performance

Work Plan

Qualifications/Experience of personnel

RFP Architectural Services – Columbia Heights Public Works

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Project Personnel
Relevant Experience
References

Qualifications/Experience of company
Relevant Experience
References

Project Schedule

Ability to meet secondary project goal
Resources to meet schedule
Coordination with project team

Final Recommendation Selection

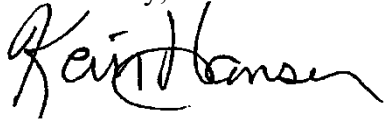
The final recommendation will be based on the following criteria:

- | | | |
|----|---|-----|
| 1. | Quality/Qualification Based Score | 40% |
| 2. | Interview Score | 20% |
| 3. | Project Fee | 40% |

VI. Limitations, Terms and Conditions

This Request for Proposal does not commit the City of Columbia Heights to award a contract, pay costs incurred in the preparation of a proposal or to procure a contract for services or supplies. The City of Columbia Heights reserves the right to accept or reject any or all proposals received as a result of this request, to negotiate with any qualified source, or to cancel in part or entirety this Request for Proposal if it is in the best interest of the City of Columbia Heights to do so. If, for any reason, the firm selected is not able to commence services under its proposal within 14 days after its award, the City reserves the right to award the contract to the next most qualified firm. The City will retain ownership of all reports, site plans or other submittals prepared under the proposal. The proposals and interviews will form the basis for firm selection. The firm that the City believes to be the best qualified based on the criteria above will be invited to enter into a contract to perform this project. If you have any questions, please contact me at 612/719-9910.

Yours truly,



Kevin R. Hansen, PE
Public Works Director/City Engineer (retired)

Attachments: (5)

- 2026 Site Map Aerial
- 2021 Needs Assessment and Master Plan
- 2024 Master Site Plan - final
- 2026 Pre-design Report
- 2026 Soil Borings and Environmental Analysis
- ALA Sample Contract: B101-2017 (by reference)



PROPOSAL FOR:

Columbia Heights Public Works

Architectural & Engineering
Services

October 7, 2026

SUBMITTED BY:

Oertel Architects, Ltd.

Deb Brandwick, Vice President

1795 Saint Clair Avenue

Saint Paul, MN 55105

(651) 696-5186 x315

dbrandwick@oertelarchitects.com

OA OERTEL
ARCHITECTS



COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

October 7, 2026



COLUMBIA HEIGHTS

REDISCOVER THE HEIGHTS

Kevin Hansen, Director of Public Works/City Engineer
637 38th Avenue N.E. | Columbia Heights, MN 55421
khansen@columbiaheightsmn.gov

Dear Kevin Hansen & Proposal Evaluation Committee,

Our team is excited to present our qualifications to the City of Columbia Heights for your Municipal Services Center project. We think you will find that the team that has been assembled here has vast experience with public works sites and buildings. We have worked in communities all over the Midwest Region and continue to develop meaningful and lasting relationships with clients within the municipal and Public Works community. Overall, our team's design work is centered on public facilities, with an emphasis on how to bring design excellence to **both people and vehicle spaces**.

We have designed dozens of projects of this building type over the last 30 years of our firm's existence. Our experience includes everything from long-range feasibility studies to complicated multi-phased new construction, renovations, remodels, and expansion projects. It is this depth of experience, in conjunction with our past work with the study and masterplan, that we feel are our biggest assets to the City of Columbia Heights.

It is our sincere hope that as you look through this proposal, you get a sense of our enthusiasm for this project typology, and our excitement to continue to work with the City of Columbia Heights as you improve your valuable infrastructure. As you review the Oertel Architects project sheets, you will see that our team's experience with Public Works facilities is unmatched. Our transparent design process, inclusive approach, and attention to detail will ensure that the City receives a quality project that will meet your needs and make the community proud of the result.

If you have any additional needs, questions, or comments regarding this submittal, please do not hesitate to contact me at any time. We would be thrilled to expand on any component of this proposal in additional detail. It would be our joy and honor to work with you in this process and deliver the results the City deserves.

Thank you,

Deb Brandwick, AIA, Vice President
Oertel Architects
1795 St. Clair Avenue
Saint Paul, MN 55105
(651) 696-5186 x315
dbrandwick@oertelarchitects.com



PROJECT UNDERSTANDING

PROJECT UNDERSTANDING

We understand that this project is to provide full design services for a new Municipal Services Facility for a new building a site master plan on the existing public works site, along with additionally purchased property to the south. The main building is to be approximately 80,000 s.f. Additionally, a small office for the recycling area, and planning for new/additional cold storage building on site. As the City has been awarded state bond money, the project will need to conform to the Mn B3 standards. As our full team has immense public works design experience, and background with the current site and masterplan, the major challenges will not relate to building design and layout for staff safety and efficiency, but with the increasing B3 standards including stormwater management, site albedo, and energy calculations. Our experienced team will work to find the most cost effective solutions to those requirements.

In the schematic design phase, working with the Public Works task Force will guide our work and design options. As some personnel have changed since the masterplan and building concept plan were created, reviewing needs and goals with current staff and council members will direct and guide the new design work to ensure the final

product meets the expectations of the department and City staff.

The larger public outreach will ensure we are meeting the needs of the City as a whole, which will likely entail explanations of the budget to confirm the citizen's tax dollars are being well utilized in a cost conscious design, while providing for a building that represents the City and will operate for 50+ years. In addition to working with staff for an open house, we will provide deliverables for posting on the City website at the end of schematic design, and provide updates as requested.

The schedule is also a concern of the City. A traditional construction time frame for a project of this size is approximately 14 months. That would put construction start around Sept. 1st, 2027. This will put the project full into winter conditions. This can be accommodated by constructing deep footings in the fall, with likely precast panels arriving around February. Temp heat will be required for several months. Another option is to provide an early civil and structural package to allow that work to occur in the summer of 2027, and have the building enclosed prior to substantial winter conditions. Multiple bid packs are typically accomplished with a

construction manager vs. a general contractor as end up with different contractors. Our proposed fee will accommodate either option and we will review options at the kick-off meeting to enable creation of a final schedule and/or assist with identifying a CM.

PROJECT APPROACH

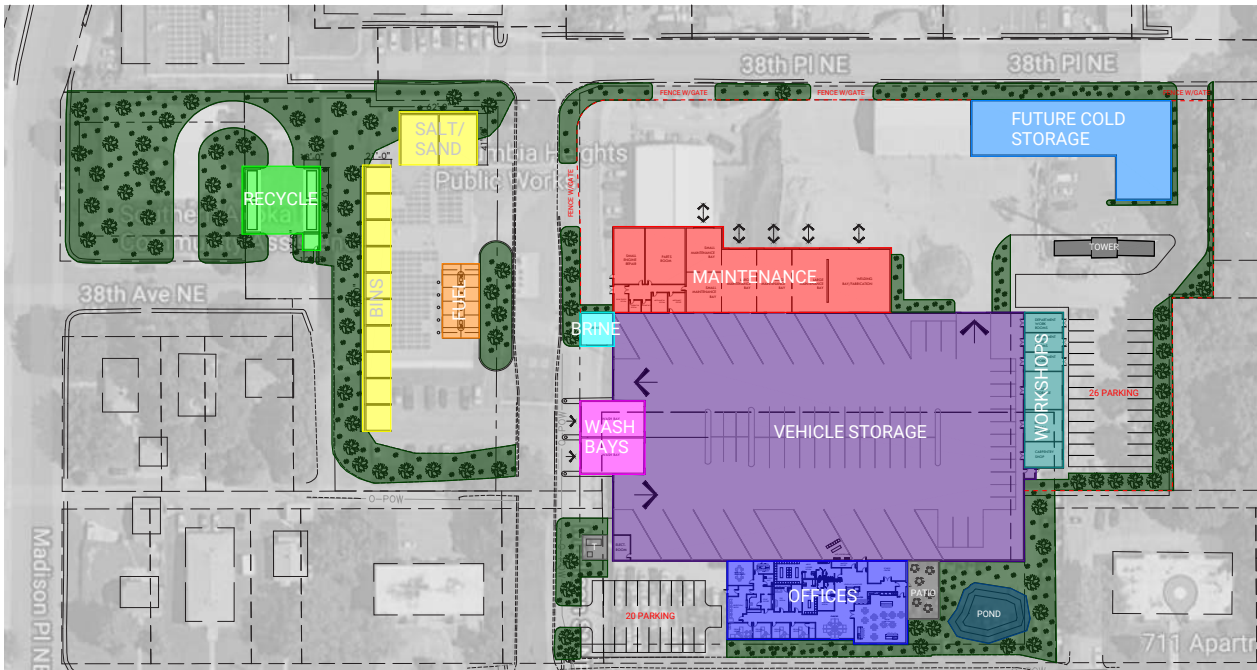
SCHEMATIC DESIGN

For each stage of the design, the foundation of our approach is to listen. We will facilitate discussions that draw candid and critical information from City Staff, beginning with a kick-off meeting with key members of the Public Works Task Force. This meeting will establish expectations, desired outcomes, roles, and the overall approach for the assessment and design process.

During project organization and kick-off, we will work with City Staff to determine the appropriate timing and most effective ways to engage potential stakeholders, including County staff, throughout the project. This will include ongoing, scheduled meetings with City Staff, along with targeted stakeholder discussions as appropriate. Illustrative materials and renderings will be provided at logical points in the process for posting on the City's website or presenting at public meetings, if desired. It is critical that key staff and stakeholders have a voice in the planning process.

With some new staff members, our first step will be to review the existing building program to confirm its current accuracy and identify any changes in needs or goals. Since we have already toured the existing facility with staff, we also propose touring other comparable facilities together. Facility tours provide a casual setting to re-engage the group and explore options that can be easier to understand in person than on paper. The combination of focused discussion and informal feedback during tours creates additional opportunities for different personalities and perspectives to contribute to the process.

During this time, the team will also be reviewing systems and material options, as well as sustainability strategies and create Basis of Design documents to be utilized during all future design phases. The pre-design phase of B3 will be completed with all design disciplines providing an outline of possible strategies to meet requirement



and provide a long-term sustainable facility for the City. Those options will be fully reviewed with the PWTF to verify the best path for this facility.

Site and building plan options will be revised and presented for feedback, including project phasing plans. With a preferred floor plan, we will develop exterior rendering options for review, including exterior material option review.

Cost estimating will be updated and refined as the plans and systems are solidified and systems are selected. The estimates will be an integral part of the cost/benefit analysis provided at each phase.

As our team has already worked with staff, we will be able to dive in and proceed through pre-design/schematic design to enable the team adequate time in design development and still meet the City's preferred schedule.



Deliverables:

- Updated Space Needs Program
- Updated Site Plan
- Updated Building Plan
- Additional survey work
- Exterior Rendering
- Bi-weekly meeting minutes
- B3 Kick-off Meeting Minutes
- Summary of Facility Tour Findings
- Meet with/present to PWTF
- Review of project schedule
- Propose Exterior Materials with Cost Implications

- Propose Building Systems with Cost Implications
- Update Project Budget

DESIGN DEVELOPMENT

After approval of the SD project budget, site plan and building plan, the design team will continue to refine the plans, providing more detail, finalizing material selections with the City, and begin detailing the systems to be included in the project. We will also provide options for interior finishes and furnishings for review and approval. In this phase, the systems will be refined and verified to comply with City operational requirements and B3 sustainability requirements. The commissioning agent(s) will also be engaged at this point in the project to review proposed systems and products.

In this phase, regular meetings will continue to discuss further detail of materials and systems to ensure timely input from the City and user group, and continue quality coordination among the full design team. In addition, the specific equipment will be discussed including the fuel island, vehicle lifts, overhead cranes, bulk fluid systems, etc. Our team has been specifying these systems for 30 years and is well versed in the many options, including fuel system alternates of B100 and DEF options for indoor vs outdoor storage. We will walk through the pros and cons of the tank types and fob reader options to ensure the City receives a product best suited to your needs and easy to operate.

We will work toward a 60% DD set, to be reviewed by the City for a needs review and cost control. Another set to be similarly reviewed at the 100% DD set. The design team will work to keep the project in line with the budget approved at the SD phase. As throughout design, the possible alternates list will be continually updated to maintain and provide options for the City's final decision. The deliverables in addition to the cost estimates listed above will include updates of all previously issued items and the addition of wall sections and details, schedules and final material and finish selections.



Deliverables:

- DD Design Drawings (all disciplines)
- Outline Specifications
- Updated Project Design Schedule
- Bi-weekly meeting minutes
- PWTF meeting and minutes
- City Council work session meeting/presentation
- Daylighting Concepts
- Envelope Energy Performance
- Sustainability strategies and B3 documentation
- Water efficiency best practices
- Material, finish, and color schedules/samples
- 60% and 100% DD sets provided for owner review and approval
- Bluebeam shared session for all parties to review and comment
- List of proposed alternates
- Provide updated documents for the City Website if requested

CONSTRUCTION DOCUMENTS

After approval of the DD set and budget, the design team will work to finalize all construction documents, working together to provide a well-coordinated set to ensure minimal questions or cost issues during construction. The commissioning agents will again be fully engaged to review the details of the systems and wall sections, and energy analysis of the overall building.

The timeline includes the last two weeks for indepth coordination between disciplines and in-house quality assurance processes per each consultant. This scheduled time is incredibly important to include in the overall schedule to ensure all team members have the appropriate time to create a successful project.

Deliverables:

- Final drawings and specifications for bidding
- 90% and 99% sets for owner review
- Bi-weekly meeting minutes
- Bluebeam shared session for all parties to review and comment
- Applications for applicable utility rebate programs
- Assist City with acquiring a special inspection company
- Submit plans to Building and Inspections for permit review
- Furniture plan to assist with acquiring direct quotes

BIDDING AND AWARD

After the bid documents are approved for release, our team will post the project on QuestCDN and assist the City with the required Ads for Bid. The design team will conduct a pre-bid meeting, answer bidder questions via addenda, review substitution requests and coordinate any modifications necessary due to permit review. Our team will also assist with the bid opening and documentation, reviewing final bids for inclusion and completeness, and verify the low, qualified responsive bidder for Council recommendation.

CONSTRUCTION PHASE

Oertel Architects believes that in order to deliver a successful, completed project, the people involved with the design of the project must be involved in the construction process as well. Our team will review all shop drawings, answer Requests For Information (RFI), prepare documents for proposal requests and review pricing when necessary, attend bi-weekly construction meetings in person, be available for additional calls and virtual meetings, and conduct pre-construction meetings for critical construction activities such as concrete, roofing and specialty equipment. Many contractors are not familiar with the specific equipment (vehicle lifts, fuel islands, etc.) required in a public works facility, and thus preconstruction meetings are critical to a successful and timely construction phase.

We believe that monitoring construction progress on-site is critical to ensuring the delivery of a quality project. As you will see in our project experience, we have completed many projects of similar scope and scale. Every project has challenges and lessons learned from the construction process. Oertel Architects believes in being proactive wherever possible and providing quick responses to submittals and requests to keep the project moving forward. We work throughout the construction process to ensure the best possible product for our client. We also enjoy working with contractors wherever possible and value their expertise and recommendations for constructability and cost control. Though we have years of experience and expertise, there are also years of experience and expertise on-site within the specific trades that are also valuable and useful.

Deb and Eric and our team will be present from the pre-construction meeting through post-occupancy evaluation. As our references will illustrate, we are always available

and present for any issues that arise during construction and after construction, and we value our continued relationships after the project is complete. At construction completion, the design team will produce a punchlist and perform a punchlist verification walk-through. At that time, as-built documents will be updated and provided in digital form for the City's use. We will also return for a 10-month warranty walk-through to help the City with any ongoing issues and verify all systems are working according to plan.



QUALITY CONTROL – Each phase

Prior to the issuing of official milestone sets, our projects go through a QA/QC process of review. First, our project architects utilize an internal checklist developed for our typical maintenance facility. Then a BlueBeam session is created for inter-discipline review by the project managers of each consultant. Lastly, a ‘fresh eyes’ review by our in-house QA/QC specialist is completed. At that point, the Bluebeam session is created for City review and comment. This method allows for all parties to see others’ comments, and contradictory comments can be addressed and satisfied quickly. This process will assist with making sure our final plan options incorporate all input from the City and coordination with the full design team. This process is even more important if this project moves to further phases of design.

SUSTAINABILITY

We understand this project will be required to follow the MN B-3 Guidelines. This is a process our entire design team is very familiar and comfortable with. While

there are specific stated metrics, the guidelines for general good design practice to create a long-life resilient municipal project. Our team will work towards a solid pragmatic approach that allows for energy efficiency and responsible material usage while keeping an eye forward on future needs and adaptability.

To ensure your project achieves the highest level of resiliency, we have a dedicated sustainability expert on our team who will lead the process. She will start the process at the kick-off meeting to determine the top priorities of the City and then ensure the design team continues through the entire process to work towards those goals.

With a public works facility, the central focus is around the vehicles and maintenance of equipment, but operational efficiency is also needed for your staff's well-being. Design options for well-being will include daylighting, thermal comfort, easy to maintain building materials and systems, and security. Programming spaces that allow for adequate training, group meetings, and comfortable break areas will all enhance your employees well-being and improve the City's ability to recruit and retain employees so more time is spent on the operation and maintenance of the City.

SCHEDULE

As mentioned earlier, the schedule is an important consideration for the City. A traditional 14-month construction schedule would place the start of construction around September 1, 2027, resulting in significant winter construction. This can be accommodated through fall installation of deep footings, with precast panels potentially arriving in February, although temporary heat would be required for several months. An alternative is to advance civil and structural work through an early bid package, allowing site and foundation work to occur during the summer of 2027 and the building to be enclosed before winter. Oertel can accommodate either approach and will work with the City at project kick-off to establish the preferred delivery strategy and final schedule, including assistance with identifying a construction manager if appropriate.

Item 16.

Staffing: While our firm has remained small (14) by choice, our entire staff is experienced in public works design. If design delays occur, which often happen due to a myriad of reasons, we have additional staff that can jump in to assist with production work to get the project back on schedule. Meeting deadlines is a core principle of our office ethos which we make every effort to maintain. Reviewing the schedule at every bi-weekly meeting will be imperative to keep the entire team on track, as well as verify feedback and approvals from the City are tracking with the overall project. The B3 approval process will also be a factor in the overall schedule. The design team will track to timely phase submittals, but could be hindered by the timing of the approval process by the State.

Our base schedule to work with a design/bid/build option as noted in the RFP:

12-15-2026	Project Kick-off
05-01-2027	Soil remediation work by others
08-01-2027	Bid Package Complete
09-01-2027	Contracting and Construction Kick-off
Feb. 2028	Precast available
Apr. 2028	Building enclosed/roofed (<i>winter installation will dictate roofing options</i>)
11-01-2028	Building substantial completion

Construction Manager Alternate Option

12-15-2026	Project Kick-off
06-01-2027	Civil and Structural Bid Package with Soil Remediation
07-01-2027	Site work begins
08-01-2027	Second Bid Package
Dec. 2027	Precast available
Feb. 2027	Building enclosed/roofed (<i>weather dependent</i>)
11-01-2028	Building substantial completion

Completing the salt/sand building, storage bins, and site work after the old building demolition will be challenging within the timeframe stated due to again winter conditions. We would anticipate needing to extend the site work into the mid/end summer of 2029 for site completion.

ENHANCED SCHEDULE & WORKPLAN

	ANTICIPATED START	ANTICIPATED FINISH	DURATION
SCHEMATIC DESIGN			
			8 WEEKS (<i>with holidays</i>)
Kick-Off Meeting	December 15, 2026	December 15, 2026	
Facility Tours	December 21, 2026	December 23, 2026	
Survey Work	January 4, 2027	January 8, 2027	
Sustainable Design Integration	December 28, 2026	January 25, 2027	
SD Design Package QA/QC	January 25, 2027	January 29, 2027	
Update Project Budget	January 25, 2027	January 29, 2027	
SD Package Deliverables	February 1, 2027	February 1, 2027	
Meet with PWTF (or as requested)	February 1, 2027	February 5, 2027	
Owner Review	February 1, 2027	February 5, 2027	
Public Open House & Documents for Website	February 8, 2027	February 12, 2027	
DESIGN DEVELOPMENT			
			12 WEEKS
Phase Kick-Off	February 12, 2027	February 17, 2027	
Sustainable Design Integration	February 12, 2027	April 26, 2027	
60% DD Set for Owner Review	March 15, 2027	March 19, 2027	
Design Package QA/QC	April 26, 2027	April 30, 2027	
Update Schedule & Cost Estimate	April 26, 2027	April 30, 2027	
Soil Remediation Work by Others	May 1, 2027	June 30, 2027	
100% DD Set for Owner Review	May 3, 2027	May 14, 2027	
CONSTRUCTION DOCUMENTS			
			16 WEEKS
Phase Kick-Off	May 10, 2027	May 14, 2027	
Sustainable Design Integration	May 17, 2027	July 19, 2027	
50% CD Set for Owner Review	June 21, 2027	June 28, 2027	
CD Design Package QA/QC	July 19, 2027	August 2, 2027	
95% CD Set for Owner Review	August 2, 2027	August 13, 2027	
100% CD Set Issued for Bidding	August 16, 2027	August 16, 2027	
BIDDING (<i>One Bid Package</i>)			
			5 WEEKS
Bidding	August 16, 2027	September 10, 2027	
Award and Approval	August 30, 2027	September 17, 2027	
CONSTRUCTION ADMINISTRATION			
			93 WEEKS (<i>total</i>)
Site Visits & Observations (<i>bi-weekly</i>)	September 17, 2027	November 1, 2028	
Shop Drawings, Submittals, Mock-Ups	September 17, 2027	April 14, 2028	
Building Temporary Occupancy	November 1, 2028	November 1, 2028	58 weeks (<i>9/1/27-11/1/28</i>)
Existing Building Demo	December 1, 2028	January 31, 2029	
Salt Building Construction	May 1, 2029	May 31, 2029	
Site Completion	May 1, 2029	July 1, 2029	35 weeks
POST OCCUPANCY			
			52 WEEKS
B3 Post Occupancy Evaluation- Building	November 1, 2028	November 1, 2029	
10-Month Warranty Walk-Through- Bldg.	September 1, 2029	September 5, 2029	

PROJECT PERSONNEL



DEB BRANDWICK, AIA, VICE PRESIDENT | OERTEL ARCH.
ROLE: PRINCIPAL-IN-CHARGE

RELEVANT EXPERIENCE: Columbia Heights Public Works Schematic Design, MnDOT Plymouth Truck Station Expansion, Dakota County South Shop Master Plan, MnDOT Clearwater Truck Station, Detroit Lakes Public Works Facility, Becker County Public Works Facility, Waseca County Highway Department Updates, Waseca County Cold Storage Facility, Prior Lake Public Works Study, Columbia Heights Public Works Pre-Design, Hugo Public Works Facility, Steele County Public Works Facility, Steele County Cold Storage Building, Redwood County Public Works Study, Redwood County Salt/Sand Structure, National Guard Vehicle Maintenance Facility- New Ulm, MN, Detroit Lakes Public Works Facility Study, Becker County Public Works Facility Study, North Mankato Public Works Study, Lakeville Water Treatment Plant Maintenance Shop, Minnehaha County Highway Department Planning Study, St. Louis Park Public Works Facility, Olmsted County Public Works Facility, Shakopee Public Works Facility, St. Anthony Public Works Facility, Hopkins Public Works Expansion, Minnetonka Public Works Facility, Coon Rapids Maintenance Facility Expansion, Dakota County Transportation Facility— Empire Township, MN, Wright County Cokato Highway Department Facility, Woodbury Salt / Sand Storage Facility Expansion, Prior Lake Salt/ Sand Storage Building, Burnsville Fire Station #3 Space Planning, Plymouth Public Works Expansion, Bunker Hills Golf Course Maintenance Building, Fred Richards Golf Course Maintenance Building, University of Minnesota Fleet Services Facility



ERIC WERNER, AIA, ASSOCIATE PRINCIPAL | OERTEL ARCH.
ROLE: PROJECT ARCHITECT

RELEVANT EXPERIENCE: White Bear Lake Township Public Works Study, Lakeville Public Works Expansion, Robbinsdale Public Works, Robbinsdale Public Works Master Plan and Needs Assessment, St. Paul Public Works Facilities Study (including analysis of 12 public works structures), South St. Paul Public Works Master Plan and Needs Assessment, Dakota Co. South Shop Master Plan Schematic Design, MnDOT Clearwater Truck Station, MnDOT Plymouth Truck Station Remodel, MnDOT Detroit Lakes Headquarters Envelope Renovation, Apple Valley Central Maintenance Expansion, Scott Co. Public Works Site Planning, South St. Paul Facilities Study (with BKV Group), Orono Public Works, Hugo Public Works, Eagan Public Works Expansion Phase II, Waite Park Public Works, Anoka Greenhaven Maintenance Facility, Becker Co. Public Works, Hennepin Co. (Orono) Public Works Expansion, University of Minnesota Landcare Salt/Sand Storage Facility, Vadnais Heights North Service Center (Public Works, Fire Station, and Community Center), Edina Public Works (adaptive reuse of warehouse space), Burnsville Public Works Expansion, White Bear Lake Public Works (support staff), Hugo Public Works Study, Waconia Public Works (support staff), Faribault Public Works (support staff), Otsego Public Works (support staff), Detroit Lakes and Becker Co. Joint Public Works Facility Study, Inver Grove Heights Public Works Study, Victoria Public Works Study, Eagan Phase II Public Works Study, Rosemount Public Works Study, and Chanhassen Public Works Study.



THOMAS STROMSODT, AIA, VICE PRESIDENT | OERTEL
ROLE: PROJECT MANAGER

Item 16.

RELEVANT EXPERIENCE: Robbinsdale Public Works, Lino Lakes Public Works, Lakeville Phase One Public Works Renovation, MnDOT Clearwater Truck Station, MnDOT Jordan Truck Station (with Alliance), Orono Public Works, Ramsey Public Works, Apple Valley Central Maintenance, Apple Valley Police Department, Anoka Animal Control/ Law Enforcement Training, City of Lawrence, KS Municipal Services Operations Programming, Concept Design, and Final Report, Wright Co. Buffalo Brine Facility, Wright Co. Otsego Truck Station, Anoka Greenhaven Golf Course Maintenance, RDO Equipment Company Retail Store Dayton, MnDOT Oakdale Sign Shop, MnDOT MnROAD Expansion, MnDOT Arden Hills Truck Station Classroom Renovation, MnDOT Virginia Headquarters Master Planning, MnDOT Rochester Truck Station Hazardous Material Storage, Lakeville Public Works Expansion Planning, MnDOT Plymouth Truck Station Expansion, Little Canada Public Works, Vadnais Heights North Service Center, White Bear Lake Public Works, Chanhassen Public Works, Mahtomedi Public Works, Waconia Public Works, Rockford Public Works, Brooklyn Center Salt and Sand Facility, Wright Co. Satellite Maintenance, Otsego Public Works, Maplewood Public Works, Shakopee Public Works, Woodbury Public Works, St. Anthony Public Works, Minnetonka Operations and Maintenance, University of Minnesota Gas Island Canopy, Dakota Co. Transportation Facility in Empire Township, and Edina Public Works.



ANDREW COOPER, AIA, PRESIDENT | OERTEL ARCH.
ROLE: COST ESTIMATING & QA/QC

RELEVANT EXPERIENCE: Chaska Municipal Services Building, Carver Public Works Planning, Saint Paul Citywide Operations & Training Master Plan, Monticello, MN Public Works Facility, MnDOT Jordan Truck Station (specialty consultant), MnDOT Clearwater Truck Station, Rosemount, MN Public Works, Shawnee, KS Parks Maintenance Facility (specialty consultant), White Earth Nation Fleet Storage Facility, Ramsey, MN Public Works Facility, Lawrence, KS Municipal Services & Operations Study (specialty consultant), National Guard Vehicle Maint. Facility- New Ulm, MN, Andover Vehicle Maintenance Facility, Mounds View, MN Public Works Facility, Fridley, MN Public Works Facility, MnDOT Golden Valley Truck Station Campus Master Plan, Plymouth, MN Public Works Expansion, MnDOT Maplewood Truck Station Building, Carver, MN Citywide Facilities Master Planning, Corcoran, MN Public Works Facility, Maple Grove, MN Public Works Facility, Blaine, MN Public Works Facility, Hilltop, MN Public Works Facility, Faribault, MN Public Works Facility, Minnetonka, MN Salt/ Sand Building, Hennepin Co. Maintenance Facility Expansion- Osseo, MN, Olmsted County Public Works Facility, Blaine, MN Public Works Mechanical & Electrical Upgrades, Washington County Highway Department Master Plan, Bloomington, MN Salt/Sand Facility.



JANNEKE SCHAAP, ASSOCIATE AIA | OERTEL ARCHITECTS
ROLE: SUSTAINABILITY LEAD/ B3 SPECIALIST

RELEVANT EXPERIENCE: City of Chaska Municipal Services Building (Public Works), City of Lino Lakes Public Works Facility, City of Robbinsdale Public Works Facility, City of St. Cloud Metro Bus Western Transit Center, City of Monticello Water Treatment Plant, City of Columbia Heights Public Works Schematic Design, City of Monticello Public Works, MnDOT Jordan Truck Station, MnDOT Clearwater Truck Station, City of Apple Valley Central Maintenance Facility, City of Apple Valley Police Department, South Metro Public Safety Training Facility, Hennepin Co. Medina Public Works Expansion, Lakewood Cemetery Maintenance Facility Planning (Minneapolis), City of North Oaks Recreation Center, City of Hilltop City Hall, White Earth Nation Forestry and Wildland Fire Facility, City of Cottage Grove Kingston Park Facility, City of Corcoran Community Park Facility, City of Rosemount UMore Park Building, and Tyler Passive House Design.



RON BETCHER, ASSOCIATE AIA | OERTEL ARCHITECTS
ROLE: SPECIFICATIONS

RELEVANT EXPERIENCE: Chaska Municipal Services Building, Lakewood Cemetery Maintenance Building- Minneapolis, Lino Lakes Public Works, Robbinsdale Public Works SD-CD planning, Lakeville Public Works Office Renovation, Monticello Public Works Facility, St. Cloud Metro Bus Western Transit Center, Saint Paul Citywide Operations & Training Master Plan, Eagan RVA Site Development Study, Brooklyn Center Facilities Study, South St. Paul Facilities Study, MnDOT Jordan Truck Station (with Alliance), MnDOT Clearwater Truck Station, White Earth Nation Forestry & Wildland Fire Facility, MnDOT Detroit Lakes Headquarters Envelope Rehabilitation, MnDOT Rochester Storage Enclosure, MnDOT MnRoad Expansion, MnDOT Plymouth Truck Station Expansion & Remodel, Scott County, MN/ Three Rivers Park District Cleary Lake Maintenance Facility, South Metro Public Safety Training Facility and subsequent expansion, Anoka Law Enforcement Training Center & Animal Control, Anoka Law Enforcement Training Center Shooting Range Equipment, Delano Public Works Planning SD-CD's, Orono Public Works Facility, North Mankato Public Works Study, Minnetonka Public Works Renovations, Edina Public Works Facility (adaptive reuse of the existing ConAgra Foods Building), Vadnais Heights North Service Center (joint facility public works, fire station, community center), Olmsted County Public Works, Rochester, MN



BRENDA DEVER, ASSOCIATE PRINCIPAL | OERTEL ARCHITECTS
ROLE: INTERIORS/ FF&E DESIGN

RELEVANT EXPERIENCE: Chaska Municipal Services Building, Lino Lakes Public Works, Robbinsdale Public Works, Lakeville Public Works Remodel, Detroit Lakes Public Works, Orono Public Works, Ramsey Public Works, MnDOT Clearwater Truck Station, MnDOT Plymouth Truck Station Remodel, Hugo Public Works, Anoka Greenhaven Maintenance, Delano Public Works, Becker Co. Public Works, Apple Valley Central Maintenance, Waseca Co. Public Works Expansion, Scott Co. Cleary Lake Park Maintenance, RDO Equipment Dayton Facility, National Guard Vehicle Maintenance Facility in New Ulm, Waite Park Public Works Facility, Mounds View Public Works, Eagan Public Works Expansion, Little Canada Public Works, Andover Public Works, Mankato Transit Facility Expansion and Upgrades, Steele Co. Public Works Facility, Corcoran Public Works Facility, MnDOT Oakdale Sign Shop, MnDOT Maplewood Bridge Crew Building, MnDOT Golden Valley Truck Station Campus Master Plan, Maple Grove Public Works, Olmsted Co. Public Works Facility, Vadnais Heights North Service Center (Public Works, Fire Station, and Community Area), Blaine Public Works Facility Expansion and Renovation, Burnsville Public Works Expansion, Mahtomedi Public Works Facility, Waconia Public Works Facility, Rockford Public Works Facility, Faribault Public Works Facility, Otsego Public Works Facility, Maplewood Public Works Expansion, Shakopee Public Works Facility, Hennepin Co. Maintenance Facility Expansion in Osseo, St. Anthony Public Works Facility, and Long Lake Public Works Expansion.



TRAVIS WILLEMSEN, PE | PAULSON & CLARK ENGINEERING
ROLE: SENIOR MECHANICAL ENGINEER

RELEVANT EXPERIENCE: Becker County Public Works Facility (*with Oertel*), City of Blaine Public Works Facility (*with Oertel*), City of Burnsville Public Works Expansion (*with Oertel*), City of Columbia Heights Public Works Assessment (*with Oertel*), City of Detroit Lakes Public Works Facility (*with Oertel*), City of Edina Public Works Renovation (*with Oertel*), Hiawatha Public Works Facility- Minneapolis, City of Hugo Public Works Facility (*with Oertel*), City of Mahtomedi Public Works (*with Oertel*), City of Maple Grove Public Works Facility (*with Oertel*), City of Otsego Public Works Facility (*with Oertel*), City of Rockford Public Works Facility (*with Oertel*), City of Shakopee Public Works Facility (*with Oertel*), City of St. Louis Park Public Works Additions (*with Oertel*), City of Vadnais Heights North Service Center- public works, fire station, & community space (*with Oertel*), City of White Bear Lake Public Works Facility (*with Oertel*), Hennepin County Medina Public Works MEP Assessment (*with Oertel*), City of Hilltop Public Works (*with Oertel*), MnDOT Bridge Crew Building Maplewood (*with Oertel*), New Ulm National Guard Facility (*with Oertel*).



JOHN PAUL GILLE, PE | PAULSON & CLARK ENGINEERING
ROLE: SENIOR STRUCTURAL ENGINEER

RELEVANT EXPERIENCE: City of Mahtomedi Public Works (*with Oertel*), City of Maple Grove Public Works Facility (*with Oertel*), City of White Bear Lake Public Works Facility (*with Oertel*), South Metro Public Safety Training Facility- Edina (*with Oertel*), Budget Rent A Car Fleet Services Building- MSP Airport, City of Burnsville Public Works Expansion (*with Oertel*), Chaska License Center Addition, Rice County Jail & Law Enforcement Center- Faribault, Shakopee Distribution Center Expansion, Southdale Service Center Feasibility Study- Edina.



GREG BROWN, PE | KIMLEY-HORN
ROLE: CIVIL/TRANSPORTATION ENGINEER- PM FOR CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURE

RELEVANT EXPERIENCE: Columbia Heights Municipal Service Center, Concept Development-Columbia Heights, Union Depot Renovation- Ramsey County, West River Trail Extension (Ole Olson Park to 26th Avenue)- Minneapolis, MN, East Bank Trail Improvements between Boom Island and Graco Park- Minneapolis, MN, Hennepin Avenue South Reconstruction- Minneapolis, MN, Robert Street Reconstruction- St. Paul, MN, Highland Bridge Neighborhood Development- St. Paul, MN, Centennial Lakes Pedestrian Bridges- Edina, MN, Edina Promenade Trails and Water Feature- Edina, MN, Hennepin Dunwoody Trail- Minneapolis.



BILL HOLADAY, CTS-D, DMC-D, VSSD | CONVERGENT TECH.
ROLE: IT/ AUDIOVISUAL SYSTEMS

RELEVANT EXPERIENCE: Rosemount Public Works & Police Department (*with Oertel*), Queen Creek Field Operations Facility, Howard County Department of Public Works- Harriet Tubman Building Renovations, Howard County Department of Public Works- East Columbia Library Campus & New 50+ Center, Maricopa County Sheriff's Office & K9 Multi-Purpose Facility, Chester County Coroner Forensic Facility, Union County Improvement Authority- New Providence Police Headquarters, Prince William County Fire Rescue Facility, Maricopa County- Southwest Justice Center, Union County Parks Improvements- IT Assistance,



JONATHAN SCHMIDT, CTS-D, DMC-D/E, CTS-I | CONVERGENT
ROLE: ACOUSTICS CONSULTANT

RELEVANT EXPERIENCE: Maricopa County- Southwest Justice Center, Prince George's County Public Schools- Administrative Office, Department of General Services- Tower, Oceanengineering- Office Expansion, Minersville Borough- Municipal Building, Mullica Township- Government Building, Washington Metropolitan Area Transit Authority- Training Auditorium, Prince Williams County- Fire and Rescue, Union County Improvement Authority- New Providence Police Headquarters, Atlanticare- Building 500, Maximus- Conference Rooms.



ANDREW TRIPP, PE | PAULSON & CLARK ENGINEERING
ROLE: SENIOR ELECTRICAL ENGINEER

RELEVANT EXPERIENCE: Becker County Public Works Facility (*with Oertel*), City of Blaine Public Works Facility (*with Oertel*), City of Detroit Lakes Public Works Facility (*with Oertel*), City of Edina Public Works Renovation (*with Oertel*), Hiawatha Public Works Facility- Minneapolis, City of Hugo Public Works Facility (*with Oertel*), City of Mahtomedi Public Works (*with Oertel*), City of Maple Grove Public Works Facility (*with Oertel*), City of Mounds View Public Works Facility (*with Oertel*), Olmsted County Public Works Facility (*with Oertel*), City of Otsego Public Works Facility (*with Oertel*), City of Rockford Public Works Facility (*with Oertel*), City of Shakopee Public Works Facility (*with Oertel*), City of St. Louis Park Public Works Additions (*with Oertel*), City of Vadnais Heights North Service Center- public works, fire station, & community space (*with Oertel*), City of White Bear Lake Public Works Facility (*with Oertel*).



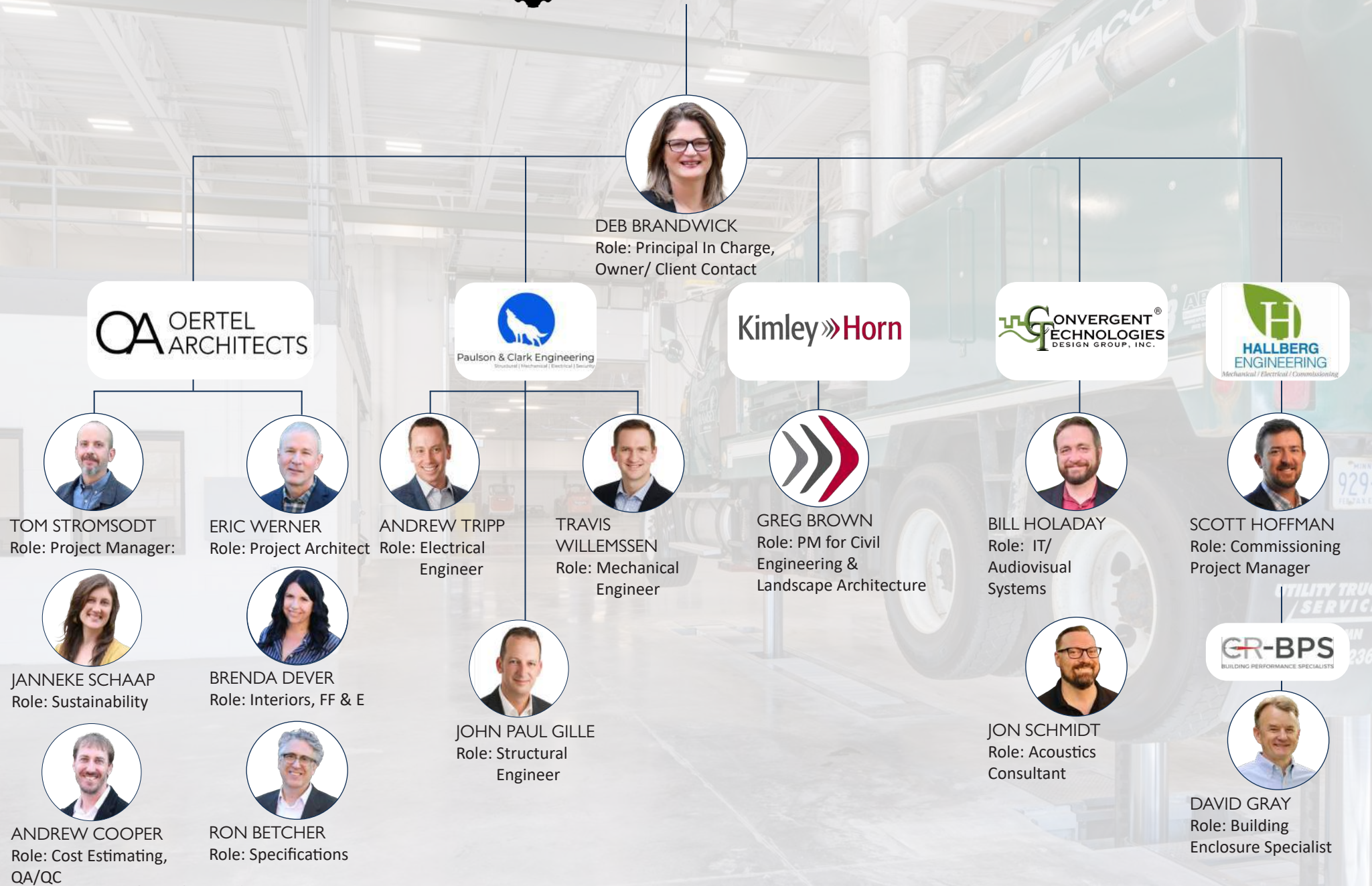
SCOTT HOFFMAN, CxA | HALLBERG ENGINEERING
ROLE: COMMISSIONING PROJECT MANAGER

RELEVANT EXPERIENCE: City of Rosemount Public Works & Police Department (*with Oertel*), City of Apple Valley Fire Stations, City of Northfield Babcock Shelter, Fillmore County Jail Expansion/Renovation, Howard Lake New Library, Jackson County Government Center, Marshall MN National Guard Armory, Rice County Public Safety Center, Premier Marine Corporate-Big Lake, MN, Thrivent Financial Headquarters- Minneapolis, MN, The Nordic Plaza- Minneapolis, MN, Uline O6- Columbus, OH, Crosby Regional Medical Center- Crosby, MN, Deerwood Clinic & Pharmacy, Gundersen Tri-County Clinic, Gundersen Tri-County Hospital, M Health Fairview East Bank Dietary Expansion, Northfield Hospital Birthing Center & Wound Care Center, Sartell Pediatrics, Welia Hospital- Mora, MN, Salon Lofts- 6 locations (Alexandria, Va, Atlanta, GA, Charlotte, NC, Dallas, TX, Irving, TX, Scottsdale, AZ)



DAVID GRAY, BECxP, CxA+BE | CR-BPS
ROLE: BUILDING ENCLOSURE SPECIALIST

RELEVANT EXPERIENCE: City of Virginia, MN Public Safety Building- BECx Services, MnDOT Virginia Headquarters- BECx Services, MnDOT Jordan Truck Station- BECx Services, Aagrad Fabrication Center- Forensics & Diagnostics, City of Howard Lake, MN- MN B3 Testing and Compliance, Metropolitan Council Environmental Services- L46/L49 Lift Station in Orono, MN- Building Enclosure Specialist, Wolf Ridge Environmental Center- MAC Lodge Forensic Services





ROSEMOUNT PUBLIC WORKS

Oertel Architects partnered with BKV Group to design a new state-of-the-art Public Works facility (Oertel) for the City of Rosemount, MN, as part of a combined 160,000 SF development shared with the city's police department (BKV Group). Located on a 20-acre site, the facility centralizes public works operations and accommodates future growth. Key features include office and staff support spaces, expansive vehicle storage, a modern maintenance shop with wash bays, and outdoor amenities including a fuel island, material storage bins, and salt shed.

Our team collaborated closely with the Public Works Department to develop a comprehensive space program tailored to their workflows. By consolidating essential services in one location, the facility improves accessibility, functionality, and service delivery. The design emphasizes durability, efficiency, and sustainability, creating a practical yet forward-thinking hub for maintaining Rosemount's infrastructure. Construction was completed in November 2024.

CONTACT

Nick Egger, Public Works Director
e: nick.egger@rosemountmn.gov
p: (651) 322-2022

Year completed: 2024
Project cost: \$57,551,749
Square footage: 158,760 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING



DETROIT LAKES PUBLIC WORKS

The City of Detroit Lakes completed its new Public Works facility in the fall of 2024, addressing the inefficiencies of its previously scattered operations. The department had been spread across multiple facilities, each constrained by space limitations and failing to meet current building codes and industry standards. A comprehensive study evaluated the department's short- and long-term equipment, space, and staffing needs, concluding that none of the existing sites could accommodate the entire operation.

A new site was selected, coinciding with Oertel Architects' ongoing work with the Becker County Highway Department on their new facility. A collaborative site study revealed opportunities for cost savings and operational efficiency by co-locating the two departments. The shared campus includes separate main buildings for the City of Detroit Lakes and Becker County, while shared facilities—such as a fuel island, salt storage building, and stormwater management systems—maximize resources and streamline operations.

CONTACT

Kelcey Klemm, City Administrator
e: kklemm@cityofdetroitlakes.com
p: (218) 846-7

Year completed: 2024
Project cost: \$9,950,000
Square footage: 50,320 sq. ft.

OERTEL ARCHITECTS



ORONO PUBLIC WORKS

The City of Orono engaged Oertel Architects to design its new Public Works campus, completed in the spring of 2024. This state-of-the-art facility encompasses a 60,000-square-foot full-service public works building that integrates vehicle storage, maintenance, offices, workshops, and support spaces. Additional site features include exterior covered and open storage bins, a dedicated salt building, a brine production facility, and a fuel island, all strategically arranged for optimal functionality.

The site, a former MnDOT property located off Old Crystal Bay Road and adjacent to Highway 12, presented significant design challenges. Its steep slopes, long and narrow footprint, and proximity to residential neighborhoods required innovative solutions. Oertel Architects collaborated closely with city staff, council members, easement stakeholders, and neighboring residents to create a thoughtfully planned campus.

CONTACT

Adam Edwards, City Administrator/ City Engineer
e: aedwards@ci.orono.mn.us
p: (952) 249-4600

Year completed: 2024
Project cost: \$16,000,000
Square footage: 60,000 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING



MN NATIONAL GUARD VEHICLE MAINTENANCE

The New Ulm VMS is the first project that Oertel Architects has had with the Minnesota Army National Guard. The project started the design process in the fall of 2018 and began construction in the spring of 2021. Oertel began the project by hosting the mandatory three-day design charrette. This process was overwhelmingly well-received by the unit commander.

Oertel Architects coordinated the large consultant team by utilizing online exchange methodologies to streamline the interaction between multiple consultant offices. In addition to coordinating a large consultant team, Oertel Architects needed to coordinate with the City of New Ulm on the necessary design and construction of the roundabout required to serve the new site and coordinate with the Federal Aviation Administration because of the site location adjacent to the New Ulm Municipal Airport.

CONTACT

Russ Ekholm, Project Manager Dept. of Military Affairs
e: russell.a.ekholm.nfg@mail.mil
p: (320) 616-6201

Year completed: 2021
Project cost: \$12,100,000
Square footage: 31,655 sq. ft.

OERTEL ARCHITECTS



MNDOT CLEARWATER TRUCK STATION

As the I-94 “Corridor of Commerce” continues to develop and evolve, so do the maintenance requirements for MnDOT. Additional lanes mean additional lane miles, plows, and increased time. In an effort to support operations in St. Cloud, the Agency identified the Clearwater site as the preferred site for a satellite Class 3 Truck Station. The building will house nine plow trucks, including a space for a future tow plow, 4 mechanics, and office support spaces for staff. In addition to the main building, the campus will include a salt building, storage bins, mechanic staging, and an outdoor storage area. This project is following the Minnesota B3 Sustainable Guidelines Program. This is new territory for the Agency. As such, the design team is worked to integrate common sense sustainability strategies into the building program in the hopes that this building can serve as a model for future truck station development.

CONTACT

Stephen Myslajek, MnDOT Project Manager
e: stephen.myslajek@state.mn.us
p: (612) 476-3378

Year completed: 2025
Project cost: \$14,600,000
Square footage: 38,200 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING



HUGO PUBLIC WORKS

Completed in 2021, the Hugo Public Works facility was the culmination of a detailed planning process that explored various options for expanding and modernizing the city’s existing building. The analysis considered critical factors such as site capacity, traffic flow, safety improvements, the feasibility of future expansions, and overall project costs. This rigorous evaluation provided a comprehensive understanding of the city’s current and long-term needs.

The study ultimately determined that the existing site was insufficient to support the growing demands of the public works department or allow for future growth. As a result, the city opted to construct a new facility at an alternative location. The new facility was designed to optimize operational efficiency while providing flexibility for future expansions. This strategic move ensures that Hugo’s public works operations will continue to serve the community effectively, with a modern and sustainable approach that meets evolving needs.

CONTACT

Scott Anderson, Public Works Director
e: sanderson@ci.hugo.mn.us
p: (651) 762-6022

Year completed: 2021
Project cost: \$9,253,560
Square footage: 60,700 sq. ft.

OERTEL ARCHITECTS



RAMSEY PUBLIC WORKS

For over 15 years, the City of Ramsey operated out of a temporary trailer that no longer met its needs. In September 2021, the city completed a new 92,800-square-foot facility designed to address both current demands and future growth. The building includes 58,000 square feet of vehicle storage, 8,900 square feet of office and administrative space, and 26,000 square feet dedicated to vehicle maintenance and workshops.

The design process prioritized adherence to a critical city budget. From the earliest stages, conceptual designs were paired with cost evaluations to ensure feasibility and functionality. This approach enabled city staff to make informed decisions and advocate for key design elements with the City Council, building a strong case for the facility's necessity. The project was designed and programmed during the early months of the COVID-19 pandemic, presenting unique challenges. However, the team's integrated and collaborative approach ensured the project was delivered within an accelerated timeline for a facility of this scale and complexity.

CONTACT

Shane Turner, Streets Superintendent
e: sturner@ci.ramsey.mn.us
p: (763) 433-9884

Year completed: 2021
Project cost: \$16,320,000
Square footage: 92,200 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING

BECKER COUNTY PUBLIC WORKS

Completed in the summer of 2023, the Becker County Highway Department facility was designed to address the department's growing space and operational needs. Oertel Architects provided programming, planning, and site selection services, evaluating options for expansion to meet both current demands and long-term requirements.

During the planning process, the City of Detroit Lakes also engaged Oertel Architects to assess their public works facility. A joint study determined that co-locating the two facilities would offer significant efficiencies. After evaluating several potential sites, a shared location in an industrial area was selected. The final design includes separate main buildings for the county and city, along with shared amenities such as stormwater management and outbuildings. Comprehensive master plans, site layouts, phased development strategies, and cost estimates guided the project to successful completion.

CONTACT

Jim Olson, County Engineer
e: jdolson@co.becker.mn.us
p: (218) 846-7200 x4

Year completed: 2022
Project cost: \$13,700,000
Square footage: 50,700 sq. ft.

OERTEL ARCHITECTS



GREENHAVEN GOLF COURSE MAINTENANCE FACILITY

Oertel Architects and the city of Anoka worked together on a new 18,400 square foot golf course maintenance and storage facility. The site also includes covered material storage bins, an exterior wash out area for mowers, and a fueling island. As the new site is directly adjacent to hole #7, careful consideration was given to the materials and aesthetics of the building.

The final design made use of the existing topography by earth berming the golf course side of the building, reducing the visual impact of the tall building volumes required operationally. This split level approach also allows for the storage of the golf carts on a mezzanine level accessed directly from the golf course. Board form and exposed aggregate precast concrete is used throughout the facade to provide a human scale to the project while withstanding the abuse from errant tee shots. The project was completed in March of 2021.

CONTACT

Mark Anderson, Director of Public Services
e: manderson@ci.anoka.mn.us
p: (763) 576-2921

Year completed: 2021
Project cost: \$4,650,000
Square footage: 18,000 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING



STEELE COUNTY PUBLIC WORKS

The Steele County Highway Department project began as a study after the existing facility was condemned by FEMA due to damage from a flood. The study phase included analyzing the options of reconstructing on the existing site, purchasing an existing building to remodel or purchasing undeveloped land for new construction. Due to the limitations of existing options, a new site was deemed the most cost-effective. The final project consists of the main building, fuel island, and salt/sand storage facility with provisions for a future cold storage building. The size of the site also allowed a layout to accommodate a future County department building or sale of a portion of the site to a commercial entity.

The County Board members were very interested in the life-cycle costs comparing a pre-engineered metal structure vs. precast wall structure systems, so the cost analysis was prepared for their discussion and aid in the decision-making process. In addition, the project went through the B3 Benchmarking process which required life-cycle cost and payback analysis of several items including: a photovoltaic system, energy recovery systems, lighting control systems, increased insulation, and opening R-values.

CONTACT

Greg Ilkka, County Engineer
e: gregoryilkka@co.steele.mn.us
p. (507) 444-

Year completed: 2019
Project cost: \$7,800,000
Square footage: 45,700 sq. ft.

OERTEL ARCHITECTS



ANDOVER PUBLIC WORKS

The City of Andover Public Works Facility was designed as a two-phase project to meet the department's operational needs while aligning with available funding. Phase I includes a vehicle and equipment maintenance facility, unconditioned equipment storage, a fleet fueling station, and site improvements, addressing immediate operational requirements.

Phase II, planned for funding and development in approximately 15 years, will add a heated storage building for the entire fleet and comprehensive administrative and staff support spaces.

Design began in the summer of 2017, with a one-year delay for land acquisition. Construction commenced in early 2019 and was completed in the spring of 2020. The facility is a strategic investment in Andover's infrastructure, ensuring long-term efficiency and growth for public services.

CONTACT

David Berkowitz, Director of Public Works
e. d.berkowitz@andovermn.gov
p. (763) 767-5133

Year completed: 2021
Project cost: \$9,460,000
Square footage: 37,600 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING



WAITE PARK PUBLIC WORKS

The City of Waite Park hired Oertel Architects to provide masterplanning, programming, and design options for their new Public Works facility. The City's existing Public Works facility could not meet the growing demands of the City Public Works department, and will be re-used for another purpose. The project includes a 65,500 sf. maintenance facility, a fuel island, and a 2,800 sf. salt storage structure. The maintenance facility includes a large multi-purpose / training room (which will be used by the general public at times), office and support areas, vehicle & equipment storage, cold storage, vehicle staging areas, multiple shops, and automated wash bay, welding and fabrication areas, vehicle and equipment maintenance bays, parts and tool storage. Exterior work includes parking and materials handling / staging areas, a covered materials storage area, landscaping, a storm water retention pond, and secured access areas.

CONTACT

Bill Schluez, Public Works Director
e. bill.schluez@ci.waitepark.mn.us
p. (320) 252-6000

Year completed: 2017
Project cost: \$8,500,000
Square footage: 65,535 sq. ft.

OERTEL ARCHITECTS

PAST PW EXPERIENCE- LAST 10 YEARS



FRIDLEY PUBLIC WORKS

The new City of Fridley Public Works facility is one building component of a larger realization of a city facility campus including their new city hall and public safety center, outdoor gathering space, and large stormwater treatment area. Oertel Architects was responsible for the public works portion of the project. This ambitious project converts the site of a former well-known ice arena, the existing fire department training area and the existing public works facility into this set of civic facilities, as well as provide for developmental property for the already developed city. Some of the key features of the public works facility include. conditioned vehicle storage for the entire fleet, on-site cold storage for equipment, on-site salt storage and fueling facilities, separation of clean and dirty daily operations (office administration vs. maintenance areas).

CONTACT

Jim Kosluchar, Public Works Director
e. jim.kosluchar@fridleymn.gov
p. (763) 572-3550

Year completed: 2018
Project cost: \$15,000,000
Square footage: 105,000 sq. ft.

COLUMBIA HEIGHTS PUBLIC WORKS ARCHITECTURAL & ENGINEERING

PW EXPERIENCE- UNDER CONSTRUCTION

Item 16.



OERTEL ARCHITECTS

Public Works Projects (Red Dot)

Public Works Studies (Blue Dot)

Project Locations:

- Becker County/ Detroit Lakes Joint Facility Study
- Becker County
- Detroit Lakes
- MnDOT Detroit Lakes
- Otter Tail County
- St. Cloud Transit
- Waite Park
- MnDOT Clearwater
- Monticello
- Elk River
- Otsego
- Wright County-Otsego
- Wright County-Buffalo
- Cokato
- Rockford
- Delano
- Corcoran
- Maple Grove
- Hennepin Co. Osseo
- Fridley
- Brooklyn Center
- Columbia Heights
- Golden Valley
- MnDOT Plymouth
- Long Lake
- Orono
- Hennepin County Orono
- Minnetonka
- Hopkins
- Shorewood
- Victoria
- Waconia
- Chanhassen
- Chaska
- Shakopee
- Carver
- Scott County
- Scott County Jordan
- MnDOT Jordan
- Belle Plaine
- Faribault
- Steele County
- Redwood County
- New Ulm National Guard Field Maintenance Shop
- North Mankato
- Mankato Transit
- Minnehaha County, SD
- Lawrence, KS
- Shawnee, KS
- Riverside, MO
- Urbandale, IA
- Stacy
- Chicago
- Anoka
- Coon Rapids
- Andover
- Blaine
- North Oaks
- Hugo
- Washington County
- North Shop
- MnDOT Arden Hills
- Ramsey Co.
- Maplewood
- Maplewood
- MnDOT Oakdale
- Little Canada
- Madromedi
- Vadnais Heights
- White Bear Lake
- St. Anthony
- Hilltop
- St. Paul
- West St. Paul
- South St. Paul
- Woodbury
- Washington County South Shop
- Inver Grove Heights
- Eagan
- Burnsville
- Rosemount
- Dakota County Empire Township
- Dakota County South Shop
- Lakeville
- Prior Lake
- Anglo Valley
- Red Wing
- Lake City
- River Falls, WI
- Olmsted County
- Rochester
- Oakshof, WI
- Go Trans
- Madison, WI
- Fort Atkinson, WI

Item 16.

As mentioned earlier, our full team experience in the public works realm will bring decades of knowledge and hands-on lessons to your project. In addition, our background with your site and department will allow our team to dive in quickly and move the project forward towards a timely completion. That experience also allows us to quickly move to cost effective options to be good stewards of the project's public funds.

Over the last several years, we have been in your existing building and are very aware of the structural and operational deficiencies you face. Your staff continues to work diligently in the sub-optimal space, but we are invested in, and excited about, assisting them to move to better, safer and more efficient space to allow them to flourish in their roles and to allow the City to acquire and retain the necessary staffing levels.

Oertel brings a level of continuity to this project that would be difficult for a new team to replicate. In 2021, Oertel completed an analysis of the existing Municipal Service Center, evaluating the facility and identifying the challenges affecting Public Works operations. In 2024, we continued that work through predesign and schematic design for a new facility. Through these efforts, we have developed a strong understanding of the City's needs, the department's operations, the existing site and facility limitations, and the goals established for a future Public Works facility.

That history means we can pick up where we left off rather than starting over. We understand the decisions that have already been explored, the needs that have been identified, and the opportunities that remain. This allows us to spend less time getting up to speed and more time working with City staff to refine the project, establish priorities, evaluate options, and move toward implementation.

Most importantly, we have built an understanding of the people who will use this facility. We know that a successful Public Works facility is more than a collection of spaces for vehicles, equipment, and staff. It needs to support the day-to-day work of the department, provide a safe and functional environment, accommodate changing operational needs, and serve the City well for decades to come. Oertel is invested in helping Columbia Heights achieve that goal.



CITY OF COLUMBIA HEIGHTS

Request for Proposals

Architectural Services - Columbia Heights Public Works

October 7, 2026

Wold

**WOLD
ARCHITECTS
& ENGINEERS**

TECHNICAL PROPOSAL

October 7, 2026



Kevin Hansen
 Director of Public Works/City Engineer
 637 38th Avenue N.E.
 Columbia Heights, MN 55421

RE: Request for Proposals — Architectural Services — Columbia Heights Public Works

Dear Members of the Selection Committee:

Wold Architects and Engineers is excited about the opportunity to help Columbia Heights advance from thoughtful planning to confident delivery of its next-generation Public Works facility. Replacing the existing 56,000-square-foot, three-level 1971 building with an approximately 80,000-square-foot, single-story facility at 675 37th Avenue represents an opportunity to build on the City's 2021 needs assessment/master plan and current pre-design work with a practical focus on operations, resilience, and long-term value.

Having completed studies for Murzyn Hall and Top Valu, we are familiar with many of the City Staff we will be working with and have a head start in understanding how decisions are made.

Our distinct value is working with public clients and integrating public works operational planning with coordinated architecture and engineering. We will translate staff workflows, vehicle and equipment movements, maintenance needs, workplace environments, technology systems, energy performance, and life-cycle considerations into a people-centered, technology-centric, adaptable facility built to serve the City for the next 50 years. We understand that the 2026 capital bonding award brings B3 requirements and that site development will require close stormwater coordination with the Mississippi Watershed Management Organization. We are more than familiar with these requirements. Our team's public works experience—including work associated with facilities in Cottage Grove and Buffalo Grove—supports a disciplined, operations-first approach to these complex facility and site decisions.

Wold will validate prior planning against current operations, site conditions, and budget; establish clear, timely decision points for the Public Works Task Force and City leadership; and coordinate closely with civil engineering and the City's separately retained geotechnical/environmental, program management/QA/QC, and project representation teams. We will regularly align the estimate and schedule throughout traditional design-bid-build delivery, evaluate strategic bid packages when warranted, and protect the City's November 1, 2028 move-in objective while supporting final completion by May 31, 2029. We will also help make public engagement meaningful through a clear, accessible public open house that connects community input to the facility's purpose and long-term benefit.

Columbia Heights needs more than a building design—it needs an integrated delivery partner who can keep operational priorities, technical coordination, public accountability, and schedule certainty aligned from design through occupancy. We welcome the opportunity to discuss Wold's proposal and how our approach can help the City deliver a durable, efficient, future-ready Public Works facility.

Sincerely,
Wold Architects and Engineers

Jonathan Loose, PE, LEED AP
 Government Practice Leader

Wold Architects and Engineers
 50 South 6th Street, Suite 2250
 Minneapolis, MN 55402
 t 612 772 9025

**PLANNERS
 ARCHITECTS
 ENGINEERS**

APPROACH & WORK PLAN

Wold will guide the City of Columbia Heights in planning an approximately 80,000 SF, single-story Public Works Facility at 675 37th Avenue to replace the existing 56,000 SF, three-level 1971 building. Building from the City’s 2021 Needs Assessment and Master Plan, 2022 concept work, and 2026 pre-design, we will advance a practical, people-centered, sustainable, technology-enabled design with operations at the core to serve the City for 50 years.

Creatively Leverage This Investment

This investment will improve daily Public Works operations through clear fleet circulation, safer staff movement, practical maintenance areas, and appropriately located storage and service-yard functions. We will evaluate choices through operating needs, lifecycle implications, maintainability, and State bonding B3 requirements. Ultimately, we will get efficiencies to the degree that the building cost is self-sustaining.

Collaborative Process

Wold will structure decisions around regular workshops and milestone reviews with the Public Works Task Force, City staff, and City Council. We will coordinate with the City’s separately contracted geotechnical/environmental consultants, program-management/QA-QC resources, and owner’s representative, and support at least one public open house and ongoing website support.

Innovative Design

The design will organize maintenance bays, equipment support, materials handling, technology infrastructure, staff spaces, and secure site access around actual Public Works workflows. Site planning will address fleet and pedestrian safety, service-yard operations, construction phasing, and continued City operations during construction, while coordinating stormwater planning with the Mississippi Watershed Management Organization. A key component in our partnership with Kueny is the introduction and exploration of operational efficiencies that have a dramatic impact on the yearly budget compared to today’s costs.

Quality Documentation

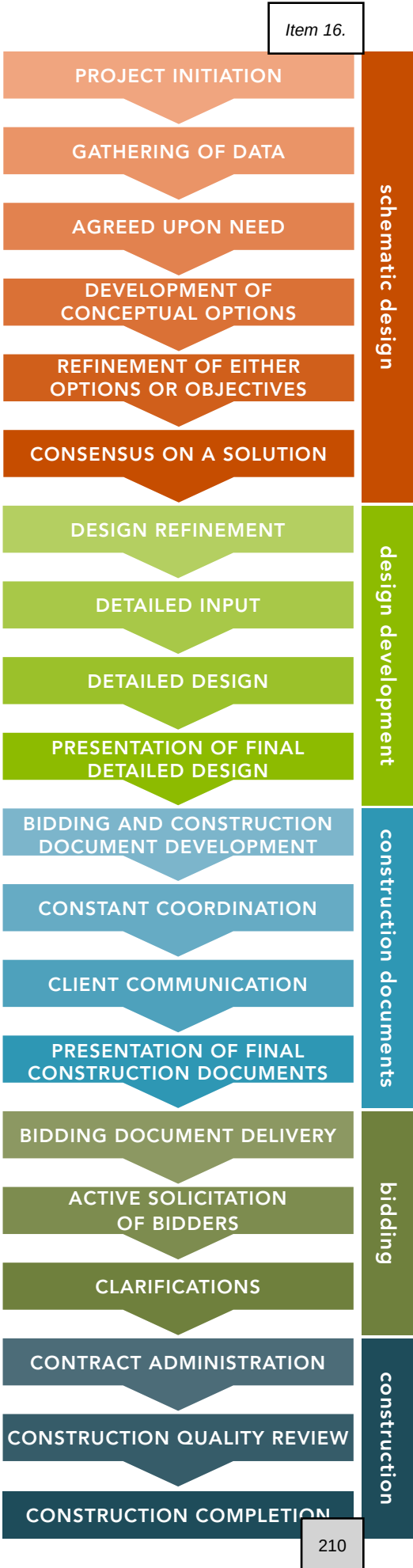
Wold will provide full-service architectural and engineering services, including civil and survey coordination, IT planning, FF&E planning, bidding support, and construction-phase services. Cost estimates and budget checkpoints at each milestone will keep scope decisions visible, while disciplined quality reviews will produce coordinated, buildable documents.

Leading the Construction Process

For the City’s traditional design-bid-build delivery, Wold will prepare clear bid documents that support competitive pricing and evaluate bid packages where they can assist the schedule without changing the delivery method. During construction, we will provide administration, submittal review, clarifications, site observation, and issue resolution to support the City’s November 1, 2028 move-in target and May 31, 2029 final-completion target.

Your Ongoing Ally

Wold will remain engaged from design through occupancy and closeout, giving the City concise information for timely decisions. Our focus will be a durable Public Works Facility that supports staff, equipment, and reliable community service.



INTEGRATING SUSTAINABLE DESIGN STANDARDS

A PROJECT-SPECIFIC PATH TO B3 AND SB 2030

Columbia Heights' 2026 state capital-bonding award makes B3 a project requirement. We will integrate SB 2030 energy and carbon analysis with the day-to-day operation of this public works facility, not add sustainability measures after the building and site are set. Wold brings recent experience carrying B3 from pre-design through construction and operations.

Selected Recent B3 / SB 2030 Work

- **2025** Virginia Public Safety Facility
- **2025** State EOC / HSEM Headquarters
- **2025** St. Paul Fire Station No. 7
- **2024** Dakota County Crisis & Recovery Center
- **2024** Litchfield Area Recreation Center
- **2022** Crystal Police Facility

90%

2025-29 SB2030 Reduction Target relative to a modeled 2003 building of a comparable use, not a reduction from the City's current utility bills.



MODEL THE BUILDING WE ARE ACTUALLY DESIGNING

The office, maintenance bays, wash areas, and vehicle storage have different temperatures, ventilation needs, door-opening patterns, and operating hours. We will classify conditioned and semi-heated space, establish the applicable SB 2030 model boundary, and identify any process loads requiring separate treatment. The approximately 80,000-square-foot building area alone does not establish eligibility for a streamlined B3 path. Beginning in schematic design, we will compare envelope, ventilation and heat-recovery, gas, heat-pump, and hybrid strategies against the project's energy and carbon targets. This allows the City to choose systems based on modeled performance, first cost, operating cost, and maintainability; not a preselected technology.

TEST THE GROUND-SOURCE OPPORTUNITY

Wold has applied ground-source heat pumps on other projects, including the Meeker County Public Works facility, as part of strategies that can achieve major reductions in building energy use. That track record makes the approach worth testing here, not assuming it will be the right solution for this heating-dominant facility. The diagram on the following page identifies potential Darcy groundwater heat-exchange study areas for evaluation of groundwater availability, well permits, environmental constraints, utilities, construction access, and viable heat-pump or hybrid applications.

PRESERVE A SOLAR-READY ROOF

The City's existing 85 kW photovoltaic system is an important starting asset. We will verify its lease, condition, salvage and re-installation scope, roof loading, interconnection, and expected production. We will reserve solar-ready roof area while the energy model determines whether additional capacity is cost-effective or needed to close a residual SB 2030 energy and carbon gap. The earlier 2% solar assumption is not, by itself, a compliance strategy.

COORDINATE SITE AND OCCUPANT OUTCOMES

In partnership with the City and MWMO, civil design will evaluate soil and stormwater requirements alongside the pond, vehicle circulation, salt/brine handling, and potential groundwater study locations. We will also study daylight and glare in the offices and regularly occupied maintenance areas, coordinating façade openings or roof daylighting with task lighting, controls, heat gain, and the actual B3 daylighting criteria.

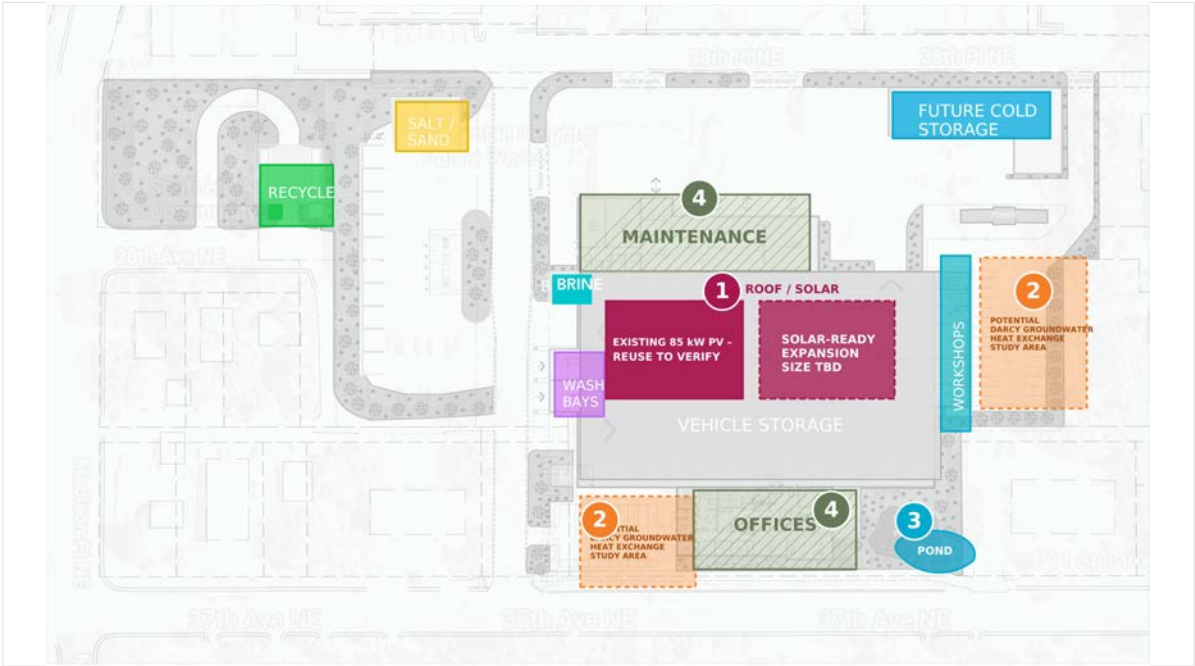
MANAGE COMPLIANCE THROUGH OCCUPANCY

We will establish the City's B3 goals and assign responsibility for energy modeling, commissioning, metering, and waste tracking at the start of design. We will check progress as the design develops, verify the completed building, and measure its performance after occupancy. A preliminary target alone does not demonstrate compliance.

What the City Gains: A clear B3 decision record that tests options before major systems are locked in. *Illustrative target-tool output; project-specific energy and carbon standards and compliance require design-stage modeling and review.

B3 + SB 2030 SITE OPPORTUNITIES

CONCEPTUAL STUDY OVERLAY ON THE CITY-PROVIDED DECEMBER 2024 SITE PLAN. HIGHLIGHTED AREAS ARE TOPICS FOR DESIGN INVESTIGATION.



1 PV REUSE + SOLAR-READY EXPANSION
Verify and reuse the existing 85 kW array where feasible; reserve unobstructed roof area. Size any added PV only after modeling the residual energy and carbon gap.

2 DARCY GROUNDWATER STUDY AREA
Test potential heat exchange, well permitting, groundwater conditions, site conflicts, and heating alternatives. The two study areas do not indicate two required wells.

3 STORMWATER + WATER QUALITY
Coordinate MWMO and B3 site-water criteria with the pond, soil conditions, salt/brine operations, and vehicle-yard drainage.

4 DAYLIGHTING IN OCCUPIED AREAS
Evaluate glazing and clerestory/roof-light options at offices and occupied maintenance bays; verify applicable daylight criteria and manage glare and heat gain.

Columbia Heights’ facility will be designed to meet the applicable B3 Guidelines and SB 2030 energy and carbon standards. For a project beginning design in 2026, SB 2030 calls for energy performance 90% better than a modeled 2003 baseline. Early in design, Wold will confirm the building areas and operating assumptions included in the energy analysis, then use the SB 2030 Energy Standard Tool to establish the facility’s specific baseline and energy and carbon targets. We will compare those targets with an as-designed model and update the analysis as the building and systems develop.

Achieving this level of performance will require a thoughtful strategy well beyond code-minimum efficiency. The pre-design’s gas-fired heating and makeup-air concept for vehicle storage is a useful planning assumption, but it presents a substantial risk of leaving too much energy use and carbon emissions to meet the SB 2030 targets. Rather than carry that concept forward without testing it, we will model alternatives that address envelope performance, overhead-door infiltration, ventilation and heat recovery, heating-system efficiency, lighting, and controls. This will include evaluating groundwater-coupled heat exchange and other heating/cooling approaches against performance, site feasibility, and life-cycle cost.

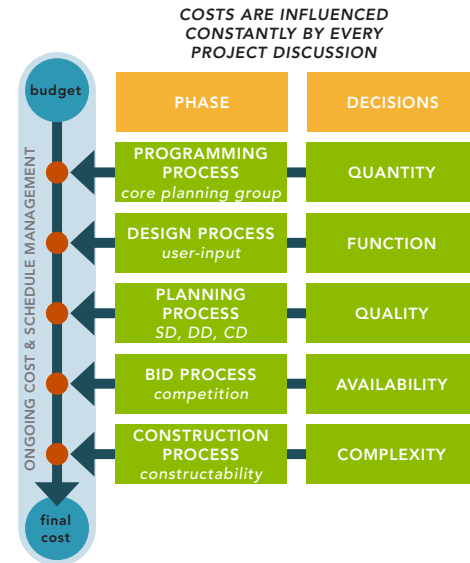
The City’s existing 85 kW photovoltaic array offers a potential starting point for renewable generation. We will evaluate its relocation, expected output, and eligibility for SB 2030 credit, while designing a solar-ready roof with room for expansion. Once cost-effective efficiency measures have been evaluated, we will size qualifying renewable generation against the remaining modeled energy and carbon gap. Wold’s experience delivering dozens of B3 projects informs a process that integrates modeling, documentation, and cost review into early design decisions, reducing the risk of late-stage budget surprises or schedule bottlenecks.

THE BUILDING WILL PAY FOR ITSELF!

Budget Management

The Wold Team approaches budget management as an ongoing task, from the start of planning and programming through the completion of the construction. The public sector clients whom we serve require this level of attention. We know that the planning for public facilities sets the framework for future costs. Eighty percent of the cost for a project is determined by the first 20% of the decisions. Therefore, we take the initial planning very seriously, because it is the key to future financial factors.

We understand project budgets will be refined during the design phases as more scope is determined and the project has less unknowns. Having worked on many recent Public Works projects, we understand the construction costs and soft costs that need to be accommodated to ensure that the City of Columbia Heights has a complete project when occupancy occurs. We will work with you to ensure that each portion of the project is appropriately budgeted and that the project adheres to that budget.



Cost Analysis

As indicated earlier in our approach a vital part of including Kueny on our team is their ability to take a deep dive on the potential efficiencies that can be gained through development of a new facility and improved operational work-flows. As we began exploring this project here is just an initial look at some of those potential savings and its subsequent evaluation of the operational budget savings vs the cost of the building. Ultimately, if we're doing our job right, more often than not the savings really will yield a building that will pay for itself. We're excited to take this analysis to the next level with Columbia Heights and really dig into the potential cost savings.

Potential Efficiencies:

1. Auto wash to manual wash - **45 minute savings**
2. Bulk water fill / large shower dump - **20 minute savings**
3. Mech bay separated - **30 minute savings**
4. Water / Air 50 feet - **20 minute savings**
5. Parking inside - **10 to 30 minute savings**
6. Correct number of fuel dispensers - **10 minute savings**
7. Salt storage to brine distances - **5 minute savings**
8. Proper pipe storage - **15 minute savings**
9. Allocated material bins / traffic flow - **20 minute savings**
10. Equipment storage - **15 minute savings**
11. Driver bulk fluids - **15 minute savings**
12. Driver bulk fluids - **15 minute savings**
13. Crane - **unlimited savings**
14. Build fluid reels for mechanics - **15 minute savings**
15. Proper parts inventory - **20 minute savings**
16. Vending parts/ safety gear - **15 minute savings**
17. Vending for small tools - **\$ savings**
18. Direct supervisor sight to vehicle parking - **15 minute savings**
19. Fitness room less workers comp claims - **\$ savings**
20. Unmanned residential drop site - **\$35,000 savings**
21. Proper floor pitch - **30 minute savings**
22. Proper overhead clearance less mechanics space needed- portable lifts used in vehicle parking bay – **building sq./ft.**
23. Overhead door loops - **5 minute savings**
24. Gate opened by radio chirp - **5 minute savings**

1	Facility Efficiency	Fleet Vehicle Cost	Extended Life Years			Savings
	Vehicle Extended Life	\$20,000,000	1			\$246,914
2	Under utilized Vehicles	Total Vehicle	sq/ft	Building Cost - VP	Save Value	Savings
	Resale	3			\$20,000	\$60,000
	Building sq/ft Saved From Program	3	370	\$100		\$111,000
3	FTE Savings - Building Efficiency	Hours	Hourly Rate			Annual Savings
	26	40	\$65			\$67,600
4	Employees - Time Savings	Min. Savings/Day	Days Week	Number of Weeks	Hours/yr Savings	\$65 rate/Annual Savings
	26	15	5	50	1625	\$105,625
	8	15	5	50	500	\$32,500
5	Fueling Time Savings - Number of Fuelings	Minutes	Hourly Rate		Minutes Per Week	Annual Savings
	12	15	\$65		15.00	\$50,700
6	Utility Savings	sq/ft	Utility Cost/sqft/Year	Total Cost		Annual Savings
	Existing	56,000	\$0.92	\$56,001		
	Program Facility - High Range	80,000	\$0.58	\$46,400		\$9,601
	Program Facility - Low Range	80,000	\$0.54	\$43,200		\$12,801
7	CIP Savings					Savings
	Existing Facility Repairs					\$1,278,000
	One Time Savings					\$1,695,914
	Annual Savings					\$266,026

PROPOSED STAFFING BUDGET & SCHEDULE

The following labor hour chart and schedule is representative of what we believe will be most effective for your project, but we do not plan to limit any tasks to the hours shown below. We understand that the quicker you can get in the ground the better pricing and sooner you can realize the efficiencies of improved operations. In our experience dedicated solely to the public sector, the community and political implications of what we do through our design process are baked into the schedule and our processes. Additionally, as a firm of over 300 people, we can quickly adapt to the needs of different factors that can delay projects. Whether that be outside agency delays, community needs, political “pauses”, or even adaptations to design that are needed to improve the overall plan. We are ready to adapt and maintain the schedule as committed to deliver for Columbia Heights not only a quality project, but an enjoyable experience that meets the expectations!

Proposed Staffing Budget

At Wold, we do not limit the number of meetings we have or the time we invest to help the City make the best investment and decision possible. We understand that there are a lot of factors and perspectives to consider and we plan to be by your side from the beginning. The following labor hour chart is representative of what we believe it will take, but we do not plan to limit any task to the hours shown below.

		SD	DD	CD	BID	CA
Jonathan Loose	Government Practice Leader	29	39	77	10	39
Melissa Stein	Public Engagement Coordinator	40	54	107	13	54
Jake Wollensak	Project Manager	88	117	235	29	117
Jordan Medeiros	Project Designer	116	155	310	39	155
Sam Epping	Interior Designer	37	49	98	12	49
Architectural Staff	Architectural	391	521	1042	130	521
Reed Paitich	Lead Mechanical	46	61	123	15	61
Mechanical Staff	Mechanical Engineer	197	262	524	66	262
Brad Johannsen	Lead Electrical	32	43	87	11	43
Electrical Staff	Electrical Engineer	70	94	187	23	94
Dan Kruth	Low Voltage	62	83	165	21	83
Structural Engineer	BKBM	6	7	15	2	7
Civil Engineer	Bolton & Menk	104	139	278	35	139
Cost Estimating	Rockwise	45	47	90	0	0
Municipal Service Center Expert	Kueny*	118	157	315	39	157
Survey	TBD	-	-	-	-	-
TOTAL		1381	1828	3652	445	1781
TOTAL (%)		15%	20%	40%	5%	20%

*Kueny Architects will engage in the planning meetings, conduct an operational analysis, and also develop cost efficiency scenarios to represent how the building can pay for itself over its life. Additionally, their expertise will be vital in the QA/QC process during Construction Documents to provide another set of expert eyes in PW design prior to finalizing the bid documents. They will also provide additional support during Construction Administration for key PW submittal review and installations.

PROPOSED STAFFING BUDGET & SCHEDULE

CONTINUED

	2027												28
	J	F	M	A	M	J	J	A	S	O	N	D	M
schematic design (jan 2027 - april 2027)													
<i>Project Start-up Meeting</i> <ul style="list-style-type: none">Agree upon project scope, budget, & scheduleAgree upon city project structure, roles, and responsibilitiesAssist in soliciting geotechnical proposalsAssist in soliciting site survey and wetland delineationInitiate and/or update B3 tracking tool	●	1/10/27											
<i>Project Management Team Kick-off Charrette</i> <ul style="list-style-type: none">Determine Guiding Principles and Project ObjectivesBrainstorm with all users how the building could be better from all perspectivesDiscover preconceived ideas and project guardrails	●	1/18/27											
<i>Programming Meetings with Public Works</i> <ul style="list-style-type: none">Learn Existing operations, adjacencies and separationsIdentify and project workload indicators	●	1/25/27											
<i>Initial Meeting with Planning and Development</i> <ul style="list-style-type: none">Confirm requirements and municipal approval process	●	2/1/27											
<i>Project Management Team Meeting #2</i> <ul style="list-style-type: none">Review pre-designInternal functional organization (building layout) is presentedBuilding systems choices are presented		●	02/22/27										
<i>Project Management Team Meeting #3</i> <ul style="list-style-type: none">Site diagram showing all required elements to scale are proposedBuilding diagram 'bubbles' becomes walls and doorsBuilding massing is reviewed			●	03/01/27									
<i>Project Management Team Meeting #4</i> <ul style="list-style-type: none">Site evaluations are setConsensus on building diagramPlans are developed to show wall thicknesses, windows, and doorsMassing concepts are demonstrated through 3D modelsBuilding systems one-line diagrams are complete			●	03/08/27									
<i>Wold holds an internal Design Review</i>			●	03/15/27									
<i>Project Management Team Meeting #5</i> <ul style="list-style-type: none">Site plan located the building and all site featuresInitial Code plan is completeColor coded plans (by department) are completeTrack costs with budget			●	03/22/27									
<i>Project Management Team Meeting #6</i> <ul style="list-style-type: none">Massing concept is complete with material conceptsPresentation of finalized schematic plansSystems narrative is complete			●	04/05/27									
<i>Project Management Team Meeting #7</i> <ul style="list-style-type: none">Wold submits Schematic Design ReportInitiate cost review of conceptual designInitiation of three-week county review			●	04/19/27									
<i>City Council - SD Approval</i>			●	04/20/27									

	2027												28
	J	F	M	A	M	J	J	A	S	O	N	D	M
design development (april 2027 - june 2027)													
<i>First Round of User Group Focus Meetings*</i> <ul style="list-style-type: none">Meet with representatives of every departmentReview requirements for amenities, furnishings within planAreas are enlarged on 11x17 in 'suites'Finished locations are confirmed				●	04/22/27								
<i>Wold holds an internal Design Review</i>				●	04/26/27								
<i>Project Management Team Meeting #8</i> <ul style="list-style-type: none">Review input from User GroupsValidate that requests meet the objectives of the facilityReview material concepts for interior and exterior				●	05/03/27								
<i>Second Round of User Group Focus Meetings</i> <ul style="list-style-type: none">Confirm information from Round 1 and ask additional questions when needed				●	05/10/27								
<i>Project Management Team Meeting #9</i> <ul style="list-style-type: none">Final interior and exterior material selections presented with plans, elevations, and renderings				●	05/17/27								
<i>Wold holds an internal Design Review</i>				●	05/20/27								
<i>Project Management Team Meeting #10</i> <ul style="list-style-type: none">Final material concepts presented with location plansOutline specification completed				●	05/24/27								
<i>Major Site Plan Review Application is submitted</i> <ul style="list-style-type: none">Civil and Landscape drawings are 80% complete				●	05/31/27								
<i>Project Management Team Meeting #11</i> <ul style="list-style-type: none">Wold submits Design Development ReportInitiate cost review of conceptual planCity Council - approval of Design Development				●	06/07/27								
construction documents (june 2027 - sept 2027)													
<i>CD 20% Weekly Coordination Meetings*</i>								●	06/17/27				
<i>CD 40% Weekly Coordination Meetings Continue</i>								●	07/01/27				
<i>CD 60% Furniture Design Meetings and Major Equipment Coordination Continues with City Input</i>								●	07/22/27				
<i>Set GMP with CMaR at 50% CDs</i>								●	07/06/27				
<i>Planning Commission Approval</i> <ul style="list-style-type: none">Initiate cost review of 75% CDs								●	07/27/27				
<i>CD 80% Code Review Meeting with City</i>								●	08/03/27				
<i>City Council Approval</i>								●	08/17/27				
<i>CD 90% Page Turn Review - Meeting #12</i>								●	08/31/27				
<i>CD 100%</i> <ul style="list-style-type: none">Initiate cost review of 100% CDsInitiation of three-week city review								●	09/07/27				
<i>Complete Drawings and Specifications submitted for posting</i>									●	09/17/27			
bidding (sept 2027 - oct 2027)													
construction (oct 2027 - may 2029)													
<i>Substantial Completion</i>												11/1/28	●
<i>Final Completion</i>												5/31/29	●

* Schedule is based upon past PW design experiences. Design phases can be accelerated as needed to allow for additional city review and a longer construction duration.



GOVERNMENT PRACTICE LEADER

JONATHAN LOOSE, *PE, LEED AP*

valparaiso university | BS, Mechanical Engineering

With his mechanical engineering background, Jonathan works closely with his clients to understand their needs and expectations. Jonathan is an associate of the firm, and with more than 22 years of experience working with municipal clients has gained a unique set of skills that pair an understanding of building infrastructure needs with the organizational and operational relationships that exist between different municipal departments. He will make sure that you have a solid plan for designing and incorporating the entire department, while looking long-term at the most effective approaches to using them to best serve your community.

city of forest lake | Pubic Works Facility Space Needs Study, New Public Works Facility

city of inver grove heights | Central Maintenance Facility Needs Analysis, New Central Maintenance Facility

city of otsego | Public Works Cold Storage Facility, City Hall and Public Works Space Needs

city of orono | New Public Works Master Planning

city of wyoming | New Public Works Center



PUBLIC WORKS PLANNER

JON WALLENKAMP, *AIA, ALA*

university of wisconsin - milwaukee | BS, Architecture

Jon began his career with Kueny Architects managing projects for 10 years and served as the principal architect over the last 24 years. He has served as project manager on over 45 municipal engagements across the Midwest including major public works, safety, and transit engagements. His management experience has covered over 4 million square feet of needs assessment, facility design and construction oversight. His experience in operational planning will be crucial during the design and planning efforts for the MSC.

city of west allis | New Public Works Facility

city of cedarburg | New Public Works Facility

city of mequon | New Public Works Facility

city of des moines | New Public Works Facility

city of west des moines | New Public Works Facility

city of urbandale | New Public Works Facility

city of cedar rapids | New Public Works Facility



PROJECT MANAGER/ SUSTAINABILITY LEAD

JAKE WOLLESAK, AIA

university of minnesota | BA, Architecture
university of minnesota | Master of Architecture

Jake will be responsible for translating and implementing the project goals. He will coordinate with the Design Team to ensure relevant details are being included throughout, and facilitate the Construction Administration process. Jake has special expertise working with teams to lead the B3 process and will ensure the building design is on track for this target.

city of cottage grove | New Public Works Utility Facility

city of inver grove heights | New Central Maintenance Facility

city of otsego | City Hall & Public Works Space Needs, New City Hall Public Works Addition

city of rosemount | Police & Public Works Space Needs Study

anoka county | Highway Refinish Garage Floor

carlton county | Barnum Transportation/Maintenance Facility

lac qui parle county | New Highway Operations Center



PROJECT DESIGNER/ ASSISTANT PROJECT MANAGER

JORDAN MEDEIROS

university of minnesota | BS, Architecture

As Project Designer/Assistant Project Manager, Jordan will utilize her broad range of experience with public sector facilities to ensure needs are communicated and met between all project stakeholders. Her intuitive, solution-based design approach and collaboration-based workflow are strengths she brings to a team navigating the design process.

city of forest lake | Public Works Facility Space Needs Study, New Public Works Facility

city of inver grove heights | Central Maintenance Facility Needs Analysis, New Central Maintenance Facility

city of otsego | City Hall and Public Works Space Needs, Public Works Expansion & Renovation

city of rosemount | Police & PW Space Needs Study

carlton county | Barnum Transportation/Maintenance Facility

rice county | Highway Building Addition & Renovation



WORKPLACE STRATEGIST / INTERIOR DESIGNER

SAM EPPING, *CID, RID*

university of minnesota | BS, Interior Design

Sam works with clients to define their needs, keeping functional relationships and future-readiness integral to the process. Her interior design background provides a strong basis for developing program needs and analyzing space utilization and functionality. Sam is experienced in creating a great interior environment for all staff, even in maintenance areas. She knows how to reconcile this building type with the B3 requirements.

city of inver grove heights | New Central Maintenance Facility

city minneapolis | South Minneapolis Community Safety Center

city of new prague | Police Facility

city of otsego | New Fire Station

city of white bear lake | Public Safety Addition & Renovation

city of woodbury | New Space Buildout



PUBLIC ENGAGEMENT COORDINATOR

MELISSA STEIN

north dakota state university | BS, Environmental Design

north dakota state university | Master of Architecture

As Public Engagement Coordinator for your project, Melissa will combine her depth of experience in assessing client needs and goals to effectively communicate the process to the community at-large. She will also help assist, to the degree needed, with social media, and city website support, and any other platform needed to keep the community informed. Generating simple graphics with the needs and solutions is our forte, and has been highly successful in community open houses to help keep the community involved and abreast of progress.

city of burnsville | Public Works Evaluation

rice county | Highway Building Addition and Renovation

city of minneapolis | South Minneapolis Community Safety Center

city of minnetonka | Public Safety Facility Addition & Remodel

city of saint paul | Public Safety Training Facility

city of white bear lake | Public Safety Addition & Renovation



MECHANICAL ENGINEER

REED PAITICH, PE

university of minnesota | BS, Mechanical Engineering

As the Mechanical Engineer, Reed's role is to implement the project design into a complete set of construction documents. He works collaboratively with each client to develop engineering solutions that balance the cost of the system with long-term maintenance and operations. Reed will work directly with the Owner and the construction team to ensure all aspects of the project are successfully implemented. He will be readily available throughout the design and the construction phases and will complete a final project punch list to ensure the full project intent is completed to your satisfaction. His experience in sustainable design and B3 standards is a major asset to the effectiveness of our design process.

village of buffalo grove | New Public Works Facility

city of richfield | Public Works Office Remodel

city of woodbury | Public Safety Facility Addition & Renovation

state of minnesota | MNDOT Ground Water Remediation, Transportation Building HW Modifications, Stassen Building Hot Water System, MNDot Repair De-watering System



ELECTRICAL ENGINEER

BRADLEY JOHANNSEN, PE, LEED AP

university of iowa | BS, Electrical Engineering

Bradley will work with you throughout the design process. He ensures quality through all phases of construction and guarantees uninterrupted service delivery for the life of the facility through efficient and reliable power systems. Bradley's experience in the public sector gives him a deep understanding of the high level expectations of sustainable and seamless electrical systems.

city of orono | Public Works Facility

village of glenview | Public Works Site Improvements

el paso county | New Public Works Facility

elbert county | Public Works Road & Bridge

ramsey county | Public Works Fuel Tank Replacement

scott county | Public Works Roof, New Public Works Vehicle Warm Storage Building



TECHNOLOGY SPECIALIST

DANIEL KRUTH, *BICSI, RCDD*

Dan has been involved in Technology for over 30 years. His roles as Project Manager, Design Engineer, and Account Manager have all specialized in structured cabling design for technology systems. His experience includes advanced data infrastructure, outside plant communications, fiber optics, grounding and bonding, security, video surveillance, fire alarm, access control, VOIP, WiFi, public address systems, and Distributed Antenna Systems. Dan has held a Registered Communications Distribution Designer (RCDD) accreditation for 19 years. His passion drives his attention to detail and focuses on seamless project success throughout the project.

city of becker | Police & City Hall Addition & Renovation

city of lakeville | City Hall Improvements

city of virginia | Virginia Public Safety Facility

city of white bear lake | Public Safety Facility

city of wray | Wray City Hall and Civic Center

city of wyoming | Police Department Renovation



CIVIL ENGINEER

DAVE REY, *PE*

university of wisconsin | Civil and Environmental Engineering

Dave began his engineering career in 1994. Prior to joining Bolton & Menk in 2020 as a principal engineer, Dave served as the co-owner of Anderson-Johnson Associates, now a Bolton & Menk company. Dave is involved with large-scale site development, grading, and stormwater management projects, including multiple school and government projects. Dave puts an emphasis on client relationships and is always looking out for their best interests.

city of otsego | City Hall and Public Works Space Needs

city of inver grove heights | Central Maintenance Facility Plan

carlton county | Barnum Transportation/Maintenance Facility Addition and Renovation

city of burnsville | Police & City Hall

city of eagan | City Hall & Police Additions & Renovations



STRUCTURAL ENGINEER

MATT RICKER, PE

university of minnesota | BS, Civil Engineering
university of minnesota | MS, Structural Engineering

With decades of experience in structural engineering, Matt has a strong track record of delivering successful public sector projects. Known for his responsiveness and practical problem-solving, he ensures complex government projects are completed efficiently, balancing structural integrity, budget considerations, and long-term durability.

city of robbinsdale | Public Works Lintel Repair
city of cottage grove | New Utility Building, City Hall
swift county | New Highway Shop
meeker county | New Public Works Facility
steele county | Maintenance Shop
city of burnsville | Police Department & City Hall
city of stillwater | Police Department & City Hall



COST ESTIMATOR

JONATHAN MURRAY, LEED AP

university of wisconsin - stout | BS, Construction

Jonathan Murray is a senior cost consultant providing independent design-phase estimating across multifamily, K-12, higher education, data center, historic renovation, commercial, industrial, and municipal work. He supports informed decisions at key design milestones by testing scope and alternatives against budget, schedule, durability, energy performance, and long-term operating considerations. His clear, objective cost analyses help project teams evaluate adaptable, people-centered facility solutions and understand the lifecycle implications of early design choices.

city of forest lake | Public Works Facility Space Needs Study, New Public Works Facility
city of inver grove heights | CMF Needs Analysis, New Central Maintenance Facility
city of otsego | Public Works Cold Storage Facility, City Hall and Public Works Space Needs
city of wyoming | New Public Works Center
lac qui parle county | New Highway Operations Center

PUBLIC WORKS FACILITY DESIGN FACTORS

efficiency of operations

Every decision about the building's design and layout have a related cost implication. Finding the right balance of space allocation, functional capabilities, building construction and systems, and operational expenses will allow the city to realize a maximum return on investment. Wold will offer insights as to how operations-based design will help the City of Columbia Heights to realize the benefits of increased operational efficiency while also maximizing the construction budget through efficient construction.

Some of the key areas of your program that the Wold team is prepared to address include:

vehicle storage

Providing adequate, functional garage space for parking of your fleet and equipment is of critical importance - this is by far the largest allocation of program space, so you want to be assured that you are recognizing every efficiency available while at the same time creating a highly functional environment. Well planned vehicle circulation, parking, storage, and workflow will result in a reduction of lost time at the beginning and end of each day. Wold will address the following items during the design of your vehicle garage:

- Clarity of circulation/traffic patterns
- Adequate door sizes and efficient locations
- Environmental controls, zoned/variable exhaust
- Natural light
- Infra-red heating
- Fume-actuated controls
- Loop detection
- High-durability for 24/7 use

staff areas/shops

Staff areas need to be designed to have efficient workflow between the garage, maintenance, and office areas. Well planned meeting rooms, locker rooms, restrooms, laundry, copy/work rooms, and break rooms are also key to ensuring staff efficiency and well-being. Wold will work with your team to address the following:

- Anticipated needs/changing demands into the future
- Adequate facilities for painting, welding, caged storage
- Appropriate planning for clean and dirty activities
- Efficient workflow
- Workplace safety and security
- Adequate lunch room/break room areas
- locker rooms sized for current and future capacity

truck wash bays

The inclusion of vehicle wash bays also supports extending the life and increasing the resale value of your vehicles. Clean vehicles also enhance employee pride and public image of the department. Wold will help you to work through considerations for the following:

- Manual vs. automated wash
- Rainwater collection
- Underbody flush spray
- In-ground loop sensors
- Mezzanines/catwalks

maintenance, parts, and small equipment

The ability to perform maintenance on all of your vehicles in-house will result in reduced costs and increased longevity. Wold's experience in planning and designing public works facilities afford us the ability to bring ideas and suggestions for planning your maintenance facilities to the forefront. We also maintain close working relationships with vendors who will assist in laying out an efficient and effective maintenance garage reflective of your unique operational objectives. Among the elements Wold has designed are the following:

- Bridge cranes
- Above-ground lifts
- Fuel island (diesel and unleaded)
- Fluid management system (storage/distribution)
- Distributed pressure wash/hot water systems
- Salt brine mixing system
- Workbench exhaust
- Welding exhaust
- Vehicle exhaust extraction
- Material Testing Lab
- Sign Shop
- In-floor Heat

office / public service areas

The design of office environments for your staff must provide appropriate workspace for all users, while at the same time being flexible to accommodate future growth and changes. Proper work environments also promote staff health, employee retention, and reduction of sick days. Important design considerations include:

- Security of staff/public interactions (including access control)
- Functional, customer-friendly service counters and reception
- Natural lighting and lighting controls
- Appropriate finishes (warm and inviting, but also durable)
- Flexible, ergonomic furniture systems
- Adequate controls to manage internal temperature and air movement

PUBLIC WORKS EXPERIENCE

We bring integrated planning, architecture, and engineering to public works facilities shaped around daily operations. We study crew workflows, vehicle and equipment movement, fleet maintenance, storage, shop activities, and yard circulation to create clear, safe separation between people, vehicles, and work zones. Our approach supports employee wellbeing, efficient service delivery, and continuity of operations while accommodating changing needs.

Together with Kueny Architects, we pair that integrated perspective with deep operational specialization in public works, highway, fleet, maintenance, and municipal service center environments. We translate operational requirements into durable, adaptable facilities and phased construction strategies that maintain continuity during construction. By connecting practical operations with disciplined, cost-conscious planning, we help clients make informed decisions about capacity, circulation, safety, resilience, and long-term implementation.

WOLD EXPERIENCE

TOWN OF BASALT - New Public Works Facility Planning; **CITY OF BROOKLYN PARK** - Operations & Campus Improvements, Renovation/Addition to Buildings A, B, & C – New Building D; **VILLAGE OF BUFFALO GROVE** - Public Works Building; **CITY OF COTTAGE GROVE** - New Public Works Utility Facility; **CITY OF DAcono** - Public Works Master Plan and Design Concept; **TOWN OF ERIE** - Facilities Master Planning Including Public Works; **CITY OF FARMINGTON** - Public Works; **CITY OF FOREST LAKE** - Public Works Space Needs Study; **CITY OF INVER GROVE HEIGHTS** - Central Maintenance Facility Space Needs Study; **VILLAGE OF LAKE IN THE HILLS** - Public Works Facility Addition; **CITY OF LONE TREE** - Public Works Facilities Needs Assessment; **CITY OF OTSEGO** - Public Works Expansion & Renovation, Public Works Cold Storage Facility; **VILLAGE OF PALATINE** - Public Works Facility; **CITY OF WYOMING** - Public Works Master Planning; **CITY OF WOODSTOCK** - Public Works Facility; **COMED** - Vehicle Storage Building; **HUNTLEY PARK DISTRICT** - New Park Maintenance Facility; **IDOT** - Eisenhower Maintenance Facility; **CARLTON COUNTY** - Barnum Transportation/Maintenance Facility; **CHAFFEE COUNTY** - New EMS Building; **ELBERT COUNTY** - New Road & Bridge Shop; **EL PASO COUNTY** - New Public Works Prototype Design; **LA QUI PARLE COUNTY** - New Highway Operations Center; **MEEKER COUNTY** - New Public Works Facility & Cosmos; **RICE COUNTY** - Highway Facility; **SCOTT COUNTY** - Highway Facility; **SWIFT COUNTY** - New Highway Maintenance Facility; **WILLIAMSON COUNTY** - New Highway Department Facility; **YELLOW MEDICINE COUNTY** - New Highway Department Facility

KUENY EXPERIENCE

CITY OF AURORA - New Public Works Facility; **VILLAGE OF BAYSIDE** - New Public Works Facility; **VILLAGE OF BROWN DEER** - New Public Works Facility; **CITY OF BURLINGTON** - New Public Works Facility; **CITY OF CEDAR RAPIDS** - New Public Works Facility; **CITY OF CEDARBURG** - New Public Works Facility; **CITY OF DES MOINES** - New Public Works Facility; **CITY OF DUBUQUE** - New Public Works Facility; **CITY OF EAU CLAIRE** - New Public Works Facility (Storage & V. Maintenance); **CITY OF ELKHORN** - New Public Works Facility; **VILLAGE OF GRAFTON** - New Public Works Facility; **CITY OF HUBER HEIGHTS** - New Public Works Facility; **CITY OF MEQUON** - New Public Works Facility; **CITY OF MOLINE** - New Public Works Facility; **CITY OF OSHKOSH** - New Public Works Facility; **VILLAGE OF PEWAUKEE** - New Public Works Facility; **CITY OF STERLING HEIGHTS** - New Public Works Facility; **CITY OF SUN PRAIRIE UTILITIES** - New Public Works Facility; **CITY OF URBANDALE** - New Public Works Facility; **CITY OF WAUWATOSA** - New Public Works Facility (Remodel); **CITY OF WEST ALLIS** - New Public Works Facility; **CITY OF WEST DES MOINES** - New Public Works Facility; **VILLAGE OF WESTON** - New Public Works Facility; **VILLAGE OF CALEDONIA** - New Public Works Facility; **COUNTY OF ASHLAND** - New Highway Facility; **COUNTY OF BURNETT** - New Highway Facility; **COUNTY OF KENOSHA** - New Highway Facility; **COUNTY OF PORTAGE** - New Highway Facility; **COUNTY OF SCOTT** - New Highway Facility



CITY OF COTTAGE GROVE UTILITIES DEPARTMENT COTTAGE GROVE, MINNESOTA

Wold partnered with the City of Cottage Grove to transform an immediate space need into the first phase of a long-term Public Works campus. Beginning with a 2022 study, we planned a new Utilities Garage and office building to relieve pressure at the existing facility and give utility staff dedicated space for their daily work. The building brings vehicle storage and work areas together with offices, while its design establishes a cohesive identity for future development on the site. The broader master plan also includes a water treatment plant and anticipates the phased relocation of Public Works operations. Following City authorization to proceed with design in 2023, the building was completed in February 2025.

THIS EXPERIENCE DEMONSTRATES OUR ABILITY TO CONNECT A FUNCTIONAL, PEOPLE-CENTERED FACILITY WITH A LARGER SITE PLAN, ADDRESSING CURRENT WORKFLOW AND SPACE NEEDS WHILE LEAVING ROOM FOR OPERATIONS TO EVOLVE

SCOTT COUNTY PUBLIC WORKS STORAGE BUILDING JORDAN, MINNESOTA

Following completion of Scott County's countywide facilities master plan in 2017, Wold was retained to implement the improvements identified to meet the County's space needs through 2040. At the public works campus in Jordan, relocating most engineering staff to new facilities in Shakopee would free up office space, but the need for additional truck storage remained. A new building dedicated to tandem-axle plows with attached tow plows addressed that need and improved fleet operations. The insulated, pre-engineered steel building was selected to control costs and expedite construction so it could be used during the winter of 2019.

TARGETED FLEET STORAGE CAN IMPROVE
OPERATIONS WHILE CONTROLLING COSTS





VILLAGE OF BUFFALO GROVE PUBLIC WORKS FACILITY

BUFFALO GROVE, ILLINOIS

Wold helped the Village of Buffalo Grove turn a facility-wide assessment into a new home for Public Works. After identifying replacement as a priority, we evaluated existing warehouses for adaptive reuse and designed the conversion of one into a 131,800-square-foot facility. The renovated building brings division workspaces, drive-through vehicle storage, nine fleet maintenance bays, central supply storage, and two wash bays together in a layout built around daily operations. A multipurpose training room also serves as the Village's Emergency Operations Center, while a new salt dome and material storage bins support work across the site. The facility was completed in 2024.

BUFFALO GROVE DEMONSTRATES HOW WOLD CAN CARRY A PUBLIC WORKS PROJECT FROM NEEDS ASSESSMENT THROUGH DESIGN, ORGANIZING STAFF, FLEET, MAINTENANCE, AND STORAGE FUNCTIONS INTO A FACILITY THAT MAKES BETTER USE OF SPACE AND SUPPORTS THE PEOPLE WHO KEEP A CITY RUNNING

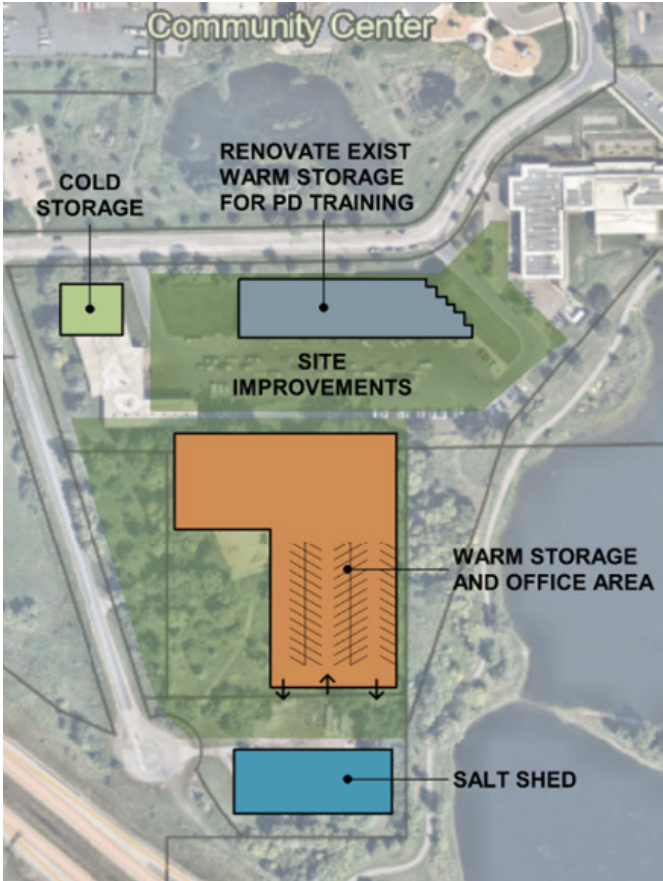
MEEKER COUNTY NEW PUBLIC WORKS FACILITY

LITCHFIELD, MINNESOTA

Wold partnered with Meeker County and MnDOT to deliver a new public works facility that replaces the county's aging downtown location and supports both county and state operations. The facility includes 3,000 square feet of administrative offices and 24,000 square feet of vehicle storage and maintenance space, including warm vehicle storage and a 4,000-square-foot mechanics area with repair bays. Locker rooms, a staff break room, mezzanine storage, parts supply, and a sign shop further support daily operations.

Geothermal heating and cooling anchors the facility's sustainable design, providing an efficient, all-season approach to indoor comfort. Passive daylighting, shading devices, CO2 monitoring, and passive heating strategies complement the geothermal system while supporting a healthy, functional work environment.





INVER GROVE HEIGHTS CENTRAL MAINTENANCE FACILITY

INVER GROVE HEIGHTS, MINNESOTA

Wold partnered with the City of Inver Grove Heights to plan a Central Maintenance Facility that supports growing Public Works operations while maintaining the services residents rely on. Through staff interviews, facility assessments, and projections of needs through 2045, we identified where the existing buildings and site constrained daily work. We then evaluated options to better coordinate streets, fleet, utilities, natural resources, and parks maintenance, with improved space for vehicles, equipment, materials, and staff. The recommended plan positions new construction to limit disruption to current operations and allows the City to adapt as its needs evolve. Wold is now carrying that operations-focused plan into the design of the new facility.

THIS EXPERIENCE DEMONSTRATES OUR ABILITY TO MOVE FROM NEEDS ASSESSMENT TO FACILITY DESIGN WITHOUT LOSING SIGHT OF THE PEOPLE AND WORKFLOWS THAT SHAPE PUBLIC WORKS. WE UNDERSTAND HOW TO PLAN FOR LONG-TERM FLEXIBILITY WHILE KEEPING ESSENTIAL OPERATIONS RUNNING THROUGHOUT IMPLEMENTATION

YELLOW MEDICINE COUNTY HIGHWAY MAINTENANCE FACILITY

GRANITE FALLS, MINNESOTA

Wold partnered with Yellow Medicine County to advance the first phase of a long-range highway maintenance facility plan in Granite Falls. The constructed 5,670-square-foot office and staff-support building provides the highway department with more functional space for daily operations while establishing a clear path for future growth. Designed to complement, not replace, the existing vehicle-storage building, which remains in service, the new facility supports immediate operational needs and a scalable future. The plan also positions the county for a potential Phase 2 vehicle-maintenance expansion connected to the existing storage building, allowing the department to build on this essential first-phase investment as needs evolve.

NEAR-TERM PUBLIC WORKS INVESTMENT CAN MAINTAIN OPERATIONS WHILE ESTABLISHING A FLEXIBLE FOUNDATION FOR FUTURE FLEET AND MAINTENANCE NEEDS

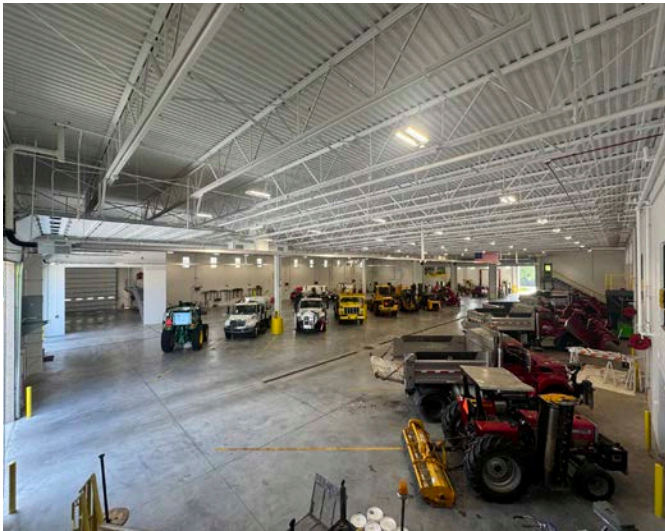


CITY OF SUN PRAIRIE UTILITIES

SUN PRAIRIE, WISCONSIN

Kueny Architects was contracted in 2018 to assess the condition of its 50-year-old building and conduct a space needs assessment study. Findings indicated the need for a new, larger site. A new site was found and a new 80,000 s.f. facility was proposed.

Status: The final design completed in October of 2020 included a facility that met all of the needs of the utility and was certified as LEED Gold. The project completed construction in 2025.



VILLAGE OF PEWAUKEE PUBLIC WORKS FACILITY

PEWAUKEE, WISCONSIN

Kueny Architects was contracted in late 2019 to assess the condition of the Village's municipal facilities and determine a specific long-term approach to its Public Works space needs. Findings indicated a need for 38,000 s.f. of new construction on the existing site to house administration, amenities, streets, shops, vehicle storage, and maintenance.

APPLETON VALLEY TRANSIT

APPLETON, WISCONSIN

The three-part project began with systems analysis and space needs assessment followed by construction documents, bidding, and construction oversight. The project added (3) new areas, (1) long service bay for articulated buses, (1) paint/body bay and additional bus storage. (Partial FTA Funded) Phase 1 office was completed in 2024. Phase 2 for the fleet garage and repair is schedule to start construction in early 2027. The facility is supported by 18 4,500 ft Geothermal loops/bores.



OUR WORK PLAN & DELIVERABLES

We provide a comprehensive package of professional design and management services for each of our clients. All engineering and consultant services are provided in our fee. We look at each business relationship as long term and, therefore, strive to earn our commission through sustained performance and client satisfaction.

leverage staff experience with our expertise

In concert with the oversight of the Public Works Taskforce we will establish work groups in the Schematic Design Phase to begin defining the operational objectives of each specialized topic so that all the goals are identified and a plan and budget to achieve each one is incorporated into the design process.

schematic design

- Confirm building departmental relationship diagramming of the approved scope of work
- Confirm all existing condition information needed for the site is processed
- Confirm the program and building diagram
- Preliminary discussion regarding Sustainable goals, B3 & review tracking tool with required stakeholders
- Engage with Community Stakeholders (initial open house and public outreach, understand basic public anxieties to address directly throughout)
- Present Schematic Design to council
- Review initial phasing desires and implications - develop approach
- Review Schematic Design Report
- Confirm with Building Officials all needed submittals

schematic design deliverables include:

- A refined schematic layout and scope of work including space program
- Conceptual building layout approved by the users and PWTF, council
- Community Open House & Materials
- A schematic design report highlighting suggestions and opportunities that are found
- Updated construction estimate and schedule

design development

- Develop the detailed floor plan based on input from the users
- Facilitate meetings with all departments and staff to build the User Group Drawings
- Develop User Group Drawings that include all materials identified, conceptual furniture layouts, electrical requirements, storage, etc
- DD submittals for B3 completed.
- Community Design Presentation with PWTF and staff engaged, discuss costs and funding along with calculation to show cost neutral budget moving forward based on efficiencies gained
- Facilitate meetings with stakeholders and users to finalize exterior and interior design elements
- Meet with the City to finalize all required submittals
- Present Design Development to council

design development deliverables include:

- Detailed User Group Drawings approved by Core Planning Group, including phasing approach
- Final plan and interior design approved by Core Planning Group
- Community Open House & Materials
- Updated construction estimate and schedule
- A Design Development Document approved by the Leadership (PWTF) prior to starting the next phase

construction documents

- Take all input received from Design Development and incorporate that information into the bidding documents
- Complete bidding documents, details, and specifications for the project
- CD submittals for B3 finalized
- Review and Present final Construction documents to the city council
- Work with the city on bidding requirements and construction contracts
- Community Open House to discuss final design, local participation of contractors and economics, etc.
- Work with city staff on the bidding schedule and approvals
- Review final bidding documents with appropriate County staff and departments

construction documents deliverables include:

- Complete bidding documents
- Community Open House & Materials
- Final construction estimate and schedule
- A Construction Document Submittal approved by city prior to Bidding
- Construction Disruption Avoidance Plan created, includes phasing and staffing plans

OUR WORK PLAN & DELIVERABLES

CONTINUED

bidding and negotiation

- Develop a detailed list of potential bidders for the work and invite them to bid on the project
- Answer questions from bidders and issue addenda as needed
- Facilitate a pre-bid meeting if needed
- Coordinate with the city on collection of the bids and reading of the bids
- Prepare a bid tabulation and recommendation

bidding and negotiation deliverables include:

- A list of potential bidders for the work including all sub-bidders
- Addenda for the bidding documents
- A bid tabulation on bid day
- A recommendation for award to low bid contractors

construction administration

- Facilitate and manage a pre-construction meeting with the selected construction team
- Answer questions and interpret the construction documents
- Issue changes in the work as authorized by the Owner
- Ensure conformance to the Construction Documents
- Provide periodic on site observation of construction progress and critical construction components
- Attend regular construction meetings with the owner, contractor, and subcontractors
- Monitor and ensure completion of punch list and warranty items after occupancy

construction administration deliverables include:

- Finalize Construction Disruption Avoidance Plan directly with contractor feedback for desired improvements/modifications
- Track B3 construction waste handling and specific material selection requirements through submittals
- Change Orders as approved by the Owner
- Punch list of completed areas of construction prior to occupancy
- Punch list/issue tracking log updated throughout warranty/close-out period

beyond occupancy

We are committed to a successful project experience for Columbia Heights. We know that as you move in and live in your new facility, there will be minor modifications you desire and warranty items that need to be addressed. Wold is committed to every client to work through these issues and keep all citizens and staff proud and excited about their new facilities. After all, our reputation relies on your perspectives.

deliverables for post-occupancy include:

- Resolving warranty and maintenance issues
- Developing solutions for requested modifications
- Continued site visits
- Eleven month walkthrough to ensure warranty compliance
- Assist in utility tracking and set POE process for B3

RATES & CHARGES

FOR NON-PERSONAL

reimbursable expenses

Customary reimbursable expenses would be in addition to our fixed fee proposal and typically run between \$3,000 and \$4,000 per million in construction for projects like this. Customary reimbursable expenses include:

- Mileage in connection with the work
- Printing and copying
- Phone charges
- Postage and mailing
- Reprographics (work bid set)

These customary reimbursable expenses would be billed at cost without mark-up. Bid set printing is not included as a reimbursable expense, but would be directly billed to you to allow you to save on sales tax. With an estimated \$24.8 million construction budget, we believe that we would not exceed \$66,000 in reimbursable expenses, billed as an actual to maximum cost throughout CA and Post-occupancy.

REFERENCES

CITY OF COTTAGE GROVE

RYAN BURFEIND

PUBLIC WORKS DIRECTOR

651 458 2899

RBURFEIND@COTTAGEGROVEMN.GOV

JENNIFER LEVIT

CITY ADMINISTRATOR

651 458 2890

JLEVITT@COTTAGEGROVEMN.GOV

CITY OF FOREST LAKE

DAVE ADAMS

PUBLIC WORKS DIRECTOR

651 209 9736

DAVE.ADAMS@CI.FOREST-LAKE.MN.US

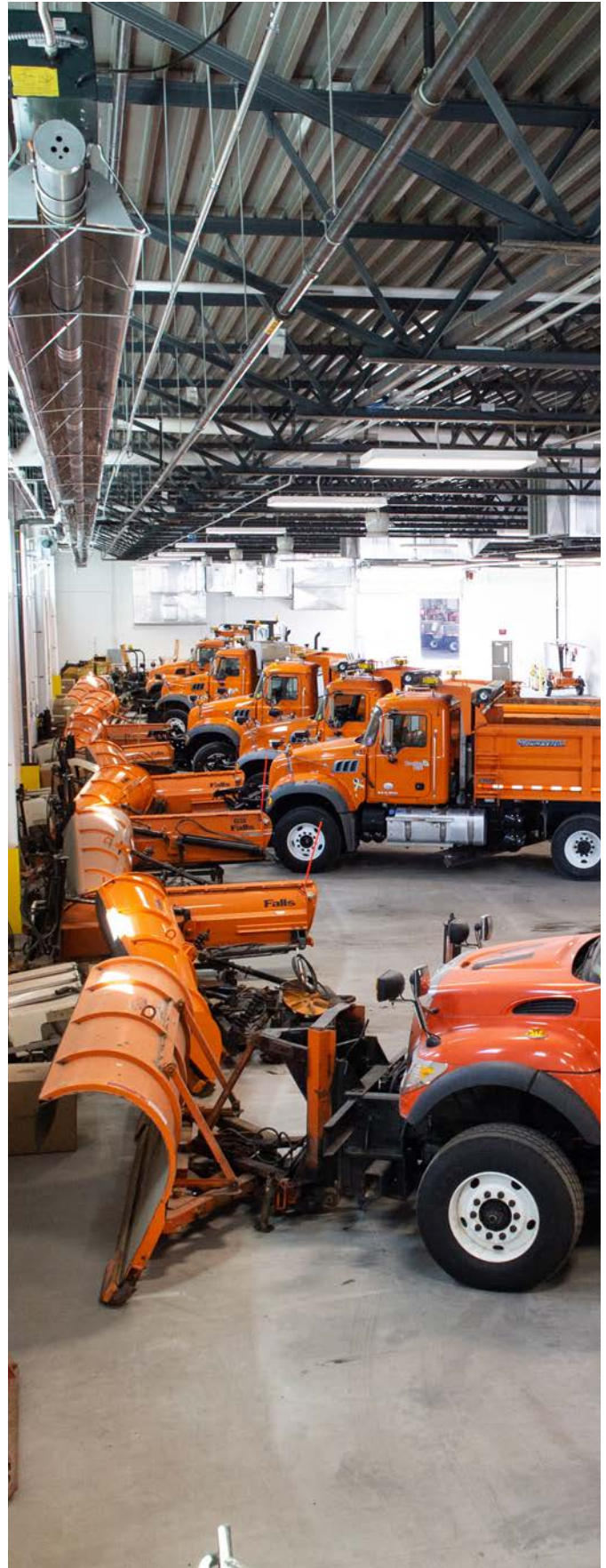
VILLAGE OF BUFFALO GROVE

MICHAEL SKIBBE

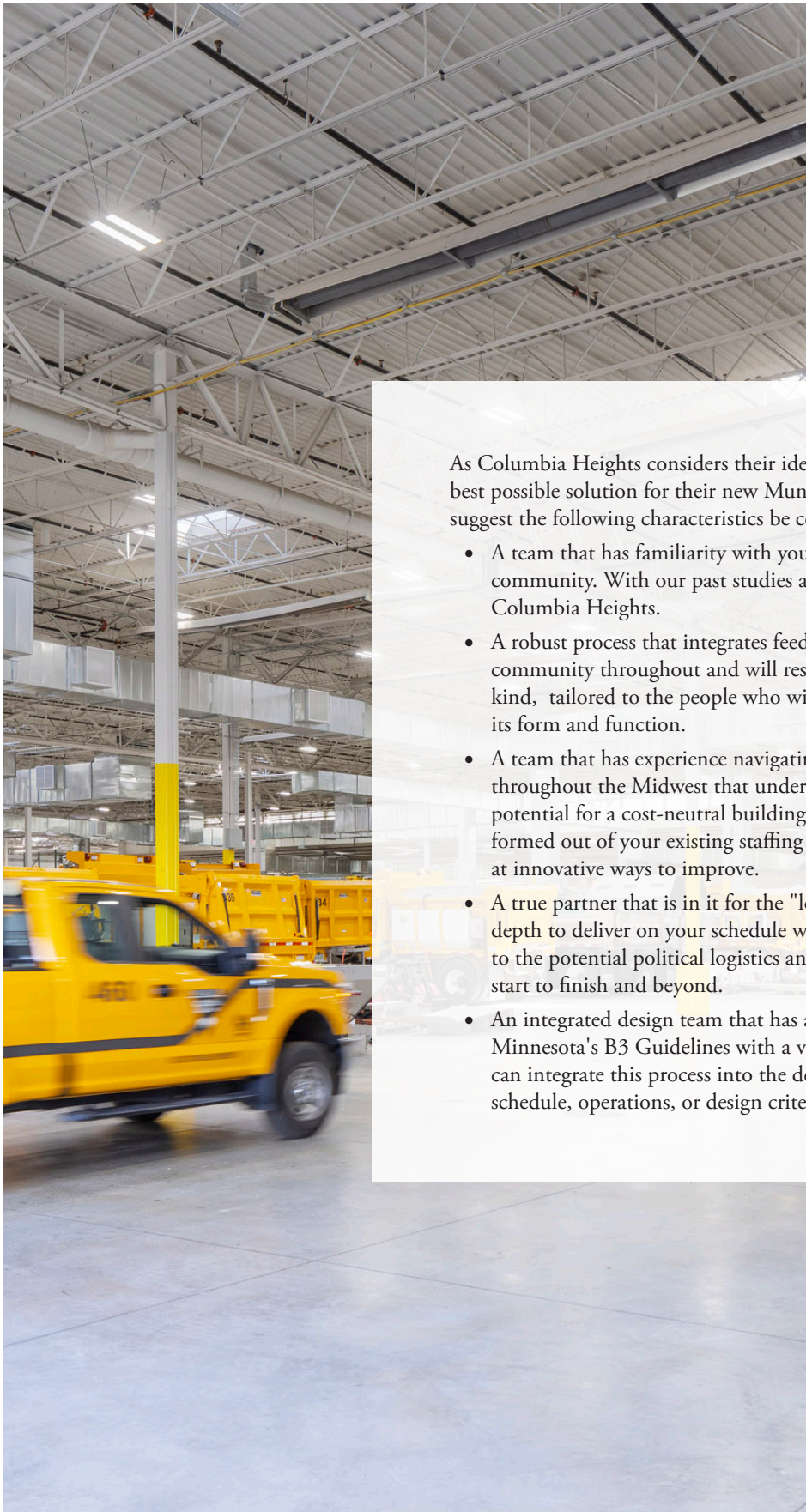
DIRECTOR OF PUBLIC WORKS

847 459 2545

MSKIBBE@VBG.ORG



WHY WOULD?



As Columbia Heights considers their ideal partner to fully implement the best possible solution for their new Municipal Service Center, we would suggest the following characteristics be considered:

- A team that has familiarity with your city, your council, and your community. With our past studies and work we've completed with Columbia Heights.
- A robust process that integrates feedback from all users, the City, and community throughout and will result in a design that is one-of-a-kind, tailored to the people who will work within and benefit from its form and function.
- A team that has experience navigating Public Works and City projects throughout the Midwest that understands PW operations and the potential for a cost-neutral building in developing ideal operations formed out of your existing staffing and operations, but also looking at innovative ways to improve.
- A true partner that is in it for the "long-haul" and one that has the depth to deliver on your schedule while truly dedicating themselves to the potential political logistics and support that's needed from start to finish and beyond.
- An integrated design team that has a deep understanding of Minnesota's B3 Guidelines with a variety of projects and seamlessly can integrate this process into the design without compromising schedule, operations, or design criteria.



minnesota | colorado | illinois | indiana | tennessee

City of Columbia Heights Public Works
Architectural Services Summary Rankings - Recommended

Company	Proposal Score		Interview Score		Cost Score*		Total Weighted Score	Company
	100	40 %	100	20 %	100	40 %	Score 100 (Possible)	
	(rated)	(weighted score)	(rated)	(weighted score)	(rated)	(weighted score)		
Oertel	87.83	35.13	82.33	16.47	82.9	33.16	84.76	Oertel
Wold	77.42	30.97	86.67	17.33	88.6	35.44	83.74	Wold



*total fees through construction were as follows:

Oertel	\$1,671,073
Wold	\$1,614,060