



CITY COUNCIL MEETING AGENDA

City of New Prague

Monday, March 03, 2025 at 6:00 PM

City Hall Council Chambers - 118 Central Ave N

OPTIONAL ONLINE CONNECTION. MEETINGS ARE IN PERSON.

Log in information for city councilmembers, staff and members of the public:

Please join my meeting from your computer, tablet or smartphone: <https://meet.goto.com/324526261>

You can also dial in using your phone: Access Code: 324-526-261 | United States: +1 (571) 317-3122

Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

1. CALL TO ORDER

- a. Pledge of Allegiance

2. APPROVAL OF REGULAR AGENDA

3. CONSENT AGENDA

The following agenda items are considered to be non-controversial and routine in nature. They will be handled with one motion of the City Council. Council members may request that specific items be removed from the Consent Agenda and be acted upon separately.

- a. Meeting Minutes
 - i. February 18, 2025 City Council Meeting Minutes
- b. Claims for Payment: **\$191,217.50**
- c. Approval of 2025-2026 Liquor, Beer, Wine & Miscellaneous Licenses
- d. Purchase of Office Furniture for Community Development Space
- e. Purchase of Utility Vehicle for Public Works Department
- f. Purchase of Zero-Turn Lawnmower for Public Works Department
- g. Premises Permit Extension Requests for Giesenbrau Bier Co.
 - i. Slavic Experience on March 22nd, 2025
 - ii. Lager Liebe Spring Festival on May 10th, 2025
 - iii. Dollars for Deb Fundraiser on August 23rd, 2025
 - iv. Oktoberfest on October 3rd & 4th, 2025
- h. Authorizing the Fund Transfer of Account Federal Grants (Fund 210)

4. CITY ENGINEER PROJECTS UPDATE

- a. March 3, 2025

5. 2025 STREET AND UTILITY IMPROVEMENT PROJECT

- a. Memo- Award of Bid and Bid Tabulation
- b. [Resolution #25-03-03-01](#) - Accepting Bids

6. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA

(Speakers limited to 5 minutes)

7. PUBLIC HEARING(S) – 6:00 PM

- a. None

8. TOBACCO VIOLATION APPEAL HEARING

- a. Violation Appeal Memo
- b. Violation Letter
- c. Administrative Citation
- d. Tobacco Violation Police Report
- e. Tobacco Ordinance

9. ORDINANCE(S) FOR INTRODUCTION

10. ORDINANCE(S) FOR ADOPTION

11. RESOLUTIONS

- a. Resolution #25-02-18-02 - Authorizing the Fund Transfer and Closure of Account CIP 2007 Fund 375
- b. Resolution #25-03-03-02 Lease of 40 Acre Future Athletic Complex Land for Agricultural Purposed to Lanesburg Farms, LLC for 2026-2028

12. GENERAL BUSINESS

- a. The Rusty Spoke 2025-2026 License Renewal
- b. Termination of Lease Agreement for 411 5th Avenue NW
- c. Personnel Handbook Update
- d. Regional Training Facility Discussion

13. MISCELLANEOUS

- a. Meeting Minutes
 - i. January 28, 2025 Golf Board Meeting Minutes
- b. Discussion of Items not on the Agenda

14. ADJOURNMENT

UPCOMING MEETINGS AND NOTICES:

March 11	6:00 p.m. Park Board
March 12	7:30 a.m. EDA Board
March 17	6:00 p.m. City Council
March 25	6:30 p.m. Golf Board
March 26	6:30 p.m. Planning Commission
March 31	3:30 p.m. Utility Commission
April 7	6:00 p.m. City Council

CITY COUNCIL MEETING MINUTES



City of New Prague

Tuesday, February 18, 2025 at 6:00 PM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

Mayor Jirik called the meeting to order at 6:00 p.m.

PRESENT

- Mayor Duane Jirik
- Councilmember Shawn Ryan
- Councilmember Rik Seiler
- Councilmember Bruce Wolf

ABSENT

Councilmember Maggie Bass
 Staff present: City Administrator Joshua Tetzlaff, Planning/Community Development Director Ken Ondich,
 Police Chief Tim Applen and Public Works Director Matt Rynda

- a. Pledge of Allegiance

2. APPROVAL OF REGULAR AGENDA

Motion to approve the regular agenda with the addition of item 12a under General Business.
 Motion made by Councilmember Seiler, Seconded by Councilmember Ryan.
 Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf
 Motion carried (4-0)

3. SWEARING IN OF OFFICERS

- a. Taylor Wickman
- b. Gabriel Trout

4. CONSENT AGENDA

Motion to approve the consent agenda.
 Motion made by Councilmember Wolf, Seconded by Councilmember Ryan.
 Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf
 Motion carried (4-0)

- a. Meeting Minutes
 - i. February 3, 2025 City Council Meeting Minutes
- b. Claims for Payment: **\$207,486.37**
- c. Financial Summary Report
- d. Large Assembly Permits for New Prague Chamber of Commerce:
 - i. Czech out New Prague in Memorial Park - August 7, 2025
 - ii. Dozinky on Main Street and Memorial Park - September 19 & 20, 2025
 - iii. Parade of Lights on Main Street and Memorial Park - December 5, 2025
- e. Pre-Approval for Monthly US Bank Equipment Finance Payments
- f. Purchase of 2025 Ford Explorer for Police Department
- g. Purchase of 2023 Chevrolet Equinox for Community Development Department

5. CITY ENGINEER PROJECTS UPDATE

No update other than document in packet.

- a. February 18, 2025

6. CITY CENTER GRADING PLAN - PHASE 1

City Engineer Chris Knutson presented the City Center Grading Plan.

Motion to approve authorization to solicit quotes.

Motion made by Councilmember Wolf, Seconded by Councilmember Seiler.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

- a. Authorization to Solicit Quotes

7. PUBLIC INVITED TO BE HEARD ON MATTERS NOT ON THE AGENDA

(Speakers limited to 5 minutes)

No speakers present.

8. PUBLIC HEARING(S) – 6:00 PM

- a. None

9. ORDINANCE(S) FOR INTRODUCTION

10. ORDINANCE(S) FOR ADOPTION

11. RESOLUTIONS

- a. Resolution #25-02-18-01 - Accepting a Donation of Dugouts at Memorial Park Ball Fields from New Prague Baseball Booster Club

Motion to approve Resolution #25-02-18-01 Accepting a Donation of Dugouts at Memorial Park Ball Fields from New Prague Baseball Booster Club

Motion made by Councilmember Seiler, Seconded by Councilmember Ryan.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

- b. Resolution #25-02-18-02 - Authorizing the Fund Transfer and Closure of Account CIP 2007 Fund 395

Motion to table approving Resolution #25-02-18-02 Authorizing the Fund Transfer and Closure of Account CIP 2007 Fund 395 until the next meeting.

Motion made by Councilmember Ryan, Seconded by Councilmember Seiler.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

- c. Resolution #25-02-18-03 - Authorizing the Closure of Account ARPA Fund 209

Motion to approve Resolution #25-02-18-03 Authorizing the Closure of Account ARPA Fund 209

Motion made by Councilmember Seiler, Seconded by Councilmember Wolf.

Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf

Motion carried (4-0)

12. GENERAL BUSINESS

*This item was approved to be added to the agenda at the beginning of the meeting
a. Resolution #25-02-18-04 - Authorizing and Ordering Improvement, Preparation of Plans and an Advertisement for Bids for the Police Addition Improvement Project
Motion to approve Resolution #25-02-18-04 Authorizing and Ordering Improvement, Preparation of Plans and an Advertisement for Bids for the Police Addition Improvement Project with changing the language to item #4 in the document.
Motion made by Councilmember Seiler, Seconded by Councilmember Wolf.
Voting Yea: Mayor Jirik, Councilmember Seiler, Councilmember Wolf
Voting Nay: Councilmember Ryan
Motion carried (3-1)

13. MISCELLANEOUS

- a. Meeting Minutes
 - i. January 8, 2025 EDA Meeting Minutes
 - ii. January 14, 2025 Park Board Meeting Minutes
- b. Regional Training Facility Discussion
- c. Discussion of Items not on the Agenda

14. ADJOURNMENT

Motion to adjourn the meeting at 7:16 p.m.
Motion made by Councilmember Seiler, Seconded by Mayor Jirik.
Voting Yea: Mayor Jirik, Councilmember Ryan, Councilmember Seiler, Councilmember Wolf
Motion carried (4-0)

ATTEST:

Duane J. Jirik
Mayor

Joshua M. Tetzlaff
City Administrator

CITY OF NEW PRAGUE
 ACCOUNTS PAYABLE
 03/03/2025

Section 3, Item b.

VENDOR	DESCRIPTION	AMOUNT	TOTAL
FUND 101 - GENERAL FUND			
<u>RURAL FIRE - TO BE REIMBURSED</u>			
BORDER STATES ELECTRIC SUPPLY	4' LED BULBS	\$196.92	
IMPERIALDADE	PAPER ORDER - FIRE	\$140.70	
MOTOROLA SOLUTIONS INC.	MOBILE RADIOS	\$11,064.20	
MUNICIPAL EMERGENCY SERVICE	FIREFIGHTER GEAR	\$868.73	
ROSS NESBIT AGENCIES INC.	AGENCY FEE	\$16.60	
SCOTT COUNTY TREASURER	SCALE TRAINING FACILITY	\$2,245.49	
TOTAL:			\$14,532.64
<u>OTHER - TO BE REIMBURSED</u>			
NORTH AMERICAN SAFETY INC	JACKET - JAMES	\$65.00	
TOTAL:			\$65.00
<u>COUNCIL</u>			
CIVICPLUS LLC	MUNICODE MEETINGS	\$9,660.00	
US BANK EQUIPMENT FINANCE	COPIER LEASE	\$274.98	
TOTAL:			\$9,934.98
<u>ADMINISTRATION</u>			
ABDO	AUDIT SERVICES	\$13,072.91	
US BANK CREDIT CARD	APA MEMEBERSHIP	\$724.00	
US BANK CREDIT CARD	FINANCE SEMINAR - JOSH & ROBIN	\$1,083.21	
US BANK CREDIT CARD	MMUA LEGISLATIVE CONFRENCE	\$40.75	
US BANK CREDIT CARD	TAX FORMS	\$172.49	
US BANK EQUIPMENT FINANCE	COPIER LEASE	\$341.42	
TOTAL:			\$15,434.78
<u>TECH NETWORK</u>			
COMPUTER TECHNOLOGY SOLUTIONS	COMPUTER SUPPORT	\$5,579.88	
COMPUTER TECHNOLOGY SOLUTIONS	OFFICE 365 / FIREWALL	\$1,909.35	
US BANK CREDIT CARD	ARCGIS MAINTENANCE	\$930.00	
US BANK CREDIT CARD	BUSINESS CARDS - ALYSSA	\$18.19	
US BANK CREDIT CARD	MONITOR	\$82.43	
TOTAL:			\$8,519.85
<u>ATTORNEY</u>			
KENNEDY & GRAVEN CHARTERED	LEGAL MATTERS	\$3,013.20	
SCOTT COUNTY ATTORNEY'S OFFICE	JANUARY COURT FINES	\$2,197.64	
TOTAL:			\$5,210.84
<u>ENGINEER</u>			
SEH	2023 MSAS SERVICES	\$1,065.00	
TOTAL:			\$1,065.00
<u>PLANNING</u>			
AMAZON CAPITAL SERVICES	PHONE CASE	\$18.99	
BOLTON & MENK INC.	UNIFIED DEVELOPMENT CODE	\$4,224.50	
US BANK CREDIT CARD	GO TO MEETING	\$20.60	
US BANK CREDIT CARD	SPACE HEATERS	\$34.98	
US BANK EQUIPMENT FINANCE	COPIER LEASE	\$27.18	
TOTAL:			\$4,326.25
<u>GOVERNMENT BUILDING</u>			
SEH	CITY CENTER GRADING	\$1,230.00	
TOTAL:			\$1,230.00
<u>POLICE</u>			
CATHERINE SPICER	MEAL REIMBURSEMENT / PARKING	\$42.89	
OFFICE OF MN IT SERVICES	LANGUAGE LINE	\$133.35	
SCOTT COUNTY TREASURER	SCALE TRAINING FACILITY	\$4,491.01	

CITY OF NEW PRAGUE
 ACCOUNTS PAYABLE
 03/03/2025

Section 3, Item b.

VENDOR	DESCRIPTION	AMOUNT	TOTAL
US BANK CREDIT CARD	GABE & TAYLAR TRAINING	\$1,950.00	
US BANK EQUIPMENT FINANCE	COPIER LEASE	\$279.14	
TOTAL:			<u>\$6,896.39</u>
<u>FIRE</u>			
BORDER STATES ELECTRIC SUPPLY	4' LED BULBS	\$196.92	
IMPERIALDADE	PAPER ORDER - FIRE	\$140.70	
MN STATE FIRE CHIEFS ASSN	TRAINING	\$855.00	
MOTOROLA SOLUTIONS INC.	MOBILE RADIOS	\$40,000.00	
MUNICIPAL EMERGENCY SERVICE	FIREFIGHTER GEAR	\$868.74	
PETERSON COUNSELING AND CONSULTING	TRAINING	\$660.00	
SCOTT COUNTY TREASURER	SCALE TRAINING FACILITY	\$2,245.50	
TOTAL:			<u>\$44,966.86</u>
<u>BUILDING INSPECTOR</u>			
BRAITH AUTO	BATTERY	\$67.50	
C. BLOCK INSPECTIONS	FIRE INSPECTIONS	\$2,633.97	
US BANK CREDIT CARD	SPACE HEATERS	\$34.98	
TOTAL:			<u>\$2,736.45</u>
<u>EMERGENCY MANAGEMENT</u>			
FRONTLINE WARNING SYSTEMS	SIREN ANTENNA	\$369.00	
TOTAL:			<u>\$369.00</u>
<u>STREET</u>			
AMAZON CAPITAL SERVICES	FLASHLIGHT CHARGER	\$5.87	
AMAZON CAPITAL SERVICES	VEHICLE INSPECTION BOOK	\$29.99	
AMAZON CAPITAL SERVICES	WOOD CHIPPER CONTROL	\$16.62	
LEAGUE OF MINNESOTA CITIES	SAFETY & LOSS WORKSHOP	\$40.00	
NORTH AMERICAN SAFETY INC	SAFETY VESTS	\$16.50	
NORTH AMERICAN SAFETY INC	STREETS UNIFORMS	\$615.01	
ST LOUIS MRO INC	PRE-EMPLOYMENT TESTING	\$20.00	
US BANK CREDIT CARD	CHAINSAW PARTS	\$142.55	
US BANK CREDIT CARD	MN DOT CERTIFICATION - JASON	\$245.00	
US BANK CREDIT CARD	SAFETY TRAINING - JASON & ROSS	\$70.00	
US BANK EQUIPMENT FINANCE	COPIER LEASE	\$81.00	
TOTAL:			<u>\$1,282.54</u>
<u>PARKS</u>			
ABM EQUIPMENT & SUPPLY INC	CYLINDER KIT & FILTERS	\$197.11	
AMAZON CAPITAL SERVICES	WOOD CHIPPER CONTROL	\$24.92	
AMAZON CAPITAL SERVICES	ZIP TIES	\$145.20	
EARL F. ANDERSEN	DISC GOLF GRANT - SIGNS	\$55.00	
NORTH AMERICAN SAFETY INC	PARKS UNIFORMS	\$321.13	
NORTH AMERICAN SAFETY INC	SAFETY VESTS	\$121.00	
US BANK CREDIT CARD	SHIPPING	\$13.30	
TOTAL:			<u>\$877.66</u>
<u>UNALLOCATED</u>			
ROSS NESBIT AGENCIES INC.	AGENCY FEE	\$327.00	
TOTAL:			<u>\$327.00</u>
GENERAL FUND TOTAL:			<u>\$117,775.24</u>
FUND 423 - CAPITAL PROJECTS - CIP 2024			
SEH	CIP 2024	\$1,235.00	
TOTAL:			<u>\$1,235.00</u>
FUND 424 - CAPITAL PROJECTS - CIP 2025			
SEH	CIP 2025	\$40,267.00	
TOTAL:			<u>\$40,267.00</u>

CITY OF NEW PRAGUE
ACCOUNTS PAYABLE
03/03/2025

Section 3, Item b.

<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>TOTAL</u>
FUND 425 - CAPITAL PROJECTS - POLICE STATION			
AMERICAN ENGINEER TESTING INC	POLICE ADDITION	<u>\$16,100.00</u>	
TOTAL:			<u><u>\$16,100.00</u></u>

CITY OF NEW PRAGUE
 ACCOUNTS PAYABLE
 03/03/2025

Section 3, Item b.

VENDOR	DESCRIPTION	AMOUNT	TOTAL
FUND 602 - ENTERPRISE - SANITARY SEWER			
ABDO	AUDIT SERVICES	\$6,325.60	
AMAZON CAPITAL SERVICES	GEN #10 -ENGINE BLOCK HEATER	\$259.56	
COMPUTER TECHNOLOGY SOLUTIONS	COMPUTER SUPPORT	\$1,363.65	
COMPUTER TECHNOLOGY SOLUTIONS	OFFICE 365 / FIREWALL	\$296.95	
MN POLLUTION CONTROL AGENCY	WW OPERATOR CERTIFICATE	\$23.00	
NORTH AMERICAN SAFETY INC	WWTP UNIFORMS	\$419.11	
ROSS NESBIT AGENCIES INC.	AGENCY FEE	\$210.60	
SALTCO	MONTHLY SALT	\$70.00	
US BANK CREDIT CARD	ARCGIS SUBSCRIPTION	\$436.00	
US BANK CREDIT CARD	BULBS	\$257.94	
US BANK CREDIT CARD	MN DOT RECERTIFICATION - TOM	\$110.00	
US BANK CREDIT CARD	MONITOR	\$8.24	
US BANK EQUIPMENT FINANCE	COPIER LEASE	\$81.00	
TOTAL:			<u><u>\$9,861.65</u></u>
FUND 606 - ENTERPRISE - STORM UTILITY			
ABDO	AUDIT SERVICES	\$377.94	
ROSS NESBIT AGENCIES INC.	AGENCY FEE	\$3.60	
US BANK CREDIT CARD	ARCGIS SUBSCRIPTION	\$436.00	
US BANK CREDIT CARD	MONITOR	\$8.24	
TOTAL:			<u><u>\$825.78</u></u>
FUND 651 - ENTERPRISE - AMBULANCE			
ABDO	AUDIT SERVICES	\$59.68	
BORDER STATES ELECTRIC SUPPLY	4' LED BULBS	\$153.16	
ROSS NESBIT AGENCIES INC.	AGENCY FEE	\$10.20	
TOTAL:			<u><u>\$223.04</u></u>
TOTAL ACCOUNTS PAYABLE FOR COUNCIL APPROVAL:			\$186,287.71

Vendor Name	Net Invoice Amount
BREAKTHRU BEVERAGE MINNESOTA	
ALCOHOL - KEG CREDIT	\$60.00-
BEER	\$198.20
CENTERPOINT ENERGY	
NATURAL GAS	\$1,214.19
COLLEGE CITY BEVERAGE	
BEER	\$100.40
BEER/LIQUOR	\$288.36
ECOLAB PEST ELIMINATION	
AIR QUALITY / PEST CONTROL	\$345.99
GRAINGER	
PIPE SAFETY STICKERS	\$48.50
HERMEL WHOLESALE	
FOOD	\$1,484.05
SUPPLIES	\$470.32
LANO EQUIPMENT INC	
NEG BATTERY CABLE	\$91.31
LAU'S BAKERY	
BUNS	\$92.67
MTI DISTRIBUTING INC	
FILTERS, SPRINGS, PINS	\$131.33
PIVOT PIN	\$66.17
NIVEL PARTS & MFG CO LLC	
AXLE PLATES	\$10.41
SPINDLE PINS	\$27.64
TIE ROD ASSY	\$118.74
QUILL CORPORATION	
OFFICE SUPPLIES	\$92.99
US BANK EQUIPMENT FINANCE	
COPIER LEASE	\$208.52
Grand Totals	<u>\$4,929.79</u>



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: 2025-2026 LIQUOR, BEER, WINE, AND MISCELLANEOUS LICENSE REQUESTS
DATE: FEBRUARY 24, 2025

Enclosed for your review are the Liquor, Beer, Wine and Miscellaneous licenses for 20 Business Establishments being licensed for the period of April 1, 2025, through March 31, 2026.

All of the required applications have been submitted, insurance provided; fees paid; and there are no taxes, assessments, or other financial claims with the City that are delinquent or unpaid.

Although the City Council doesn't formally review all of the liquor license application details, liquor license applicants are required to report details of liquor law violations (civil or criminal) that have occurred within the last five years.

The Liquor, Beer, Wine and Miscellaneous license applications have all been reviewed and approved by Police Chief Applen and City Staff is recommending approval of attached 2025-2026 liquor license requests.

Recommendation

Staff recommends approval of the attached 2025-2026 liquor license requests.

2025-2026 Liquor Licenses (April 1st - March 31st)

Section 3, Item c.

New Prague Business (dba - Trade Name)	Owner (Licensee Name)	3.2 On-Sale Malt \$400 Buyer Card from State		Off-Sale 3.2% Malt Liquor (Beer - 3.2 OFSL)		On-Sale Liquor \$3,000 City Distribute		Off-Sale Liquor \$150		No. On Sale Wine and Strong Beer (Green Form from the State) Renewal of Consumption and Display Permit (Set-Up License) \$300 - Comes directly from the State (CDPBL)		On-Sale Brewers Taproom \$400		On-Sale Brewers Taproom - Sunday \$200		Brewer Off-Sale \$100		Sunday Liquor \$200		
1319 Woodfire Tavern	Schultzy's Restaurant Group			\$3,000.00	\$150.00														200.00	
New Prague Orioles	New Prague Orioles Inc.							\$500.00												
City Club Bar	City Club Bar, Inc.			\$3,000.00	\$150.00														200.00	
Coborn's Liquor	Coborn's Inc. (Liquor Store)				\$150.00															
Coborn's #2038	Coborn's Inc. (Grocery Store)		\$100.00																	
El Tequila	Los Tequilas Inc.			\$3,000.00															200.00	
Ettlins Café	Ettlins Café, Inc.			\$3,000.00															200.00	
Fishtale Grill	Patoon Corporation			\$3,000.00															200.00	
Giesenbrau Bier Co	Giesenbrau Bier Co LLC										\$400.00	\$200.00	\$100.00							
Hy-Vee Food Store	Hy-Vee Inc. (Effective July 1, 2021)		\$100.00																	
Hy-Vee Wine & Spirits	Hy-Vee Inc. (effective July 1, 2021)				\$150.00															
Knights of Columbus Hall	Knights Bldg. Commission Inc.	\$400.00					\$500.00	\$300.00												
Kwik Trip #926	Kwik Trip, Inc. <i>West Side</i>		\$100.00																	
Kwik Trip #1090	Kwik Trip, Inc. <i>East Side</i>		\$100.00																	
New Prague Golf Club & Banquet	New Prague Golf Club			\$3,000.00															200.00	
Outlaw Saloon	R & D Enterprises LLC			\$3,000.00	\$150.00														200.00	

2025-2026 Liquor Licenses (April 1st - March 31st)

Section 3, Item c.

Park Ballroom	Legion Pavillion Co. Inc.			\$3,000.00							200.00
Strike Force Bowl	Dennis & Dee Enterprises Inc.	\$400.00				\$500.00	\$300.00				
The Local 105	DJMS Enterprises LLC			\$3,000.00							200.00
West End Liquors	J & C Picka Investments Inc.				\$150.00						
Page 2 of 2											





118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF – CITY ADMINISTRATOR
FROM: KEN ONDICH – PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: COMMUNITY DEVELOPMENT DEPARTMENT OFFICE FURNITURE PURCHASE
DATE: FEBRUARY 24, 2025

The 2025 Community Development budget included \$25,000 for new office furniture to replace existing furniture that is 20+ years old and assembled largely out of discarded furniture from when the utilities office area was remodeled a few years ago.

In late 2024, the Community Development office received new carpet, paint and blinds and the second phase of the remodel is the purchase of new office furniture that provides better functionality and ergonomics including stand up capable desks in line with the utilities office area.

The Golf Course and Public Works Departments will be repurposing some of the old office furniture for use in their respective areas.

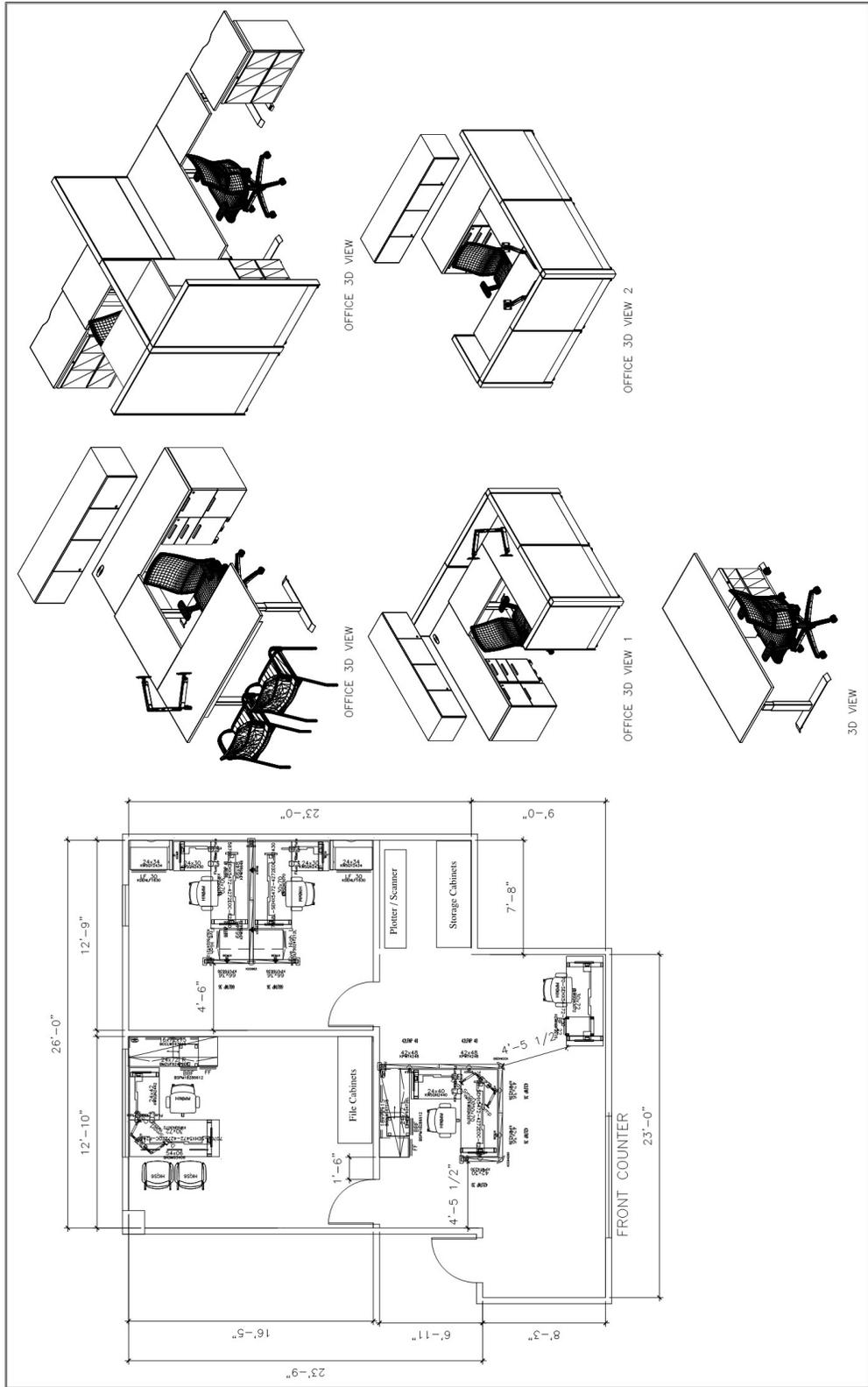
Staff worked with a couple of different companies for estimates and the low estimates came in from SOS Office Furniture for the five office work areas as shown generally in the attached plan. Below is the breakdown for what our cost will be for the City office remodel. Please let me know if you need anything else.

Furniture - \$13,643.35
Panels (refurbished) - \$4,634.00

The grand total is \$18,277.35 which is \$6,722.65 under budget.

Recommendation:

Staff recommends that the City Council approve the purchase of the Community Development Department Office Furniture from SOS Office Furniture in the amount of \$18,277.35.



PROJECT		CITY OF NEW PRAGUE 118 CENTRAL AVE. N. NEW PRAGUE, MN 56071	
DATE:	SCALE: 1/4"=1'-0"	NOTES	
DRAWN BY:	PROJECT:	REVISIONS	
ACCEPTED BY:	REP:	SHEET TITLE	
DATE:	DATE:	FURNITURE LAYOUT	
		SHEET NUMBER	
		1 OF 1	



Office Furniture
 3391 Labore Road
 Vadnais Heights, MN 55110
 651-644-6494
 FAX 651-644-0661
 www.sosofficefurniture.com

QUOTATION

Date	2/5/2025
------	----------

Name / Address
CITY OF NEW PRAGUE 118 CENTRAL AVE N NEW PRAGUE, MN 56071 KIM LEE 952-758-1135

Ship To
CITY OF NEW PRAGUE 118 CENTRAL AVE N NEW PRAGUE, MN 56071 KIM LEE 952-758-1135

Estimate #	22884		Rep	DUANE	
Qty	Item	Description	Color	Each	Total
1	LTM223TSL	SCOTT - RIGHT RETURN - 72 X 72 - HEIGHT ADJUSTABLE L-SHAPE WITH CREDENZA & HUTCH 90/120/180 DEGREE 3 STAGE, DUAL MOTOR PROGRAMMABLE HEIGHT ADJUSTABLE TABLE BASE - SILVER	SILVER	987.00	987.00T
1	PLT3072	30 X 72 RECTANGULAR TOP	NEWPO...	179.85	179.85T
1	PLT2442	24 X 42 RECTANGULAR TOP	NEWPO...	110.55	110.55T
1	PL143	24 X 71 CREDENZA SHELL	NEWPO...	248.60	248.60T
1	PL114	COMBO-FILE	NEWPO...	458.70	458.70T
1	PL1044OH-20	72" OPEN HUTCH WITH 20"H SUPPORTS	NEWPO...	428.45	428.45T
1	PL44LD	2 LAMINATE DOORS FOR HUTCH	NEWPO...	30.25	30.25T
1	7754SNS/7700F	MESH MID-BACK W/MULTI-FUNCTION MECHANISM - FABRIC SEAT	BLACK	339.00	339.00T
1	LTM223TSL	DEB - RIGHT RETURN - 72 X 66 - HEIGHT ADJUSTABLE L-SHAPE WITH CREDENZA & HUTCH 90/120/180 DEGREE 3 STAGE, DUAL MOTOR PROGRAMMABLE HEIGHT ADJUSTABLE TABLE BASE - SILVER	SILVER	987.00	987.00T
1	PLT2472	24 X72 RECTANGULAR TOP	NEWPO...	138.60	138.60T
1	PLT2442	24 X 42 RECTANGULAR TOP	NEWPO...	110.55	110.55T
1	PL143	24 X 71 CREDENZA SHELL	NEWPO...	248.60	248.60T
1	PL114	COMBO-FILE	NEWPO...	458.70	458.70T
1	PL1044OH-20	72" OPEN HUTCH WITH 20"H SUPPORTS	NEWPO...	428.45	428.45T
1	PL44LD	2 LAMINATE DOORS FOR HUTCH	NEWPO...	30.25	30.25T
1	7754SNS/7700F	MESH MID-BACK W/MULTI-FUNCTION MECHANISM - FABRIC SEAT	BLACK	339.00	339.00T

Subtotal
Sales Tax (0.0%)
Total



Office Furniture

3391 Labore Road
 Vadnais Heights, MN 55110
 651-644-6494
 FAX 651-644-0661
 www.sosofficefurniture.com

QUOTATION

Date	2/5/2025
------	----------

Name / Address
CITY OF NEW PRAGUE 118 CENTRAL AVE N NEW PRAGUE, MN 56071 KIM LEE 952-758-1135

Ship To
CITY OF NEW PRAGUE 118 CENTRAL AVE N NEW PRAGUE, MN 56071 KIM LEE 952-758-1135

Estimate #	22884		Rep	DUANE	
Qty	Item	Description	Color	Each	Total
1	LTM223TSL	BRIAN - RIGHT RETURN - 72 X 66 - HEIGHT ADJUSTABLE L-SHAPE WITH CREDENZA & HUTCH 90/120/180 DEGREE 3 STAGE, DUAL MOTOR PROGRAMMABLE HEIGHT ADJUSTABLE TABLE BASE - SILVER	SILVER	987.00	987.00T
1	PLT2472	24 X72 RECTANGULAR TOP	NEWPO...	138.60	138.60T
1	PLT2442	24 X 42 RECTANGULAR TOP	NEWPO...	110.55	110.55T
1	PL143	24 X 71 CREDENZA SHELL	NEWPO...	248.60	248.60T
1	PL114	COMBO-FILE	NEWPO...	458.70	458.70T
1	PL1044OH-20	72" OPEN HUTCH WITH 20"H SUPPORTS	NEWPO...	428.45	428.45T
1	PL44LD	2 LAMINATE DOORS FOR HUTCH	NEWPO...	30.25	30.25T
1	PL166	B/B/F PEDESTAL	NEWPO...	279.40	279.40T
1	PL195	24 X 24 BRIDGE - TOP ONLY	NEWPO...	110.55	110.55T
1	7754SNS/7700F	MESH MID-BACK W/MULTI-FUNCTION MECHANISM - FABRIC SEAT	BLACK	339.00	339.00T
1	LTM223TSL	KYRA - RIGHT RETURN - 72 X 66 - HEIGHT ADJUSTABLE L-SHAPE WITH CREDENZA & HUTCH 90/120/180 DEGREE 3 STAGE, DUAL MOTOR PROGRAMMABLE HEIGHT ADJUSTABLE TABLE BASE - SILVER	SILVER	987.00	987.00T
1	PLT2472	24 X72 RECTANGULAR TOP	NEWPO...	138.60	138.60T
1	PLT2442	24 X 42 RECTANGULAR TOP	NEWPO...	110.55	110.55T
1	PL143	24 X 71 CREDENZA SHELL	NEWPO...	248.60	248.60T
1	PL114	COMBO-FILE	NEWPO...	458.70	458.70T
1	PL1044OH-20	72" OPEN HUTCH WITH 20"H SUPPORTS	NEWPO...	428.45	428.45T
1	PL44LD	2 LAMINATE DOORS FOR HUTCH	NEWPO...	30.25	30.25T
1	PL166	B/B/F PEDESTAL	NEWPO...	279.40	279.40T

Subtotal
Sales Tax (0.0%)
Total



Office Furniture

3391 Labore Road
 Vadnais Heights, MN 55110
 651-644-6494
 FAX 651-644-0661
 www.sosofficefurniture.com

QUOTATION

Date	2/5/2025
------	----------

Name / Address
CITY OF NEW PRAGUE 118 CENTRAL AVE N NEW PRAGUE, MN 56071 KIM LEE 952-758-1135

Ship To
CITY OF NEW PRAGUE 118 CENTRAL AVE N NEW PRAGUE, MN 56071 KIM LEE 952-758-1135

Estimate #	22884	Rep	DUANE
------------	-------	-----	-------

Qty	Item	Description	Color	Each	Total
1	PL195	24 X 24 BRIDGE - TOP ONLY	NEWPO...	110.55	110.55T
1	7754SNS/7700F	MESH MID-BACK W/MULTI-FUNCTION MECHANISM - FABRIC SEAT	BLACK	339.00	339.00T
1	LTM123SL	INTERN - HEIGHT ADJ TABLE - 30 X 48 2 STAGE, DUAL MOTOR PROGRAMMABLE HEIGHT ADJUSTABLE TABLE BASE FOR 48 TO 72" TOPS - SILVER	SILVER	609.00	609.00T
1	PLT3048	30" X 48" TABLE TOP	NEWPO...	0.00	0.00T
1	PL1007	MOBILE BOX/FILE PEDESTAL	NEWPO...	248.60	248.60T
	DELIVERY - STAN...	STANDARD DELIVERY - COMMERCIAL BUILDING - DURING NORMAL BUSINESS HOURS - NO STAIRS **GROUND LEVEL**		1,000.00	1,000.00T

A 2.5% CREDIT CARD SURCHARGE WILL BE CHARGED ON ALL PURCHASES AND PAYMENTS EFFECTIVE 3/1/2020. THIS SURCHARGE IS WAIVED IF PAID BY CASH, CHECK, OR BANK TRANSFER	Subtotal	\$13,643.35
	Sales Tax (0.0%)	\$0.00
	Total	\$13,643.35



Office Furniture
 3391 Labore Road
 Vadnais Heights, MN 55110
 651-644-6494
 FAX 651-644-0661
 www.sosofficefurniture.com

QUOTATION

Date	2/6/2025
------	----------

Name / Address
CITY OF NEW PRAGUE 118 CENTRAL AVE N NEW PRAGUE, MN 56071 KIM LEE 952-758-1135

Ship To
CITY OF NEW PRAGUE 118 CENTRAL AVE N NEW PRAGUE, MN 56071 KIM LEE 952-758-1135

Estimate #	22982	Rep	DUANE		
Qty	Item	Description	Color	Each	Total
	MISC REFURBISHED	Herman Miller Panels, Components (Deb's Office) 1 30wx39h panel (fabric inside/laminate outside) 2 36wx39h panel (fabric inside/laminate outside) 1 48wx39h panel (fabric inside/laminate outside) 1 42wx39h panel (fabric inside/laminate outside) 2 39h straight connector 2 39h 2-way connector 1 39h finished end 1 39h wall starter channel (Brian & Kyra's Office) 2 36wx67h panel (fabric inside/laminate outside) 2 48wx67h panel (fabric inside/laminate outside) 1 67h straight connector 1 67h 3-way connector 2 67h finished end 1 67h wall starter channel Customer to select fabric/laminate - PLATINUM 1260 / WEATHERED CHAR 8204K-16 Customer to select paint - MEDIUM TONE		3,784.00	3,784.00T
	DELIVERY - STAN...	STANDARD DELIVERY - COMMERCIAL BUILDING - DURING NORMAL BUSINESS HOURS - NO STAIRS		850.00	850.00T
		Subtotal			\$4,634.00
		Sales Tax (0.0%)			\$0.00
		Total			\$4,634.00

A 2.5% CREDIT CARD SURCHARGE WILL BE CHARGED ON ALL PURCHASES AND PAYMENTS EFFECTIVE 3/1/2020. THIS SURCHARGE IS WAIVED IF PAID BY CASH, CHECK, OR BANK TRANSFER



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: MATTHEW RYNDA, PUBLIC WORKS DIRECTOR
SUBJECT: PURCHASE OF UTILITY VEHICLE
DATE: FEBRUARY 24, 2025

This machine will be used to clear/remove snow, repair all fields and much more. The city has had a utility vehicle (Toro Workmen) since 2014.

<u>Company</u>	<u>Brand</u>	<u>Total Cost</u>
MTI Distributing	Toro Workman	\$33,175.36
Van-Wall Equipment	John Deere Gator	\$35,181.47

Recommendation

It is the recommendation of staff that the City Council authorize the purchase of the Toro Workman from MTI Distributing. We currently have \$35,00.00 in the 2025 Parks budget for the purchase of the utility vehicle. We decided not to trade in the current one due to only being offered \$2,500.00. We will keep it to drag fields for the time being.





118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: MATTHEW RYNDA, PUBLIC WORKS DIRECTOR
SUBJECT: 60” ZERO-TURN LAWNMOWER
DATE: FEBRUARY 24, 2025

This machine would be replacing a 2016 zero-turn, 60” cutting width Toro lawnmower, which would continue to be used at city parks and government buildings.

<u>Company</u>	<u>Brand/Trade in</u>	<u>Total Cost</u>
MTI Distributing	New Toro Z Master B	\$33,254.00
	Trade In	<u>\$ 2,500.00</u>
	Total:	\$30,754.00
Lano Equipment	2023 Demo Toro Z Master B	\$30,443.39
	Trade In	<u>\$ 6,500.00</u>
	Total:	\$23,943.39
Tri-State Bobcat	2024 Demo Toro Z Master B	\$27,250.00
	Trade In	\$ 6,500.00
	Total:	\$20,750.00
Tri-State Bobcat	2025 Toro z Master Diesel	\$21,818.24
	Trade In	\$ 2,500.00
	Total:	\$19,318.24

Recommendation

It is the recommendation of Staff that the City Council authorize the purchase of the 2024 Demo Toro Z Master Battery from Tri State Bobcat and trade in the 2016 Toro zero turn for a total cost of \$20,750.00. The city allocated \$32,000.00 to go towards the purchase of a new lawnmower.



New Prague Police Department

City of New Prague In the Counties of Scott & Le Sueur

118 CENTRAL AVENUE NORTH, NEW PRAGUE, MINNESOTA 56071

Phone: (952) 758-2791

Fax: (952) 758-6279

Website: www.ci.new-prague.mn.us

Tim Applen, Chief of Police

MEMORANDUM

To: Honorable Mayor, Duane Jirik; Members of the City Council, Shawn Ryan, Maggie Bass, Bruce Wolf, Rik Seiler and City Administrator, Joshua Tetzlaff

From: Tim Applen, Police Chief / Emergency Manager

Date: Monday, February 24, 2025

Subject: Temporary Patio Extension and Outdoor Music request by Giesenbräu Bier Co LLC

Giesenbräu Bier Co LLC made a request for a premises extension for consumption of alcohol and outdoor music for the following events:

1. Slavic Experience, March 22, 2025
2. Lager Liebe Spring Festival, May 10, 2025
3. Dollars for Deb Fundraiser, August 23, 2025
4. Oktoberfest, October 3 and 4, 2025

Erin Franklin Hutton provided a certificate of insurance as proof of extended liquor liability insurance for the outside property and provided the permit fees for the event. Consumption of alcoholic beverages in non-glass containers would be allowed inside the fenced in area. Serving of alcohol will be contained within the building. Attached is a map which indicates the fence placement. This event will have the same layout as the previously approved events.

The following conditions are set forth to control alcohol access for underage consumption:

- Outdoor events will take place during business hours on the dates listed above. (12:00 PM to 10:00 PM)
- Consumption of alcoholic beverages in non-glass sealed containers would be allowed in the fenced in area. All other serving of alcohol will be contained within the building.
- Outdoor music may be played until 8:00 PM.
- The fence will be installed prior to event, with contact points to the building (or semi-permanent structure) affixed in a manner that does not allow for easy access through that contact point.
- The "fenced in area" will be accessible through the business entrance. The business entry will be monitored by employees to aid in monitoring for unlawful consumption and maintaining control of the consumption area.
- All guests will be identified by photo id, guests over 21 will wear wristbands

Action recommended: Approval of Temporary Patio Extension and Outdoor Music request on March 22, May 10, August 23, October 3 and October 4, 2025, from Noon – 10 p.m. by Giesenbräu Bier Co LLC with the above conditions.



Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 TTY 651-282-6555

Section 3, Item g.

**APPLICATION AND PERMIT FOR A 1 DAY
TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization Giesenbrau Bier Co	Date of organization Feb 2017	Tax exempt number 4664430	
Organization Address (No PO Boxes) 1306 1st St NE	City New Prague	State MN	Zip Code 56071
Name of person making application Erin F Hutton	Business phone 9527584226	Home phone 7202248277	
Date(s) of event March 22nd 2025	Type of organization <input type="checkbox"/> Microdistillery <input checked="" type="checkbox"/> Small Brewer <input type="checkbox"/> Club <input type="checkbox"/> Charitable <input type="checkbox"/> Religious <input type="checkbox"/> Other non-profit		
Organization officer's name Erin F Hutton	City New Prague	State MN	Zip Code 56071
Organization officer's name	City	State MN	Zip Code
Organization officer's name	City	State MN	Zip Code

Location where permit will be used. If an outdoor area, describe.

We are hosting an Event called the Slavic Experience and would like to have the ability to extentend into our parking lot fenced off and allow people to drink in the parking lot. It will be fenced in and Possibly with a tent. and we would use the north set of doors on ther front of the building as our main entrance

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

cincinnati insurance \$2,000,000

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City of New Prague
City or County approving the license

#100
Fee Amount

Event in conjunction with a community festival Yes No

8,162
Current population of city

Joshua Tetzlaff
Please Print Name of City Clerk or County Official

Date Approved
3-22-25

Permit Date

aschapekahn@ci.new-pragve.mn.us
City or County E-mail Address

Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event

No Temp Applications faxed or mailed. Only emailed.

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US



Minnesota Department of Public Safety
 Alcohol and Gambling Enforcement Division
 445 Minnesota Street, Suite 1600, St. Paul, MN 55101
 651-201-7507 TTY 651-282-6555

Section 3, Item g.

**APPLICATION AND PERMIT FOR A 1 DAY
 TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization Giesenbrau Bier Co		Date of organization Feb 2017	Tax exempt number 4664430
Organization Address (No PO Boxes) 1306 1st St NE		City New Prague	State MN Zip Code 56071
Name of person making application Erin F Hutton		Business phone 9527584226	Home phone 7202248277
Date(s) of event May 10th 2025	Type of organization <input type="checkbox"/> Microdistillery <input checked="" type="checkbox"/> Small Brewer <input type="checkbox"/> Club <input type="checkbox"/> Charitable <input type="checkbox"/> Religious <input type="checkbox"/> Other non-profit		
Organization officer's name Erin F Hutton	City New Prague	State MN	Zip Code 56071
Organization officer's name	City	State MN	Zip Code
Organization officer's name	City	State MN	Zip Code

Location where permit will be used. If an outdoor area, describe.
 We will be hosting our second annual Lager Liebe Spring festival and would like to have the ability to extend into our parking lot fenced off and allow people to drink in the parking lot. It will be fenced in with a tent, and we would use the north set of doors on the front of the building as our main entrance.
 If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.
 Cincinnati insurance \$2,000,000

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City of New Prague
 City or County approving the license
 \$100
 Fee Amount

Event in conjunction with a community festival Yes No

8,102
 Current population of city

Joshua Tetzioff
 Please Print Name of City Clerk or County Official

5-10-25
 Date Approved
 Permit Date

aschapekahn@ci.new-prague.mn.us
 City or County E-mail Address

 Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event
No Temp Applications faxed or mailed. Only emailed.
ONE SUBMISSION PER EMAIL, APPLICATION ONLY.
PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US



Minnesota Department of Public Safety
 Alcohol and Gambling Enforcement Division
 445 Minnesota Street, Suite 1600, St. Paul, MN 55101
 651-201-7507 TTY 651-282-6555

Section 3, Item g.

**APPLICATION AND PERMIT FOR A 1 DAY
 TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization Giesenbrau Bier Co		Date of organization Feb 2017	Tax exempt number 4664430
Organization Address (No PO Boxes) 1306 1st St NE	City New Prague	State MN	Zip Code 56071
Name of person making application Erin F Hutton	Business phone 9527584226	Home phone 7202248277	
Date(s) of event Aug 23rd 2025	Type of organization <input type="checkbox"/> Microdistillery <input checked="" type="checkbox"/> Small Brewer <input type="checkbox"/> Club <input type="checkbox"/> Charitable <input type="checkbox"/> Religious <input type="checkbox"/> Other non-profit		
Organization officer's name Erin F Hutton	City New Prague	State MN	Zip Code 56071
Organization officer's name	City	State MN	Zip Code
Organization officer's name	City	State MN	Zip Code

Location where permit will be used. If an outdoor area, describe.
 We will be hosting the 3rd annual Dollars for Deb fundraiser and would like to have the ability to extentend into our parking lot fenced off and allow people to drink in the parking lot. It will be fenced in with a tent. and we would use the north set of doors on ther front of the building as our main entrance
 If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.
 cincinnati insurance \$2,000,000

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City of New Prague
 City or County approving the license

\$100
 Fee Amount

Event in conjunction with a community festival Yes No

8,162
 Current population of city

Joshua Tetzlaff
 Please Print Name of City Clerk or County Official

8-23-25
 Date Approved

8-23-25
 Permit Date

aschapekahn@ci.new-prague.mn.us
 City or County E-mail Address

Joshua Tetzlaff
 Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event
No Temp Applications faxed or mailed. Only emailed.
ONE SUBMISSION PER EMAIL, APPLICATION ONLY.
PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US



Minnesota Department of Public Safety
 Alcohol and Gambling Enforcement Division
 445 Minnesota Street, Suite 1600, St. Paul, MN 55101
 651-201-7507 TTY 651-282-6555

Section 3, Item g.

**APPLICATION AND PERMIT FOR A 1 DAY
 TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization Giesenbrau Bier Co		Date of organization Feb 2017	Tax exempt number 4664430
Organization Address (No PO Boxes) 1306 1st St NE	City New Prague	State MN	Zip Code 56071
Name of person making application Erin F Hutton	Business phone 9527584226	Home phone 7202248277	
Date(s) of event Oct 3rd-4th 2025	Type of organization <input type="checkbox"/> Microdistillery <input checked="" type="checkbox"/> Small Brewer <input type="checkbox"/> Club <input type="checkbox"/> Charitable <input type="checkbox"/> Religious <input type="checkbox"/> Other non-profit		
Organization officer's name Erin F Hutton	City New Prague	State MN	Zip Code 56071
Organization officer's name	City	State MN	Zip Code
Organization officer's name	City	State MN	Zip Code

Location where permit will be used. If an outdoor area, describe.

We will be hosting our 8th annual Oktoberfest and would like to have the ability to extentend into our parking lot fenced off and allow people to drink in the parking lot. It will be fenced in with a tent. and we wouold use the north set of doors on ther front of the building as our main entrance

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

cincinnati insurance \$2,000,000

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City of New Prague

City or County approving the license

\$100

Fee Amount

Event in conjunction with a community festival Yes No

8,102

Current population of city

Joshua Tetziuff

Please Print Name of City Clerk or County Official

Date Approved

10/3/25 - 10/4/25

Permit Date

aschapekahn@ci.new-prague-mn.us

City or County E-mail Address

Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event

No Temp Applications faxed or mailed. Only emailed.

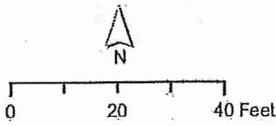
ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US

Site Map



Prepared by:
 City of New Prague
 Planning Department
 Date: 8/22/18
 For Reference Purposes Only.



Disclaimer: This map was prepared using the City's GIS and is based on the County and City Street Data maintained by the County and City. While the City believes that the data is accurate, the City does not warrant that data in the GIS is error free and the City does not represent that the GIS data can be used for purposes such as navigation or any other purpose requiring the exact measurement of distance and direction or the precise depiction of geographic features. This disclaimer is pursuant to Minnesota Statutes 466.03 Subd. 21. The user of this map acknowledges that the City shall not be liable for any damages that may arise from this map or the information it contains.



CERTIFICATE OF LIABILITY INSURANCE

Section 3, Item g.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Miller-Hartwig Insurance PO Box 1177 Lakeville MN 55044	CONTACT NAME: PHONE (A/C No. Ext): 952-469-0405		FAX (A/C, No): 952-469-1881
	E-MAIL ADDRESS:		
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A : Cincinnati Insurance Co	10677
INSURED Giesenbrau Bier Co 1306 1st St NE New Prague MN 56071		INSURER B : Security National	19879
		INSURER C :	
		INSURER D :	
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 2084176458 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	ETD 0546257	8/1/2024	8/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			ETD 0546257	8/1/2024	8/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	SWC1506187	8/1/2024	8/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	Liquor Liability			ETD 0546257	8/1/2024	8/1/2025	occ/agg 1000000/2000000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 -Brewery and Taproom- 1306 1st St NE, New Prague, MN 56071
 Per Cincinnati GA 227 Additional Insured status, waiver, and primary non-contributory coverage apply to certain specified relationships "as required by contract or agreement" policy form is available upon request. Liquor liability coverage is not location specific and does extend to off premises festivals and events provided an active liquor license is in effect at the location.
 Liquor Liability is continuous until cancelled meaning notice will be given for any cancellation, non-renewal, failure to pick up a renewal, or any other policy interruption. Liquor liability coverage is not location specific and covers any patios and off-premises events provided a valid liquor license is in-force.

CERTIFICATE HOLDER City of New Prague 118 Central Ave N New Prague MN 56071	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	--



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: AUTHORIZING THE FUND TRANSFER OF ACCOUNT FEDERAL GRANTS (FUND 210)
DATE: FEBRUARY 25, 2025

The Federal Grants (Fund 210) account was utilized for expenses related to the MnDOT HSIP Grant project for 10th Ave. / 1st Street SE. Staff also utilized general fund accounts for project expenses; to create consistent accounting practices, we are proposing to transfer the negative fund balance of \$16,677.20 to the general fund (Fund 101). Associated grant revenues will be coded to the general fund when received. Fund 210 will remain open for potential use for future federal grants.

Recommendation

Staff recommends approval of the Fund Transfer of the Federal Grants (Fund 210) account to the General Fund (Fund 101).



Building a Better World
for All of Us®

MEMORANDUM

TO: Mayor and City Council
Joshua Tetzlaff, City Administrator

FROM: Chris Knutson, PE (Lic. MN)

DATE: February 12, 2025

RE: Project Updates

See below for updates on current SEH Projects for the City of New Prague.

2023 STREET AND UTILITY IMPROVEMENTS PROJECT

The Contract is waiting for one document from their bond agency but expects to submit in time for the March 17th council meeting. This will be full closeout of this project.

2024 STREET AND UTILITY IMPROVEMENTS PROJECT

The contractor is complete with work for the year. Conversations with the contractor, including those pertaining to project closeout and liquidated damages are ongoing and expected to resume soon. With warming weather, a punchlist review is anticipated later this month along with a review of turf restoration needs.

2025 STREET AND UTILITY IMPROVEMENTS PROJECT

Project bids were opened last week, and a separate memo is provided in the council packet.

CITY CENTER GRADING PLAN – PHASE 1

The project has been sent out to contractors and quotes are anticipated on March 7th to allow award at the March 17th meeting.

cdk

x:\ko\inewpr\common\council meetings\030325 cc project updates.docx



Building a Better World
for All of Us®

MEMORANDUM

TO: Mayor and City Council
Joshua Tetzlaff, City Administrator

CC: Matt Rynda, Public Works Director
Bruce Reimers, Utilities General Manager

FROM: Chris Knutson, PE, City Engineer (Lic. MN))

DATE: February 25, 2025

RE: 2025 Street and Utility Improvement Project
Resolution Accepting Bids
SEH No. SEH No. NEWPR 179117 14.00

BID OPENING

Attached is a summary of the bid opening held on Friday, February 21, 2025, along with a summary tabulation of the ten bids received with the recommendation of award.

REVIEW OF BIDS / BUDGET IMPACTS

Cost estimates for the project were put together last year and updated just prior to the project bidding. A summary of these estimates is shown below:

Contractor	Base Bid
Holtmeier Construction, Inc.	\$ 4,268,296.04
Northwest	\$ 4,334,279.69
RL Larson Excavating Inc.	\$ 4,467,815.06
Valley Paving, Inc	\$ 4,542,622.78
Northdale Construction Company, Inc.	\$ 4,557,554.31
S.M. Hentges & Sons, Inc.	\$ 4,626,346.50
A-1 Excavating LLC	\$ 4,948,524.10
Heselton Construction, LLC.	\$ 4,961,771.64
BCM Construction, Inc.	\$ 4,999,034.23
McNamara Contracting	\$ 5,134,415.70
Engineer's Estimate	\$ 5,241,038.00

The project includes the improvements identified within the Feasibility Report and for general street and utility reconstruction. The low bidder on the project was Holtmeier Construction, Inc out of Mankato, MN with a total bid of \$4,268,296.04. The low bid by Holtmeier Construction, Inc. is approximately 18% lower than the Final Engineer's Estimate. Holtmeier Construction has previously completed work in the City of New Prague, including the 2023 Street and Utility Improvement Project which was completed on budget and ahead of schedule.

The following table shows the cost split for the improvements compared to Holtmeier’s bid.

Improvement	Final Engineer’s Estimate	Holtmeier Construction Bid
Street and Restoration	\$3,112,135.50	\$2,504,384.92
Storm Sewer	\$652,476.00	\$497,917.82
Sanitary Sewer	\$659,612.50	\$545,586.80
Water Main	\$816,814.00	\$720,406.50
	\$5,241,038.00	\$4,268,296.04

As with the previous two projects, there were multiple bids received for the project and for this project specifically, all were below the engineer’s estimate. The engineer’s estimate as prepared was based on average unit price bids received on the 2024 project with a 5% inflationary increase. The differences between the engineer’s estimate and the Holtmeier Construction Bid were spread across all categories, though the highest differences were in the street and storm sewer pay items.

The following table shows the estimated funding split based on Holtmeier’s Construction Bid.

Improvement	Estimated Total Construction Costs
General Funds (Street)	\$1,493,632.31
Storm Sewer	\$333,126.52
Sanitary Sewer	\$545,586.80
Water Main	\$720,406.50
State Aid (MSAS)	\$1,075,354.33
State Aid (Active Transportation Grant)	\$100,189.58
	\$4,268,296.04

If council proceeds with awarding the project, SEH will provide a proposal for services related to construction of the project at the March 17th council meeting. A proposal from Chosen Valley Testing will be obtained for construction testing throughout the project.

STAFF/ENGINEER RECOMMENDATION

It is recommended that the City Council approve the attached Resolution Accepting Bids for the 2025 STREET AND UTILITY IMPROVEMENT PROJECT and to award the contract to Holtmeier Construction, Inc., of Mankato, Minnesota.

cdk
 Attachment: Resolution Accepting Bids, Tabulation of Bids

x:\k\o\n\newpr\179117\1-gen\16-meet\city council\03.03.25 meeting\memo award of bid 03.03.25.docx



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				Engineer's Estimate \$5,241,038.00		Holtmeier Construction, Inc. 3301 Third Avenue Mankato, MN 56001 \$4,268,296.04		Northwest Asphalt, Inc. 1451 Stagecoach Road Shakopee, MN 55379 \$4,334,279.69	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe									
2021.501	MOBILIZATION	LUMP SUM	1.0	\$300,000.00	\$300,000.00	\$123,653.00	\$123,653.00	\$145,000.00	\$145,000.00
2104.503	REMOVE CURB & GUTTER	LIN FT	9,682.0	\$2.75	\$26,625.50	\$2.80	\$27,109.60	\$2.00	\$19,364.00
2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	1,387.0	\$3.75	\$5,201.25	\$3.50	\$4,854.50	\$3.00	\$4,161.00
2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	32.0	\$10.00	\$320.00	\$20.00	\$640.00	\$5.00	\$160.00
2104.504	REMOVE BITUMINOUS PAVEMENT (P)	SQ YD	21,907.0	\$2.50	\$54,767.50	\$2.50	\$54,767.50	\$2.00	\$43,814.00
2104.504	REMOVE DRIVEWAY OR WALK	SQ YD	2,725.0	\$8.50	\$23,162.50	\$8.50	\$23,162.50	\$9.00	\$24,525.00
2106.507	EXCAVATION-COMMON (EV) (P)	CU YD	20,110.0	\$21.00	\$422,310.00	\$19.35	\$389,128.50	\$15.65	\$314,721.50
2106.507	EXCAVATION-SUBGRADE (EV)	CU YD	900.0	\$22.00	\$19,800.00	\$14.20	\$12,780.00	\$20.00	\$18,000.00
2106.507	SELECT GRANULAR EMBANKMENT (CV) (P)	CU YD	14,451.0	\$26.00	\$375,726.00	\$22.85	\$330,205.35	\$21.00	\$303,471.00
2108.504	GEOTEXTILE FABRIC TYPE 4 (P)	SQ YD	22,716.0	\$2.25	\$51,111.00	\$1.47	\$33,392.52	\$1.78	\$40,434.48
2118.509	AGGREGATE SURFACING CLASS 5 (DRIVEWAYS, 100% CRUSHED LIMESTONE)	TON	126.0	\$32.00	\$4,032.00	\$32.55	\$4,101.30	\$35.00	\$4,410.00
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	18.0	\$160.00	\$2,880.00	\$125.00	\$2,250.00	\$160.00	\$2,880.00
2130.523	WATER (DUST CONTROL)	M GALLON	65.0	\$80.00	\$5,200.00	\$40.00	\$2,600.00	\$30.00	\$1,950.00
2211.507	AGGREGATE BASE (CV) CLASS 5 (P)	CU YD	5,279.0	\$36.00	\$190,044.00	\$32.65	\$172,359.35	\$32.09	\$169,403.11
2302.502	DRILL & GROUT REINF BAR (EPOXY COATED)	EACH	944.0	\$16.00	\$15,104.00	\$5.00	\$4,720.00	\$5.00	\$4,720.00
2331.603	SAWED & SEALED JOINT (BITUMINOUS)	LIN FT	4,481.0	\$5.00	\$22,405.00	\$4.35	\$19,492.35	\$4.78	\$21,419.18
2331.603	JOINT ADHESIVE (MASTIC)	LIN FT	10,568.0	\$1.00	\$10,568.00	\$0.35	\$3,698.80	\$0.70	\$7,397.60
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	1,603.0	\$3.75	\$6,011.25	\$1.95	\$3,125.85	\$4.00	\$6,412.00
2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B) (SPNWB330B)	TON	3,010.0	\$82.00	\$246,820.00	\$72.65	\$218,676.50	\$71.87	\$216,328.70
2360.509	TYPE SP 12.5 WEAR COURSE MIX (3,C)	TON	1,822.0	\$95.00	\$173,090.00	\$84.50	\$153,959.00	\$94.01	\$171,286.22
2360.504	TYPE SP 9.5 WEAR COURSE MIX (2,B) (SPWEA230B) (DRIVEWAYS)	SQ YD	240.0	\$35.00	\$8,400.00	\$36.95	\$8,868.00	\$43.59	\$10,461.60
2411.603	CONCRETE STEPS DESIGN SPECIAL	LIN FT	50.0	\$225.00	\$11,250.00	\$60.00	\$3,000.00	\$50.00	\$2,500.00
2502.503	6" PERF HDPE PIPE DRAIN	LIN FT	9,527.0	\$12.00	\$114,324.00	\$10.15	\$96,699.05	\$10.00	\$95,270.00
2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	37.0	\$470.00	\$17,390.00	\$474.35	\$17,550.95	\$320.00	\$11,840.00
2521.518	4" CONCRETE WALK	SQ FT	29,328.0	\$7.00	\$205,296.00	\$6.60	\$193,564.80	\$6.55	\$192,098.40
2521.518	6" CONCRETE WALK	SQ FT	4,450.0	\$13.00	\$57,850.00	\$7.70	\$34,265.00	\$7.40	\$32,930.00



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				Engineer's Estimate \$5,241,038.00		Holtmeier Construction, Inc. 3301 Third Avenue Mankato, MN 56001 \$4,268,296.04		Northwest Asphalt, Inc. 1451 Stagecoach Road Shakopee, MN 55379 \$4,334,279.69	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
2521.518	6" CONCRETE WALK (CURB RAMP)	SQ FT	2,468.0	\$25.00	\$61,700.00	\$15.50	\$38,254.00	\$14.70	\$36,279.60
2531.503	CONCRETE CURB & GUTTER, DESIGN B418	LIN FT	350.0	\$25.00	\$8,750.00	\$29.80	\$10,430.00	\$29.75	\$10,412.50
2531.503	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	9,745.0	\$22.00	\$214,390.00	\$19.80	\$192,951.00	\$19.75	\$192,463.75
2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SQ YD	2,500.0	\$98.00	\$245,000.00	\$79.65	\$199,125.00	\$68.90	\$172,250.00
2531.603	CONCRETE SILL	LIN FT	350.0	\$6.50	\$2,275.00	\$9.75	\$3,412.50	\$9.75	\$3,412.50
2531.618	TRUNCATED DOMES	SQ FT	396.0	\$51.00	\$20,196.00	\$50.00	\$19,800.00	\$50.00	\$19,800.00
2563.601	TRAFFIC CONTROL	LUMP SUM	1.0	\$20,000.00	\$20,000.00	\$14,300.00	\$14,300.00	\$9,950.00	\$9,950.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	75.0	\$170.00	\$12,750.00	\$175.00	\$13,125.00	\$140.00	\$10,500.00
2573.602	TEMPORARY ROCK ENTRANCE	EACH	7.0	\$1,300.00	\$9,100.00	\$1,000.00	\$7,000.00	\$1,200.00	\$8,400.00
2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	500.0	\$5.00	\$2,500.00	\$4.00	\$2,000.00	\$3.50	\$1,750.00
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	1,159.0	\$32.00	\$37,088.00	\$0.01	\$11.59	\$16.50	\$19,123.50
2575.504	OVER-SEEDING	SQ YD	7,891.0	\$1.00	\$7,891.00	\$0.99	\$7,812.09	\$1.00	\$7,891.00
2575.504	WEED SPRAYING	SQ YD	7,891.0	\$0.50	\$3,945.50	\$0.42	\$3,314.22	\$0.50	\$3,945.50
2575.523	WATER (TURF ESTABLISHMENT)	M GALLON	839.0	\$70.00	\$58,730.00	\$42.00	\$35,238.00	\$35.00	\$29,365.00
2575.604	TURF ESTABLISHMENT (TEMPORARY)	SQ YD	5,260.0	\$1.25	\$6,575.00	\$0.61	\$3,208.60	\$1.00	\$5,260.00
2575.604	TURF ESTABLISHMENT (PERMANENT)	SQ YD	10,519.0	\$3.00	\$31,557.00	\$1.50	\$15,778.50	\$1.80	\$18,934.20
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe Subtotal						\$3,112,135.50		\$2,504,384.92	\$2,414,695.34
Storm Sewer									
2104.501	REMOVE PIPE SEWER (DRAIN TILE)	LUMP SUM	1.0	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00
2104.502	REMOVE MANHOLE (STORM)	EACH	35.0	\$550.00	\$19,250.00	\$400.00	\$14,000.00	\$600.00	\$21,000.00
2104.503	REMOVE PIPE SEWER (STORM)	LIN FT	2,066.0	\$12.00	\$24,792.00	\$10.50	\$21,693.00	\$12.00	\$24,792.00
2104.603	ABANDON PIPE SEWER (STORM)	LIN FT	1,087.0	\$12.00	\$13,044.00	\$10.50	\$11,413.50	\$8.00	\$8,696.00
2502.602	YARD DRAIN (LAWN SUMP CATCH BASIN TOTAL UNIT)	EACH	101.0	\$350.00	\$35,350.00	\$541.70	\$54,711.70	\$375.00	\$37,875.00
2503.503	8" STORM SEWER (PVC)	LIN FT	80.0	\$60.00	\$4,800.00	\$52.60	\$4,208.00	\$49.31	\$3,944.80
2503.503	12" RCP CLASS V PIPE SEWER	LIN FT	16.0	\$62.00	\$992.00	\$70.95	\$1,135.20	\$60.00	\$960.00
2503.503	15" STORM SEWER	LIN FT	2,594.0	\$65.00	\$168,610.00	\$51.50	\$133,591.00	\$63.50	\$164,719.00
2503.503	15" RCP CLASS IV PIPE SEWER	LIN FT	48.0	\$75.00	\$3,600.00	\$77.10	\$3,700.80	\$68.50	\$3,288.00
2503.503	18" STORM SEWER	LIN FT	311.0	\$72.00	\$22,392.00	\$51.85	\$16,125.35	\$70.00	\$21,770.00



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				Engineer's Estimate \$5,241,038.00		Holtmeier Construction, Inc. 3301 Third Avenue Mankato, MN 56001 \$4,268,296.04		Northwest Asphalt, Inc. 1451 Stagecoach Road Shakopee, MN 55379 \$4,334,279.69	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
2503.503	24" STORM SEWER	LIN FT	662.0	\$98.00	\$64,876.00	\$78.60	\$52,033.20	\$85.00	\$56,270.00
2503.602	CONSTRUCT BULKHEAD	EACH	3.0	\$600.00	\$1,800.00	\$500.00	\$1,500.00	\$250.00	\$750.00
2503.602	CONNECT TO EXISTING PIPE DRAIN (SUMP PUMP)	EACH	101.0	\$165.00	\$16,665.00	\$20.05	\$2,025.05	\$150.00	\$15,150.00
2503.602	CONNECT TO EXISTING PIPE DRAIN (DRAIN TILE)	EACH	23.0	\$250.00	\$5,750.00	\$167.75	\$3,858.25	\$180.00	\$4,140.00
2503.602	CONNECT TO EXISTING STORM SEWER	EACH	9.0	\$1,500.00	\$13,500.00	\$700.00	\$6,300.00	\$1,500.00	\$13,500.00
2503.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE (STORM SEWER)	EACH	3.0	\$1,750.00	\$5,250.00	\$1,100.00	\$3,300.00	\$1,500.00	\$4,500.00
2506.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE (PIPE DRAIN)	EACH	5.0	\$750.00	\$3,750.00	\$167.75	\$838.75	\$250.00	\$1,250.00
2506.502	CASTING ASSEMBLY (STORM)	EACH	49.0	\$1,300.00	\$63,700.00	\$748.40	\$36,671.60	\$0.01	\$0.49
2506.502	ADJUST FRAME RING & CASTING (STORM)	EACH	2.0	\$650.00	\$1,300.00	\$1,100.00	\$2,200.00	\$750.00	\$1,500.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	158.0	\$725.00	\$114,550.00	\$477.30	\$75,413.40	\$743.63	\$117,493.54
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	LIN FT	5.0	\$950.00	\$4,750.00	\$943.10	\$4,715.50	\$1,160.39	\$5,801.95
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020	LIN FT	5.1	\$1,300.00	\$6,630.00	\$1,274.05	\$6,497.66	\$1,491.24	\$7,605.32
2506.503	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (TYPE 477)	LIN FT	67.4	\$625.00	\$42,125.00	\$497.15	\$33,507.91	\$816.54	\$55,034.80
2506.602	STORM CASTING SPECIAL 1	EACH	1.0	\$1,800.00	\$1,800.00	\$1,717.95	\$1,717.95	\$1,300.00	\$1,300.00
2506.602	STORM CASTING SPECIAL 2	EACH	2.0	\$1,500.00	\$3,000.00	\$745.00	\$1,490.00	\$1,300.00	\$2,600.00
	Storm Sewer Subtotal				\$647,276.00		\$495,147.82		\$578,940.90
Sanitary Sewer									
2104.502	REMOVE MANHOLE (SANITARY)	EACH	9.0	\$620.00	\$5,580.00	\$450.00	\$4,050.00	\$450.00	\$4,050.00
2503.602	CONNECT TO EXISTING 8" SANITARY SEWER MAIN	EACH	8.0	\$1,700.00	\$13,600.00	\$1,189.25	\$9,514.00	\$1,250.00	\$10,000.00
2503.602	CONNECT TO EXISTING SANITARY MANHOLE	EACH	2.0	\$2,000.00	\$4,000.00	\$2,708.50	\$5,417.00	\$2,500.00	\$5,000.00
2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	105.0	\$325.00	\$34,125.00	\$268.85	\$28,229.25	\$175.00	\$18,375.00
2503.602	8" X 4" PVC WYE	EACH	105.0	\$300.00	\$31,500.00	\$223.25	\$23,441.25	\$308.06	\$32,346.30
2503.602	SEWER INSPECTION (VIDEO INSPECTION)	EACH	105.0	\$260.00	\$27,300.00	\$225.00	\$23,625.00	\$225.00	\$23,625.00
2503.603	PLUG FILL & ABANDON FORCE MAIN	LIN FT	1,161.0	\$10.00	\$11,610.00	\$6.10	\$7,082.10	\$6.60	\$7,662.60
2503.603	SEWER INSPECTION (VIDEO INSPECTION MAINLINE POST INSTALLATION)	LIN FT	4,227.0	\$2.50	\$10,567.50	\$1.50	\$6,340.50	\$1.60	\$6,763.20



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				Engineer's Estimate \$5,241,038.00		Holtmeier Construction, Inc. 3301 Third Avenue Mankato, MN 56001 \$4,268,296.04		Northwest Asphalt, Inc. 1451 Stagecoach Road Shakopee, MN 55379 \$4,334,279.69	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
2503.603	4" PVC SANITARY SEWER SERVICE PIPE	LIN FT	3,600.0	\$46.00	\$165,600.00	\$37.15	\$133,740.00	\$32.75	\$117,900.00
2503.603	8" SDR-35 PVC SANITARY SEWER (REGARDLESS OF DEPTH)	LIN FT	4,227.0	\$65.00	\$274,755.00	\$49.75	\$210,293.25	\$64.00	\$270,528.00
2506.502	CASTING ASSEMBLY	EACH	13.0	\$1,300.00	\$16,900.00	\$1,657.40	\$21,546.20	\$750.00	\$9,750.00
2506.502	SANITARY CASTING SPECIAL	EACH	4.0	\$1,300.00	\$5,200.00	\$1,747.40	\$6,989.60	\$1,250.00	\$5,000.00
2506.602	CONSTRUCT 8" OUTSIDE DROP	EACH	2.0	\$4,000.00	\$8,000.00	\$6,468.45	\$12,936.90	\$9,335.11	\$18,670.22
2506.603	CONSTRUCT SANITARY MANHOLE DESIGN 4007	LIN FT	87.0	\$525.00	\$45,675.00	\$570.25	\$49,611.75	\$487.41	\$42,404.67
	Sanitary Sewer Subtotal				\$654,412.50		\$542,816.80		\$572,074.99
Water Main									
2104.502	REMOVE GATE VALVE & BOX	EACH	8.0	\$280.00	\$2,240.00	\$100.00	\$800.00	\$350.00	\$2,800.00
2104.502	REMOVE MANHOLE (GATE VALVE)	EACH	2.0	\$680.00	\$1,360.00	\$575.00	\$1,150.00	\$750.00	\$1,500.00
2104.502	REMOVE HYDRANT	EACH	10.0	\$450.00	\$4,500.00	\$400.00	\$4,000.00	\$600.00	\$6,000.00
2104.503	REMOVE WATER MAIN	LIN FT	3,930.0	\$4.50	\$17,685.00	\$3.35	\$13,165.50	\$3.00	\$11,790.00
2504.601	TEMPORARY WATER SERVICE	LUMP SUM	1.0	\$47,000.00	\$47,000.00	\$65,650.00	\$65,650.00	\$43,000.00	\$43,000.00
2504.602	ADJUST VALVE BOX	EACH	3.0	\$450.00	\$1,350.00	\$600.00	\$1,800.00	\$550.00	\$1,650.00
2506.502	ADJUST FRAME RING & CASTING (WATER)	EACH	1.0	\$650.00	\$650.00	\$1,100.00	\$1,100.00	\$950.00	\$950.00
2504.602	CONNECT TO EXISTING WATER MAIN	EACH	9.0	\$1,900.00	\$17,100.00	\$1,281.30	\$11,531.70	\$1,750.00	\$15,750.00
2504.602	CONNECT TO EXISTING WATER SERVICE	EACH	101.0	\$350.00	\$35,350.00	\$154.20	\$15,574.20	\$350.00	\$35,350.00
2504.602	HYDRANT SYSTEM	EACH	10.0	\$6,800.00	\$68,000.00	\$6,485.00	\$64,850.00	\$6,502.21	\$65,022.10
2504.602	HYDRANT RISER	EACH	2.0	\$600.00	\$1,200.00	\$1,383.90	\$2,767.80	\$1,589.95	\$3,179.90
2504.602	6" GATE VALVE & BOX	EACH	10.0	\$2,600.00	\$26,000.00	\$2,347.35	\$23,473.50	\$2,478.81	\$24,788.10
2504.602	8" GATE VALVE & BOX	EACH	12.0	\$3,500.00	\$42,000.00	\$3,692.60	\$44,311.20	\$3,366.22	\$40,394.64
2504.602	1" CORPORATION STOP (WITH SADDLE)	EACH	101.0	\$410.00	\$41,410.00	\$307.75	\$31,082.75	\$405.80	\$40,985.80
2504.602	1" CURB STOP & BOX	EACH	101.0	\$600.00	\$60,600.00	\$620.00	\$62,620.00	\$479.47	\$48,426.47
2504.603	1" SERVICE PIPE, TYPE PE PIPE W/TRACER WIRE	LIN FT	3,353.0	\$40.00	\$134,120.00	\$35.00	\$117,355.00	\$42.53	\$142,603.09
2504.603	6" C900 PVC WATER MAIN PIPE W/TRACER WIRE	LIN FT	106.0	\$65.00	\$6,890.00	\$53.80	\$5,702.80	\$70.00	\$7,420.00
2504.603	8" C900 PVC WATER MAIN PIPE W/TRACER WIRE	LIN FT	4,292.0	\$67.00	\$287,564.00	\$54.10	\$232,197.20	\$59.00	\$253,228.00
2504.604	4" POLYSTYRENE INSULATION	SQ YD	7.0	\$50.00	\$350.00	\$44.35	\$310.45	\$49.11	\$343.77
2504.608	WATER MAIN FITTINGS	POUND	1,083.0	\$15.00	\$16,245.00	\$16.80	\$18,194.40	\$12.73	\$13,786.59
	Water Main Subtotal				\$811,614.00		\$717,636.50		\$758,968.46



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				Engineer's Estimate \$5,241,038.00	Holtmeier Construction, Inc. 3301 Third Avenue Mankato, MN 56001 \$4,268,296.04	Northwest Asphalt, Inc. 1451 Stagecoach Road Shakopee, MN 55379 \$4,334,279.69			
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Shared Storm, Sanitary & Water Related Items									
2106.609	CRUSHED ROCK (PIPE FOUNDATION) MNDOT 3149.2G2	TON	180.0	\$40.00	\$7,200.00	\$29.50	\$5,310.00	\$30.00	\$5,400.00
2123.510	EXPLORATORY EXCAVATION	HOUR	12.0	\$700.00	\$8,400.00	\$250.00	\$3,000.00	\$350.00	\$4,200.00
	Shared Storm, Sanitary & Water Related Items				\$15,600.00		\$8,310.00		\$9,600.00
TOTAL BID PRICE					\$5,241,038.00		\$4,268,296.04		\$4,334,279.69



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				RL Larson Excavating, Inc. 2255 12th St SE St. Cloud, MN 56304 \$4,467,815.06		Valley Paving, Inc. 8800 13th Avenue E Shakopee, MN 55379 \$4,542,622.78		Northdale Construction Co., Inc. 9760 71st Street NE Albertville, MN 55301 \$4,557,554.31	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe									
2021.501	MOBILIZATION	LUMP SUM	1.0	\$155,000.00	\$155,000.00	\$187,000.00	\$187,000.00	\$85,855.00	\$85,855.00
2104.503	REMOVE CURB & GUTTER	LIN FT	9,682.0	\$2.50	\$24,205.00	\$3.64	\$35,242.48	\$5.00	\$48,410.00
2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	1,387.0	\$3.00	\$4,161.00	\$3.58	\$4,965.46	\$2.00	\$2,774.00
2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	32.0	\$10.00	\$320.00	\$4.16	\$133.12	\$5.78	\$184.96
2104.504	REMOVE BITUMINOUS PAVEMENT (P)	SQ YD	21,907.0	\$2.50	\$54,767.50	\$5.46	\$119,612.22	\$2.59	\$56,739.13
2104.504	REMOVE DRIVEWAY OR WALK	SQ YD	2,725.0	\$0.60	\$1,635.00	\$11.50	\$31,337.50	\$10.00	\$27,250.00
2106.507	EXCAVATION-COMMON (EV) (P)	CU YD	20,110.0	\$27.00	\$542,970.00	\$20.15	\$405,216.50	\$18.07	\$363,387.70
2106.507	EXCAVATION-SUBGRADE (EV)	CU YD	900.0	\$15.00	\$13,500.00	\$25.02	\$22,518.00	\$18.07	\$16,263.00
2106.507	SELECT GRANULAR EMBANKMENT (CV) (P)	CU YD	14,451.0	\$24.00	\$346,824.00	\$19.24	\$278,037.24	\$29.36	\$424,281.36
2108.504	GEOTEXTILE FABRIC TYPE 4 (P)	SQ YD	22,716.0	\$2.00	\$45,432.00	\$1.57	\$35,664.12	\$1.87	\$42,478.92
2118.509	AGGREGATE SURFACING CLASS 5 (DRIVEWAYS, 100% CRUSHED LIMESTONE)	TON	126.0	\$53.00	\$6,678.00	\$51.80	\$6,526.80	\$30.93	\$3,897.18
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	18.0	\$185.00	\$3,330.00	\$220.00	\$3,960.00	\$168.00	\$3,024.00
2130.523	WATER (DUST CONTROL)	M GALLON	65.0	\$50.00	\$3,250.00	\$50.00	\$3,250.00	\$50.00	\$3,250.00
2211.507	AGGREGATE BASE (CV) CLASS 5 (P)	CU YD	5,279.0	\$27.00	\$142,533.00	\$20.79	\$109,750.41	\$41.55	\$219,342.45
2302.502	DRILL & GROUT REINF BAR (EPOXY COATED)	EACH	944.0	\$5.30	\$5,003.20	\$5.25	\$4,956.00	\$5.25	\$4,956.00
2331.603	SAWED & SEALED JOINT (BITUMINOUS)	LIN FT	4,481.0	\$4.60	\$20,612.60	\$4.34	\$19,447.54	\$4.57	\$20,478.17
2331.603	JOINT ADHESIVE (MASTIC)	LIN FT	10,568.0	\$0.32	\$3,381.76	\$0.64	\$6,763.52	\$0.33	\$3,487.44
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	1,603.0	\$2.10	\$3,366.30	\$1.90	\$3,045.70	\$2.05	\$3,286.15
2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B) (SPNWB330B)	TON	3,010.0	\$76.70	\$230,867.00	\$70.80	\$213,108.00	\$76.26	\$229,542.60
2360.509	TYPE SP 12.5 WEAR COURSE MIX (3,C)	TON	1,822.0	\$89.20	\$162,522.40	\$85.00	\$154,870.00	\$88.70	\$161,611.40
2360.504	TYPE SP 9.5 WEAR COURSE MIX (2,B) (SPWEA230B) (DRIVEWAYS)	SQ YD	240.0	\$26.30	\$6,312.00	\$25.10	\$6,024.00	\$26.18	\$6,283.20
2411.603	CONCRETE STEPS DESIGN SPECIAL	LIN FT	50.0	\$52.80	\$2,640.00	\$52.53	\$2,626.50	\$52.50	\$2,625.00
2502.503	6" PERF HDPE PIPE DRAIN	LIN FT	9,527.0	\$8.20	\$78,121.40	\$14.17	\$134,997.59	\$15.80	\$150,526.60
2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	37.0	\$465.00	\$17,205.00	\$538.92	\$19,940.04	\$474.51	\$17,556.87
2521.518	4" CONCRETE WALK	SQ FT	29,328.0	\$6.70	\$196,497.60	\$5.89	\$172,741.92	\$7.59	\$222,599.52
2521.518	6" CONCRETE WALK	SQ FT	4,450.0	\$7.60	\$33,820.00	\$6.81	\$30,304.50	\$8.48	\$37,736.00



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				RL Larson Excavating, Inc. 2255 12th St SE St. Cloud, MN 56304 \$4,467,815.06		Valley Paving, Inc. 8800 13th Avenue E Shakopee, MN 55379 \$4,542,622.78		Northdale Construction Co., Inc. 9760 71st Street NE Albertville, MN 55301 \$4,557,554.31	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
2521.518	6" CONCRETE WALK (CURB RAMP)	SQ FT	2,468.0	\$15.30	\$37,760.40	\$13.97	\$34,477.96	\$16.15	\$39,858.20
2531.503	CONCRETE CURB & GUTTER, DESIGN B418	LIN FT	350.0	\$30.60	\$10,710.00	\$30.46	\$10,661.00	\$30.45	\$10,657.50
2531.503	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	9,745.0	\$20.10	\$195,874.50	\$19.96	\$194,510.20	\$19.95	\$194,412.75
2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SQ YD	2,500.0	\$86.90	\$217,250.00	\$78.76	\$196,900.00	\$92.91	\$232,275.00
2531.603	CONCRETE SILL	LIN FT	350.0	\$10.30	\$3,605.00	\$10.24	\$3,584.00	\$10.24	\$3,584.00
2531.618	TRUNCATED DOMES	SQ FT	396.0	\$52.80	\$20,908.80	\$52.53	\$20,801.88	\$54.68	\$21,653.28
2563.601	TRAFFIC CONTROL	LUMP SUM	1.0	\$9,820.00	\$9,820.00	\$11,000.00	\$11,000.00	\$9,765.00	\$9,765.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	75.0	\$181.00	\$13,575.00	\$84.32	\$6,324.00	\$180.00	\$13,500.00
2573.602	TEMPORARY ROCK ENTRANCE	EACH	7.0	\$250.00	\$1,750.00	\$1,006.96	\$7,048.72	\$2,500.00	\$17,500.00
2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	500.0	\$3.20	\$1,600.00	\$3.12	\$1,560.00	\$3.15	\$1,575.00
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	1,159.0	\$25.00	\$28,975.00	\$69.81	\$80,909.79	\$43.34	\$50,231.06
2575.504	OVER-SEEDING	SQ YD	7,891.0	\$1.30	\$10,258.30	\$1.30	\$10,258.30	\$1.31	\$10,337.21
2575.504	WEED SPRAYING	SQ YD	7,891.0	\$0.30	\$2,367.30	\$0.26	\$2,051.66	\$0.26	\$2,051.66
2575.523	WATER (TURF ESTABLISHMENT)	M GALLON	839.0	\$31.70	\$26,596.30	\$31.20	\$26,176.80	\$31.50	\$26,428.50
2575.604	TURF ESTABLISHMENT (TEMPORARY)	SQ YD	5,260.0	\$0.50	\$2,630.00	\$0.52	\$2,735.20	\$0.53	\$2,787.80
2575.604	TURF ESTABLISHMENT (PERMANENT)	SQ YD	10,519.0	\$1.60	\$16,830.40	\$1.56	\$16,409.64	\$1.58	\$16,620.02
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe Subtotal						\$2,705,465.76		\$2,637,448.31	\$2,811,063.63
Storm Sewer									
2104.501	REMOVE PIPE SEWER (DRAIN TILE)	LUMP SUM	1.0	\$3,500.00	\$3,500.00	\$8,833.91	\$8,833.91	\$1.00	\$1.00
2104.502	REMOVE MANHOLE (STORM)	EACH	35.0	\$415.00	\$14,525.00	\$367.83	\$12,874.05	\$799.76	\$27,991.60
2104.503	REMOVE PIPE SEWER (STORM)	LIN FT	2,066.0	\$13.00	\$26,858.00	\$12.62	\$26,072.92	\$15.00	\$30,990.00
2104.603	ABANDON PIPE SEWER (STORM)	LIN FT	1,087.0	\$7.00	\$7,609.00	\$8.93	\$9,706.91	\$6.67	\$7,250.29
2502.602	YARD DRAIN (LAWN SUMP CATCH BASIN TOTAL UNIT)	EACH	101.0	\$474.00	\$47,874.00	\$520.00	\$52,520.00	\$167.08	\$16,875.08
2503.503	8" STORM SEWER (PVC)	LIN FT	80.0	\$50.00	\$4,000.00	\$48.25	\$3,860.00	\$50.99	\$4,079.20
2503.503	12" RCP CLASS V PIPE SEWER	LIN FT	16.0	\$105.00	\$1,680.00	\$59.42	\$950.72	\$68.59	\$1,097.44
2503.503	15" STORM SEWER	LIN FT	2,594.0	\$66.00	\$171,204.00	\$57.47	\$149,077.18	\$52.92	\$137,274.48
2503.503	15" RCP CLASS IV PIPE SEWER	LIN FT	48.0	\$85.00	\$4,080.00	\$64.85	\$3,112.80	\$73.39	\$3,522.72
2503.503	18" STORM SEWER	LIN FT	311.0	\$67.00	\$20,837.00	\$64.26	\$19,984.86	\$61.64	\$19,170.04



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				RL Larson Excavating, Inc. 2255 12th St SE St. Cloud, MN 56304 \$4,467,815.06		Valley Paving, Inc. 8800 13th Avenue E Shakopee, MN 55379 \$4,542,622.78		Northdale Construction Co., Inc. 9760 71st Street NE Albertville, MN 55301 \$4,557,554.31	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
2503.503	24" STORM SEWER	LIN FT	662.0	\$82.00	\$54,284.00	\$79.24	\$52,456.88	\$76.71	\$50,782.02
2503.602	CONSTRUCT BULKHEAD	EACH	3.0	\$525.00	\$1,575.00	\$420.38	\$1,261.14	\$518.00	\$1,554.00
2503.602	CONNECT TO EXISTING PIPE DRAIN (SUMP PUMP)	EACH	101.0	\$41.00	\$4,141.00	\$11.82	\$1,193.82	\$211.99	\$21,410.99
2503.602	CONNECT TO EXISTING PIPE DRAIN (DRAIN TILE)	EACH	23.0	\$123.00	\$2,829.00	\$208.00	\$4,784.00	\$121.80	\$2,801.40
2503.602	CONNECT TO EXISTING STORM SEWER	EACH	9.0	\$1,800.00	\$16,200.00	\$1,897.17	\$17,074.53	\$2,109.00	\$18,981.00
2503.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE (STORM SEWER)	EACH	3.0	\$2,740.00	\$8,220.00	\$2,815.25	\$8,445.75	\$2,008.93	\$6,026.79
2506.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE (PIPE DRAIN)	EACH	5.0	\$1,230.00	\$6,150.00	\$520.00	\$2,600.00	\$600.00	\$3,000.00
2506.502	CASTING ASSEMBLY (STORM)	EACH	49.0	\$671.00	\$32,879.00	\$597.46	\$29,275.54	\$1,498.58	\$73,430.42
2506.502	ADJUST FRAME RING & CASTING (STORM)	EACH	2.0	\$511.00	\$1,022.00	\$1,054.95	\$2,109.90	\$836.95	\$1,673.90
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	158.0	\$607.00	\$95,906.00	\$483.88	\$76,453.04	\$473.86	\$74,869.88
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	LIN FT	5.0	\$1,020.00	\$5,100.00	\$790.06	\$3,950.30	\$1,014.76	\$5,073.80
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020	LIN FT	5.1	\$1,410.00	\$7,191.00	\$1,099.22	\$5,606.02	\$1,553.83	\$7,924.53
2506.503	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (TYPE 477)	LIN FT	67.4	\$596.00	\$40,170.40	\$373.47	\$25,171.88	\$379.87	\$25,603.24
2506.602	STORM CASTING SPECIAL 1	EACH	1.0	\$2,120.00	\$2,120.00	\$480.29	\$480.29	\$1,296.93	\$1,296.93
2506.602	STORM CASTING SPECIAL 2	EACH	2.0	\$1,170.00	\$2,340.00	\$330.30	\$660.60	\$1,498.58	\$2,997.16
	Storm Sewer Subtotal				\$582,294.40		\$518,517.04		\$545,677.91
Sanitary Sewer									
2104.502	REMOVE MANHOLE (SANITARY)	EACH	9.0	\$628.00	\$5,652.00	\$420.38	\$3,783.42	\$799.76	\$7,197.84
2503.602	CONNECT TO EXISTING 8" SANITARY SEWER MAIN	EACH	8.0	\$1,940.00	\$15,520.00	\$3,004.26	\$24,034.08	\$1,265.40	\$10,123.20
2503.602	CONNECT TO EXISTING SANITARY MANHOLE	EACH	2.0	\$3,500.00	\$7,000.00	\$2,935.94	\$5,871.88	\$1,500.00	\$3,000.00
2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	105.0	\$177.00	\$18,585.00	\$1,493.50	\$156,817.50	\$237.20	\$24,906.00
2503.602	8" X 4" PVC WYE	EACH	105.0	\$716.00	\$75,180.00	\$282.79	\$29,692.95	\$409.69	\$43,017.45
2503.602	SEWER INSPECTION (VIDEO INSPECTION)	EACH	105.0	\$237.50	\$24,937.50	\$236.46	\$24,828.30	\$236.25	\$24,806.25
2503.603	PLUG FILL & ABANDON FORCE MAIN	LIN FT	1,161.0	\$2.00	\$2,322.00	\$3.63	\$4,214.43	\$1.90	\$2,205.90
2503.603	SEWER INSPECTION (VIDEO INSPECTION MAINLINE POST INSTALLATION)	LIN FT	4,227.0	\$1.70	\$7,185.90	\$1.58	\$6,678.66	\$1.68	\$7,101.36



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				RL Larson Excavating, Inc. 2255 12th St SE St. Cloud, MN 56304 \$4,467,815.06		Valley Paving, Inc. 8800 13th Avenue E Shakopee, MN 55379 \$4,542,622.78		Northdale Construction Co., Inc. 9760 71st Street NE Albertville, MN 55301 \$4,557,554.31	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
2503.603	4" PVC SANITARY SEWER SERVICE PIPE	LIN FT	3,600.0	\$19.00	\$68,400.00	\$19.06	\$68,616.00	\$21.70	\$78,120.00
2503.603	8" SDR-35 PVC SANITARY SEWER (REGARDLESS OF DEPTH)	LIN FT	4,227.0	\$48.50	\$205,009.50	\$56.37	\$238,275.99	\$52.31	\$221,114.37
2506.502	CASTING ASSEMBLY	EACH	13.0	\$642.00	\$8,346.00	\$1,873.74	\$24,358.62	\$1,296.93	\$16,860.09
2506.502	SANITARY CASTING SPECIAL	EACH	4.0	\$916.00	\$3,664.00	\$1,877.35	\$7,509.40	\$263.50	\$1,054.00
2506.602	CONSTRUCT 8" OUTSIDE DROP	EACH	2.0	\$4,610.00	\$9,220.00	\$3,640.00	\$7,280.00	\$4,653.79	\$9,307.58
2506.603	CONSTRUCT SANITARY MANHOLE DESIGN 4007	LIN FT	87.0	\$551.00	\$47,937.00	\$386.51	\$33,626.37	\$417.00	\$36,279.00
	Sanitary Sewer Subtotal				\$498,958.90		\$635,587.60		\$485,093.04
Water Main									
2104.502	REMOVE GATE VALVE & BOX	EACH	8.0	\$300.00	\$2,400.00	\$262.74	\$2,101.92	\$100.00	\$800.00
2104.502	REMOVE MANHOLE (GATE VALVE)	EACH	2.0	\$600.00	\$1,200.00	\$420.38	\$840.76	\$1,000.00	\$2,000.00
2104.502	REMOVE HYDRANT	EACH	10.0	\$438.00	\$4,380.00	\$420.38	\$4,203.80	\$400.00	\$4,000.00
2104.503	REMOVE WATER MAIN	LIN FT	3,930.0	\$2.00	\$7,860.00	\$5.25	\$20,632.50	\$2.00	\$7,860.00
2504.601	TEMPORARY WATER SERVICE	LUMP SUM	1.0	\$58,200.00	\$58,200.00	\$55,688.88	\$55,688.88	\$71,052.63	\$71,052.63
2504.602	ADJUST VALVE BOX	EACH	3.0	\$357.00	\$1,071.00	\$1,165.48	\$3,496.44	\$250.00	\$750.00
2506.502	ADJUST FRAME RING & CASTING (WATER)	EACH	1.0	\$511.00	\$511.00	\$1,682.18	\$1,682.18	\$836.95	\$836.95
2504.602	CONNECT TO EXISTING WATER MAIN	EACH	9.0	\$3,090.00	\$27,810.00	\$2,868.26	\$25,814.34	\$1,840.50	\$16,564.50
2504.602	CONNECT TO EXISTING WATER SERVICE	EACH	101.0	\$125.00	\$12,625.00	\$413.97	\$41,810.97	\$358.55	\$36,213.55
2504.602	HYDRANT SYSTEM	EACH	10.0	\$6,640.00	\$66,400.00	\$8,623.25	\$86,232.50	\$6,886.05	\$68,860.50
2504.602	HYDRANT RISER	EACH	2.0	\$980.00	\$1,960.00	\$1,406.36	\$2,812.72	\$1,304.93	\$2,609.86
2504.602	6" GATE VALVE & BOX	EACH	10.0	\$2,350.00	\$23,500.00	\$2,641.02	\$26,410.20	\$2,258.75	\$22,587.50
2504.602	8" GATE VALVE & BOX	EACH	12.0	\$3,440.00	\$41,280.00	\$3,500.50	\$42,006.00	\$3,129.38	\$37,552.56
2504.602	1" CORPORATION STOP (WITH SADDLE)	EACH	101.0	\$509.00	\$51,409.00	\$584.29	\$59,013.29	\$358.91	\$36,249.91
2504.602	1" CURB STOP & BOX	EACH	101.0	\$580.00	\$58,580.00	\$862.57	\$87,119.57	\$483.69	\$48,852.69
2504.603	1" SERVICE PIPE, TYPE PE PIPE W/TRACER WIRE	LIN FT	3,353.0	\$22.00	\$73,766.00	\$10.10	\$33,865.30	\$22.50	\$75,442.50
2504.603	6" C900 PVC WATER MAIN PIPE W/TRACER WIRE	LIN FT	106.0	\$52.00	\$5,512.00	\$64.42	\$6,828.52	\$56.99	\$6,040.94
2504.603	8" C900 PVC WATER MAIN PIPE W/TRACER WIRE	LIN FT	4,292.0	\$48.00	\$206,016.00	\$50.86	\$218,291.12	\$54.19	\$232,583.48
2504.604	4" POLYSTYRENE INSULATION	SQ YD	7.0	\$46.00	\$322.00	\$93.95	\$657.65	\$44.47	\$311.29
2504.608	WATER MAIN FITTINGS	POUND	1,083.0	\$18.00	\$19,494.00	\$13.87	\$15,021.21	\$15.29	\$16,559.07
	Water Main Subtotal				\$664,296.00		\$734,529.87		\$687,727.93



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				RL Larson Excavating, Inc. 2255 12th St SE St. Cloud, MN 56304 \$4,467,815.06	Valley Paving, Inc. 8800 13th Avenue E Shakopee, MN 55379 \$4,542,622.78	Northdale Construction Co., Inc. 9760 71st Street NE Albertville, MN 55301 \$4,557,554.31			
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Shared Storm, Sanitary & Water Related Items									
2106.609	CRUSHED ROCK (PIPE FOUNDATION) MNDOT 3149.2G2	TON	180.0	\$40.00	\$7,200.00	\$45.66	\$8,218.80	\$43.01	\$7,741.80
2123.510	EXPLORATORY EXCAVATION	HOUR	12.0	\$800.00	\$9,600.00	\$693.43	\$8,321.16	\$1,687.50	\$20,250.00
	Shared Storm, Sanitary & Water Related Items				\$16,800.00		\$16,539.96		\$27,991.80
TOTAL BID PRICE					\$4,467,815.06		\$4,542,622.78		\$4,557,554.31



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				S.M. Hentges & Sons, Inc. 650 Quaker Avenue Jordan, MN 55352 \$4,626,346.50		A-1 Excavating, LLC 8237 State Hwy 64 Bloomer, WI 54724 \$4,948,524.10		Heselton Construction, LLC PO Box 246 Faribault, MN 55021 \$4,961,771.64	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe									
2021.501	MOBILIZATION	LUMP SUM	1.0	\$190,000.00	\$190,000.00	\$246,000.00	\$246,000.00	\$124,000.00	\$124,000.00
2104.503	REMOVE CURB & GUTTER	LIN FT	9,682.0	\$2.70	\$26,141.40	\$3.00	\$29,046.00	\$3.00	\$29,046.00
2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	1,387.0	\$2.00	\$2,774.00	\$3.00	\$4,161.00	\$3.00	\$4,161.00
2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	32.0	\$5.00	\$160.00	\$6.00	\$192.00	\$4.00	\$128.00
2104.504	REMOVE BITUMINOUS PAVEMENT (P)	SQ YD	21,907.0	\$3.70	\$81,055.90	\$3.00	\$65,721.00	\$6.00	\$131,442.00
2104.504	REMOVE DRIVEWAY OR WALK	SQ YD	2,725.0	\$3.00	\$8,175.00	\$6.00	\$16,350.00	\$10.50	\$28,612.50
2106.507	EXCAVATION-COMMON (EV) (P)	CU YD	20,110.0	\$15.00	\$301,650.00	\$20.00	\$402,200.00	\$16.00	\$321,760.00
2106.507	EXCAVATION-SUBGRADE (EV)	CU YD	900.0	\$18.00	\$16,200.00	\$20.00	\$18,000.00	\$17.00	\$15,300.00
2106.507	SELECT GRANULAR EMBANKMENT (CV) (P)	CU YD	14,451.0	\$26.00	\$375,726.00	\$31.00	\$447,981.00	\$28.75	\$415,466.25
2108.504	GEOTEXTILE FABRIC TYPE 4 (P)	SQ YD	22,716.0	\$2.60	\$59,061.60	\$2.00	\$45,432.00	\$2.10	\$47,703.60
2118.509	AGGREGATE SURFACING CLASS 5 (DRIVEWAYS, 100% CRUSHED LIMESTONE)	TON	126.0	\$42.00	\$5,292.00	\$26.00	\$3,276.00	\$33.70	\$4,246.20
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	18.0	\$200.00	\$3,600.00	\$150.00	\$2,700.00	\$175.00	\$3,150.00
2130.523	WATER (DUST CONTROL)	M GALLON	65.0	\$46.00	\$2,990.00	\$40.00	\$2,600.00	\$50.00	\$3,250.00
2211.507	AGGREGATE BASE (CV) CLASS 5 (P)	CU YD	5,279.0	\$17.00	\$89,743.00	\$46.00	\$242,834.00	\$35.00	\$184,765.00
2302.502	DRILL & GROUT REINF BAR (EPOXY COATED)	EACH	944.0	\$15.00	\$14,160.00	\$6.00	\$5,664.00	\$5.25	\$4,956.00
2331.603	SAWED & SEALED JOINT (BITUMINOUS)	LIN FT	4,481.0	\$5.30	\$23,749.30	\$4.55	\$20,388.55	\$4.55	\$20,388.55
2331.603	JOINT ADHESIVE (MASTIC)	LIN FT	10,568.0	\$0.34	\$3,593.12	\$0.35	\$3,698.80	\$0.35	\$3,698.80
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	1,603.0	\$4.00	\$6,412.00	\$2.05	\$3,286.15	\$2.00	\$3,206.00
2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B) (SPNWB330B)	TON	3,010.0	\$78.00	\$234,780.00	\$76.25	\$229,512.50	\$76.00	\$228,760.00
2360.509	TYPE SP 12.5 WEAR COURSE MIX (3,C)	TON	1,822.0	\$100.00	\$182,200.00	\$88.70	\$161,611.40	\$89.00	\$162,158.00
2360.504	TYPE SP 9.5 WEAR COURSE MIX (2,B) (SPWEA230B) (DRIVEWAYS)	SQ YD	240.0	\$36.00	\$8,640.00	\$35.00	\$8,400.00	\$26.00	\$6,240.00
2411.603	CONCRETE STEPS DESIGN SPECIAL	LIN FT	50.0	\$42.00	\$2,100.00	\$62.00	\$3,100.00	\$82.00	\$4,100.00
2502.503	6" PERF HDPE PIPE DRAIN	LIN FT	9,527.0	\$9.40	\$89,553.80	\$11.00	\$104,797.00	\$14.25	\$135,759.75
2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	37.0	\$525.00	\$19,425.00	\$473.00	\$17,501.00	\$510.00	\$18,870.00
2521.518	4" CONCRETE WALK	SQ FT	29,328.0	\$7.00	\$205,296.00	\$6.00	\$175,968.00	\$6.75	\$197,964.00
2521.518	6" CONCRETE WALK	SQ FT	4,450.0	\$8.00	\$35,600.00	\$7.50	\$33,375.00	\$8.30	\$36,935.00



TABULATION OF BIDS

2025 Street and Utility Improvement Project				S.M. Hentges & Sons, Inc.		A-1 Excavating, LLC		Heselton Construction, LLC	
New Prague, Minnesota				650 Quaker Avenue		8237 State Hwy 64		PO Box 246	
SEH No.: NEWPR 179117				Jordan, MN 55352		Bloomer, WI 54724		Faribault, MN 55021	
Bid Date: 10:00 a.m., Friday, February 21, 2025				\$4,626,346.50		\$4,948,524.10		\$4,961,771.64	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
2521.518	6" CONCRETE WALK (CURB RAMP)	SQ FT	2,468.0	\$14.00	\$34,552.00	\$15.00	\$37,020.00	\$15.95	\$39,364.60
2531.503	CONCRETE CURB & GUTTER, DESIGN B418	LIN FT	350.0	\$19.00	\$6,650.00	\$31.00	\$10,850.00	\$31.40	\$10,990.00
2531.503	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	9,745.0	\$20.00	\$194,900.00	\$20.00	\$194,900.00	\$20.90	\$203,670.50
2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SQ YD	2,500.0	\$107.00	\$267,500.00	\$81.00	\$202,500.00	\$90.55	\$226,375.00
2531.603	CONCRETE SILL	LIN FT	350.0	\$7.00	\$2,450.00	\$10.00	\$3,500.00	\$10.20	\$3,570.00
2531.618	TRUNCATED DOMES	SQ FT	396.0	\$65.00	\$25,740.00	\$53.00	\$20,988.00	\$52.35	\$20,730.60
2563.601	TRAFFIC CONTROL	LUMP SUM	1.0	\$11,000.00	\$11,000.00	\$16,000.00	\$16,000.00	\$9,950.00	\$9,950.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	75.0	\$190.00	\$14,250.00	\$90.00	\$6,750.00	\$255.00	\$19,125.00
2573.602	TEMPORARY ROCK ENTRANCE	EACH	7.0	\$2,400.00	\$16,800.00	\$100.00	\$700.00	\$2,765.00	\$19,355.00
2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	500.0	\$3.30	\$1,650.00	\$3.20	\$1,600.00	\$3.15	\$1,575.00
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	1,159.0	\$47.00	\$54,473.00	\$10.00	\$11,590.00	\$0.01	\$11.59
2575.504	OVER-SEEDING	SQ YD	7,891.0	\$1.40	\$11,047.40	\$1.30	\$10,258.30	\$1.30	\$10,258.30
2575.504	WEED SPRAYING	SQ YD	7,891.0	\$0.28	\$2,209.48	\$0.30	\$2,367.30	\$0.25	\$1,972.75
2575.523	WATER (TURF ESTABLISHMENT)	M GALLON	839.0	\$33.00	\$27,687.00	\$30.00	\$25,170.00	\$31.45	\$26,386.55
2575.604	TURF ESTABLISHMENT (TEMPORARY)	SQ YD	5,260.0	\$0.56	\$2,945.60	\$0.75	\$3,945.00	\$0.55	\$2,893.00
2575.604	TURF ESTABLISHMENT (PERMANENT)	SQ YD	10,519.0	\$1.70	\$17,882.30	\$1.90	\$19,986.10	\$6.25	\$65,743.75
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe Subtotal					\$2,679,814.90		\$2,861,920.10		\$2,798,038.29
Storm Sewer									
2104.501	REMOVE PIPE SEWER (DRAIN TILE)	LUMP SUM	1.0	\$3,200.00	\$3,200.00	\$15,000.00	\$15,000.00	\$6,900.00	\$6,900.00
2104.502	REMOVE MANHOLE (STORM)	EACH	35.0	\$430.00	\$15,050.00	\$500.00	\$17,500.00	\$485.00	\$16,975.00
2104.503	REMOVE PIPE SEWER (STORM)	LIN FT	2,066.0	\$16.00	\$33,056.00	\$15.00	\$30,990.00	\$11.50	\$23,759.00
2104.603	ABANDON PIPE SEWER (STORM)	LIN FT	1,087.0	\$22.00	\$23,914.00	\$8.00	\$8,696.00	\$11.50	\$12,500.50
2502.602	YARD DRAIN (LAWN SUMP CATCH BASIN TOTAL UNIT)	EACH	101.0	\$230.00	\$23,230.00	\$693.00	\$69,993.00	\$375.00	\$37,875.00
2503.503	8" STORM SEWER (PVC)	LIN FT	80.0	\$37.00	\$2,960.00	\$59.00	\$4,720.00	\$47.55	\$3,804.00
2503.503	12" RCP CLASS V PIPE SEWER	LIN FT	16.0	\$60.00	\$960.00	\$101.00	\$1,616.00	\$92.00	\$1,472.00
2503.503	15" STORM SEWER	LIN FT	2,594.0	\$50.00	\$129,700.00	\$63.00	\$163,422.00	\$64.00	\$166,016.00
2503.503	15" RCP CLASS IV PIPE SEWER	LIN FT	48.0	\$60.00	\$2,880.00	\$86.00	\$4,128.00	\$98.00	\$4,704.00
2503.503	18" STORM SEWER	LIN FT	311.0	\$57.00	\$17,727.00	\$72.00	\$22,392.00	\$72.00	\$22,392.00



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				S.M. Hentges & Sons, Inc. 650 Quaker Avenue Jordan, MN 55352 \$4,626,346.50		A-1 Excavating, LLC 8237 State Hwy 64 Bloomer, WI 54724 \$4,948,524.10		Heselton Construction, LLC PO Box 246 Faribault, MN 55021 \$4,961,771.64	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
2503.503	24" STORM SEWER	LIN FT	662.0	\$72.00	\$47,664.00	\$99.00	\$65,538.00	\$94.00	\$62,228.00
2503.602	CONSTRUCT BULKHEAD	EACH	3.0	\$930.00	\$2,790.00	\$1,000.00	\$3,000.00	\$580.00	\$1,740.00
2503.602	CONNECT TO EXISTING PIPE DRAIN (SUMP PUMP)	EACH	101.0	\$170.00	\$17,170.00	\$150.00	\$15,150.00	\$149.00	\$15,049.00
2503.602	CONNECT TO EXISTING PIPE DRAIN (DRAIN TILE)	EACH	23.0	\$334.00	\$7,682.00	\$150.00	\$3,450.00	\$165.00	\$3,795.00
2503.602	CONNECT TO EXISTING STORM SEWER	EACH	9.0	\$1,500.00	\$13,500.00	\$900.00	\$8,100.00	\$1,275.00	\$11,475.00
2503.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE (STORM SEWER)	EACH	3.0	\$1,500.00	\$4,500.00	\$1,250.00	\$3,750.00	\$2,070.00	\$6,210.00
2506.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE (PIPE DRAIN)	EACH	5.0	\$630.00	\$3,150.00	\$600.00	\$3,000.00	\$555.00	\$2,775.00
2506.502	CASTING ASSEMBLY (STORM)	EACH	49.0	\$1,000.00	\$49,000.00	\$987.00	\$48,363.00	\$1,445.00	\$70,805.00
2506.502	ADJUST FRAME RING & CASTING (STORM)	EACH	2.0	\$640.00	\$1,280.00	\$500.00	\$1,000.00	\$755.00	\$1,510.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	158.0	\$680.00	\$107,440.00	\$640.00	\$101,120.00	\$600.00	\$94,800.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	LIN FT	5.0	\$1,000.00	\$5,000.00	\$1,030.00	\$5,150.00	\$940.00	\$4,700.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020	LIN FT	5.1	\$1,200.00	\$6,120.00	\$1,500.00	\$7,650.00	\$1,180.00	\$6,018.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (TYPE 477)	LIN FT	67.4	\$580.00	\$39,092.00	\$560.00	\$37,744.00	\$565.00	\$38,081.00
2506.602	STORM CASTING SPECIAL 1	EACH	1.0	\$850.00	\$850.00	\$1,887.00	\$1,887.00	\$2,540.00	\$2,540.00
2506.602	STORM CASTING SPECIAL 2	EACH	2.0	\$850.00	\$1,700.00	\$987.00	\$1,974.00	\$1,380.00	\$2,760.00
	Storm Sewer Subtotal				\$559,615.00		\$645,333.00		\$620,883.50
Sanitary Sewer									
2104.502	REMOVE MANHOLE (SANITARY)	EACH	9.0	\$700.00	\$6,300.00	\$500.00	\$4,500.00	\$530.00	\$4,770.00
2503.602	CONNECT TO EXISTING 8" SANITARY SEWER MAIN	EACH	8.0	\$1,700.00	\$13,600.00	\$700.00	\$5,600.00	\$1,315.00	\$10,520.00
2503.602	CONNECT TO EXISTING SANITARY MANHOLE	EACH	2.0	\$3,000.00	\$6,000.00	\$1,700.00	\$3,400.00	\$3,065.00	\$6,130.00
2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	105.0	\$460.00	\$48,300.00	\$200.00	\$21,000.00	\$185.00	\$19,425.00
2503.602	8" X 4" PVC WYE	EACH	105.0	\$380.00	\$39,900.00	\$200.00	\$21,000.00	\$350.00	\$36,750.00
2503.602	SEWER INSPECTION (VIDEO INSPECTION	EACH	105.0	\$250.00	\$26,250.00	\$235.00	\$24,675.00	\$235.00	\$24,675.00
2503.603	PLUG FILL & ABANDON FORCE MAIN	LIN FT	1,161.0	\$18.00	\$20,898.00	\$5.00	\$5,805.00	\$6.70	\$7,778.70
2503.603	SEWER INSPECTION (VIDEO INSPECTION MAINLINE POST INSTALLATION)	LIN FT	4,227.0	\$1.80	\$7,608.60	\$2.00	\$8,454.00	\$1.95	\$8,242.65



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				S.M. Hentges & Sons, Inc. 650 Quaker Avenue Jordan, MN 55352 \$4,626,346.50		A-1 Excavating, LLC 8237 State Hwy 64 Bloomer, WI 54724 \$4,948,524.10		Heselton Construction, LLC PO Box 246 Faribault, MN 55021 \$4,961,771.64	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
2503.603	4" PVC SANITARY SEWER SERVICE PIPE	LIN FT	3,600.0	\$40.00	\$144,000.00	\$47.00	\$169,200.00	\$53.00	\$190,800.00
2503.603	8" SDR-35 PVC SANITARY SEWER (REGARDLESS OF DEPTH)	LIN FT	4,227.0	\$52.00	\$219,804.00	\$74.00	\$312,798.00	\$66.00	\$278,982.00
2506.502	CASTING ASSEMBLY	EACH	13.0	\$1,100.00	\$14,300.00	\$664.00	\$8,632.00	\$1,905.00	\$24,765.00
2506.502	SANITARY CASTING SPECIAL	EACH	4.0	\$1,100.00	\$4,400.00	\$1,164.00	\$4,656.00	\$2,405.00	\$9,620.00
2506.602	CONSTRUCT 8" OUTSIDE DROP	EACH	2.0	\$6,600.00	\$13,200.00	\$6,734.00	\$13,468.00	\$8,165.00	\$16,330.00
2506.603	CONSTRUCT SANITARY MANHOLE DESIGN 4007	LIN FT	87.0	\$500.00	\$43,500.00	\$550.00	\$47,850.00	\$500.00	\$43,500.00
	Sanitary Sewer Subtotal				\$608,060.60		\$651,038.00		\$682,288.35
Water Main									
2104.502	REMOVE GATE VALVE & BOX	EACH	8.0	\$108.00	\$864.00	\$200.00	\$1,600.00	\$280.00	\$2,240.00
2104.502	REMOVE MANHOLE (GATE VALVE)	EACH	2.0	\$530.00	\$1,060.00	\$500.00	\$1,000.00	\$540.00	\$1,080.00
2104.502	REMOVE HYDRANT	EACH	10.0	\$370.00	\$3,700.00	\$300.00	\$3,000.00	\$640.00	\$6,400.00
2104.503	REMOVE WATER MAIN	LIN FT	3,930.0	\$7.30	\$28,689.00	\$7.00	\$27,510.00	\$6.65	\$26,134.50
2504.601	TEMPORARY WATER SERVICE	LUMP SUM	1.0	\$63,000.00	\$63,000.00	\$30,000.00	\$30,000.00	\$59,000.00	\$59,000.00
2504.602	ADJUST VALVE BOX	EACH	3.0	\$250.00	\$750.00	\$200.00	\$600.00	\$245.00	\$735.00
2506.502	ADJUST FRAME RING & CASTING (WATER)	EACH	1.0	\$250.00	\$250.00	\$500.00	\$500.00	\$1,420.00	\$1,420.00
2504.602	CONNECT TO EXISTING WATER MAIN	EACH	9.0	\$1,600.00	\$14,400.00	\$2,800.00	\$25,200.00	\$1,765.00	\$15,885.00
2504.602	CONNECT TO EXISTING WATER SERVICE	EACH	101.0	\$520.00	\$52,520.00	\$150.00	\$15,150.00	\$275.00	\$27,775.00
2504.602	HYDRANT SYSTEM	EACH	10.0	\$7,500.00	\$75,000.00	\$6,823.00	\$68,230.00	\$7,000.00	\$70,000.00
2504.602	HYDRANT RISER	EACH	2.0	\$2,100.00	\$4,200.00	\$1,586.00	\$3,172.00	\$1,215.00	\$2,430.00
2504.602	6" GATE VALVE & BOX	EACH	10.0	\$1,800.00	\$18,000.00	\$2,288.00	\$22,880.00	\$2,570.00	\$25,700.00
2504.602	8" GATE VALVE & BOX	EACH	12.0	\$3,500.00	\$42,000.00	\$3,239.00	\$38,868.00	\$3,700.00	\$44,400.00
2504.602	1" CORPORATION STOP (WITH SADDLE)	EACH	101.0	\$490.00	\$49,490.00	\$321.00	\$32,421.00	\$290.00	\$29,290.00
2504.602	1" CURB STOP & BOX	EACH	101.0	\$405.00	\$40,905.00	\$624.00	\$63,024.00	\$400.00	\$40,400.00
2504.603	1" SERVICE PIPE, TYPE PE PIPE W/TRACER WIRE	LIN FT	3,353.0	\$36.00	\$120,708.00	\$37.00	\$124,061.00	\$55.00	\$184,415.00
2504.603	6" C900 PVC WATER MAIN PIPE W/TRACER WIRE	LIN FT	106.0	\$60.00	\$6,360.00	\$74.00	\$7,844.00	\$78.00	\$8,268.00
2504.603	8" C900 PVC WATER MAIN PIPE W/TRACER WIRE	LIN FT	4,292.0	\$53.00	\$227,476.00	\$69.00	\$296,148.00	\$67.00	\$287,564.00
2504.604	4" POLYSTYRENE INSULATION	SQ YD	7.0	\$36.00	\$252.00	\$60.00	\$420.00	\$29.00	\$203.00
2504.608	WATER MAIN FITTINGS	POUND	1,083.0	\$16.00	\$17,328.00	\$15.00	\$16,245.00	\$14.00	\$15,162.00
	Water Main Subtotal				\$766,952.00		\$777,873.00		\$848,501.50



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				S.M. Hentges & Sons, Inc. 650 Quaker Avenue Jordan, MN 55352 \$4,626,346.50		A-1 Excavating, LLC 8237 State Hwy 64 Bloomer, WI 54724 \$4,948,524.10		Heselton Construction, LLC PO Box 246 Faribault, MN 55021 \$4,961,771.64	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Shared Storm, Sanitary & Water Related Items									
2106.609	CRUSHED ROCK (PIPE FOUNDATION) MNDOT 3149.2G2	TON	180.0	\$38.00	\$6,840.00	\$42.00	\$7,560.00	\$42.00	\$7,560.00
2123.510	EXPLORATORY EXCAVATION	HOUR	12.0	\$422.00	\$5,064.00	\$400.00	\$4,800.00	\$375.00	\$4,500.00
	Shared Storm, Sanitary & Water Related Items				\$11,904.00		\$12,360.00		\$12,060.00
TOTAL BID PRICE					\$4,626,346.50		\$4,948,524.10		\$4,961,771.64



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				BCM Construction, Inc. 15760 Acorn Trail Faribault, MN 55021 \$4,999,034.23		McNamara Contracting 16700 Chippendale Avenue Rosemount, MN 55068 \$5,134,415.70	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe							
2021.501	MOBILIZATION	LUMP SUM	1.0	\$150,000.00	\$150,000.00	\$105,500.00	\$105,500.00
2104.503	REMOVE CURB & GUTTER	LIN FT	9,682.0	\$4.30	\$41,632.60	\$3.50	\$33,887.00
2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	1,387.0	\$4.15	\$5,756.05	\$2.00	\$2,774.00
2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	32.0	\$6.23	\$199.36	\$2.00	\$64.00
2104.504	REMOVE BITUMINOUS PAVEMENT (P)	SQ YD	21,907.0	\$1.87	\$40,966.09	\$3.00	\$65,721.00
2104.504	REMOVE DRIVEWAY OR WALK	SQ YD	2,725.0	\$9.76	\$26,596.00	\$30.00	\$81,750.00
2106.507	EXCAVATION-COMMON (EV) (P)	CU YD	20,110.0	\$15.99	\$321,558.90	\$21.00	\$422,310.00
2106.507	EXCAVATION-SUBGRADE (EV)	CU YD	900.0	\$17.12	\$15,408.00	\$38.50	\$34,650.00
2106.507	SELECT GRANULAR EMBANKMENT (CV) (P)	CU YD	14,451.0	\$28.31	\$409,107.81	\$26.00	\$375,726.00
2108.504	GEOTEXTILE FABRIC TYPE 4 (P)	SQ YD	22,716.0	\$2.02	\$45,886.32	\$2.00	\$45,432.00
2118.509	AGGREGATE SURFACING CLASS 5 (DRIVEWAYS, 100% CRUSHED LIMESTONE)	TON	126.0	\$33.92	\$4,273.92	\$45.00	\$5,670.00
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	18.0	\$259.99	\$4,679.82	\$230.00	\$4,140.00
2130.523	WATER (DUST CONTROL)	M GALLON	65.0	\$110.00	\$7,150.00	\$110.00	\$7,150.00
2211.507	AGGREGATE BASE (CV) CLASS 5 (P)	CU YD	5,279.0	\$38.04	\$200,813.16	\$62.00	\$327,298.00
2302.502	DRILL & GROUT REINF BAR (EPOXY COATED)	EACH	944.0	\$5.50	\$5,192.00	\$10.00	\$9,440.00
2331.603	SAWED & SEALED JOINT (BITUMINOUS)	LIN FT	4,481.0	\$4.79	\$21,463.99	\$4.50	\$20,164.50
2331.603	JOINT ADHESIVE (MASTIC)	LIN FT	10,568.0	\$0.34	\$3,593.12	\$0.65	\$6,869.20
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	1,603.0	\$2.15	\$3,446.45	\$3.00	\$4,809.00
2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B) (SPNWB330B)	TON	3,010.0	\$82.59	\$248,595.90	\$84.00	\$252,840.00
2360.509	TYPE SP 12.5 WEAR COURSE MIX (3,C)	TON	1,822.0	\$97.20	\$177,098.40	\$95.00	\$173,090.00
2360.504	TYPE SP 9.5 WEAR COURSE MIX (2,B) (SPWEA230B) (DRIVEWAYS)	SQ YD	240.0	\$27.42	\$6,580.80	\$42.50	\$10,200.00
2411.603	CONCRETE STEPS DESIGN SPECIAL	LIN FT	50.0	\$61.16	\$3,058.00	\$65.00	\$3,250.00
2502.503	6" PERF HDPE PIPE DRAIN	LIN FT	9,527.0	\$10.55	\$100,509.85	\$17.50	\$166,722.50
2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	37.0	\$467.64	\$17,302.68	\$375.00	\$13,875.00
2521.518	4" CONCRETE WALK	SQ FT	29,328.0	\$7.60	\$222,892.80	\$7.50	\$219,960.00
2521.518	6" CONCRETE WALK	SQ FT	4,450.0	\$9.34	\$41,563.00	\$10.00	\$44,500.00



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				BCM Construction, Inc. 15760 Acorn Trail Faribault, MN 55021 \$4,999,034.23		McNamara Contracting 16700 Chippendale Avenue Rosemount, MN 55068 \$5,134,415.70	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price
2521.518	6" CONCRETE WALK (CURB RAMP)	SQ FT	2,468.0	\$17.16	\$42,350.88	\$17.50	\$43,190.00
2531.503	CONCRETE CURB & GUTTER, DESIGN B418	LIN FT	350.0	\$34.91	\$12,218.50	\$21.75	\$7,612.50
2531.503	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	9,745.0	\$22.85	\$222,673.25	\$18.50	\$180,282.50
2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SQ YD	2,500.0	\$94.31	\$235,775.00	\$104.00	\$260,000.00
2531.603	CONCRETE SILL	LIN FT	350.0	\$12.41	\$4,343.50	\$8.00	\$2,800.00
2531.618	TRUNCATED DOMES	SQ FT	396.0	\$55.00	\$21,780.00	\$50.00	\$19,800.00
2563.601	TRAFFIC CONTROL	LUMP SUM	1.0	\$10,449.69	\$10,449.69	\$10,500.00	\$10,500.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	75.0	\$125.42	\$9,406.50	\$168.00	\$12,600.00
2573.602	TEMPORARY ROCK ENTRANCE	EACH	7.0	\$1,104.54	\$7,731.78	\$1,200.00	\$8,400.00
2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	500.0	\$3.30	\$1,650.00	\$3.50	\$1,750.00
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	1,159.0	\$31.10	\$36,044.90	\$60.00	\$69,540.00
2575.504	OVER-SEEDING	SQ YD	7,891.0	\$1.38	\$10,889.58	\$2.00	\$15,782.00
2575.504	WEED SPRAYING	SQ YD	7,891.0	\$0.28	\$2,209.48	\$0.50	\$3,945.50
2575.523	WATER (TURF ESTABLISHMENT)	M GALLON	839.0	\$33.00	\$27,687.00	\$140.00	\$117,460.00
2575.604	TURF ESTABLISHMENT (TEMPORARY)	SQ YD	5,260.0	\$0.55	\$2,893.00	\$1.50	\$7,890.00
2575.604	TURF ESTABLISHMENT (PERMANENT)	SQ YD	10,519.0	\$3.30	\$34,712.70	\$2.00	\$21,038.00
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe Subtotal					\$2,808,140.78		\$3,220,382.70
Storm Sewer							
2104.501	REMOVE PIPE SEWER (DRAIN TILE)	LUMP SUM	1.0	\$3,736.01	\$3,736.01	\$1,650.00	\$1,650.00
2104.502	REMOVE MANHOLE (STORM)	EACH	35.0	\$410.57	\$14,369.95	\$375.00	\$13,125.00
2104.503	REMOVE PIPE SEWER (STORM)	LIN FT	2,066.0	\$9.08	\$18,759.28	\$14.00	\$28,924.00
2104.603	ABANDON PIPE SEWER (STORM)	LIN FT	1,087.0	\$14.20	\$15,435.40	\$11.00	\$11,957.00
2502.602	YARD DRAIN (LAWN SUMP CATCH BASIN TOTAL UNIT)	EACH	101.0	\$300.00	\$30,300.00	\$550.00	\$55,550.00
2503.503	8" STORM SEWER (PVC)	LIN FT	80.0	\$131.15	\$10,492.00	\$52.00	\$4,160.00
2503.503	12" RCP CLASS V PIPE SEWER	LIN FT	16.0	\$148.75	\$2,380.00	\$75.00	\$1,200.00
2503.503	15" STORM SEWER	LIN FT	2,594.0	\$68.92	\$178,778.48	\$64.50	\$167,313.00
2503.503	15" RCP CLASS IV PIPE SEWER	LIN FT	48.0	\$154.25	\$7,404.00	\$72.00	\$3,456.00
2503.503	18" STORM SEWER	LIN FT	311.0	\$84.23	\$26,195.53	\$66.00	\$20,526.00



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				BCM Construction, Inc. 15760 Acorn Trail Faribault, MN 55021 \$4,999,034.23		McNamara Contracting 16700 Chippendale Avenue Rosemount, MN 55068 \$5,134,415.70	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price
2503.503	24" STORM SEWER	LIN FT	662.0	\$97.99	\$64,869.38	\$90.00	\$59,580.00
2503.602	CONSTRUCT BULKHEAD	EACH	3.0	\$436.76	\$1,310.28	\$500.00	\$1,500.00
2503.602	CONNECT TO EXISTING PIPE DRAIN (SUMP PUMP)	EACH	101.0	\$137.83	\$13,920.83	\$55.00	\$5,555.00
2503.602	CONNECT TO EXISTING PIPE DRAIN (DRAIN TILE)	EACH	23.0	\$137.83	\$3,170.09	\$100.00	\$2,300.00
2503.602	CONNECT TO EXISTING STORM SEWER	EACH	9.0	\$1,224.83	\$11,023.47	\$925.00	\$8,325.00
2503.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE (STORM SEWER)	EACH	3.0	\$1,893.72	\$5,681.16	\$2,400.00	\$7,200.00
2506.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE (PIPE DRAIN)	EACH	5.0	\$97.92	\$489.60	\$525.00	\$2,625.00
2506.502	CASTING ASSEMBLY (STORM)	EACH	49.0	\$1,268.28	\$62,145.72	\$1,058.00	\$51,842.00
2506.502	ADJUST FRAME RING & CASTING (STORM)	EACH	2.0	\$828.29	\$1,656.58	\$1,950.00	\$3,900.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	158.0	\$526.45	\$83,179.10	\$535.00	\$84,530.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	LIN FT	5.0	\$858.16	\$4,290.80	\$1,000.00	\$5,000.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020	LIN FT	5.1	\$1,185.25	\$6,044.78	\$1,200.00	\$6,120.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (TYPE 477)	LIN FT	67.4	\$423.46	\$28,541.20	\$475.00	\$32,015.00
2506.602	STORM CASTING SPECIAL 1	EACH	1.0	\$1,875.23	\$1,875.23	\$2,500.00	\$2,500.00
2506.602	STORM CASTING SPECIAL 2	EACH	2.0	\$1,103.28	\$2,206.56	\$1,000.00	\$2,000.00
	Storm Sewer Subtotal				\$598,255.43		\$582,853.00
Sanitary Sewer							
2104.502	REMOVE MANHOLE (SANITARY)	EACH	9.0	\$470.15	\$4,231.35	\$500.00	\$4,500.00
2503.602	CONNECT TO EXISTING 8" SANITARY SEWER MAIN	EACH	8.0	\$825.72	\$6,605.76	\$1,250.00	\$10,000.00
2503.602	CONNECT TO EXISTING SANITARY MANHOLE	EACH	2.0	\$1,866.22	\$3,732.44	\$4,000.00	\$8,000.00
2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	105.0	\$489.79	\$51,427.95	\$135.00	\$14,175.00
2503.602	8" X 4" PVC WYE	EACH	105.0	\$266.59	\$27,991.95	\$160.00	\$16,800.00
2503.602	SEWER INSPECTION (VIDEO INSPECTION	EACH	105.0	\$253.00	\$26,565.00	\$235.00	\$24,675.00
2503.603	PLUG FILL & ABANDON FORCE MAIN	LIN FT	1,161.0	\$10.30	\$11,958.30	\$6.75	\$7,836.75
2503.603	SEWER INSPECTION (VIDEO INSPECTION MAINLINE POST INSTALLATION)	LIN FT	4,227.0	\$2.75	\$11,624.25	\$2.00	\$8,454.00



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				BCM Construction, Inc. 15760 Acorn Trail Faribault, MN 55021 \$4,999,034.23		McNamara Contracting 16700 Chippendale Avenue Rosemount, MN 55068 \$5,134,415.70	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price
2503.603	4" PVC SANITARY SEWER SERVICE PIPE	LIN FT	3,600.0	\$48.77	\$175,572.00	\$42.00	\$151,200.00
2503.603	8" SDR-35 PVC SANITARY SEWER (REGARDLESS OF DEPTH)	LIN FT	4,227.0	\$67.48	\$285,237.96	\$60.00	\$253,620.00
2506.502	CASTING ASSEMBLY	EACH	13.0	\$1,213.28	\$15,772.64	\$1,900.00	\$24,700.00
2506.502	SANITARY CASTING SPECIAL	EACH	4.0	\$1,268.28	\$5,073.12	\$1,400.00	\$5,600.00
2506.602	CONSTRUCT 8" OUTSIDE DROP	EACH	2.0	\$7,151.56	\$14,303.12	\$5,900.00	\$11,800.00
2506.603	CONSTRUCT SANITARY MANHOLE DESIGN 4007	LIN FT	87.0	\$509.67	\$44,341.29	\$490.00	\$42,630.00
	Sanitary Sewer Subtotal				\$684,437.13		\$583,990.75
Water Main							
2104.502	REMOVE GATE VALVE & BOX	EACH	8.0	\$217.09	\$1,736.72	\$375.00	\$3,000.00
2104.502	REMOVE MANHOLE (GATE VALVE)	EACH	2.0	\$217.09	\$434.18	\$500.00	\$1,000.00
2104.502	REMOVE HYDRANT	EACH	10.0	\$594.57	\$5,945.70	\$500.00	\$5,000.00
2104.503	REMOVE WATER MAIN	LIN FT	3,930.0	\$4.34	\$17,056.20	\$3.50	\$13,755.00
2504.601	TEMPORARY WATER SERVICE	LUMP SUM	1.0	\$52,931.40	\$52,931.40	\$45,000.00	\$45,000.00
2504.602	ADJUST VALVE BOX	EACH	3.0	\$295.09	\$885.27	\$600.00	\$1,800.00
2506.502	ADJUST FRAME RING & CASTING (WATER)	EACH	1.0	\$553.32	\$553.32	\$2,500.00	\$2,500.00
2504.602	CONNECT TO EXISTING WATER MAIN	EACH	9.0	\$1,871.44	\$16,842.96	\$1,800.00	\$16,200.00
2504.602	CONNECT TO EXISTING WATER SERVICE	EACH	101.0	\$442.96	\$44,738.96	\$235.00	\$23,735.00
2504.602	HYDRANT SYSTEM	EACH	10.0	\$6,829.36	\$68,293.60	\$7,900.00	\$79,000.00
2504.602	HYDRANT RISER	EACH	2.0	\$1,221.30	\$2,442.60	\$1,500.00	\$3,000.00
2504.602	6" GATE VALVE & BOX	EACH	10.0	\$2,431.60	\$24,316.00	\$2,500.00	\$25,000.00
2504.602	8" GATE VALVE & BOX	EACH	12.0	\$3,357.77	\$40,293.24	\$4,000.00	\$48,000.00
2504.602	1" CORPORATION STOP (WITH SADDLE)	EACH	101.0	\$582.24	\$58,806.24	\$260.00	\$26,260.00
2504.602	1" CURB STOP & BOX	EACH	101.0	\$664.74	\$67,138.74	\$500.00	\$50,500.00
2504.603	1" SERVICE PIPE, TYPE PE PIPE W/TRACER WIRE	LIN FT	3,353.0	\$49.57	\$166,208.21	\$38.00	\$127,414.00
2504.603	6" C900 PVC WATER MAIN PIPE W/TRACER WIRE	LIN FT	106.0	\$116.73	\$12,373.38	\$54.00	\$5,724.00
2504.603	8" C900 PVC WATER MAIN PIPE W/TRACER WIRE	LIN FT	4,292.0	\$69.26	\$297,263.92	\$56.00	\$240,352.00
2504.604	4" POLYSTYRENE INSULATION	SQ YD	7.0	\$38.86	\$272.02	\$25.00	\$175.00
2504.608	WATER MAIN FITTINGS	POUND	1,083.0	\$14.25	\$15,432.75	\$14.75	\$15,974.25
	Water Main Subtotal				\$893,965.41		\$733,389.25



TABULATION OF BIDS

2025 Street and Utility Improvement Project New Prague, Minnesota SEH No.: NEWPR 179117 Bid Date: 10:00 a.m., Friday, February 21, 2025				BCM Construction, Inc. 15760 Acorn Trail Faribault, MN 55021 \$4,999,034.23		McNamara Contracting 16700 Chippendale Avenue Rosemount, MN 55068 \$5,134,415.70	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price
Shared Storm, Sanitary & Water Related Items							
2106.609	CRUSHED ROCK (PIPE FOUNDATION) MNDOT 3149.2G2	TON	180.0	\$46.24	\$8,323.20	\$45.00	\$8,100.00
2123.510	EXPLORATORY EXCAVATION	HOUR	12.0	\$492.69	\$5,912.28	\$475.00	\$5,700.00
	Shared Storm, Sanitary & Water Related Items				\$14,235.48		\$13,800.00
TOTAL BID PRICE					\$4,999,034.23		\$5,134,415.70

State of Minnesota
Counties of Scott & Le Sueur
City of New Prague }

**CITY OF NEW PRAGUE
RESOLUTION #25-03-03-01**

**2025 STREET AND UTILITY IMPROVEMENT PROJECT
ACCEPTING BIDS**

WHEREAS, pursuant to an advertisement for bids for the construction of the 2025 Street and Utility Improvement Project, bids were opened, and tabulated according to law, and the following bids were received in response to the advertisement:

<u>Contractor</u>	<u>Total Bid Amount</u>
Holtmeier Construction, Inc. Mankato, MN	\$4,268,296.04
Northwest Asphalt, Inc. Shakopee, MN	\$4,334,279.69
RL Larson Excavating, Inc. St. Cloud, MN	\$4,467,815.06
Valley Paving, Inc. Shakopee, MN	\$4,542,622.78
Northdale Construction Co., Inc. Albertville, MN	\$4,557,554.31
S.M. Hentges & Sons, Inc. Jordan, MN	\$4,626,346.50
A-1 Excavating LLC Bloomer, WI	\$4,948,524.10
Heselton Construction, LLC Faribault, MN	\$4,961,771.64
BCM Construction, Inc. Faribault, MN	\$4,999,034.23
McNamara Contracting Rosemount, MN	\$5,134,415.70

AND WHEREAS, it appears that Holtmeier Construction, Inc., of Mankato, Minnesota, is the lowest responsible bidder,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NEW PRAGUE, MINNESOTA:

State of Minnesota
Counties of Scott & Le Sueur
City of New Prague }

1. The mayor and administrator are hereby authorized and directed to enter into a contract with Holtmeier Construction, Inc., of Mankato, Minnesota, in the name of the City of New Prague, Minnesota, for the construction of the 2025 Street and Utility Improvement Project in the amount of \$4,268,296.04, according to the plans and specification therefore approved by the city council and on file in the office of the City Administrator.
2. The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the council this 3rd day of March, 2025.

Duane J. Jirik
Mayor

ATTEST:

Joshua M. Tetzlaff
City Administrator



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: TOBACCO VIOLATION APPEAL – NEW PRAGUE TOBACCO
DATE: FEBRUARY 26, 2025

On Jan. 6, 2025, New Prague Tobacco allegedly violated the City’s Tobacco Ordinance No. 117.05(A)(1) for selling tobacco products to a person under the age of 21. This is the third violation within a 36-month period for New Prague Tobacco. I sent an administrative citation to them on January 24, 2025, outlining the violation and the next steps, which include either: paying a fine and ceasing business operations for 30 days or appealing the citation. New Prague Tobacco requested a hearing to appeal the citation.

I have attached the documents related to the citation. The Council’s decision in this matter is to either uphold the citation or to rescind the citation.

Recommendation

Due to my initial sending of the violation, and this being an appeal to my decision, I do not have a formal recommendation.



City of New Prague

In the Counties of Scott & Le Sueur

118 CENTRAL AVENUE NORTH · NEW PRAGUE, MINNESOTA 56071 · PHONE (952) 758-4401
www.ci.new-prague.mn.us

Joshua M. Tetzlaff
City Administrator

Section 8, Item b.

January 24, 2025

Mr. Mohammad M Mirib
New Prague Tobacco
201 Chalupsky Avenue SE
New Prague, MN 56071

RE: 201 Chalupsky Avenue SE, New Prague, MN - Tobacco Ordinance Violation

Dear Mr. Mirib:

On January 6, 2025, the New Prague Police Department was dispatched to your New Prague Tobacco establishment, located at 201 Chalupsky Avenue SE in New Prague, MN, at approximately 7:46 p.m.

During this visit your employee, Dallis James Geelan, allegedly made a tobacco-related product sale to an underage person, which is a violation of New Prague City Ordinance Section 117.05 (A) (1). Incident report #25000087, dated January 7, 2025, has been attached.

In accordance with New Prague City Ordinance Section 117.09 (A), Administrative Penalties, the penalty for the third (3rd) violation (within three years of the first), for an employee of a licensee who sells tobacco to a person under the age of 21 years shall be an Administrative Penalty of \$1,000.00 and the licensee shall lose the licensee's authorization to sell tobacco, tobacco related devices, or electronic delivery devices for a period of not less than 30 days nor more than one year.

Also attached to this letter is a copy of the Administrative Citation for this alleged offense along with a copy of the City of New Prague's Tobacco Ordinance, with the Administrative Penalty section (117.09) highlighted. Your company has the option of choosing to pay the administrative fee for this alleged violation by forwarding a check for \$1,000.00 and ceasing operations for 30 days as shown on the Administrative Penalty within twenty (20) days of receipt of this letter to: City of New Prague, Attn: City Administrator, 118 Central Avenue N., New Prague, MN 56071. The City will consider the receipt of your \$1,000 fine as the first day your will be ceasing operations of your business.



In the alternative, should you decide that you would rather appeal this Administrative Penalty in accordance with Section 117.10 Administrative Penalty Procedure of the New Prague City Code, please feel free to contact my office to schedule this hearing before the City Council.

Lastly, if you elect to neither pay the Administrative Penalty nor appeal the Administrative Penalty (no later than 20 days after receipt of the citation), the City of New Prague will seek prosecution of this matter as a criminal offense.

Should you have any questions concerning this matter, please feel free to contact either Police Chief Tim Applen or myself at (952) 758-4401.

Sincerely,

Joshua M. Tetzlaff, AICP
City Administrator

cc: Police Chief Applen
City Attorney Riggs

Enclosures:

- Incident Report #25000087
- Administrative Citation
- Tobacco Ordinance

ADMINISTRATIVE PENALTY

CITY OF NEW PRAGUE

LICENSEE: New Prague Tobacco
ADDRESS: 201 Chalupsky Ave SE
New Prague, MN 56071
DATE OF VIOLATION: January 6, 2025

LOCATION OF VIOLATION: New Prague Tobacco, 201 Chalupsky Avenue SE
New Prague, MN 56071

VIOLATION: City Code of Ordinance No. 117.05 (A) (1)

VIOLATION DESCRIPTION: Employee of licensee sold a tobacco product to a person under the age of twenty-one (21) years of age.

ADMINISTRATIVE PENALTY: One Thousand Dollars (\$1,000.00) fine and a 30-day suspension of your ability to sell tobacco, tobacco related devices, or electronic delivery devices, in accordance with City of New Prague Code of Ordinances Section 117.09 (A)

RIGHT TO BE HEARD: If, within 20 days after receipt of this Penalty, an Individual accused of violating this chapter so requests, a hearing shall be scheduled before the City Council, the time and place of which shall be published and provided to the accused violator in accordance with City Code of Ordinances Section 117.10 (B).

The undersigned, being duly authorized by the City of New Prague, believes that the Individual named in this Administrative Penalty, upon reviewing information provided by the New Prague Police Department, did commit the above-described violation.

Joshua M. Tetzlaff
City Administrator

Date: January 24, 2025

Section 8, Item d.



NEW PRAGUE POLICE DEPARTMENT INCIDENT REPORT

ICR# 25000087	AGENCY ORI# MN0700300	JUVENILE:
Reported: 01-07-2025 1036 First Assigned: 1036 First Arrived: 1036 Last Cleared: 1036 Committed Start: Committed End: Title: Compliance Checks Tobacco-Compliance How Received: Officer Initiated Summary: Compliance check was done on 1-6-25 and a tobacco product was sold to an underage person. See report. CS12 Location(s) NEW PRAGUE COMMONS STRIP MALL Address: 201 CHALUPSKY AVE SE City: State: Zip: Country: NEW PRAGUE MN 0		
Officer Assigned: Spicer, Cadie Badge No: 12 Primary: Yes		
Involvement: Suspect Name: New Prague Tobacco Address: (Business) 201 Chalupsky Ave SE City: NEW PRAGUE State: MN Zip: 56071 Country: Phone: (Business) (-)		
BarCode: 25-00004 Item Type: Cigarettes Bin: Jan, Feb, Mar, 2025 Description: ZYN Smooth and receipt Location Address: (Residence) 201 CHALUPSKY AVE SE City: NEW PRAGUE State: MN Zip: 0 Country:		

Supplemental Report

ICR: 25000087 **Last Modified:** 01-15-2025 1158

Title: CS12 01/07/2025 **Created By:** Cadie Spicer

NEW PRAGUE POLICE DEPARTMENT

INITIAL REPORT

<input type="checkbox"/> Photos	<input type="checkbox"/> Audio	<input type="checkbox"/> Office Video	<input type="checkbox"/> Squad Video	<input type="checkbox"/> Body Camera Video	<input type="checkbox"/> Additional Video
---------------------------------	--------------------------------	---------------------------------------	--------------------------------------	--	---

On 1-6-25 I, Detective Spicer conducted tobacco compliance checks with the use of an underage Cooperating Source (CS). I know the identity and contact information for the CS. The CS signed an agreement prior to conducting compliance checks. I also photo copied the CS's driver's license. He is 20 years old. This Cs has helped me in the past and is familiar with the way compliance checks are

conducted. I went over the rules and discussed what to do if unplanned situations occur.

Prior to conducting the compliance checks, I provided the CS with cash taken from an account specifically used for these checks. I gave him a \$20 bill. We visited all 14 businesses that held tobacco licenses.

At 1946 hours we visited New Prague Tobacco located at 201 Chalupsky Avenue SE. The CS entered the store and purchased a nicotine product called ZYN Smooth. The total cost of the item after tax was \$9.65. The CS was provided a receipt for the sale and left the store.

Upon returning to the vehicle, the CS immediately provided me with the purchased item, the receipt and the remaining cash. I spoke with the CS after the sale. He said the clerk did not ask him for his identification. The clerk was a white male with brown curly hair, no glasses, no facial hair, about 6' with an average build.

When we were through with compliance checks, I brought the products that were purchased to the New Prague Police Department, photographed the items purchased with the receipts, and entered them into evidence.

I later made contact with a store manager Ismail Issam Ismail Abu Yosef 7-27-96 on 1-10-25 and advised him of the sale. He told me he was out of the county and would contact me on 1-15-25 to talk further. I spoke with another staff person from New Prague Tobacco and was advised that Dallis James Geelan 7-23-02 was the clerk that worked the evening of 1-6-25. He currently does not have a phone so I asked that he be left a message and my contact number so I can advise him of the sale.

See related reports for further details.

Detective Cadie Spicer #12
New Prague Police Department

CHAPTER 117: TOBACCO REGULATIONS

Section

- 117.01 Purpose
- 117.02 Definitions
- 117.03 License required
- 117.04 License fee
- 117.05 Prohibited sales
- 117.06 Mobile sales
- 117.07 Compliance checks
- 117.08 Violations
- 117.09 Administrative penalties
- 117.10 Administrative penalty procedure

§ 117.01 PURPOSE.

This chapter is intended to regulate the sale, possession, and use of tobacco, tobacco related devices, or electronic delivery devices for the purpose of enforcing and furthering existing laws, to protect young people against the serious effects associated with the use of tobacco, tobacco related devices or electronic delivery devices, and to further the official public policy of the state in regard to preventing young people from starting smoking as stated in M.S. § 144.391.

(Ord. 317, passed 9-21-20)

§ 117.02 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

APPLICANT. A person, as defined herein, who completes or signs an application for a license to sell tobacco, tobacco related devices or electronic delivery devices individually or on behalf of a business.

BUSINESS. The business of selling tobacco, tobacco related devices or electronic delivery devices.

ELECTRONIC DELIVERY DEVICE. Any product containing or delivering nicotine, lobelia or any other substance, whether natural or synthetic, intended for human consumption through inhalation of aerosol or vapor from the product. Electronic delivery devices includes but is not limited to devices manufactured, marketed or sold as electronic cigarettes, electronic cigars, electronic pipe, vape pens, modes, tank systems or under any other product name or descriptor. Electronic delivery device includes any component part of a product, whether or not marketed or sold separately. Electronic delivery device excludes drugs, devices or combination products, as those terms are defined in the Federal Food, Drug, and Cosmetic Act, that are authorized for sale by the United States Food and Drug Administration.

LICENSE HOLDER or LICENSEE. The owner of the business licensed to sell tobacco, tobacco related devices or electronic delivery devices.

MOVABLE PLACE OF BUSINESS. A business whose physical location is not permanent and is capable of being moved or changed.

Section 8, Item e.

PERSON. Includes one or more natural persons, a partnership, limited liability company, corporation, including a foreign, domestic, or nonprofit corporation, a trust, a political subdivision of the state or any other business organization.

SELF-SERVICE MERCHANDISING. A method of tobacco, tobacco related devices or electronic delivery devices so that they are accessible to the public without the intervention of an applicant, license holder or their agents or employees.

TOBACCO. Cigarettes and any product containing, made or derived from tobacco that is intended for human consumption, whether chewed, smoked, absorbed, dissolved, inhaled, snorted, sniffed or ingested by any other means, or any component, part, or accessory of a tobacco product including but not limited to cigars; cheroots; stogies; perique; granulated, plug cut, crimp cut, ready rubbed, and other smoking tobacco; snuff; snuff flour; cavendish; plug and twist tobacco; fine cut and other chewing tobaccos; shorts; refuse scraps, clippings, cuttings and sweepings of tobacco; and other kinds and forms of tobacco. Tobacco excludes drugs, devices, or combination products, as those terms are defined in the Federal Food, Drug, and Cosmetic Act, that are authorized for sale by the United States Food and Drug Administration.

TOBACCO RELATED DEVICES. Cigarette papers or pipes for smoking or other devices intentionally designed or intended to be used in a manner which enables the chewing, sniffing, smoking, or inhalation of aerosol or vapor of tobacco or tobacco products. Tobacco-related devices include components of tobacco-related devices which may be marketed or sold separately.

VENDING MACHINE. Any mechanical or electric or electronic self-service device which, upon insertion of money, tokens or any other form of payment dispenses tobacco, tobacco related devices or electronic delivery devices and the term includes vending machines equipped with manual, electric or electronic locking devices.

(Ord. 317, passed 9-21-20)

§ 117.03 LICENSE REQUIRED.

(A) No person shall keep for retail sale, sell or offer to sell at retail, or otherwise dispense any tobacco, tobacco related device or electronic delivery device at any place in the city without first obtaining a license and paying a license fee.

(B) An application for a license to sell tobacco, tobacco related devices or electronic delivery devices shall be made on a form provided by the city. The application shall include, but is not limited to requiring the full name of the applicant, the applicant's residential and business address and telephone numbers, the name of the proposed license holder, the business location for which the license is sought, a copy of the educational materials the applicant intends to use to educate employees, and any other information required by the city. The completed application along with the license fee shall be submitted to the City Administrator or his or her designee for approval. If the City Administrator or designee determines that an application is incomplete, he or she shall return the application to the applicant with notice of the deficiencies.

(C) The City Administrator or his or her designee may either approve or deny the license, or may delay action for a reasonable period of time as is required to permit the city to complete any investigation of the application or the applicant deemed necessary. If approved, a license shall be issued to the applicant. If denied, a notice of denial shall be issued to the applicant at the business address provided on the application along with the reasons for the denial. The notice shall also inform the applicant of their right to appeal the Administrator's decision to the City Council. The appeal must be taken within 20 days after receipt of a notice of denial, and if so taken, the appeal shall be scheduled to be heard at a subsequent Council meeting. If a license is mistakenly issued or renewed

to an applicant or license holder, it shall be revoked by the City Administrator upon the discretion of the person, applicant or license holder was ineligible for the license under this section.

Section 8, Item e.

(D) All licenses are issued for a period of one year. The license period is from January 1 to December 31. The initial license term will expire at the end of the calendar year during which the license was issued.

(E) Any license issued under this section may be revoked or suspended, as provided in §§ 117.08 through 117.09, or as specifically provided elsewhere in this chapter.

(F) All licenses issued under this section shall be valid only on the business premises for which the license was issued and only for the person to whom the license was issued. No transfer of any license to another location or person shall be valid without the prior approval of the City Administrator or his or her designee.

(G) Every license shall be conspicuously posted at the place of business for which the license is issued, and shall be exhibited to any person upon request.

(H) The renewal of a license under this section shall be handled in the same manner as the original application. The request for renewal shall be made at least 30 but no more than 60 days before the expiration of the current license. The issuance of a license under this chapter shall be considered a privilege and not an absolute right of the applicant, and shall not entitle the holder to an automatic renewal of the license.

(I) No person shall be issued a license or renewal license to sell tobacco, tobacco related devices or electronic delivery devices unless an applicant or license holder has an approved program for instructing all employees at the business premises for which the license was issued in the legal requirements pertaining to the sale of tobacco, tobacco related devices or electronic delivery devices, including, but not limited to, reviewing the law on the sale of tobacco, tobacco related devices or electronic delivery devices, providing information on the health risks of using tobacco, and requiring employees to request identification from every customer. No license shall be issued or renewed unless the applicant or license holder has received training and instruction on the sale of tobacco, tobacco related devices or electronic delivery devices. The training shall include information that the sale of tobacco, tobacco related devices or electronic delivery devices to persons under the age of 21 is illegal, explain what proof of age is legally acceptable, and that a sale to person under the age of 21 can subject the applicant or license holder and their employees to both criminal and civil liability.

(J) The following shall be grounds for denying the issuance or renewal of a license under this section. The following list is not exhaustive or exclusive:

(1) The applicant is under the age of 21 years.

(2) The applicant has been convicted within the past five years of a violation of any provisions of this chapter or a violation of a federal, state, or local law, ordinance provision, or other regulation relating to tobacco, tobacco related devices, or electronic delivery devices.

(3) The applicant or license holder has had a license to sell tobacco, tobacco related devices, or electronic delivery devices revoked within the preceding 12 months of the date of application.

(4) The applicant fails to provide any information required on the city license application, or provides false or misleading information.

(5) The applicant or license holder has outstanding fines, penalties or property taxes owed to the city.

(Ord. 317, passed 9-21-20)

§ 117.04 LICENSE FEE.

The license fee shall be determined by the City Council, and shall be paid at the time of License fees are not prorated.

Section 8, Item e.

(Ord. 317, passed 9-21-20)

§ 117.05 PROHIBITED SALES.

(A) No person shall sell, offer to sell, give away, furnish or otherwise deliver any tobacco, tobacco related device or electronic delivery device:

- (1) To any person under the age of 21 years;
- (2) By means of any type of vending machine; or
- (3) By any other means, or to any other person prohibited by federal, state, or other local law, ordinance provisions or other regulation.

(B) No person shall sell, offer to sell, give away, furnish or otherwise deliver any tobacco, tobacco related device or electronic delivery device by means of self-service merchandising or by any means whereby the customer may have access to the items without having to request the item from the license holder, their agents or employees. All tobacco, tobacco related devices or electronic delivery devices shall be stored behind a counter or other area not freely accessible to customers.

(Ord. 317, passed 9-21-20)

§ 117.06 MOBILE SALES.

No license shall be issued for the sale of tobacco, tobacco related devices or electronic delivery devices at a movable place of business, including, but limited to motorized vehicles, mobile sales kiosks or trailers.

(Ord. 317, passed 9-21-20)

§ 117.07 COMPLIANCE CHECKS.

All licensed premises shall be open to inspection by the city police or other authorized city officials during regular business hours. From time to time, but at least once per year, the city shall conduct unannounced compliance checks at licensed premises by engaging persons at least 17 years of age but under the age of 21, who, with prior written consent of a parent or guardian if the person is under the age of 18, attempt to purchase tobacco, tobacco related devices or electronic delivery devices while under the direct supervision of law enforcement or other city employee. No person used in compliance checks shall attempt to use a false identification misrepresenting the person's age, and all persons lawfully engaged in a compliance check shall answer all questions about their age asked by the licensee or his or her employee and shall produce any identification, if any exists, for which he or she is asked. Nothing in this section shall prohibit any other compliance checks authorized by state or federal laws for educational, research or training purposes or required for the enforcement of a particular state or federal law.

(Ord. 317, passed 9-21-20)

§ 117.08 VIOLATIONS.

(A) In addition to violations specified elsewhere in this chapter, the following acts shall be a violation of this chapter:

(1) It shall be a violation of this chapter for any person under the age of 21 years to have in his or her possession any tobacco, tobacco related device, or electronic delivery device. This division shall not apply to a person under the age of 21 that is lawfully involved in a compliance check conducted by city officials.

(2) It shall be a violation of this chapter for any person under the age of 21 years to sniff, ingest or otherwise use any tobacco, tobacco related device or electronic delivery device. Section 8, Item e.

(3) It shall be a violation of this chapter for any person under the age of 21 years to purchase or attempt to purchase or otherwise obtain any tobacco, tobacco related device or electronic delivery device, and it shall be a violation of this chapter for any person to purchase or otherwise obtain these items on behalf of a person under the age of 21 years. It shall further be a violation for any person to coerce or attempt to coerce a person under the age of 21 years to purchase or otherwise obtain or use any tobacco, tobacco related device or electronic delivery device. This division shall not apply to a person under the age of 21 that is lawfully involved in a compliance check conducted by city officials.

(4) It shall be a violation of this chapter for any minor to attempt to disguise his or her true age by the use of a false form of identification, whether the identification is that of another person or one on which the age of the person has been modified or tampered with to represent an age older than the actual age of the person.

(B) Whoever sells tobacco to a person under the age of 21 years is guilty of a misdemeanor. It is an affirmative defense to a charge under this division if the defendant proves by a preponderance of the evidence that the defendant reasonably and in good faith relied on proof of age as described in M.S. § 340A.503, Subdivision 6.

(C) Whoever furnishes tobacco or tobacco related devices to a person under the age of 21 years is guilty of a misdemeanor. Notwithstanding the foregoing, an Indian may furnish tobacco to an Indian under the age of 21 years if the tobacco is furnished as part of a traditional Indian spiritual or cultural ceremony. For purposes of this division, an Indian is a person who is a member of an Indian tribe, as defined in M.S. § 257.351, Subdivision 9, as it may be amended from time to time.

(Ord. 317, passed 9-21-20)

§ 117.09 ADMINISTRATIVE PENALTIES.

(A) If a licensee or employee of a licensee sells, gives, or otherwise furnishes tobacco, a tobacco related device, or an electronic delivery device to a person under the age of 21 years, or violates any other provision of this chapter, the licensee shall be charged an administrative penalty of \$300. An administrative penalty of \$600 shall be imposed for a second violation at the same location within 36 months after the initial violation. For a third or any subsequent violation at the same location within 36 months after the initial violation, an administrative penalty of \$1,000 shall be imposed and the licensee shall lose the licensee's authorization to sell tobacco, tobacco related devices or electronic delivery devices for a period of not less than 30 days nor more than one year. The loss of authorization shall be accomplished by a combination, if necessary, of a suspension of the licensee's then existing authorization and an order prohibiting renewal of the licensee's license for the prescribed period. No suspension, revocation or other penalty may take effect until the licensee has received notice, served personally or by mail, of the alleged violation and an opportunity for a hearing before the City Council. A decision that a violation has occurred must be in writing.

(B) An individual who sells, gives, or otherwise furnishes tobacco, a tobacco related device or an electronic delivery device to a person under the age of 21 years shall be charged an administrative penalty of \$50. No penalty may be imposed until the individual has received notice, served personally or by mail, of the alleged violation and an opportunity for a hearing before the City Council. A decision that a violation has occurred must be in writing.

(C) Any person who purchases or attempts to purchase tobacco, tobacco related devices or electronic delivery devices and is under the age of 21 years may be charged an administrative penalty of up to \$50. The city may also send notice of the violation to the violator's parents or school, or order the violator to attend tobacco-free education programs or other court diversion programs, or to perform appropriate community service. The provisions of this division shall not apply to a person under the age of 21 who purchases or attempts to purchase tobacco, tobacco related devices or electronic

delivery devices while under the direct supervision of a responsible adult for training, research, or enforcement purposes.

Section 8, Item e.

(Ord. 317, passed 9-21-20)

§ 117.10 ADMINISTRATIVE PENALTY PROCEDURE.

(A) Upon discovery of a suspected violation under § 117.09, the alleged violator shall be issued, either personally or by mail, a citation that sets forth the alleged violation and the administrative penalty for the violation, and informs the alleged violator of his or her right to be heard on the accusation.

(B) If, within 20 days after receipt of a citation, a person accused of violating this chapter so requests, a hearing shall be scheduled, the time and place of which shall be provided to the accused violator.

(C) The City Council, or any other person as the Council may by resolution designate, shall serve as the hearing officer.

(D) If the hearing officer determines that a violation of this chapter did occur, that decision, along with the hearing officer's reasons for finding a violation and the penalty to be imposed under § 117.09, shall be recorded in writing, a copy of which shall be provided to the accused violator. Likewise, if the hearing officer finds that no violation occurred or finds grounds for not imposing any penalty, the findings shall be recorded and a copy provided to the accused violator.

(E) Appeals of any decision made by the hearing officer shall be filed in the district court for the county in which the violator resides in accordance with applicable laws.

(F) Nothing in this section shall prohibit the city from seeking prosecution as a criminal offense for any alleged violation of this chapter.

(G) Each violation shall constitute a separate offense, and for violations that are ongoing by their nature, each day that such violation continues shall constitute a separate offense.

(Ord. 317, passed 9-21-20)



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: AUTHORIZING THE FUND TRANSFER AND CLOSURE OF ACCOUNT CIP 2007 (FUND 375)
DATE: FEBRUARY 24, 2025

The request to authorize transfer and closure, and corresponding resolution, was originally presented to the City Council at the February 18, 2025, regular meeting. During that meeting, the Council voted to table the resolution until it was able to hear some answers about fund usage and balance as well as where funds would be able to be placed.

The CIP 2007 (Fund 375) account was utilized for services and expenses related to the 2007 CIP. Staff worked with its financial advisor on levy amounts for fund maintenance on a year to year basis. Working with Abdo, the firm the City uses for its yearly audit, once a fund is no longer needed, any remaining fund balance is able to be transferred and used elsewhere. Historically, the City has transferred any remaining fund balance into a capital account, such as the 499 account, that it has then used when projects arise.

As stated at the last meeting, Fund 375 has been dormant since 2023 and because the fund is no longer needed, staff is requesting that effective 12/31/2024, the remaining balance of \$157,660.60 be transferred to the Equipment Fund (Fund 498) and closed. State Statute 475.61 allows a municipality to appropriate surplus funds to any other general purpose.

Recommendation

Staff recommends approval of the attached Resolution #25-02-18-02, Authorizing the Fund Transfer and Closure of Account CIP 2007.

State of Minnesota
Counties of Scott & Le Sueur
City of New Prague }
}

**CITY OF NEW PRAGUE
RESOLUTION #25-02-18-02**

AUTHORIZING THE TRANSFER AND CLOSURE OF CIP 2007 ACCOUNT FUND 375

WHEREAS, the City of New Prague has Capital Project Funds; where the fund purpose is no longer needed; thus, transferring any balance to the Equipment Fund (Fund 498).

WHEREAS the following Capital Project Funds are transferred and closed out as follows:

- **CIP 2007 Fund 375 in the amount of \$157,660.60 transferred to the Equipment Fund (Fund 498)**

Motion to table the approval of this resolution until further questions could be answered was made on February 18th, 2025. Motion carried (4-0).

Adopted by the City Council of the City of New Prague on this 3rd day of March, 2025.

Duane J. Jirik
Mayor

ATTEST:

Joshua M. Tetzlaff
City Administrator



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: LEASE OF 40 ACRE FUTURE ATHLETIC COMPLEX LAND FOR AGRICULTURAL PURPOSES TO LANESBURG FARMS, LLC FOR 2026-2028
DATE: FEBRUARY 18, 2025

The City Council previously approved a lease for the 40 acres of land purchased for the future Athletic Complex land (located at the SW corner of the intersection of TH13/21 and County Road 29 – see attached map) which was effective January 1, 2023 through December 31, 2025. The lease was made with Lanesburg Farms, LLC as the tenant in the amount of \$235 per tillable acre (39 tillable acres) for the lease period. The City has had five previous leases with Lanesburg Farms (Dan Sullivan) or one of its owners dating back to January 2009.

Mr. Dan Sullivan has asked the City to consider entering into a lease for another three years starting in 2026 and ending in 2028. Discussions with Mr. Sullivan have yielded a lease proposed at \$240 per tillable acre for all three years of the new lease (\$9,360/year). Staff believes this is a fair lease rate based on USDA lease information for area counties. The USDA Cropland Rental Rates document estimates the LeSueur County average lease rate at \$250 per acre for 2024 and the Scott County average lease rate at \$201 per acre for 2024.

Property taxes on this parcel of land in 2024 is \$2,470.

The City has had very favorable experiences on the previous leases with Lanesburg Farms, LLC (who also allows the City to haul excess snow to the land in the winter if needed as noted in the lease). It is notable that the City also has a thirty (30) day termination clause in Section 15 should it ever be needed.

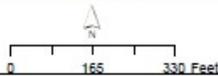
Staff Recommendation

Staff recommends approval of the attached resolution which approves the three-year lease with Lanesburg Farms, LLC for the agricultural land owned by the City.

Site Map



Prepared by:
City of New Prague
Planning Department
Date: 3/23/22
For Reference Purposes Only



Disclaimer: This map was prepared using the City's GIS and is based on the County and City Street Data maintained by the County and City. While the City believes that the data is accurate, the City makes no warranty that the data is correct or that the City is not responsible for the data. The City does not warrant that the data can be used for purposes not intended or for any other purpose beyond the specific use of the data. The user of this data acknowledges that the City and the County are not liable for any damages that may arise from the use of this map or the information contained therein.

RESOLUTION NO. 25-03-03-02

**CITY OF NEW PRAGUE
COUNTIES OF SCOTT AND LE SUEUR
STATE OF MINNESOTA**

**RESOLUTION AUTHORIZING LEASE OF PROPERTY BY CITY OF
NEW PRAGUE FOR AGRICULTURAL PURPOSES**

WHEREAS, the City of New Prague (the “Owner”) is owner of a parcel of land legally described as set forth in Exhibit A in the City of New Prague (the “Property”); and

WHEREAS, Lanesburg Farms, LLC (the “Tenant”) desires to lease the Property from the City for agricultural purposes; and

WHEREAS, the City Council of the City of New Prague desires to lease the Property to the Tenant pursuant to a lease in substantially the form as set forth in Exhibit B; and

WHEREAS, the City Council previously leased the property to a partner of the Tenant for three years ending December 31, 2025; and

WHEREAS, such lease of the Property to the Tenant is found and determined to be for a public purpose and in the best interest of the City.

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

1. The recitals set forth in this Resolution are incorporated into and made a part of this Resolution.
2. The transaction and the lease herein referenced and contemplated are approved.
3. The Mayor and City Administrator of the City are hereby authorized and directed to execute all appropriate documents to facilitate the transaction and the lease referenced herein and contemplated herein, with all such actions to be in accordance with the terms and conditions set forth in this Resolution.

4. The Mayor and City Administrator, staff and consultants are hereby authorized and directed to take any and all additional steps and actions necessary or convenient in order to accomplish the intent of this Resolution.

Adopted this 3rd day of March, 2025.

Duane J. Jirik, Mayor

ATTEST:

Joshua M. Tetzlaff, City Administrator

EXHIBIT A

Legal Description of Property

Part of the North Half of the Northeast Quarter of Section 9, Township 112 North, Range 23 West, LeSueur County, Minnesota, described as: Commencing at the Northeast Corner of said Section 9; thence North 89 degrees 43 minutes 29 seconds West (assumed bearing) on the North line of the North Half of the Northeast Quarter of said Section 9, a distance of 63.35 feet to the point of beginning; thence continuing North 89 degrees 43 minutes 29 seconds West on said North line, 775.33 feet; thence South 00 degrees 16 minutes 31 seconds West, 332.00 feet; thence North 89 degrees 43 minutes 29 seconds West, 782.95 feet; thence South 00 degrees 16 minutes 31 seconds West, 986.66 feet to the South line of the North Half of the Northeast Quarter of said Section 9; thence South 89 degrees 44 minutes 09 seconds East on said South line, 1532.69 feet to the West right-of-way line of Trunk Highway No. 13; thence North 00 degrees 57 minutes 04 seconds East on said West right-of-way line, 224.27 feet; thence North 09 degrees 28 minutes 55 seconds East on said West right-of-way line, 101.12 feet; thence North 00 degrees 57 minutes 04 seconds East on said West right-of-way line, 518.37 feet; thence northerly 234.27 feet on a tangential curve to the left, also being said West right-of-way line, having a radius of 22843.31 feet, a central angle of 00 degrees 35 minutes 15 seconds and a 234.26 foot chord which bears North 00 degrees 39 minutes 26 seconds East; thence North 89 degrees 43 minutes 29 seconds West, not tangent to said curve, 209.33 feet; thence North 00 degrees 16 minutes 31 seconds East, 208.70 feet; thence South 89 degrees 43 minutes 29 seconds East, 208.70 feet to the West right-of-way line of Trunk Highway No. 13; thence northerly 33.00 feet on a non tangential curve to the left, also being said West right-of-way line, having a radius of 22843.31 feet, a central angle of 00 degrees 04 minutes 58 seconds and a 33.00 foot chord which bears North 00 degrees 12 minutes 05 seconds East, to the point of beginning. Contains 40.00 acres and is subject to and together with any and all easements of record.

EXHIBIT B
Form of Lease

AGRICULTURE LAND LEASE AGREEMENT

THIS LEASE AGREEMENT (“Agreement”), made this 3rd day of March, 2025, by and between the City of New Prague, a Municipal Corporation, (“City”) and Lanesburg Farms, LLC, (“Tenant”) of the Township of Lanesburgh, County of LeSueur, Minnesota, is for the purpose of establishing the rights and responsibilities of the parties to this Agreement. The parties to this Agreement do agree as follows:

1. Lease of Agricultural Property. In consideration of the rents and promises hereinafter described, the City hereby leases to Tenant 39 acres, more or less, of tillable agricultural fields located in the County of LeSueur and State of Minnesota, and described as set forth on Exhibit A, attached hereto and incorporated herein (hereinafter referred to as the “Property”).

2. Term. a. The term of this Agreement is for three years commencing on the 1st day of January, 2026, and terminating on the 31st day of December, 2028.

b. Holding Over. If Tenant remains in possession of the Property after the expiration of the term, such holding over will only create a month to month tenancy, which may be terminated by either party at the end of any calendar month, upon thirty (30) days advance written notice. In the event of such holding over, Tenant shall perform all of the terms and conditions of this Agreement, except the rent and other charges which are paid annually to City shall be prorated on a monthly basis and paid in advance.

3. Rent. a. Rent shall be Twenty-Eight Thousand and Eighty and 00/100 Dollars (\$28,080.00) payable in three (3) equal installments of Nine Thousand Three Hundred Sixty and 00/100 Dollars (\$9,360) on or before the dates of January 15, 2026, January 15, 2027 and January 15, 2028.

b. The Tenant waives any right to withhold rent in any claim against the City.

c. Rent shall be paid to the City of New Prague at City Hall, 118 Central Avenue North, New Prague, MN 56071 and credited to the appropriate accounts.

4. Taxes. Should any property tax be levied regarding the Property, the City is responsible for promptly paying the tax when due.

5. Sublease; Assignment. The Tenant cannot mortgage, encumber, assign as security, transfer, assign, or sublet their interest in this Agreement, in whole or in part, without receiving prior written consent from the City. Violation of this provision shall constitute default by Tenant and shall be grounds for termination of this Agreement.

6. Maintenance of Property. Tenant, at Tenant’s own cost and expense shall keep and maintain the Property in good order. Tenant shall not permit any waste or nuisance on the Property. In the event the Property is not properly maintained, the City may, after notifying the Tenant, cause

the Property to be maintained. The costs of maintenance and an administrative fee will be billed to the tenant and become Tenant's responsibility.

7. Hazardous Materials. Tenant shall not store hazardous materials on the Property except such materials normal to and reasonably necessary for agricultural production and such maintenance operations reasonably conducted on the Property. All hazardous materials shall be stored, handled, and disposed of properly in accordance with all local, state and federal rules and regulations, and any spill or discharge shall be immediately reported to the City. Improper storage, use, handling, or disposal of hazardous materials shall be grounds for termination of this Agreement.

8. Costs associated with this Agreement. The City is not responsible for paying any of the Tenant's costs associated with this Agreement, including preparation of the Property for farming. The Tenant shall pay all costs related to farming the Property, including the cost of plowing the Property back at the end of this Agreement.

9. City Responsibilities. The City shall be responsible for the following:

a. The City shall peaceably allow the Tenant to occupy the Property for normal, customary, farming and agricultural practices, subject to the rights of the City to use the Property for snow storage purposes as needed in the sole discretion of the City, with the City incurring no liability to the Tenant for any purported damages to crops or otherwise for such snow storage.

10. Tenant Responsibilities. Tenant shall be responsible for the following:

a. The Tenant shall occupy the Property for agricultural purposes only. The Tenant will use normal, customary farming practices in the care and maintenance of the Property and, without limiting said customary practices, keep the Property free of noxious weeds.

b. The Tenant shall comply with all statutes, ordinances, rules, orders, regulations, and requirements of the federal, state, county, and municipal governments regulating the use of the Property.

c. The Tenant shall allow access to the Property by the City and its agents during all reasonable hours for the purpose of examining the Property to ascertain compliance with the terms and conditions of this Agreement and for any other lawful purpose including, but not limited to, exhibiting the Property for sale.

d. The Tenant shall not remove or move any existing structures or improvements made to the Property by the City. The Tenant may not store equipment on the Property for periods exceeding one week without coordinating such storage with the City.

e. The Tenant shall pile rocks or other items taken out of any field in areas designated by the City.

f. The Tenant shall plow back all fields prior to the termination of this Agreement.

g. Tenant shall not permit or authorize use of the Property by any party for recreational purposes (e.g., hunting, ATV riding, etc.)

h. Tenant shall allow the City to use the Property for snow storage purposes as needed in the sole discretion of the City, with the City incurring no liability to the Tenant for any purported damages to crops or otherwise for such snow storage.

11. Liability; Indemnification. Notwithstanding anything to the contrary in this Agreement, the City, its officers, agents, and employees shall not be liable or responsible in any manner to the Tenant, Tenant's successors or assigns, the Tenant's contractor or subcontractors, material suppliers, laborers, or to any other person or persons for any claim, demand, damage, or cause of action of any kind or character arising out of or by reason of the execution of this Agreement or the performance of this Agreement, nor will the Tenant make any claim against the City for or on account of any injury, loss or damage resulting from the Tenant's property or use thereof. The Tenant, and the Tenant's successors or assigns, agree to protect, defend and save the City, and its officers, agents, and employees, harmless from all such claims, demands, damages, and causes of action and the costs, disbursements, and expenses of defending the same, including but not limited to, attorney's fees, consulting services, and other technical, administrative or professional assistance. Nothing in this Agreement shall constitute a waiver or limitation of any immunity or limitation on liability to which the City is entitled under Minnesota Statutes, Chapter 466 or otherwise.

12. Insurance. The Tenant shall acquire and maintain property and/or liability insurance in at least the sum of \$1,000,000. The Tenant's policy shall include the City as a named additional insured, shall be in a form acceptable to the City and shall provide insurance with respect to Tenant's full indemnification and defense responsibilities contained in this Agreement. Said insurance policy shall not be cancelable, reduced or materially changed unless thirty (30) days prior written notice shall have been given to the City. The Tenant shall provide proof of insurance upon request by the City.

13. Default. Any of the following shall constitute a default under this Agreement:

a. Tenant fails to pay money owed to City under this Agreement when due, and such failure continues for ten (10) days after written notice from City to Tenant.

b. Tenant uses the Property for any purpose not expressly authorized by this Agreement and such default continues for ten (10) days following written notice from City to Tenant.

c. Tenant fails to allow an inspection in accordance with the terms and conditions of this Agreement and such default continues for ten (10) days following written notice from City to Tenant.

d. Tenant assigns, subleases or transfers this Agreement except as otherwise permitted, and such default continues for ten (10) days following written notice from City to Tenant.

- e. Tenant fails to carry the insurance required under this Agreement; any insurance required under this Agreement is cancelled, terminated, expires or is reduced or materially changed so as to not comply with this Agreement, or City receives notice of any such conditions, and such failure continues for a period of ten (10) days following written notice from City to Tenant.
- f. Tenant vacates or abandons the Property, and such default continues for ten (10) days following written notice from City to Tenant.
- g. Tenant fails to discharge, by payment or bond, any lien or encumbrance placed upon the Property in violation of this Agreement within thirty (30) days following written notice from City to Tenant that any such lien or encumbrance is filed against the Property and/or improvements.
- h. Tenant (i) makes a general assignment for the benefit of creditors; (ii) commences any case, proceeding or other action seeking to have an order for relief entered or to adjudicate tenant bankrupt or insolvent, or seeking reorganization, arrangement, adjustment, liquidation, dissolution or composition of it or its debts or seeking appointment of a receiver, trustee, custodian or other similar official for it or for all or any substantial part of its property; or (iii) involuntarily becomes the subject of any proceeding for relief which is not dismissed within sixty (60) days of its filing or entry.
- i. Tenant fails to comply with any other term or condition of this Agreement and such default continues for more than thirty (30) days after written notice from City to Tenant, or for a longer period of time as may be reasonably necessary to cure the default, but only if: (i) Tenant is reasonably capable of curing the default, and (ii) is working diligently as determined by City to cure the default.

14. City Remedies. If a default occurs, City, at its option and in its sole discretion, may at any time thereafter do one or more of the following to the extent permitted by applicable law:

- a. City may, without releasing Tenant from its obligations under the Agreement, attempt to cure the default. City may enter the Property for such purpose and take such action as it deems desirable or appropriate to cure the default. If default occurs during cropping season, the City may harvest any and all remaining crops and apply proceeds to rent payment. This entry is not an eviction of Tenant or a termination of this Agreement.
- b. With legal process, but without further notice to Tenant, re-enter the Property or any part thereof and take possession of it fully and absolutely, without such re-entry working a forfeiture of the money to be paid and the terms and conditions to be performed by Tenant for the full term of this Agreement. City's re-entry of the Property is not a termination of this Agreement. In the event of such re-entry, City may proceed for the collection of money to be paid under this Agreement or for properly measured damages.
- c. Terminate this Agreement upon written notice to Tenant and re-enter the Property as of its former estate, and Tenant covenants in the case of such termination to indemnify City against all loss of rents and expenses during the remainder of the term.

d. Exercise all other rights and remedies including injunctive relief, ejectment or summary proceedings such as an eviction action and any other lawful remedies, actions or proceedings.

e. In the event of any default and for any type of remedy chosen by City, Tenant shall reimburse City for all reasonable fees and costs incurred by City, including reasonable attorneys' fees, relating to such default and/or the enforcement of City's rights hereunder, and costs incurred attempting to cure a default. Any and all legal remedies, actions and proceedings shall be cumulative.

f. Notwithstanding the notice and cure periods set forth above, and subject to the inspection procedures or rights set forth herein, City shall only be required to provide Tenant with notice and opportunity to cure two (2) cumulative defaults in any calendar year. Only for purposes of this paragraph, cumulative default means: (i) Tenant's failure to pay money due under this Agreement; (ii) Tenant's failure to comply with the use of premises section of this Agreement; and (iii) any violation of the terms and conditions of this Agreement which has the likelihood in City's reasonable discretion to cause harm to life or property. In addition, City shall only be required to provide Tenant with notice and opportunity to cure two (2) defaults of failing to allow an inspection of the Property in any calendar year. Beginning with the third (3rd) cumulative default or third (3rd) failure to allow an inspection in any calendar year, City will not be required to provide notice and opportunity to cure and may immediately take such action as City deems appropriate under this Agreement.

g. As security for the payment of the rents herein specified and the faithful performance and strict fulfillment of all the covenants of Tenant in this Agreement, Tenant does grant a security interest to City in all crops grown or growing on the Property during the term of this Agreement and in products and contract rights with respect thereto and all proceeds of each. Upon any default on the part of Tenant in paying said rent or in performing any of the covenants of this Agreement, and at any time thereafter, City shall have, in addition to the rights and remedies granted hereby, all rights and remedies of a secured party under the Uniform Commercial Code or other applicable law, and City may require Tenant to assemble said crops and make such crops available to City at a place to be designated by City that is reasonably convenient to both parties. Expenses of retaking, holding, preparing for sale, selling and the like, shall include the reasonable attorneys' fees and legal expenses of City.

15. Termination. The City may, after providing 30 days written notice, take possession of the Property for any purpose deemed in the best interest of the City. The City shall allow the Tenant to remove crops with normal, customary farming practices and the parties will negotiate compensation for fertilizer, crops or other agricultural losses due to the early lease termination.

16. Surrender of Possession. The Tenant shall surrender the Property to the City in good condition and repair upon termination of the Agreement, whether by lapse of time or otherwise.

- 17. **Discrimination provision.** The Tenant, in the use of the Property, shall not discriminate or permit discrimination against any person or group of persons on the grounds of race, color, or national origin.

- 18. **Waiver.** The waiver by City or Tenant of any breach of any term of this Agreement shall not be deemed a waiver of any prior or subsequent breach of the same term or any other term of this Agreement.

- 19. **Headings.** The headings in this Agreement are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

- 20. **Entire Agreement; Amendments.** This Agreement represents the entire agreement between the parties and supercedes any prior agreements regarding the Property. This Agreement may only be amended or modified if done in writing and executed by all parties to this Agreement.

- 21. **Severability.** If any part of this Agreement shall be held invalid, it shall not affect the validity of the remaining parts of this Agreement, provided that such invalidity does not materially prejudice either party under the remaining parts of this Agreement.

- 22. **Choice of Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

- 23. **Public Data.** This Agreement, and the information related to it, is subject to the Minnesota Government Data Practices Act, which presumes that data collected by City is public data unless classified otherwise by law.

- 24. **Commitments to Federal and State Agencies.** Nothing in this Agreement shall be construed to prevent City from making such commitments as it desires to the Federal Government or the State of Minnesota in order to qualify for the expenditure of Federal or State funds.

- 25. **Successors.** This Agreement shall extend and apply to the legal representatives, successors and assigns of the parties to this Agreement.

- 26. **Relationship of Parties.** Nothing contained in this Agreement shall be deemed to create a partnership, association or joint venture between City and Tenant, or to create any other relationship between the parties other than that of landlord and tenant.

- 27. **Consent and Approvals.** Whenever in this Agreement the consent or approval of City is required, such phrase means the formal approval or consent of City through a meeting of the New Prague City Council. When the consent or approval of City's staff is required, such phrase means the consent or approval from the appropriate employee or agent of City.

28. **Compliance with Laws.** The Tenant agrees to abide by and conform to all laws, rules, and regulations, including future amendments, controlling or affecting the use or occupancy of the Property.

29. **Agreement is Binding.** This Agreement shall be binding upon the parties hereto and their heirs, successors and assigns.

30. **Notification.** Notification related to this Agreement shall be sent to the following addresses:

Tenant:	Lanesburg Farms, LLC Principal: Daniel Sullivan 30095 -151 st Avenue New Prague, MN 56071	Owner:	City of New Prague 118 Central Avenue North New Prague, MN 56071
----------------	---	---------------	--

Notice is deemed given (i) two business days after being deposited in the mail, whether or not the notice is accepted by the named recipient, or (ii) if delivered by any other means, the date such notice is actually received by the named recipient. Either party may change the party's address for notice by providing written notice to the other party.

IN TESTIMONY WHEREOF, the City and Tenant have set their hands as of the day and year first above written.

CITY OF NEW PRAGUE:

By: _____
Duane J. Jirik, Mayor

Attest:

By: _____
Joshua M. Tetzlaff, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTIES OF SCOTT AND LE SUEUR)

The foregoing instrument was acknowledged before me this ___ day of _____, 2025, by Duane J. Jirik and Joshua M. Tetzlaff, the Mayor and City Administrator, respectively, of the City of New Prague, a Minnesota municipal corporation, on behalf of the municipal corporation.

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Part of the North Half of the Northeast Quarter of Section 9, Township 112 North, Range 23 West, LeSueur County, Minnesota, described as: Commencing at the Northeast Corner of said Section 9; thence North 89 degrees 43 minutes 29 seconds West (assumed bearing) on the North line of the North Half of the Northeast Quarter of said Section 9, a distance of 63.35 feet to the point of beginning; thence continuing North 89 degrees 43 minutes 29 seconds West on said North line, 775.33 feet; thence South 00 degrees 16 minutes 31 seconds West, 332.00 feet; thence North 89 degrees 43 minutes 29 seconds West, 782.95 feet; thence South 00 degrees 16 minutes 31 seconds West, 986.66 feet to the South line of the North Half of the Northeast Quarter of said Section 9; thence South 89 degrees 44 minutes 09 seconds East on said South line, 1532.69 feet to the West right-of-way line of Trunk Highway No. 13; thence North 00 degrees 57 minutes 04 seconds East on said West right-of-way line, 224.27 feet; thence North 09 degrees 28 minutes 55 seconds East on said West right-of-way line, 101.12 feet; thence North 00 degrees 57 minutes 04 seconds East on said West right-of-way line, 518.37 feet; thence northerly 234.27 feet on a tangential curve to the left, also being said West right-of-way line, having a radius of 22843.31 feet, a central angle of 00 degrees 35 minutes 15 seconds and a 234.26 foot chord which bears North 00 degrees 39 minutes 26 seconds East; thence North 89 degrees 43 minutes 29 seconds West, not tangent to said curve, 209.33 feet; thence North 00 degrees 16 minutes 31 seconds East, 208.70 feet; thence South 89 degrees 43 minutes 29 seconds East, 208.70 feet to the West right-of-way line of Trunk Highway No. 13; thence northerly 33.00 feet on a non tangential curve to the left, also being said West right-of-way line, having a radius of 22843.31 feet, a central angle of 00 degrees 04 minutes 58 seconds and a 33.00 foot chord which bears North 00 degrees 12 minutes 05 seconds East, to the point of beginning. Contains 40.00 acres and is subject to and together with any and all easements of record.



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: RUSTY SPOKE 2025-2026 LIQUOR LICENSE RENEWAL
DATE: FEBRUARY 24, 2025

Enclosed for your review is a liquor license request for from the Rusty Spoke for 2025-2026. The reason this request has been separated from the others is that, due to ongoing code enforcement issues, staff is recommending denial of the request until the code enforcement issues have been correct.

For the application, all required paperwork has been submitted, insurance provided, fees paid, and there are no taxes, assessments, or other financial claims with the City that are delinquent or unpaid.

For over a year, the City has been working to get vehicles deemed to be inoperable removed from the property. In 2023, the City issued a citation for refuse and inoperable vehicles being located on the property. During the court process, Scott County prosecutors recommended the citation be thrown out and a judge did so. Working with City Attorney Scott Riggs, in July 2024 the City issued a citation for a nuisance affecting public peace and safety. This citation is currently unresolved and under court jurisdiction.

Speaking with City Attorney Scott Riggs, it is his opinion that the City is able to deny a liquor license for outstanding nuisance. According to Mr. Riggs, Sections 110.15(k) and 110.20(a) give the City this authority. A letter was sent to Don't Be Lion, LLC, Attn: Ms. Pauline Baldazo, on January 17, 2025, stating as such, with a deadline of March 14, 2025, to address the nuisance or staff would be recommending denial of her liquor license. As of the writing of this memo, the nuisance has yet to be addressed.

Recommendation

Staff recommends tabling this 2025-2026 Liquor License until the March 17, 2025 meeting to give Don't Be Lion, LLC the opportunity to address the nuisance citation.



City of New Prague

In the Counties of Scott & Le Sueur

Section 12, Item a.

118 CENTRAL AVENUE NORTH · NEW PRAGUE, MINNESOTA 56071 · PHONE (952) 758-4401
www.ci.new-prague.mn.us

Kenneth D. Ondich
Planning / Community Development Director

January 17, 2025

Don't Be Lion, LLC
DBA – The Rusty Spoke
Attn: Pauline Baldazo
329 Main St. W.
New Prague, MN 56071

Dear Ms. Baldazo:

As part of the City's liquor license renewal process for the upcoming 2025/2026 period, staff has begun conducting its due diligence to ensure that there are not any disqualifying issues related to existing liquor license holders as part of the renewal process.

As you are aware, you have been contacted previously about some junk vehicles and refuse located on the north side of your property at 329 Main St. W. which were considered violations of the City's nuisance ordinance. In July 2024 you were cited for a nuisance violation affecting peace and safety. The citation was mailed to you and is currently under court jurisdiction, and remains unresolved.

As such, it is City Staff's opinion that the following City code sections are not being complied with and would require city staff to recommend denial of your liquor license renewal, unless resolved by March 14, 2025:

- 110.15(K) which says that "No license shall be issued until the applicant can provide sufficient evidence to the satisfaction of the city that the applicant has complied with the requirements of state law, city code and the Zoning Ordinance"
- 110.20(A) which says that "Every license is subject to the conditions of this section, all other provisions of this subchapter, and of any other applicable ordinances, state laws or regulations".

If you have any questions, feel free to call me at 952-758-4401 or e-mail me at kondich@ci.new-prague.mn.us or contact Chief Tim Applen at 952-758-4401 or by e-mail at tapplen@ci.new-prague.mn.us

Sincerely,

Kenneth D. Ondich
Planning / Community Development Director

§ 110.15 LICENSE REQUIRED.

(A) No person, except a wholesaler or manufacturer to the extent authorized under state license, shall directly or indirectly deal in, sell, or keep for sale in the city any alcoholic beverage without a license to do so as provided in this subchapter.

(B) The Council may authorize the issuance of the following types of licenses: brewer taproom, small brewer, on-sale intoxicating liquor, on-sale wine, on-sale 3.2% malt liquor, off-sale intoxicating liquor, off-sale 3.2% malt liquor, Sunday intoxicating liquor, club licenses and temporary 3.2% malt liquor licenses.

(C) On-sale licenses permit the sale of alcoholic beverages for consumption on the licensed premises only. On-sale licenses may be issued only to hotels, restaurants, bowling centers and exclusive liquor stores.

(D) On-sale wine licenses may be issued to restaurants having facilities for seating at least 25 guests at one time and to licensed bed and breakfast facilities under the conditions specified in M.S. § 340A.404, Subdivision 5, as it may be amended from time to time. A wine license permits the sale of wine of up to 14% alcohol by volume for consumption with the sale of food. The holder of a wine license who is also holder of an on-sale 3.2% malt liquor license and whose gross receipts are at least 60% attributable to the sale of food may sell intoxicating malt liquor at on-sale without an additional license.

(E) Off-sale licenses permit the sale of alcoholic beverages in original packages for consumption off the licensed premises only. Off-sale licenses may be issued only to drug stores and exclusive liquor stores.

(F) A club license may be issued only to clubs or congressionally chartered veterans' organizations which have been in existence for at least three years.

(G) (1) A special license authorizing sales of intoxicating liquor on Sunday in conjunction with the serving of food may be issued to any hotel, restaurant, bowling center or club which has facilities for seating at least 30 guests at one time, and which has an on-sale license.

(2) A restaurant, club, bowling center, or hotel with a seating capacity for at least 30 persons which holds an on-sale intoxicating liquor license may sell intoxicating liquor for consumption on the premises in conjunction with the sale of food between the hours of 8:00 a.m. on Sundays and 1:00 a.m. on Mondays.

(3) To the extent permitted by the Zoning Ordinance, a restaurant, as defined in M.S. Chapter 340A, with seating capacity for at least 30 persons that operates at the place of malt liquor manufacturing may be issued an on-sale intoxicating liquor or 3.2% malt liquor license for consumption on the premises in conjunction with the sale of food between the hours of 8:00 a.m. on Sundays and 1:00 a.m. on Mondays.

(H) A temporary on-sale license to sell 3.2% malt liquor may be issued to a club or charitable, religious or nonprofit organization.

(I) A brewer taproom license may be issued to any brewer for on-sale consumption of the malt liquor manufactured at the adjoining brewery pursuant to the requirements of M.S. Chapter 340A, and specifically M.S. § 304A.301, Subdivision 6(b) and Subdivision 7(b), but only to the extent permitted by the city code and Zoning Ordinance, and only during the hours permitted for on-sale intoxicating liquor consumption.

(J) A small brewer license may be issued to any brewer for off-sale retail purchases of the malt liquor manufactured at the adjoining brewery pursuant to the requirements of M.S. Chapter 340A, and specifically M.S. § 304A.301, Subdivision 6(d), but only to the extent permitted by the city code and Zoning Ordinance. Off-sale of malt liquor shall be limited to the legal hours for off-sale at exclusive liquor stores in the city.

(K) No license shall be issued until the applicant can provide sufficient evidence to the satisfaction of the city that the applicant has complied with the requirements of state law, city code, and the Zoning Ordinance.

(Ord. 179, passed 5-3-93; Am. Ord. 215, passed 10-16-06; Am. Ord. 264, passed 5-20-13; Am. Ord. 272, passed 3-17-14; Am. Ord. 308, passed 12-16-19) Penalty, see § 10.99

§ 110.20 CONDITIONS OF LICENSE.

(A) Every license is subject to the conditions of this section, all other provisions of this subchapter, and of any other applicable ordinances, state laws or regulations.

(B) Continuing compliance with the financial responsibility requirements of state law and of this subchapter is a condition of any license granted pursuant to this subchapter.

(C) Every licensee is responsible for the conduct in the licensed establishment, and any sale of alcoholic beverages by any employee authorized to sell the beverages in the establishment is the act of the licensee.

(D) Every licensee shall allow any peace officer, health officer, or properly designated office or employee of the city to enter, inspect, and search the premises of the licensee during business hours without a warrant.

(E) No on-sale establishment shall display liquor to the public during hours when the sale of intoxicating liquor is prohibited. Although M.S. § 340A.504, Subdivision 7 authorizes on-sale licensees to sell intoxicating liquor or 3.2% malt liquor between the hours of 1:00 a.m. and 2:00 a.m. by permit, the on-sale of intoxicating liquor or 3.2% malt liquor after 1:00 a.m. is prohibited.

(F) It shall be unlawful for any licensee to permit or allow any person or persons from being on the licens when the person does not have his or her buttocks, anus, breasts and genitals covered with a non-transparent Section 12, Item a.

(Ord. 179, passed 5-3-93; Am. Ord. 179A, passed 3-16-95; Am. Ord. 308, passed 12-16-19) Penalty, see § 10.99



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: ENDING OF LEASE AGREEMENT FOR 411 5TH AVENUE NW
DATE: FEBRUARY 24, 2025

As the City continues to discuss a possible expansion of the fire station to move the police station to the property, where is another outbuilding on the property that needs to be discussed. The building is addressed as 411 5th Avenue NW and has a lease with Tom Masberg in the amount of \$600/month to lease. The last lease agreement ran out in 2022, with a clause that allows for continued month to month leasing with a 90-day termination period. I have attached the lease agreement.

With the 90-day requirement to terminate the assumed month-to-month lease, I would recommend the City Council allow me to contact Mr. Masberg, the lessor, to officially notify him that we are exercising our right within the expired agreement to terminate. This will allow the City to remove the building no later than June 1, 2025 should construction begin on the property.

Recommendation

Staff recommends the City Council allow the City Administrator to contact Mr. Tom Masberg to give formal notice to terminate the lease agreement dated January 1, 2020, and give permission to the City Administrator to work with Mr. Masberg on an earlier termination date.

**Lease Agreement for 2020-2022 for Rental Property
Located at 411 5th Avenue NW
New Prague, MN. 56071**

By this agreement made and entered into on January 1, 2020, between Thomas W. Masberg (“Tenant”), and CITY OF NEW PRAGUE (“Lessor”), Lessor leases to Tenant the premises situated at 411 5th Avenue NW, New Prague, MN 56071, Scott County, Minnesota, together with all appurtenances, for a term of three (3) years commencing on January 1, 2020, and ending on December 31, 2022. Following this term, the lease may be renewed on a month-to-month basis or some other mutually-agreeable term at the request of the Tenant.

1. **Rent.** Tenant agrees to pay, without demand, to Lessor as rent for the demised premises the sum of \$575/month for calendar year 2020 and \$575/month for calendar year 2021 and \$600/month for calendar year 2022 for the term of the lease in advance on the first day of each month the lease is in effect for the commercial building located at 411 5th Avenue NW.
2. **Term and Commencement Date.** This lease shall begin on January 1, 2020. The term of this lease is three (3) years and shall terminate on December 31, 2022. Effective January 1, 2020, either party may terminate this lease and all further rights of obligations hereunder for any reason, by providing thirty (30) days’ written notice to the other of such termination.
3. **Security Deposit.** On execution of this lease, Tenant shall deposit with Lessor Five Hundred Dollars (\$500.00), as security for the faithful performance by Tenant of the terms of this lease agreement, to be returned to Tenant, with interest as provided by law, on the full and faithful performance by Tenant of the provisions of this lease agreement.
4. **Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants contained in this lease agreement, Tenant shall peacefully and quietly have, hold, and enjoy the demises premises for the agreed term, except as otherwise provided herein.
5. **Use of Premises.**
 - a. The demised premises shall be used and occupied by Tenant exclusively as a storage facility for semi-trucks and/or trailers with no outside storage.
 - b. Tenant shall comply with all the laws, ordinances, rules and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the demised premises during the term of this lease.
6. **Number of Occupants.** Tenant agrees that the demised premises shall be occupied only by Tenant and the clientele of Tenant through the normal course of business operations without the prior, express, and written consent of Lessor.
7. **Condition of Premises.** Tenant stipulates that it has examined the demised premises, including the grounds and all buildings and improvements, and that they are, at the time of this lease, in good order, good repair, safe, clean, and in tenantable condition.

8. **Assignment and Subletting.**

- a. Without the prior, express, and written consent of Lessor, Tenant shall not assign this lease, or sublet or grant any concession or license to use the premises or any part of the premises.
- b. A consent by Lessor to one assignment, subletting, concession or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession or license.
- c. An assignment, subletting, concession or license without the prior written consent of lessor, or an assignment or subletting by operation of law, shall be void and shall, at Lessor's option, terminate this lease.

9. **Alterations and Improvements.**

- a. Tenant shall make no alterations to the building on the demised premises or construct any building or make other improvements on the demised premises without the prior, express and written consent of Lessor.
- b. All alterations, changes, and improvements built, constructed, or placed on the demised premises by Tenant, including fixtures removable without damage to the demised premises and movable personal property, shall, unless otherwise provided by written agreement between Lessor and Tenant, be the property of Tenant and may be removed from the demised premises at the expiration or earlier termination of this lease.

10. **Damage to Premises.** If the demised premises, or any part of the demised premises, shall be wholly or partially damaged by fire or other casualty, except by the willful act of Lessor, Lessor's employees, or agent, such damage shall be promptly repaired by Tenant; except to the extent that Lessor shall decide not to rebuild or repair the demised premises, in which event all insurance proceeds payable with respect to such casualty shall belong to Lessor.

11. **Dangerous Materials.** Other than items for the business operations of Tenant, Tenant shall not keep or have on the demised premises any article or thing of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire on the demised premises or that might be considered hazardous or extra hazardous by any responsible insurance company.

12. **Utilities.** Tenant shall be responsible for arranging and paying for all utility services (water, sanitary sewer, electric, storm sewer, telephone, natural gas, garbage, internet, cable tv, etc.) required on the premises.

13. **Real Estate Taxes.** Lessor shall pay all real estate taxes against the demised premises which are due and payable during the time of the lease period.

14. **Insurance.** In the event of damage to the demised premises by fire or other casualty, Tenant shall promptly give notice of such damage to Lessor and the insurance company.

15. **Damage to the Demise Premises.** If the demised premises are damaged by fire or other casualty, the insurance proceeds paid on account of such damage shall be paid to Lessor. Notwithstanding the previous sentence, insurance proceeds paid on account of damages to Tenant's inventory, fixtures or other property shall be paid to Tenant.
16. **Injury or Damage Occurring on the Demised Premises.**
- a. LIABILITY. Lessor shall be free from liability and claims for damages by reason of injuries occurring on or after the date of this agreement to any person or persons or property while on or about the demised premises. Tenant shall defend and indemnify Lessor from all liability, loss, costs and obligations, including reasonable attorneys' fees, on account of or arising out of any such injuries. However, Tenant shall have no liability or obligation to Lessor for such injuries which are caused by the negligence or intentional wrongful acts or omissions of Lessor.
 - b. LIABILITY INSURANCE. Tenant shall, at Tenant's own expense, procure and maintain liability insurance against claims for bodily injury, death and property damage occurring on or about the demised premises in amounts of \$500,000 per occurrence, \$1,000,000 aggregate and naming Lessor as an additional insured.
17. **Insurance, Generally.** The insurance which Tenant is required to procure and maintain pursuant to this agreement shall be issued by an insurance company or companies licensed to do business in the State of Minnesota. The insurance shall be maintained by Tenant at all times during the term of this lease agreement. Tenant agrees to provide a copy of all insurance policies maintained by Tenant as required by this lease agreement to the Lessor. Tenant agrees that all policies of insurance required by this lease agreement shall contain a statement that such policies shall not be cancelled unless the issuing insurer mails sixty (60) days' written notice to the Lessor and ten (10) days for non-payment. Lessor shall be named as an additional insured on all such policies.
18. **Maintenance and Repair.**
- a. Tenant will at Tenant's sole expense, perform routine maintenance and keep the demised premises and appurtenances in good and sanitary condition and repair during the term of this lease and any renewal of this lease. In particular, Tenant shall keep the fixtures in the demise premise or on or about the demised premises in good order and repair; keep the furnace clean; and keep the leased property free from dirt, debris, weeds and snow in the winter.
 - b. Major maintenance and repair of the demised premises may be a shared 50/50 responsibility between the Tenant and Lessor. Lessor may, at Lessor's sole discretion, may share in repairs to the plumbing, heating apparatus, and electric and gas fixtures whenever damage or deterioration to such items shall have occurred if deemed economically feasible and cost effective in the opinion of the Lessor.

- c. The Lessor agrees to remove snow around the perimeter of the building and driveway entrance off 5th Avenue NW when the Fire/Ambulance parking lot is plowed. Snow removal adjacent to the garage doors and building entrance(s) shall be the tenant's responsibility.
 - d. The Tenant shall be responsible for mowing the grass adjacent to the west and south sides of the building and keeping the demised premises clear of any weeds.
19. **Animals.** Tenant shall keep no domestic or other animals on or about the demised premises without the prior, express and written consent of Lessor.
20. **Right of Inspection.** Lessor and Lessor's agents shall have the right at all reasonable times during the term of this lease and any renewal of this lease to enter the demised premises for the purpose of inspecting the premises and all buildings and improvements on the premises.
21. **Display of Signs.** During the last sixty (60) days of this lease, Lessor or Lessor's agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants.
22. **Subordination of Lease.** This lease and Tenant's leasehold interest under this lease are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.
23. **Holdover by Tenant.** Should Tenant remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new tenancy from month to month shall be created between Lessor and Tenant which shall be subject to all the terms and conditions of this lease agreement but shall be terminable on ninety (90) days' written notice served by either Lessor or Tenant on the other party.
24. **Surrender of Premises.** At the expiration of the lease term, Tenant shall quit and surrender the demised premises in as good state and condition as it was at the commencement of this lease, reasonable use and wear excepted.
25. **Default.** If any default is made in the payment of rent, or any part of the rent, or any other amounts required to be paid by Tenant hereunder, at the times specified in this lease, or if any default is made in the performance of or compliance with any other term or condition of this lease, the lease, at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons from the premises. Tenant shall be given notice of any breach or default. Termination and forfeiture of the lease shall not result if, within 30 days of receipt of such notice, Tenant has corrected the default or breach or, if such breach or default is for a reason other than the payment of money, has taken action reasonably likely to effect such correction within a reasonable time.

26. **Abandonment.**

- a. If at any time during the term of this lease Tenant abandons the demised premises or any part of the demised premises, Lessor may at Lessor's option, enter the demised premises by any means without being liable for any prosecution for such entering, and without becoming liable to Tenant for damages or for any payment of any kind whatever, and may, at Lessor's discretion, as agent for Tenant, relet the demised premises, or any part of the demised premises, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Lessor's option, hold Tenant liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such reletting.
- b. If Lessor's right of re-entry is exercised following abandonment of the premises by Tenant, then Lessor may consider any personal property belonging to Tenant and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

27. **Miscellaneous.**

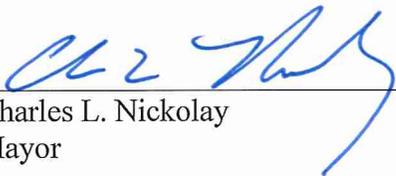
- a. This agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.
- b. It is specifically declared and agreed that time is of the essence of this lease agreement.
- c. The covenants and conditions contained in this lease agreement shall apply to and bind the heirs, legal representatives, and assigns of the parties, and all covenants are to be construed as conditions of this lease.
- d. In the event that any action is filed in relation to this lease agreement, the unsuccessful party in the action shall pay to the successful party, in addition to all the sums that either party may be called on to pay, a reasonable sum for the successful party's attorney fees.
- e. This lease agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this lease agreement shall not be binding upon either party except to the extent incorporated in this lease agreement.
- f. Any modification of this lease agreement or additional obligation assumed by either party in connection with this lease agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

In witness whereof, each party to this lease agreement has caused it to be executed at New Prague, Minnesota on the date indicated below.

NOTICE: THIS IS A LEGALLY BINDING CONTRACT BETWEEN LESSOR AND TENANT. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

The undersigned, owner of the above property, does hereby approve the above Agreement and the lease thereby made.

LESSOR: CITY OF NEW PRAGUE

By: 
Charles L. Nickolay
Its: Mayor

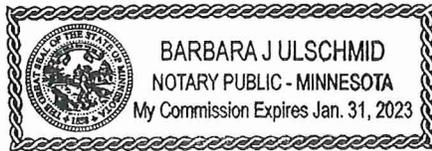
By: 
Michal J. Johnson
Its: City Administrator

Dated: January 7, 2020

STATE OF MINNESOTA)) ss.
COUNTY OF SCOTT)

The foregoing instrument was acknowledged before me this 7th day of January, 2020 by Charles L. Nickolay, Mayor, and Michael J. Johnson, City Administrator, of the CITY OF NEW PRAGUE, a Minnesota municipal corporation, on behalf of the corporation.


Notary Public



Site Map

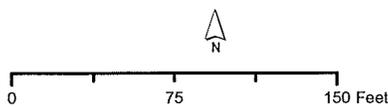
Section 12, Item b.



PID 24-119-0010
Lot 1, Block 1,
New Prague
Business Park
10th Addition
4.37 Acres
190,497 Sq. Ft.

Leased Portion of
PID 24-119-0010
0.426 Acres
18,562 Sq. Ft.

Prepared by:
City of New Prague
Planning Department
Date: 6/28/12
Disclaimer: For Reference Purposes Only.



Disclaimer: This map was prepared using the City's GIS and is based on the County and City Street Data maintained by the County and City. While the City believes the data is accurate, the City does not warrant that data in the GIS is error free and the user represents that the GIS data can be used for purposes such as navigation or other purposes requiring the exact measurement of distance and direction or depiction of geographic features. This disclaimer is pursuant to Minnesota Statute 466.03 Subd. 21. The user of this map acknowledges that the City shall not be liable for any damages that may arise from this map or the information it contains.



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: PERSONNEL HANDBOOK UPDATES
DATE: FEBRUARY 18TH, 2025

Below is a proposed update to the Personnel Policy Handbook, adding language regarding Compensatory Time, also known as comp time.

Comp time would be calculated at a rate of one-and-a-half (1.5x) for every hour of overtime worked. Adding this language allows employees to take time off from work without losing pay. Offering comp time as an option instead of overtime can be a valuable perk that helps attract and retain employees.

COMPENSATORY TIME

An employee may request that each hour of time eligible for overtime under this Article, in lieu of payment, be accumulated as compensatory time at the rate of 1½ hours for each eligible hour. Employees may earn up to 40 hours per calendar year of compensatory time. Any unused compensatory time will be paid at the end of each calendar year at the employee’s current base pay rate.

Recommendation

Staff recommend approval of the addition of Compensatory Time within the Personnel Policy Handbook.



118 Central Avenue North, New Prague, MN 56071
phone: 952-758-4401 fax: 952-758-1149

MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: REGIONAL TRAINING FACILITY FUTURE
DATE: FEBRUARY 26, 2025

As I have shared in the past, the Regional Training Facility board, of which I represent the interests of New Prague as the primary member and Chief Tim Applen sits as my replacement, has been discussing the condition of the existing facility over the last couple years and trying to figure out what the next steps for the facility are. As an organization, SCALE (Scott County Association for Leadership and Efficiency) has provided funding for a facility study master plan in 2023 (attached) and an analysis of how upgrades would affect existing members and to what level.

As the board has met over the last year and has had discussions of the facility and what upgrades are needed for the member communities, it became clear that each community had different needs of the facility. As a group, the board decided that the next step in the process should be to figure out which of the member communities would like to continue participating and at what cost.

Currently the City of New Prague pays \$8,353 annually. According to the studies done by Leo A Daly, if nothing else happens, and all current members continue to participate, the annual cost for New Prague would need to rise to an estimated \$11,908 per year by 2030 to continue operating the facility. This increase makes up the current deficit that is being paid for by RTF reserves, which are expected to be exhausted. This increase takes into account estimated revenue from outside sources based on current usage. Annual costs could, and likely would, be ultimately higher than that if other communities decide not to participate or depending on if any upgrades are made to the facility.

The question for the Council is, is continued membership with the Regional Training Facility beneficial to the City and what is the City willing to pay for that benefit? To answer this question, it is important to understand how the City uses the facility. At the Council meeting on Monday (3/3), Chief Tim Applen, Chief Steve Rynda, and I will be ready to answer the following questions:

- What training does the City use the RTF facility for?
 - How often does the City use the RTF facility?
 - Are there parts of the facility that the City doesn't use?
 - Is the current location of the facility adequate?
 - Is the facility accessible in a reasonable way or is scheduling/use burdensome?
- Does the current RTF facility meet all of the needs of the City?
 - Are there any upgrades the City would like to see to make the facility more useable?
 - If changes are made, are there parts of the facility the City would like to see kept?

- Is the City currently able to meet any of its own training needs without using the RTF?
 - Will any training needs be met if the City completes the new Police Station?
 - What would the City need to do to meet all of its own training needs?

- Are there other facilities where the City would be able to train?
 - Would those facilities be able to meet all of the training needs of the City?
 - Is there reasonable availability in other facilities?
 - What is the cost of using other facilities?

- Are there non-monetary benefits of being a member of the RTF?
 - Would those benefits be available at other facilities?
 - Would those benefits be available as a renter of the RTF instead of as a member?

- Are there any benefits of not being a member of the RTF?

I expect the City Council and staff to have a long conversation about this topic on Monday (3/3) evening. A decision may not necessarily be made on the annual cost that the City is willing to continue participating in the RTF. If not, questions or direction for research from Council would be appreciated so that we are able to come to a decision no later than the 4/7 meeting. The next meeting of the RTF board is on April 11th and at the meeting, it is expected that each member will bring back direction from their Council/Board so that the members are able to start planning for the future.



MASTER PLAN

SCALE REGIONAL PUBLIC SAFETY TRAINING FACILITY (RTF)

January 27, 2023



TABLE OF CONTENTS

Table of Contents 1

Part 1: Executive Summary 2

Part 2: Space Needs Analysis 4

Part 3: Stakeholder Engagement 25

Part 4: Finances and Funding Strategies..... 29

Part 5: Master Plan 39

Appendix

- i) RTF Memorandum of Agreement and Joint Powers Agreement**

- ii) National Register Nomination**

- iii) Existing programing plans and space spreadsheets**

- iv) Survey Responses**

- v) 2023-2027 Approved Budget - Capital Improvement Program**

PART 1: EXECUTIVE SUMMARY

INTRODUCTION

The SCALE Regional Public Safety Training Facility (RTF) serves Scott and Carver Counties, the adjacent Minnesota River Valley Region, and greater Minnesota. The facility offers training facilities for law enforcement, firefighting, public works groups, and community organizations.

LHB was engaged by SCALE to analyze functional use and building conditions, conduct stakeholder engagement to gather anonymous/direct feedback on utilization by other parties, develop a master plan for the campus to meet the future needs of users, and identify funding options related to various master plan options.

The SCALE RTF facility is located in rural Scott County near the town of Jordan. The core of the facility is the historic 'Mudbaden Sulphur Springs' campus structures to which have been added garages, firing ranges and a tactical fire tower and training area. The primary structure, dating from 1915, is listed on the National Register for Historic Places.

Through the review of existing documentation, site visits, stakeholder interviews and collaborative work with Scott County, LHB has developed the following analysis and master plan for the campus.

SUMMARY

This section is a summary of the documents created and outcomes determined during research and discussions, including:

Space Needs Analysis.

The existing building is approximately 51,300 sf with two stories and a basement. Approximately 12,300 sf is dedicated to training and simulation, 2,300 sf to administrative offices, 5,300 to classroom space, 3,200 sf of kitchen and dining space, a 6,300 sf dormitory, and almost 8,000 of service space. There is a 6,000 sf tactical range and a 20,000 sf rifle range on site as well.

The existing building is primarily used for its classroom spaces, of which there are four of varying sizes. There are situation rooms in the basement that are also used for training purposes. The dormitories on the second floor are very sparsely used.

Overall, the existing building appears to have more space needed than required to support a regional training facility, and much of the space has become ad hoc storage. The building interiors are generally in need of a refresh. Most of the IT and AV equipment in the classrooms needs replacement as well. The MILO use-of-force simulator is also in need of updating.

Stakeholder Engagement.

LHB conducted extensive stakeholder engagement during the production of this report. We attended joint meetings of Scott Count police and fire chiefs, sent out an online survey to over 110 individuals, and conducted one on one interviews with nearly 30 different stakeholders. By combining a mix of information gathering styles we were able to obtain a good general overview of the perception of the facility from broad range of users. While there were many

opinions represented on the overall quality of the facility, the general opinion was that although the facility fills a critical role for training, general maintenance and upkeep of the facility and training equipment has been lacking.

Finances and Funding Strategies

The project team examined the operating expenses, income, and funding structures of three additional training facilities and compared them to the S.C.A.L.E. RTF. In general, the RTF appears to generally less costly for its partners than the other facilities examined; however, this appears due to both a lack of new capital investment as well as partner contributions not having been updated to reflect inflationary pressures. Unlike its peer training facilities in the Twin Cities, the RTF carries a significant level of debt servicing within its operating budget. Sources for additional new funding and revenue are critical to assure the ongoing operation of the RTF.

Potential sources for grants and funding have been identified. Additionally, several potential funding sources related to the building’s historic status and to its county/municipal function are presented.

Master Plan

Three options for a potential approach for the future of the RTF are presented. They are as follows:

- Option 1 – status quo
- Option 2 – updated facility
- Option 3 – maintain facility with reduced partners – bridging

Each option takes into account the fact that the RTF as it exists is essential to the continued training of essential services and offers options for ongoing use. High level pricing of the major options is included to provide order of magnitude information (formal estimates would require further development beyond the scope of this study).

This study has revealed both the strengths and limits to which the existing facility will be able to accommodate the ever changing demands of professional training over the long-term. The existing facility can continue to be used and renovated for a significant period of time to meet local training needs, as currently understood. As this facility was not built originally to support training, it will likely eventually need to be replaced with a more purpose-built training facility. However, at least for the next 10+ years, it is the design team’s opinion that with planned improvements, appropriate staffing, create programming, and strategic marketing, the existing RTF can continue to be a successful and cost-effective training facility for the community.



Figure 2 First Floor Existing Use Plan



Figure 6 Second Floor Existing Use Plan

Needs Assessment Observations

- 1) The facility is located in an attractive, semi-rural area with relatively easy access off Highway 169.
- 2) The main building of the facility is an attractive historic structure, which is unique amongst similar training facilities in the Twin Cities. The building includes several historic interior spaces, which are amongst the most utilized meeting spaces for groups using the facility.
- 3) The existing buildings have been minimally modified and are well-maintained for buildings of a similar age.
- 4) The existing physical plant of the facility, especially the historic main structure, contains considerably more square footage than required for current uses, at least as currently scheduled. In general, spaces are lightly scheduled, and many are devoted to informal storage.
- 5) The close proximity of the train tracks and the shooting ranges has a negative acoustic impact on adjacent interior spaces.
- 6) Although well maintained, when compared to new (or nearly new) purpose-built, competing facilities in neighboring communities, the facility comes across as a bit tired and the spaces as somewhat makeshift for purpose.
- 7) The firing range is considerably less sophisticated than other training facilities which are completely indoors, allow for different lighting conditions, vehicle access for vehicle adjacent training, temperature controls, appropriate ventilation, and more sophisticated spent ammunition removal systems.
- 8) It is difficult to identify the appropriate entry location and the arrival sequence at the building is not clearly defined. Movement through the site and building is poorly signed.
- 9) The building lacks a clear point of initial entry and thus contact with staff is not always immediate or intuitive. The office entry does not read as a primary entry point for visitors. The primary building entry leads directly to a programmed space.
- 10) Parking is behind the building with no obvious path to a primary building entry. Parking has been described by users as inadequate during the busiest times.
- 11) The building lacks a central ventilation or cooling system. Some individual spaces are cooled using window units.
- 12) The restrooms and shower rooms are in poor condition and do not meet current accessibility requirements. Gendered restrooms are unevenly distributed in the building and can be difficult to locate. There are no locker rooms for users.
- 13) The classroom space at the RTF is generally in alignment with similar local facilities, but IT provisions for users are inadequate per current expectations and standards.
- 14) The facility features an existing MILO use of force training simulator. However, the existing system is out of date.
- 15) Situation rooms are adequate but better configurability is desired so that more adaptable and realistic room configurations are available.

Needs Assessment Conclusion

The existing facility has more than enough room to accommodate the required features of a training facility as required by a rapidly growing county like Scott County. However, the existing historic building was designed for a very different purpose and is not necessarily the best fit for a program like this. This has created awkward agencies and a general haphazard ambience within the building that many commented on during the duration of this study. While the building is in relatively good condition for its age, significant maintenance to the spaces and features that directly support the training purpose of the facility has not been undertaken almost since the opening of the facility in 2007.

Historic preservation Concerns

The RTF's location within a building listed on the National Register of Historic Places offers some advantages and several disadvantages. One advantage it poses is the truly unique spaces it possesses. No other similar facility possesses anything like the great room or the dining room. With the right updating, these spaces could be truly

first-class meeting and event spaces. Additionally, the building's historic status makes it eligible for several history-based funding opportunities. These opportunities are further outlined in the funding strategies section of this report.

On the other hand, the building was designed as a spa over 100 years ago and it makes for an awkward fit for its current use. The spaces are old and many of the finishes and fixtures are well past their useful life. The building was not designed to accommodate modern HVAC systems.

The following should be kept in mind when considering undertaking major projects at the building:

- 1) If major renovations are undertaken, they should be kept to the wings of the building and generally at the interior of the building. Renovations should leave the significant spaces, like the dining and great rooms, intact and largely unaltered. Major circulation routes should also be left intact. Otherwise, reconfiguration of the interior rooms can be undertaken relatively freely. For instance, the dormitory rooms could be reconfigured if necessary.

Additionally, improving the arrival and entrance experience has been discussed. Since entering the building at the historic entrance is impractical as it leads directly to a meeting space, any additional entrance/arrival features should be implemented at the back of the building, which generally conforms to the way the building is used now.

- 2) It is not recommended that the building be demolished, and a new facility be built in its place. This building represents an irreplaceable historic resource, and the public relation issues created by any plan to remove it will be significant enough to make this an unappealing option. The county would be better off selling the property and looking elsewhere if the building is no longer required.

EXISTING BUILDING PHOTOS



Photograph 1: Looking west towards woodshop/garage and parking areas



Photograph 2: View of historic building looking northwest. Taken from Valley View Dr.



Photograph 3: Looking east in great room



Photograph 4: Dining room looking east



Photograph 5: Existing kitchen facilities



Photograph 6: South classroom



Photograph 7: Meeting room in admin area



Photograph 8: Defensive tactics room



Photograph 9: MILO room



Photograph 10: Dorm hallway



Photograph 11: Typical dorm room



Photograph 12: Typical restroom



Photograph 13: Gun cleaning room



Photograph 14: Typical situation room



Photograph 15: Tactical gun range and warming hut



Photograph 16: Tactical gun range



Photograph 17: Fire tower



Photograph 18: Class A training Connex boxes

PEER FACILITY ASSESSMENT

On October 7, 2022, the LHB project team toured four peer facilities in the Twin Cities Metro area to gain a better understanding of how different facilities function, what their costs and fees are, and how they are staffed.

North Metro Regional Public Training Facility (Maple Grove)

Partners: Maple Grove (owner), Hennepin Co. Sheriff, Plymouth, Brooklyn Park

- 1) In operation for about 30 years. There was a major fire in the firing range about 10 years ago.
- 2) Doing major expansion (about \$17 million) with new firing range (funded primarily by Hennepin Co. Sheriff), mat room, simulation room, updated training rooms and related facilities. Going from 22,000 SF to 58,000 SF.
- 3) Renovation includes adding dedicated IT/data rooms.
- 4) 1 full time employee, one 50% maintenance person. 12 part time employees and a cleaning service.
- 5) Firing ranges use steel backstop. They are very happy with this technology.
- 6) Dedicated staff spaces (lockers, offices, break room, etc.)
- 7) Yearly budget ranges between \$350-\$380,000.
- 8) In addition to 'partners', have system of 'members' (currently only Plymouth) with a lower level of dedicated access to the facility at a lower annual fee. They also have 12-15 groups that function on a contract/fee basis. The public is able to utilize the facility on the weekends. Opening range to public is not a money maker, but it is good for public relations.
- 9) Dedicated armory space with secure storage provisions for the partner and member groups.
- 10) Facility is heavily scheduled.
- 11) Ability to fund staffing to support all hours of use is essential. They do evening and weekend hours in addition to typical daytime.
- 12) Controlled access during off hours for partner groups.
- 13) Well defined reception area with ability to supervise comings and goings.
- 14) Well distributed restrooms throughout facility.
- 15) Lockers are provided for firearms while on-site.
- 16) Installing VirTra simulator in lieu of Milo. Constructing oversized space to allow for evolving technology and training needs (could also be repurposed as training or mat room). 3-year lease on VirTra program. They provide own modified guns for training.
- 17) Video monitors in the DT room for training programs.
- 18) Shelves in restrooms for gun belts.
- 19) Training rooms have movable partitions to sub-divide large spaces.
- 20) Developing two-level situation room with movable partition system.
- 21) Firing range allows cars to be brought into spaces.
- 22) Firing range is a money pit. The facility director felt that no single agency could realistically operate an adequate firing range on their own. Always need a staff person on site when firing range is being used.
- 23) Outdoor, controlled space for training.
- 24) Office space provided for Maple Grove and Hennepin County.
- 25) 94 parking spots on site.
- 26) Laundry facilities needed on-site.
- 27) Acoustic controls are critical in the firing range.
- 28) Firing range needs adequate height to accommodate shooting angles.
- 29) Moving target systems in firing range (run by tablet) offer range of options.
- 30) Stairwells are used for training. Providing a variety of stair conditions to support this.
- 31) Pepper balls/bean bag training areas are more relevant now than ever.

Hero Training Center (Cottage Grove)

Owners: Cottage Grove, Woodbury

Tier Members: Washington Co. Sherriff, Oakdale Police, 2 Federal Agencies, Rasmussen College

- 1) Facility construction cost \$21 million. Funding was ½ by the owners and ½ by outside, public funding.
- 2) Both firing ranges are 50 yds.
- 3) Larger range allows car access.
- 4) Ceiling is too low in the range and need side aisles – bullets are hitting both ceiling baffles and walls.
- 5) Firing ranges are set-up with tracks for adjustable depths and target placement.
- 6) Provide trauma kit in firing range.
- 7) Gun cleaning room is lightly used.
- 8) 24/7 access to firing ranges for partner groups.
- 9) 2 full-time staff.
- 10) 6 part-time staff.
- 11) Public works provides maintenance for the facility.
- 12) Found classroom near firing ranges to be useful proximity.
- 13) Significant amount of informal/flex spaces within the corridors.
- 14) Provide secure storage for partner groups.
- 15) Wish they had a lift for deliveries.
- 16) Catering kitchen has proved useful amenity.
- 17) Light use of smaller conference rooms
- 18) Larger classroom for 100 can be subdivided for 50 in each space. The divided spaces are regularly scheduled.
- 19) Training spaces have good IT set-up.
- 20) Mothers room has proved to be unexpectedly well-used amenity.
- 21) Pre-training spaces need to be thought through and should not be within corridors.
- 22) Use TI Systems for virtual training. Has been a good system.
- 23) Indoor tactical training space allows fire truck to be brought into room.
- 24) Tactical training can be fully blacked-out.
- 25) Spaces where vehicles can be brought indoors needs provisions for washing down space afterwards (vehicles bring in dirt, etc.).
- 26) Have dog wash provisions.
- 27) Stairwells are used for training purposes.
- 28) Lockable ammo storage is essential.
- 29) Breach door in tactical space is important for training.
- 30) Able to repel from second floor balcony for training purposes.
- 31) Have two exterior training buildings. These are used by both police and fire departments for longer scenarios. Smoke and floor drains were omitted but should have been included.
- 32) Public can use firing ranges on weekend.

A.B.L.E. Training Facility (Burnsville)

Partners: Burnsville, Apply Valley, Lakeville, Eagan. Also used by outside agencies.

- 1) This is a Class A burn tower facility noted by fire chiefs as a good local example of this type of facility.
- 2) The facility takes a lot of abuse. It requires repairs/patching of CMU every 4 years. Primary structure is protected.
- 3) Live fire burns require significant quantities of burnable material (pallets, bales). These require covered storage space.
- 4) Run of from the site is extensive. It is directed into a nearby filtration pond.
- 5) The facility is heavily scheduled.
- 6) In addition to routine training, the facility is used for local fire academies.

- 7) Flexible options for fire locations.
- 8) Would benefit from a dedicated, conditioned classroom and toilet facilities on site.
- 9) Need a variety of hydrant locations to support varied training routines.
- 10) Interior lights and devices do not work well in real fire situations (covered in soot or damaged beyond useability soon after installation).
- 11) Exterior bleachers are useful but need more shelter and some provision for heating.
- 12) Facility is used year-round.
- 13) Also use Connex boxes for training.
- 14) Would like the ability to do 'ceiling burns' to better simulate reality.
- 15) Forcible door entry training should be included.
- 16) Need anchor points for ladders to set-up scenarios.

South Metro Public Safety Training Facility (Edina)

Owners: Edina, Bloomington, Eden Prairie, Metro Airports Commission

- 1) 100 person training room can be subdivided to seat 30 and 50.
- 2) 28,000 SF facility.
- 3) Have additional dedicated classroom.
- 4) Mat room could be twice as large 2000 sf would be ideal).
- 5) Simulator (MILO) Room is lightly used. Not clear if it's worth providing relative to the cost of the equipment.
- 6) 15 yd firing range with 4 lanes is heavily used and more economical for small groups.
- 7) 1 full-time facility director
- 8) 10 part-time staff
- 9) 1 part-time maintenance and 2 part-time custodial staff
- 10) 5 volunteer range safety staff (mostly retirees)
- 11) Combined 75'/150' firing range is costly to run.
- 12) Ranges are open for public use during specific times.
- 13) Removed 6 tons of lead over 9 months from firing range. Disposal costs about \$15,000.
- 14) Provide secure storage for partners/agencies. If unsecured supplies go missing.
- 15) Strongly recommend steel separations between stations in gun cleaning room. Have had numerous incidents of guns being fired (mostly by police officers).
- 16) Useful to provide indoor support space adjacent to access point for outdoor training area. This is used primarily by the alcohol testing program but is also useful for other groups as restrooms are provided.
- 17) Provide training area for canine agility.
- 18) Hope to build a tactical training building.
- 19) Burn tower (gas system) is under scheduled and consistently loses money. To make viable, needs to be completely replaced.
- 20) Need significantly more storage
- 21) Struggle to efficiently schedule the building due to no-shows.
- 22) Interested in developing a dedicated, exterior 'trench simulator'.
- 23) Essential to have dedicated, on-line presence with scheduling capability.
- 24) Public use is part of facility mission. Cost of providing means this is at best a break-even provision – not a money maker.



Photograph 18: Hero Center firing range



Photograph 19: Hero Center ammunition collection baffles



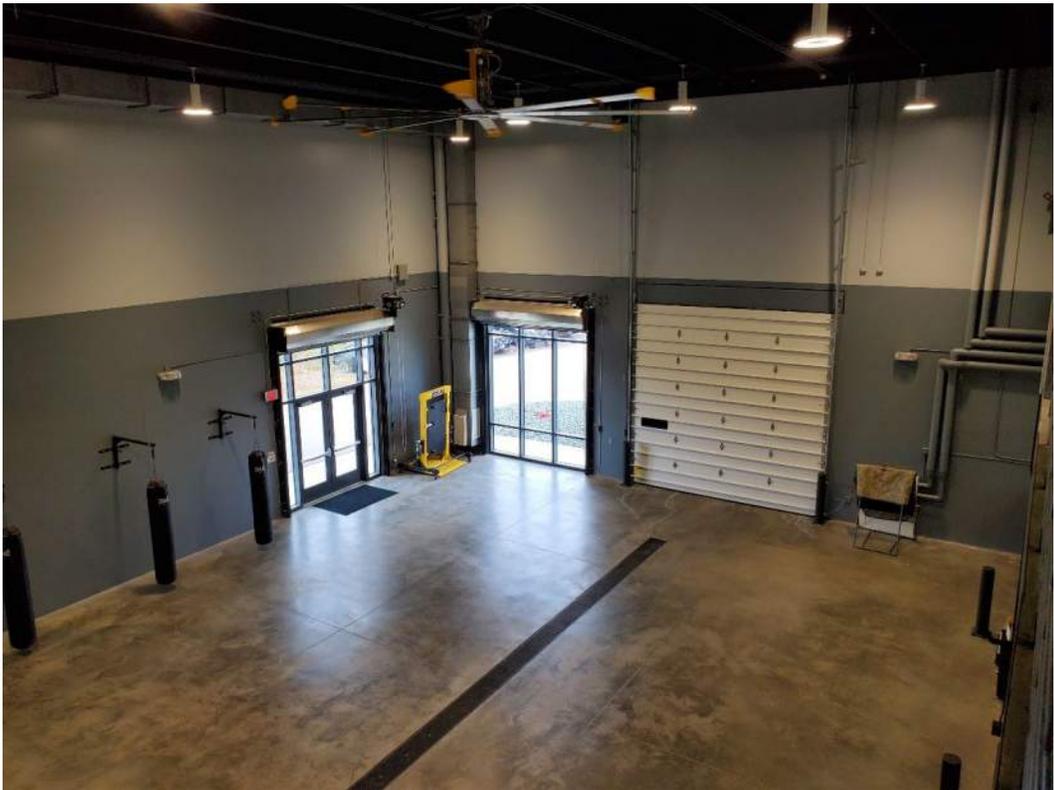
Photograph 20: Hero Center firing stall.



Photograph 21: Hero Center hall storage



Photograph 22: Hero Center reconfigurable situations rooms



Photograph 23: Hero Center double height indoor vehicular training space



Photograph 24: South Metro tactical fire training tower



Photograph 25: South Metro MILO room set-up



Photograph 26: South Metro firearm cleaning room



Photograph 27: South Metro partner storage area

PART 3: STAKEHOLDER ENGAGEMENT

The project team conducted extensive stakeholder outreach during the process of producing this report. The team attended the Scott County Fire Chief’s meeting on September 29th in Jordan, the Scott County Police Chief’s meeting on October 6th. We distributed an online survey regarding the facility to approximately 110 contacts and received responses from 61 individuals. Additionally, we conducted 27 one-on-one discussions with stakeholders who wished to provide additional feedback. The stakeholders comprised of members of the RTF Board of Directors, the RTF Partner Group, and Individual customers. Most individuals consulted were either law enforcement personal, fire fighters, municipal officials, or private training contractors. The following is a summary of the topics they came out of this stakeholder outreach.

OVERVIEW

Based on our discussions and observations, the firing range and the fire equipment are the primary draws to the facility. The mat room, classrooms, and situation rooms were described by most users as nice to have while at the facility, but not necessarily a draw on their own. While many issues with the facility were noted during our outreach, and there are users that are overall dissatisfied with the facility, the site is still heavily used and seems to generally meet most user’s needs, with some notable caveats. Users who recalled training conditions in Scott County prior to the opening of the RTF were still happy to have access to the facility, but these same users also mentioned that what was promised at the inception of the RTF is somewhat different than what the RTF has become. Several users noted that if the RTF was not there, scheduling their required training would be extremely difficult as other facilities are often very heavily booked. It was also noted that while day to day maintenance of the facility seems to be acceptable, significant upkeep of some of the most heavily used features has been deferred for too long.

Some of the communities, while not necessarily considering leaving the facility, were concerned that if large communities were to leave the partnership it would put undue hardship on them.

Several respondents thought that reaching out to groups from Sibley and Le Sueur counties would be a way to bring in more revenue. Additionally, it was mentioned that more outreach should be made to bring in educational groups. For some of the smaller law enforcement user groups in far-flung communities it was noted that there are private facilities that are closer and comparable in price. It was noted that when the facility was first planned there was public works training at the facility, but this has fallen off. This was suggested as another avenue to explore.

Several individuals from private training companies were interviewed, and these individuals were unequivocally happy with facility. They were comfortable with pricing and were grateful to be able to use the RTF for their training programs. These users are often coming from the furthest distances and did not really mention that as a negative aspect of the facility.

It was noted that the guiding vision for the facility appears to have fallen by the wayside. Developing a comprehensive vision for the facility and training program was identified as an essential priority. It was suggested that constant diligence and commitment is needed to ensure continuation of adequate funding for the RTF. It was suggested by one individual that the facility should be fully funded by the county with a nominal charge for users to lessen some of the lingering “turf issues.”

STAFFING AND ADMINISTRATION

Administrative and public perception issues were some of the most significant comments that the project team received. While many respondents indicated that they had a cordial relationship with the staff at the RTF, many

indicated that the facility seemed to be understaffed and that general administrative tasks were being overlooked and let fall to the wayside. Many indicated the need for a better internet presence with the desire for an efficient, transparent, and user-friendly scheduling program available online. There is a perception by some partner groups that other outside groups are sometimes given scheduling priority and are given a better deal. It was noted that there are many hours of the day when users are present at the building and no staff is present. There was the perception by some respondents that fire chiefs were not well represented on the RTF Board.

It was suggested that the RTF Board needs to be more actively engaged develop a more cohesive vision for the facility and to help staff deliver a better product. It was suggested that the director of the facility should be focused on outreach, marketing, and searching out funding opportunities with other staff to take care of day-to-day administrative tasks. The need for dedicated training coordination staff was discussed. One feature that several respondents mentioned as being an initial premise of the RTF that got left behind was an easily accessible centralized training library, so that individual groups could share training programs with each other and build off one another's trainings. Some respondents noted that when they visit the RTF they have to bring all their equipment with them and very little is provided by the RTF. It was also suggested that there is ample grant money available for places like the RTF and having a dedicated staff person to research and secure this funding would be highly beneficial.

Food access was often mentioned, and the ability to have food catered was not widely understood. Some respondents mentioned they would rather just bring food with them go to the extra hassle of coordinating catering.

SITE/LOCATION

Scott county is a large suburban/rural county with a population of 153,200, with approximately two thirds of those people living in the suburban communities of Shakopee, Prior Lake, and Savage at the southwest corner of the Twin Cities metropolitan area. Because these communities contribute a large portion of the users to the facility, the location of the existing facility is seen as an inconvenience to many. Most of these users would prefer a site near the Scott County Public Works Facility. For many of these larger communities, facilities in Burnsville, Edina, and Minnetonka are equally convenient as the existing RTF facility. However, a location further to the north would put the smaller communities at the south end of the county at an even bigger inconvenience and would not be conducive to expanding use into counties further to the south.

The out-of-the-way location of the RTF was identified mostly as a negative aspect of the facility, with many noting the inconvenience of distance to restaurants and lodging facilities. However, there were those that also noted that the remote location was a good fit for the loud, disruptive, and attention-attracting activities that occurred there. Many complained about the lack of nearby food options. It was noted that planned upgrades to Highway 169 should make access to the facility easier in the future.

Parking was mentioned repeatedly by many as often being over-crowded and messy.

Several users indicated that having a driving course would be beneficial, although most also acknowledged that it would be difficult to accommodate this at the existing site. An indoor, climate-controlled facility for practicing traffic stops and squad car exiting was also suggested by several users.

EXISTING BUILDING

Most complaints about the facility were directed at the existing building. Most feel that it is old, run down, and with increased scrutiny placed on law enforcement training practices, not an appropriate site for a modern training facility. Poor IT and AV support for the classrooms, poor HVAC systems, unpleasant and scarce bathrooms, poor water

quality, and a general run-down atmosphere were frequently mentioned. The facility was noted as underutilized and probably too large to efficiently maintain. Fire and police agencies mentioned that the location was not appealing to host nationally recognized training programs. The lack of food, lodging, and modern conveniences were given as the reason for this.

The dorms are generally not appealing, and most local fire and police agencies do not use them. There were some private training companies that were happy to use them. Some of these individuals noted that as ex-military, they were not far off from facilities they were used to. Some noted that the lack of lodging in the immediate area makes the idea of on-site lodging appealing, but modernization is required.

Most municipal agencies have classroom space available in their own communities, so there is little incentive for them to use the classrooms at the RTF. Even communities as close as Jordan expressed this.

The MILO system was noted as out of date. Many indicated that it was not likely useful to invest in upgrading the system as many felt VR technology would completely replace it soon. Others expressed concern that VR technology was not quite there yet, and MILO-type systems offered a type of training that is useful and that hasn't yet been completely replaced by VR yet.

Many mentioned using and appreciating the scenario rooms, but also added that they should be more realistically set up to better simulate real life layouts. This could also include more sensory deprivation features like noise and smoke simulators. A system to centrally monitor the different rooms was also noted as desirable.

Some addition facilities that were mentioned were a shared crime/forensics lab. Others mentioned that a fitness center would be desirable, as many smaller communities do not have the budget to provide adequate fitness centers. One interviewee noted that providing indoor dog training facilities would be beneficial.

GUN RANGES

The gun ranges represent the most utilized features on site. While there were issues noted, the majority of users indicated it was more or less adequate for their needs. Despite negative aspects, many users indicated that it provides one of the most consistently available gun training facilities in the area.

Poor ventilation at the range was one of the top complaints made by many users. The ability to better control light levels within the range was also desirable. A system to provide moving targets was also mentioned as desirable.

One interviewee mentioned that better protection from the climate would be beneficial at the ranges. This might include covered walkways and an improved central warming hut to rest in and store gear between shoots.

Private training groups spoke positively about the range. They enjoy the openness of the range for teaching classes, instead of indoor ranges where everyone is sequestered in a stall. They indicated that this greatly improves communication between student and instructor. They also appreciate that their students, most whom are just learning to use a gun, appreciate not being surrounded by users firing intimidatingly large and powerful guns nearby

FIRE TRAINING EQUIPMENT

Most respondents were generally satisfied with the fire training features at the RTF. Most respondents noted that the existing equipment, which includes the fire tower and burn props, were acceptable but haven't been well maintained over the lifespan of the RTF. Many mentioned the need for improved Class A training features. However, there was hesitation at converting the existing gas fire building into a Class A tower, similar to the A.B.L.E. facility in Burnsville. Some noted that Class A training is necessary but didn't want to exposure their fire fighters to more

harmful carcinogens than they are already being exposed to, and that the gas tower is good for this. Most felt that Connex boxes are an acceptable way to achieve class A training. Almost all noted that Connex boxes have a limited lifespan and that the existing Connex boxes at the RTF are in dire need of replacement. The need for additional storage was noted by users to better protect class A burning materials from the weather. More flexibility for set ups within the burn tower was mentioned as desirable. Having a rail car available for fire training was also noted as a desirable feature and seemed plausible with a railway so close. Some users noted that even with drastic improvements to the features at the RTF, there wouldn't necessarily be a vast increase in use by the departments that currently use it. Some of the larger communities noted that they incorporate many training features into their fire houses when new facilities are built.

PART 5: FINANCES AND FUNDING STRATEGIES

CURRENT CONTRACTS AND OBLIGATIONS

Memoranda of Agreement (MOA) and Joint Powers Agreements were established in 2007, establishing funding commitments to operate the Regional Training Facility (see attachment A). The parties of the Agreements are Scott County, the Shakopee Mdewakanton Sioux Community, and the cities of Belle Plaine, Elko New Market, Jordan, New Prague, Prior Lake, Savage, and Shakopee. Carver County joined the group in 2008. Conditions of the Agreement include issuance of a \$5 million bond with debt service towards the bond to be retired in fiscal year 2027. Parties to the agreement committed to a combined yearly contribution of \$500,000 with payments apportioned amongst the parties (apportionment to be updated every 3 years). Parties to the agreement have not customarily been charged for scheduled use of the facility beyond the yearly contribution.

The Regional Training Facility has applied for three \$1 million state grants for renovations. These grants were awarded in 2008, 2010 and 2013. A funding request for the Regional Training Facility is not included on the 2022 SCALE Legislative Priorities List.

The facility is on the National Register of Historic Places (see appendices for National Register Listing documents). There are no standing obligations or agreements with the State Historic Preservation Office (SHPO) or Minnesota Historical Society (MNHS). There is no record indicating funding has been pursued based upon the historic status of the property.

Member Contribution Payments	2007	2008	2009-2011	2012	2013	2014	2015
Belle Plaine	\$5,004.74	\$10,009.47	NOT AVAILABLE	\$ 7,311	\$ 7,311	\$ 7,311	\$ 7,311
Elko New Market	\$2,594.20	\$5,188.40	NOT AVAILABLE	5,332	5,332	5,332	5,332
Jordan	\$4,017.57	\$8,035.13	NOT AVAILABLE	6,220	6,220	6,220	6,220
New Prague	\$3,925.74	\$7,851.47	NOT AVAILABLE	5,009	5,009	5,009	5,009
Prior Lake	\$21,029.07	\$42,058.14	NOT AVAILABLE	40,998	40,998	40,998	40,998
Savage	\$25,391.00	\$50,781.99	NOT AVAILABLE	43,260	43,260	43,260	43,260
Shakopee	\$35,538.21	\$71,076.42	NOT AVAILABLE	63,376	63,376	63,376	63,376
Carver County (Starting 2008)		\$42,369.07	NOT AVAILABLE	39,745	39,745	39,745	39,745
SMSC	\$17,287.00	\$34,574.00	NOT AVAILABLE	44,604	44,604	44,604	44,604
Scott County	\$114,787.50	\$229,575.00	NOT AVAILABLE	244,137	244,137	244,137	244,137
	<u>\$229,575.03</u>	<u>\$501,519.09</u>		<u>\$ 499,992</u>	<u>\$ 499,992</u>	<u>\$ 499,992</u>	<u>\$ 499,992</u>

Member Contribution Payments	2016	2017	2018	2019	2020	2021	2022
Belle Plaine	\$ 7,311	\$ 7,311	\$ 7,311	\$ 7,311	\$ 7,311	\$ 7,034	\$ 7,034
Elko New Market	5,332	5,332	5,332	5,332	5,332	5,389	5,389
Jordan	6,220	6,220	6,220	6,220	6,220	5,944	5,944
New Prague	5,003	5,003	5,003	5,003	5,003	8,353	8,353
Prior Lake	40,998	40,998	40,998	40,998	40,998	43,598	43,598
Savage	43,260	43,260	43,260	43,260	43,260	42,713	42,713
Shakopee	63,376	63,376	63,376	63,376	63,376	58,469	58,469
Carver County (Starting 2008)	39,745	39,745	39,745	39,745	39,745	39,745	39,745
SMSC	44,604	44,604	44,604	44,604	44,604	44,604	44,604
Scott County	244,137	244,137	244,137	244,137	244,137	244,137	244,137
	<u>\$ 499,986</u>						

Figure 3 SCALE Member contributions by year as provide by SCALE RTF. Information for 2009-2011 was not provided.

Revenue	2023	2024	2025	2026	2027
Fees	50,000	50,000	50,000	50,000	50,000
Investment Income	2,000	2,000	2,000	2,000	2,000
Member Contributions	499,986	499,986	499,986	499,986	499,986
Total Revenue	551,986	551,986	551,986	551,986	551,986
Expense	2023	2024	2025	2026	2027
Personnel	249,299	259,888	270,941	282,481	294,529
Facility	129,896	129,150	130,447	131,787	133,122
Scott County Internal Services	8,633	17,267	25,900	34,533	34,533
Member Share of Debt	200,250	199,875	196,625	195,625	194,250
Capital	58,000	85,000	35,000	66,000	53,000
Total Expense	646,078	691,180	658,913	710,426	709,434
Revenue Over/(Under) Expense	(94,092)	(139,194)	(106,927)	(158,440)	(157,448)
Fund Balance					
Projected Yearend Balance	197,391	58,197	(48,730)	(207,170)	(364,618)
2022 Projected YE Balance \$291,483					

Figure 4 Proposed budget For the Years 2023 – 2027as provided by SCALE RTF.

Due to a projected flat revenue stream noted in the projected 2023-2027 budget and increasing inflationary pressure, the facility risks having inadequate funding to function as currently organized, much less make substantive improvements to meet current and future needs. Growing revenue is consequently critical to the ongoing functioning and health of the Regional Training Facility (a discussion of potential funding options is addressed elsewhere in this study.)

Although the agreements do cover a range of considerations, the following areas of concern were noted:

- The Agreements make provision for adjusting partner contributions. Although adjustments to individual partner contributions have been made since 2007, the combined, total contribution remains unchanged. This process does not include a requirement for an annual review and analysis of the facility’s changing financial needs or the impact of inflation. Cumulative inflation by itself (per the US Bureau of Labor Statistics) between 2007 and 2022 has been approximately 46%.
- The survey of partner groups indicates roughly half are contemplating going elsewhere for training; this percentage is higher based upon meetings with the fire and police chief groups; however, during the individual interviews, significantly fewer indicated a plan to shift training elsewhere. However, this does raise the question as to the potential withdrawal of at least some current partner groups from the agreement. A major departure of partner groups could result in severe financial hardship for those remaining in the agreement and could potentially compromise the viability of the facility.
- The agreements make provision for adding new partner groups. LHB found no documentation indicating recent attempts to add additional partner groups.

FINANCIAL COMPARISONS

The following section compares costs and fees between the SCALE RTF and three peer facilities in the Twin Cities Metropolitan Area.

OPERATING BUDGET/EXPENSES

	2021 (Actual)	2022 (Actual)	2023 (Estimate)
South Metro	\$941,079	\$1,594,162	\$1,665,757
North Metro	(Not provided)	\$391,000	\$500,000
Hero Center	\$608,509	\$733,805	\$920,340
SCALE RTF	\$611,436	\$233,156	\$642,445

YEARLY DEBT SERVICE

- South Metro** None. If debt service required in future, tracked under Edina city budget.

- North Metro** \$90,000 starting in 2023 (shared equally by Maple Grove, Plymouth, and Brooklyn Center)
\$8.2 million one-time payment from Hennepin County

- Hero Center** None. Any debt service is carried under city budgets of Woodbury and/or Cottage Grove.

- SCALE RTF** \$315,000 to \$370,00 remaining through 2027 (variation reflects incremental increases across final years of debt repayment)

PRIMARY SOURCES OF REVENUE/FUNDING

South Metro	Owner groups:	\$374,287
	Contracting agencies:	\$120,000
	Rentals:	\$93,575
	Investments:	\$2,500
	Other:	\$1,003,800

Notes:
 Recently received \$1 million state grant (see ‘other’ above) and are pursuing additional grants.
 Received \$500,000 in state funds towards original construction; additional \$7 million in original construction costs funded by MAC, Bloomington, Eden Prairie and Edina. Have received grant from DNR to improve accessibility.

North Metro Partners: \$320,000
Other agencies, contracts, public shooting, metal sales, room rentals, etc.: \$180,000

Notes:
Maple Grove is fiscal agent for original construction and new facility costs.
Maple Grove, Plymouth, and Brooklyn Park each pay \$30K per year towards capital expenses as their contribution towards debt servicing.
Hennepin County Sheriff contributed \$8.2 million towards new construction; does not contribute to debt servicing.

Hero Center Contracting agencies: primary funding
Non-partner agencies: secondary funding
Public Funding (Operations): None

Notes:
Cottage Grove obtained a state grant, detailing use of \$9,500,000 State bond proceeds to fund the construction, furnishing and equipping facility.
Woodbury and Cottage Grove both contributed about \$4.5 million to the construction of the facility.

SCALE RTF Members/Partners: \$499,986
Fees for Services: \$50,000
Investments: \$2,000

Notes:
State funding has been in the form of three \$1 million grants over a series of years.

The annual bond payments carried under the RTF budget are payments towards the \$5 million in bonding issued by Scott County per the original RTF agreement. Portion of partner groups fees contribute towards bond payments. Final payments scheduled for 2027. This debt is carried as a liability under the RTF budget.

PARTNER/OWNER GROUP CONTRIBUTIONS (Most current year provided)

South Metro	(Police & Fire)	
	Airport	\$71,893
	Bloomington	\$150,248
	Eden Prairie	\$104,080
	Edina	\$76,136
North Metro	(Police only)	
	Maple Grove:	\$37,180
	Plymouth	\$41,300
	Brooklyn Park	\$55,230
	Hennepin Co. Sheriff	\$187,400
Hero Center	(Police, Agencies, Education)	
	Rasmussen Univ	\$212,374
	Washington Co. Sheriff	\$154,500
	Oakdale Police (Tier II)	\$20,960
	US Immigration & Customs	\$95,900
SCALE RTF	(Police & Fire)	
	Scott County	\$244,137
	Carver Co. Sheriff	\$39,745
	Shakopee	\$41,021
	Savage	\$29,674
	Prior Lake	\$30,111
	Mdewakanton Community	\$44,604
	New Prague	\$17,455
	Elko/New Market	\$13,528
	Jordan	\$20,074
	Belle Plaine	\$19,637

RENTAL RATES

South Metro

- Shooting Range:
 - 1 Person: \$20/lane for 45 minutes
 - 2 Person: \$35/lane for 60 minutes
 - 3 Person: \$45/lane for 70 minutes
- Room Rental:
 - 30 Capacity @ \$240/day
 - 40 Capacity @ \$240/day
 - 50 Capacity @ \$240/day
 - 80 Capacity @ \$450/day
 - Evening & half-day rates available
- Tactical Gym (Mat Room)
 - \$240/day; \$150/half day
- Tactical Tower
 - Police & Fire (without live fire): \$85/hr (2 hr minimum)
 - \$400/day (7 am to 5 pm)
 - \$100/hr (after 5 pm or weekend)
 - Add \$35/hr for water
 - Add \$35/hr for smoke
 - Burn packages offered

North Metro

- Shooting range (temporarily closed to public)
 - \$18/person for 45 minutes
 - \$29/person for 60 minutes
- Room Rental
 - 40 Capacity @ \$150/day
 - 20 Capacity @ \$75/day

Hero Center

- Shooting Range
 - Woodbury & Cottage Grove Residents (Public Use)
 - 1 Person: \$18/hr for 45 minutes
 - 2 Person: \$29/hr for 45 minutes
 - Non-residents (Public Use)
 - 1 Person: \$20/hr for 45 minutes
 - 2 Person: \$31/hr for 45 minutes
 - Police
12 lane 50 yard shooting range: \$195/hr
- Mat Room/Training Simulator
 - \$100/hr for 4 hours
- Room Rental
 - 30, 50, 120 Occupants at \$75-\$350 for 4 hours
- Indoor Tactical Training (flexible room configuration)
 - \$200 for 4 hours
- Outdoor Tactical Training Houses
 - \$200 for 4 hours
- Training Simulator
 - \$80/hr
- Non-partnered/contracted agencies:
 - Add \$25/hr for use before or after regular business hours

SCALE RTF

2022 FEE SCHEDULE

Meeting Rooms - includes projector, screen, whiteboard & sound system	
Great Room (seats up to 200 people) -	\$275.00 per day
Dining Room (seats up to 100 people) -	\$195.00 per day
Large Classroom (seats up to 50 people) -	\$165.00 per day
Small Classroom (seats up to 25 people) -	\$80.00 per day
Break-out Room (seats up to 12 people) -	\$55.00 per day
Video Conferencing	\$300.00 per day
Training Amenities	
MIL0 Simulator Room - RTF approved operator required	\$300.00 per half day
Defensive Tactics Mat Room -	\$250.00 per day
Scenario Rooms - (Apartments, convenience store, bar, bank lobby, North or South wings)	\$275.00 per half day
Obstacle Course -	\$100.00 per Day
Ranges - RTF approved range safety officer required	
Range #1 (25 yard - 10 lanes) -	\$575.00 per half day \$1000.00 per full day
Range #2 (200 /25 yard - 5 lanes) -	\$125.00 per hour
Range #2 (25 yard - 5 lanes) -	\$450.00 per half day \$775.00 per full day
Dorm Rooms	
We have single, double, and suite rooms available. Please call for additional information.	\$30.00 per bed/night
Haz Mat/Fire Simulators	
Car fire simulator -	\$350.00 per session
Propane tank burn prop -	\$325.00 per session
BBQ grill fire prop -	\$225.00 per session
Flammable liquid pan prop -	\$225.00 per session
Commercial dumpster fire prop -	\$275.00 per session
Propane Tree fire prop -	\$350.00 per session
(Propane for portable props included in session cost)	
Command Sim - Communications simulator	Call for pricing
Haz Mat Tanker leak prop -	\$900.00 per day \$450.00 half day \$3.00 per mile
(RTF staff will deliver/put the Haz Mat prop)	
Tactical Burn Tower Area	
Tactical Tower - (Tactical search, entry, ropes etc.)	\$150.00 per half day \$250.00 full day \$550.00 per hour
Tactical Tower (2 hour min.) - Includes 1 RTF approved operator and smoke	\$200.00 per hour
Additional hours, or fraction of -	Call for pricing
Extended use of Tactical Tower -	\$400.00 per half day
Tactical Tower, smoke only - Includes 1 RTF approved operator	\$425.00 per session
Class A Burn Prop -	\$100.00 per Day
Confined Space Training Area	Call for pricing
Fire Truck rental, Class A pumper	
<small>The Tactical Tower burner fuel is to be billed separately (based on current propane market value). The Regional Training Facility Manager reserves the right to negotiate contract, off peak or long term use pricing on an individual basis.</small>	
Catering	
Numerous sandwich & meal options available.	Call for Price list.

FUNDING SOURCES

Funding sources that are available to your organization are listed below. Funding opportunities change frequently and should be monitored on a regular basis.

INTERNAL RTF FUNDING

Index budget to inflation with appropriate adjustments for facility-specific costs to keep current with real-world operation and maintenance costs.

Schedule and plan for major capital improvements, timing whenever possible to align with the availability of outside funding sources.

Minimize the need for the facility itself to carry long-term debt under its budget. Partner groups fund their contributions, cash or financed, as appropriate to their internal financial situation.

Establish an endowment fund, targeting major capital and emergency expenses, with the goal of reducing the impact of these expenses on the operating budget.

OUTSIDE GROUP FEES

Adjust facility use fees at least annually to maintain alignment with fees charged at peer facilities.

Establish yearly contracts with regular users, whenever possible.

Establish and market 'Tier 2' partner level for frequent public users that are not interested in or able to underwrite a full partner commitment. This option may be especially attractive to smaller rural communities.

Establish yearly goals for fees from outside groups.

GRANTS, ETC.

Pursue grants from professional associations that support training for fire fighters and police.

Pursue state grants for capital improvements, and when available also for training costs.

- Rural Fire Department Assistance
- Department of Public Safety (source of original grants to the facility)
- Department of Employment and Economic Development (work force training)
- Budgeted state capital funding

HISTORIC PRESERVATION GRANTS

The Minnesota Historical Society (MNHS) offers several grants for historic buildings owned by municipalities or non-profit organizations. These all require that the building be listed on the National Register of Historic Places, which the RTF facility building, original a spa resort, was in 1980.

Legacy Grants

The MNHS has two levels of legacy grants. Small grants of up to \$10,000 to fund studies and minor design documents. These are awarded four times a year. Once a year a large grant, typically up to approximately \$200,000, can be applied for. The large grant application is due in either May or July, depending on the year.

Heritage Partnership Grants

This grant program is available to partnerships to further similar goals at a historic resource. For instance, the Scott County Historical Society could partner with the county government to pursue a Heritage Partnership Grant for the historic mud bath building. Or the SMSC tribal government could partner with the county government. These grants are awarded once a year. The application is due always due in January. There is no stated monetary value, but it might be assumed that a grant would be in the \$50,000 to \$125,000 range.

State Capital Projects Grants-in-Aid

These grants are available for use at publicly owned buildings. The grantee must provide matching funds 1:1. There is no stated monetary value, but the grants may be assumed to be in the \$100,000 to \$200,000 dollar range.

It should be noted that all MNHS grants are required to be used for historic preservation projects. This would mean rehabilitation of historic interiors at the two large gathering spaces at the building, exterior rehabilitation such as tuck pointing, or building envelope improvements such as a new roof. These funds can also be used to improve accessibility within historic spaces, so it could be used to provide ADA restrooms or improve ADA parking and paths of travel. It cannot be used to make modernizations of historic spaces, such as installing AV equipment in a historic room. It could not be used in any of the non-historic elements such as the firing range or burn tower.

HISTORIC TAX CREDITS

The following is excerpted from the Minnesota State Historic Preservation Office's website:

One of the ways the federal government encourages the preservation of historic buildings is through federal tax laws that benefit qualifying historic preservation projects. A project may qualify for a 20% investment tax credit if:

- *It involves rehabilitation of a certified historic building used for income-producing purposes;*
- *the rehabilitation work follows the Secretary of the Interior's Standards for Rehabilitation; and*
- *the project receives preliminary and final approval from the National Park Service.*

Property owners, developers and architects must apply for the tax credit through the Minnesota SHPO and are encouraged to work with SHPO staff to ensure that appropriate rehabilitation measures are followed. The SHPO then passes its recommendations on to the NPS for approval.

Until recently, Minnesota matched these 20% tax credits with an additional 20% investment. While the state match is not currently available, it may be reinstated with the next legislative session.

It should be noted that historic tax credits are not usually realistic to pursue unless a sizable rehabilitation project, in the multimillion-dollar range, is being undertaken.

Historic tax credits are not typically available to public entities, but it is possible to partner with a private developer or financial institution and effectively "sell" the credits to that partner. A qualified tax adviser should be consulted before proceeding with pursuing historic tax credits or forming a partnership.

ADDITIONAL FUNDING RECOMMENDATIONS

Partner Agreements

- Modify agreements to incorporate a required annual process for review and adjustment of partner financial commitments based upon inflationary pressures and known facility-specific needs/costs.
- Modify agreements to more strongly discourage withdrawal from the agreements.

Marketing

- Market to partner groups and their respective governing bodies to assure all are aware of the full-range of what the training facility has to offer.
- Market to potential new partner groups and their respective governing bodies.
- Market the facility to non-partner, fee-paying users, both conventional and non-traditional.
- Market to potential fee-paying user groups with interest in long-term agreements/contracts.
- Develop and maintain a robust on-line presence.

PART 6: MASTER PLAN

The following options are presented as three potential approaches for the continued operation of the facility based on our assessment of the needs and condition of the existing facility, observations of similar peer facilities in the Twin Cities metro area, and extensive stakeholder outreach among the current and past users and planners of the S.C.A.L.E Regional Training Facility (RTF).

OPTION 1 – STATUS QUO

- Consolidate functions into an identified area of the building
 - By mothballing or partially mothballing areas of the building that are underutilized, a savings in operating expense may be gained. However, having entire unoccupied portions of a 100-year-old building are not likely to improve perceptions of an active and inviting facility.
 - In every other modern facility that the project team visited, lack of storage was a universal complaint. This is something that will never be a problem at the RTF, and could be explored further as a provided benefit for local municipalities or other organizations.
- Essential maintenance and repairs to maintain essential functions and programming
- Focus on current partners and users satisfaction
- No staffing adjustments
 - At a minimum staffing would include a director, an administrator, and maintenance staff. Staff should be scheduled to assure coverage whenever the facility is being used.

OPTION 2 – UPDATED FACILITY

- Ongoing and proactive maintenance
 - Prompt expenditure of significant funds should be undertaken as soon as possible to demonstrate the County’s commitment to providing a facility that better meets the needs of the various user groups.
- Updates to maintain facilities to current standards and expectations including:
 - Improvements to the existing gun ranges.
 - Improvements to training facilities, equipment, and storage related to the propane burn tower and the class A burn sheds.
 - Installing AV/IT improvements to all the conference rooms,
 - Improved HVAC systems,
 - Parking, arrival, and wayfinding improvements.
 - ADA accessibility improvements.

- Short-term lease of an up-to-date use of force simulator, with the understanding that this technology may be obsolete soon.
- Improved restroom facilities.
- Additional lockers/gun lockers for day-use storage.
- Kitchen facility improvements. Kitchen facilities should be reconfigured to better serve its current utilization. This will likely involve a reduction in the existing equipment as a full commercial kitchen is not required at the RTF. As the kitchen is quite oversized, an eating nook/break room should be created within the existing kitchen space to serve users while the dining room is in use as a meeting space.
- Refresh of scenario rooms. This would include improvements to the taser room, and a refresh of the 4H room to make it more inviting as a centralized meeting space for groups using the scenario rooms. The 4H groups could be moved to another location if necessary.
- Refresh of the gun cleaning room.
- Creation of secured ammunition storage areas.
- Phased updates to differentiate facility from peers
 - This may include expanding the availability of the historic spaces at the interior for uses not directly related to public safety, such as event space and education groups. The thing that makes the RTF unique is the historic building and the two grand historic interior spaces. These spaces could be promoted as truly unique and desirable features with some refreshing and the right marketing.
- Proactively market facility to expand user groups
 - Making the facility available to communities in the adjacent counties to the south and west should be pursued.
- Adjust staffing levels for optimal operations. Potential staffing to include:
 - Director: Full time. Focuses on vision, marketing, business development, and funding acquisition.
 - Administrative Manager: Full time. Focuses on scheduling, day-to-day operations, client contact, and resolving scheduling conflicts.
 - Maintenance Director: Full time. Should be responsible for maintaining the physical plant and the training equipment.
 - Training coordinator: Part time. Focuses on working with users to catalog training resources and make them available to all user groups through an online repository.
 - Grants coordinator: Part time. Works with director to research and complete grant and other funding applications.
 - Cleaning staff. Contracted.
 - Part time staff as required to provide IT and site/facility assistance whenever the facility is in use.
 - Volunteer pool to supplement paid staff.

OPTION 3 – MAINTAIN FACILITY WITH REDUCED PARTNERS – BRIDGING

- Consolidate functions into an identified area of the building
- Essential maintenance and repairs to maintain minimal functions and programming
- Modest focused updates to retain current and attract new users
- Proactive marketing of facility with goal to rebuild partner and user pool
- Minimal staffing adjustments
- Goal is to stabilize operations and as soon as conditions allow move to Option 2, as described above

COST ANALYSIS

General Cost Analysis Notes

- Costs are based upon high level review of proposed options as identified in this study and should be reconfirmed in-depth after further development of specifics.
- Costs do not include cost escalation as current volatile market conditions make it difficult to predict.
- Costs do not include ongoing procurement challenges, as specific remain in flux.
- Project soft costs (professional fees, testing, permits, etc.) are not included. Soft costs include purchasing/upgrades to equipment not part of the building systems.
- Economies of scale will impact cost of projects – small projects are likely to be more costly per square foot than larger, more comprehensive projects.

Unit Costs for Planning (4th Quarter 2022)

- New ventilation and cooling system \$50-60 per SF
- Improved ventilation and lighting in shooting ranges \$10-20 per SF
- Replace telephone/data distribution (includes WiFi) \$6 per SF
- Replace/upgrade A-V equipment \$25,000-30,000+ per Room
- Door access/security \$4 per SF
- Light replacement (LEDS) and control updates \$8 per SF
- Electrical receptacle and branch circuit installation \$12 per SF
- Carpet replacement with carpet tile \$36 per SF
- Paint walls/ceilings \$1 per SF
- Tile walls/floors (restroom updates) \$12 per SF
- New partitions/ceilings (gypsum bd. on metal studs) \$4.80 per SF
- Kitchen Renovation (this can vary greatly) \$400 per SF to \$1000+ SF
- Weapons Lockers \$600-900 per Locker
- Modular Partitions (Scenario Rooms) \$500-600 per LF
- Multi-level Conex Class A Fire Training Assembly \$35,000 per installation
- MILO System \$85,000+ base price
- Pavement (excludes soil/base preparation and curbs) \$800-1000 per standard parking stall
Stormwater drainage and wetland requirements are not included

Costs Applied to Master Plan Options

- Option 1 – Status Quo
 - Staffing No changes/No new costs
 - Consolidate use of space to minimize maintenance Minimal in-house tasks/No costs
 - Replace A/V equipment in primary meeting rooms (Great Hall, Dining Room, Classroom) \$90,000+
 - Misc. scheduled repairs/maintenance (Estimate) \$50,000

- Option 2 – Updated Facility
 - Full Staffing Per County Compensation Rates
 - Proactive, scheduled maintenance \$100,000
 - Improve fire range lighting and ventilation (Assumes both primary and rifle ranges) \$242,850+
 - Replace A/V equipment in all meetings rooms (Great Hall, Dining Room Classroom, Conference Room, Classroom, Large Conference Room, Sun Rooms, MILO Room) \$240,000+
 - Replace telephone/data distribution (includes WiFi)
 - First Floor and Basement \$216,000
 - Dormitory Floors \$53,400
 - Install ventilation/cooling system
 - First Floor and Basement \$900,000+
 - Dormitory Floors \$445,000+
 - Light replacement (LEDS) and control updates
 - First Floor and Basement \$288,000
 - (Assumes relamp only on dormitory floors)
 - Install door access/security system (throughout) \$139,600
 - Replace carpet (In addition to currently budgeted replacement)
 - First Floor \$341,000
 - Dormitory Floors \$320,400
 - Paint walls/ceilings (assume about 50% of spaces) \$224,500
 - Kitchen renovation \$700,000+
 - Modest renovation and related code/system upgrades
 - Kitchen equipment and lounge furnishings
 - Weapons Lockers
 - 20 New Lockers \$15,000

- Install full signage package (interior and exterior) \$200,000
- ADA/Restroom Upgrades and Expansion \$25,000+ per restroom
- Parking for 83 (assumes 50% occupancy)
 - Add 35 parking stalls (currently 48 stalls +/-) \$35,000+
- Training equipment replacement/upgrades
 - Replace MILO Equipment (in kind) \$85,000+
 - Multi-level Conex Class A Fire Training Set-up \$35,000
 - Modular Partitions (50 LF) \$30,000
 - Other (TBD) Market Rate
- Marketing Costs TBD

- Option 3 – Maintain Facility with Reduced Partners – Bridging
 - Staffing No changes/No new costs
 - Misc. scheduled repairs/maintenance (Estimate) \$50,000
 - Replace A/V equipment in primary meeting rooms (Great Hall, Dining Room, Classroom) \$90,000+
 - Replace telephone/data distribution (includes WiFi)
 - First Floor and Basement \$216,000
 - Limited training equipment replacement/upgrades Market Rate
 - Marketing Costs TBD

Staffing

It is assumed that staff costs are governed by standard county compensation levels for equivalent positions. Current compensation levels should be consulted to identify anticipated costs for the proposed staffing levels.

MASTER PLAN - CONCLUSIONS

It is our opinion that option 2 is the correct path forward in the immediate future for the existing RTF. Despite the need for long deferred maintenance, there is currently a strong need within Scott County for the continued operation of the facility. Prompt investment by the county into the existing facility should give confidence to current partners and potential new partners of the county’s interest in investing in the facility. That being said, it is not likely that the existing facility will be able to continue to meet the rapidly changing needs of public safety training in the long term. It is recommended that Scott County pair immediate investment in the existing facility with long-term planning for deaccessioning the existing historic building and planning a new facility, with the goal of being operational in 10-15 years.

APPENDIX

**i. MEMORANDUM OF AGREEMENT
AND JOINT POWERS AGREEMENT**

**MEMORANDUM OF AGREEMENT
PUBLIC SAFETY TRAINING FACILITY**

This Memorandum of Agreement (hereinafter MOA) is entered into by and between Scott County, Minnesota, a Minnesota municipal corporation (hereinafter referred to as the County), the Shakopee Mdewakanton Sioux Community, a Federally recognized Indian Tribal Government (hereinafter referred to as the Community), and the City of Belle Plaine, the City of Jordan, the City of New Prague, the City of Prior Lake, the City of Savage, the City of Elko, the City of New Market and the City of Shakopee, each a Minnesota municipal corporation (hereinafter referred to as "the Cities"), or collectively referred to as "the Parties").

WHEREAS, each of the Parties is a governing body which provides public safety services for the respective members of their jurisdictions; and

WHEREAS, the Parties have through their affiliation with the Scott County Association for Leadership and Efficiency (S.C.A.L.E.) identified the need to work cooperatively in providing for a joint public safety training facility that can serve all public safety providers; and

WHEREAS, participation in the joint public safety training facility will increase the efficiency, accuracy, and effectiveness of training for public safety providers while decreasing the need to duplicate services within the region; and

WHEREAS, the County and the Cities have entered into, or will execute simultaneously with this MOA, a Joint Powers Agreement pursuant to Minnesota Statutes Section 471.59 to address construction, use, operation, maintenance and administration of the facility; and

WHEREAS, the Parties acknowledge that State law does not authorize tribal government participation in joint powers agreements for said purposes; and

WHEREAS, the Parties further acknowledge that the execution of this separate companion MOA is an appropriate vehicle through which the Community's participation may be fully recognized; and

WHEREAS, the Parties each possess respective authority to enter into this MOA and mutually desire to do so.

NOW THEREFORE, in consideration of the mutual promises and benefits that each of the Parties shall derive here from, the County, the Community, and the Cities hereby enter into this MOA to develop and operate the joint public safety training facility ("training facility").

A. Scope of Agreement.

The purpose of this MOA is to provide for the development and operation of a training facility that can provide an effective and efficient method of training public safety providers.

B. Governing Board.

1. For the purpose of facilitating and administering this MOA, the Public Safety Training Center Governing Board (the Board) shall consist of a representative from the County, a representative from the Community, and a representative from each of the participating Cities.
2. The Board may exercise its powers in order to accomplish the purposes of this Agreement consistent with Minnesota Statute 471.59, this MOA and other applicable laws. The Board shall plan and administer the training facility. The Board shall make recommendations to the Parties regarding the acquisition of new equipment; potential annual and capital budget costs; the need for new staff; cost sharing; maintenance standards and operating procedures; and establish the by-laws and any sub-committees for operation of the training facility.

C. Expenses and Funding.

1. The County agrees to provide its land and facilities located at 17706 Valley View Road, Jordan, Minnesota to the parties as the site for the development of the training facility.
2. The Parties agree that their initial contribution for renovation and construction necessary to bring the training facility into an operational status will collectively be in the amount of \$5,000,000.00.
3. The County agrees to issue \$5,000,000.00 in bonds to provide for the collective contribution of the Parties.
4. The County agrees to provide (on an annual basis) 50% of the funds associated with the debt service payments incurred for the issuance of the bonds necessary for the initial renovation and construction work at the facility and the ongoing costs to operate the facility, minus outside revenues, as determined by the debt service payments and annual budget approved by the Board.
5. The Community and the Cities agree to provide (on an annual basis) the remaining 50% of the funds associated with the debt service payments incurred for the issuance of the bonds necessary for the initial renovation and construction work at the facility and the ongoing costs to operate the facility, minus outside revenues, as determined by the debt service payments and annual budget approved by the Board.

- a. The Community shall pay proportionally based upon their total number of public safety providers within each discipline as a portion of the overall number of public safety providers within each discipline of all participating Parties.
 - b. The Cities shall pay proportionally based upon valuation for tax purposes.
6. The Parties agree that the following schedule shall establish their initial contribution levels (both debt and operating) for 2007 and 2008 and that said levels shall be recalculated and adjusted every three (3) years with the first recalculation being for 2009:

Party	Percentage	2007	2008
Belle Plaine	2.18%	\$5,004.74	\$10,009.47
Elko/New Market	1.13%	\$2,594.20	\$5,188.40
Jordan	1.75%	\$4,017.57	\$8,035.13
New Prague	1.71 %	\$3,925.74	\$7,851.47
Prior Lake	9.16%	\$21,029.07	\$42,058.14
Savage	11.06%	\$25,391.00	\$50,781.99
Shakopee	15.48%	\$35,538.21	\$71,076.42
SMSC	7.53%	\$17,287.00	\$34,574.00
Scott County	50.000/0	\$114,787.50	\$229,575.00

D. Major Policy Reformation and/or Dispute Resolution

All Parties will seek in good faith to resolve policy, equipment, funding, technological and other issues through negotiation or other forms of dispute resolution mutually acceptable to the Parties.

E. Amendment/Withdrawal or Termination of MOA.

- 1. This MOA may be amended upon agreement of the County, the Community and the participating Cities.
- 2. A Party may withdraw from this MOA upon providing a written notice to the Board at least ninety (90) days prior to the end of the current calendar year of its intent to withdraw at the end of that calendar year. The withdrawing Party shall:
 - a. Be responsible for its proportional contribution of the annual operating contribution through the remainder of that calendar year; and
 - b. Continue its responsibility for its proportional contribution to the annual debt service for one (1) year after withdrawal.

3. A municipality, not party to this initial MOA, may join upon a concurring vote of all Parties. Upon the addition of a new party the funding formula outlined in Paragraph C, subparagraph 6 shall be modified and the joining party shall be required to make a contribution based upon a recalculation of the contribution levels for the year the party joins.
4. The termination/withdrawal of a Party's membership shall have no effect upon this MOA other than a modification of the funding formula outlined in Paragraph C, subparagraph 6 upon expiration of the time frames described in subsection 2 above.

F. Indemnification.

Each Party shall be liable for its own acts to the extent provided by law and hereby agrees to indemnify, hold harmless and defend the other, its officers and employees against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees which another Party, its officers and employees may hereafter sustain, incur or be required to pay, arising out of or by reason of any negligent act or omission of the Party, its agents, servants or employees, in the execution, performance, or failure to adequately perform its obligations pursuant to this MOA. Notwithstanding the above, with the exception of the Community, the parties recognize that liability under this MOA is controlled by Minnesota Statute Section 471.59, Subdivision 1(a) and that the total liability for the parties shall not exceed the limit on governmental liability for a single use of government as specified in Minnesota Statute Section 466.04, Subdivision 1.

G. Severability.

The provisions of this MOA shall be deemed severable. If any part of this MOA is rendered void, invalid, or unenforceable by a Court of competent jurisdiction, such rendering shall not affect the enforceability and validity of the remainder of this MOA unless the part or parts which are void invalid or otherwise unenforceable shall substantially impair the value of the entire MOA with respect to any Party.

H. Term of Agreement.

The term of this MOA shall commence upon 1 August 2006, the date of signature by the Parties notwithstanding, and shall continue in effect thereafter unless cancelled by agreement of the County, Community, and Cities.

I. Entire Agreement, Amendment, and Waiver.

This MOA and the Joint Powers Agreement effective, 1 August 2006, embody the entire agreement and understanding of the Parties regarding the subject matter of this MOA and all prior agreements, representations, statement, and understandings, oral and written, are merged in this MOA by this Section. This MOA may not be altered, amended, modified,

or supplemented except in a writing signed by the Parties, which will be effective from and after the date that it is signed by all the Parties if an effective date is not specified. No MOA provision is waived unless done so in writing and signed by the Party against whom such waiver is asserted.

J. Counterparts.

This MOA may be signed in separate counterparts, and the counterparts, taken together, shall constitute a single agreement.

K. Notices.

Except as otherwise specifically provided in this MOA, all notices, demands, and communications required under this MOA will be in writing and will be directed as follows:

If to the Shakopee Mdewakanton Sioux Community:

Tribal Administrator
2330 Sioux Trail N.W.
Prior Lake, Minnesota 55372

If to Training Facility Joint Powers Board
Chair, Training Facility Board
200 West 4th Avenue
Shakopee, MN 55379

L. How Notices May Be Delivered.

Notices may be:

- a. Delivered personally;
- b. Sent by nationally recognized overnight courier; or
- c. Sent by first class, certified United States Mail, return receipt requested, postage prepaid.

M. When Notices Are Effective.

Notices are effective:

- a. On receipt if delivered personally;
- b. On the next business day if sent by overnight courier; or
- c. On the date shown on the receipt if mailed, unless delivery is refused or delayed by the addressee, in which event they are deemed delivered on the third business day following deposit in the United States Mail.

N. Changes In Notice Address.

A Party may change the address to which notice will be delivered by notice given to all parties. No Party may require notice to be delivered to more than two addresses.

O. No Third Party Beneficiaries.

Except as otherwise specifically provided in this MOA, no rights, privileges, or immunities of any Party under this MOA will inure to the benefit of any third-party, nor will any third-party be deemed to be a beneficiary of any of this MOA's provisions.

P. Successors and Assigns.

This MOA binds and inures to the benefit of the legal successors and assigns of the Parties.

Q. Governmental Authority.

- A. Nothing in this MOA shall confer or be construed to confer any authority on any city, county or state or any department, agency, or subdivision of any city, county or state.
- B. Nothing in this MOA shall be construed or interpreted to limit or expand any jurisdiction or authority of any Party, to waive any immunities, or to otherwise modify the legal rights of any person, to accomplish any act violative of tribal, state or federal law or to subject the Parties to any liability to which they would not otherwise be subject by law.

R. Sovereign Immunity.

Nothing in this MOA is nor shall be construed to be a waiver of the Community's sovereign immunity from suit, and the Community hereby expressly retains its sovereign immunity from suit. In the event of a conflict between the provisions of this Paragraph and any other language contained herein, the language of this Paragraph shall control and prevail.

S. Captions.

Captions and paragraph headings used in this MOA are for convenience only, and are not part of this MOA, and shall not be deemed to limit or alter any provisions of this MOA, and shall not be deemed relevant in construing the MOA.

IN WITNESS WHEREOF, the Parties have caused this MOA to be executed as of this 28th day of February, 2007.

COUNTY OF SCOTT

APPROVED:

By Barbara Marschall
 Barb Marschall, Chair
 Board of Scott County Commissioners

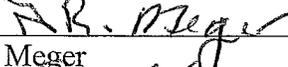
[Signature]
 David Unmacht
 Scott County Administrator

Date: September 5, 2007

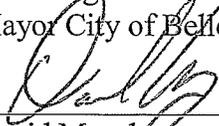
Date: September 10, 2007

CITY OF BELLE PLAINE

APPROVED:

By 
Tom Meger
Mayor City of Belle Plaine

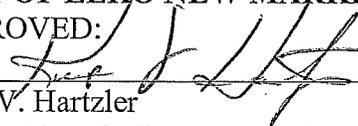
Date 8-30-07


David Murphy
Belle Plaine City Administrator

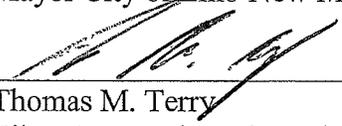
Date 8/30/07

CITY OF ELKO NEW MARKET

APPROVED:

By 
Kent V. Hartzler
Mayor City of Elko New Market

Date 9/6/07

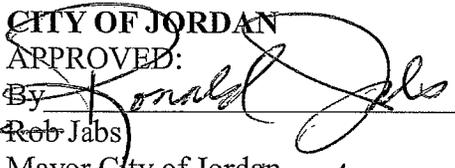

Thomas M. Terry
Elko New Market City Administrator

Date 9/6/07

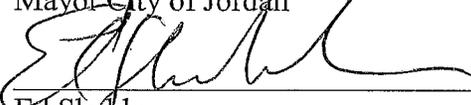
CITY OF JORDAN

APPROVED:

Ron

By 
Rob Jabs
Mayor City of Jordan

Date 9/4/07


Ed Shukle
Jordan City Administrator

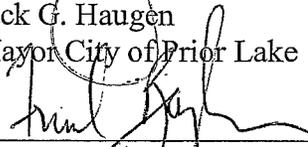
Date 9/4/07

CITY OF PRIOR LAKE

APPROVED:

By 
Jack G. Haugen
Mayor City of Prior Lake

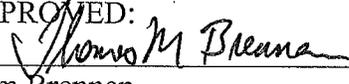
Date 9/4/07


Frank Boyles
Prior Lake City Manager

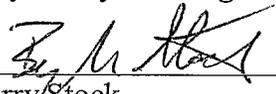
Date 9/4/07

CITY OF SAVAGE

APPROVED:

By: 
Tom Brennan
Mayor City of Savage

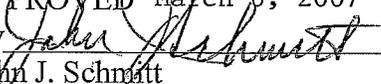
Date: 9/2/07


Barry Stock
Savage City Administrator

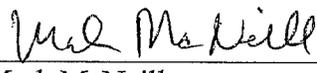
Date: 10/3/07

CITY OF SHAKOPEE

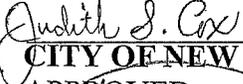
APPROVED March 6, 2007

By: 
John J. Schmitt
Mayor City of Shakopee

Date: 9/7/07


Mark McNeill
Shakopee City Administrator

Date: 9/7/07

, Shakopee City Clerk

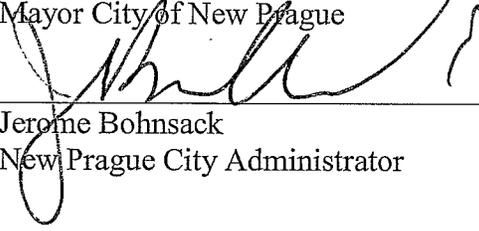
Date: 9/7/07

CITY OF NEW PRAGUE

APPROVED:

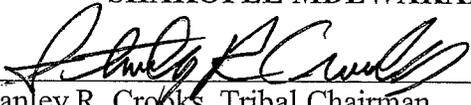
By: 
Bink Bender
Mayor City of New Prague

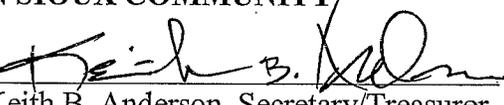
Date: 9/4/07


Jerome Bohnsack
New Prague City Administrator

Date: 9/4/07

SHAKOPEE MDEWAKANTON SIOUX COMMUNITY

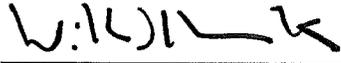
By: 
Stanley R. Crooks, Tribal Chairman

By: 
Keith B. Anderson, Secretary/Treasurer.

Date: 2/28/07

Date: 2/28/07

Approved as to form and execution:

By: 
William J. Hardacker, Tribal Attorney

Date: 2-28-07

**JOINT POWERS AGREEMENT
PUBLIC SAFETY TRAINING FACILITY**

This Agreement is entered into by and between Scott County, Minnesota, a Minnesota municipal corporation (hereinafter referred to as the County), the Shakopee Mdewakanton Sioux Community a Federally recognized Indian Tribal Government (hereinafter referred to as the Community), and the City of Belle Plaine, the City of Jordan, the City of New Prague, the City of Prior Lake, the City of Savage, the City of Elko, the City of New Market and the City of Shakopee, each a Minnesota municipal corporation (hereinafter referred to as “the Cities”, or collectively referred to as “the Parties”, pursuant to Minnesota Statute 471.59.

WHEREAS, each of the Parties is a governing body which provides public safety services for the respective members of their jurisdictions; and,

WHEREAS, the Parties have through their affiliation with the Scott County Association for Leadership and Efficiency (S.C.A.L.E.) identified the need to work cooperatively in providing for a joint public safety training facility that can serve all public safety providers; and,

WHEREAS, participation in the joint public safety training facility will increase the efficiency, accuracy, and effectiveness of training for public safety providers; while decreasing the need to duplicate services within the region.

NOW THEREFORE, in consideration of the mutual promises and benefits that each Parties shall derive here from, the County, the Community, and the Cities hereby enter into this agreement to develop and operate the joint public safety training facility (“training facility”).

A. Scope of Agreement.

The purpose of this Agreement is to provide for the development and operation of a training facility that can provide an effective and efficient method of training public safety providers. Continuation of the training facility will occur only upon the approval by the County, the Community, and the Cities of this Joint Powers Agreement.

B. Joint Powers Board.

1. For the purpose of facilitating and administering this Agreement, the Public Safety Training Center (Joint Powers) Board (Board) shall consist of a representative from the County, a representative from the Community, and a representative from each of the participating cities.

2. The Board may exercise its powers in order to accomplish the purposes of this Agreement consistent with Minnesota Statute 471.59 and other applicable laws. The Board shall plan and administer the training facility. The Board shall make recommendations to the Parties regarding the acquisition of new equipment; potential annual and capital budget costs; the need for new staff; cost sharing; maintenance standards and operating procedures and establish the by-laws and any sub-committees for operation of the training facility.

C. Expenses and Funding:

1. The County agrees to provide its land and facilities located at 17706 Valley View Road, Jordan, Minnesota to the parties as the site for the development of the training facility.
2. The parties agree that their initial contribution for renovation and construction necessary to bring the training facility into an operational status will collectively be in the amount of \$5,000,000.00.
3. The County agrees to issue \$5,000,000.00 in bonds to provide for the collective contribution of the parties.
4. The County agrees to provide (on an annual basis) 50% of the funds associated with the debt service payments incurred for the issuance of the bonds necessary for the initial renovation and construction work at the facility and the ongoing costs to operate the facility, minus outside revenues, as determined by the debt service payments and annual budget approved by the Board.
5. The Community and the Cities agree to provide (on an annual basis) the remaining 50% of the funds associated with the debt service payments incurred for the issuance of the bonds necessary for the initial renovation and construction work at the facility and the ongoing costs to operate the facility, minus outside revenues, as determined by the debt service payments and annual budget approved by the Board:
 - a. The Community will pay proportionally based upon their total number of public safety providers within each discipline as a portion of the overall number of public safety providers within each discipline of all participating entities.
 - b. The Cities will pay proportionally based upon valuation for tax purposes.
6. The parties agree that the following schedule shall establish their initial contribution levels (both debt and operating) for 2007 and 2008 and that

said levels shall be recalculated and adjusted every three (3) years with the first recalculation being for 2009.

Party	Percentage	2007	2008
Belle Plaine	2.18%	\$5,004.74	\$10,009.47
Elko/New Market	1.13%	\$2,594.20	\$5,188.40
Jordan	1.75%	\$4,017.57	\$8,035.13
New Prague	1.71%	\$3,925.74	\$7,851.47
Prior Lake	9.16%	\$21,029.07	\$42,058.14
Savage	11.06%	\$25,391.00	\$50,781.99
Shakopee	15.48%	\$35,538.21	\$71,076.42
SMSC	7.53%	\$17,287.00	\$34,574.00
Scott County	50.00%	\$114,787.50	\$229,575.00

D. Major Policy Reformation and/or Dispute Resolution.

All Parties will seek in good faith to resolve policy, equipment, funding, technological and other issues through negotiation or other forms of dispute resolution mutually acceptable to the Parties.

E. Amendment/Withdrawal or Termination of Agreement.

1. This Agreement may be amended upon agreement of the County, the Community and the participating Cities.
2. A Party may withdraw from this Agreement upon providing a written notice to the Board at least ninety (90) days prior to the end of the current calendar year of its intent to withdraw at the end of that calendar year. The withdrawing Party shall:
 - a. Be responsible for its proportional contribution of the annual operating contribution through the remainder of that calendar year; and,
 - b. Continue its responsibility for its proportional contribution to the annual debt service for one year after withdrawal.
3. A municipality, not party to this initial Agreement, may join the Joint Powers Entity upon a concurring vote of all Parties. Upon the addition of a new party the funding formula outlined in Paragraph C, Subparagraph 6 shall be modified and the joining party shall be required to make a contribution based upon a recalculation of the contribution levels for the year the party joins.

F. Indemnification.

Each Party shall be liable for its own acts to the extent provided by law and hereby agrees to indemnify, hold harmless and defend the other, its officers and employees against any and all liability, loss, costs, damages, expenses, claims or actions, including attorney's fees which another Party, its officers and employees may hereafter sustain, incur or be required to pay, arising out of or by reason of any negligent act or omission of the Party, its agents, servants or employees, in the execution, performance, or failure to adequately perform its obligations pursuant to this Agreement.

G. Severability.

The provisions of this Agreement shall be deemed severable. If any part of this Agreement is rendered void, invalid, or unenforceable by a Court of competent jurisdiction, such rendering shall not affect the enforceability and validity of the remainder of this Agreement unless the part or parts which are void, invalid or otherwise unenforceable shall substantially impair the value of the entire Agreement with respect to any Party.

H. Term of Agreement.

The term of this Agreement shall commence upon 1 August 2006, the date of signature by the Parties notwithstanding, and shall continue in effect thereafter unless cancelled by agreement of the County, Community, and Cities.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of this day of _____, 2006.

COUNTY OF SCOTT

APPROVED:

By Jon Ulrich
Jon Ulrich
Chair, Board of Scott
County Commissioners

David Unmacht
David Unmacht
Scott County Administrator

Date: July 25, 2006

Date: July 25, 2006

CITY OF BELLE PLAINE

APPROVED:

By Tom Meger
Tom Meger
Mayor City of Belle Plaine

8-11-06
Date

David Murphy
David Murphy
Belle Plaine City Administrator

8-11-06
Date

CITY OF ELKO
APPROVED:

By Kent V. Hartzler
Kent V. Hartzler
Mayor City of Elko

8-16-06
Date

Mark Nagel
Mark Nagel
Elko City Administrator

8-11-06
Date

CITY OF JORDAN
APPROVED:

By Ron Jabs
Ron Jabs
Mayor City of Jordan

8/11/06
Date

Ed Shinkle
Ed Shinkle
Jordan City Administrator

8/11/06
Date

CITY OF NEW MARKET
APPROVED:

By Jim Friedges
Jim Friedges
Mayor City of New Market

8/15/06
Date

Thomas M. Terry
Thomas M. Terry
New Market City Administrator

8/11/06
Date

CITY OF PRIOR LAKE
APPROVED:

By Jack G. Haugen
Jack G. Haugen
Mayor City of Prior Lake

7/17/06
Date

Frank Boyles
Frank Boyles
Prior Lake City Manager

7/17/06
Date

CITY OF SAVAGE
APPROVED:

By Thomas M Brennan
Tom Brennan
Mayor City of Savage

8/21/06
Date

Barry Stock
Barry Stock
Savage City Administrator

8/21/06
Date

CITY OF SHAKOPEE
APPROVED:

By John J Schmitt
John J. Schmitt
Mayor City of Shakopee

August 2, 2006
Date

Mark McNeill
Mark McNeill
Shakopee City Administrator

August 2, 2006
Date
Judith S. Cox
Judith S. Cox, City Clerk

CITY OF NEW PRAGUE
APPROVED:

By Craig S. Sindelar
Craig S. Sindelar
Mayor City of New Prague

7-16-06
Date

Jerome Bohnsack
Jerome Bohnsack
New Prague City Administrator

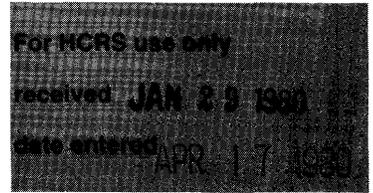
7-16-06
Date

ii. NATIONAL REGISTER NOMINATION

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



1. Name

historic Mudbaden Sulphur Springs Company
and/or common Abbot-Northwestern Hospital - Family Treatment Center

2. Location

street & number Off of Highway 169 and County Road 63 not for publication
city, town Sand Creek Township Jordan vicinity of congressional district Second
state Minnesota code 22 county Scott code 139

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: medical

4. Owner of Property

name Lynnville Limited Partnership
street & number R.R. 2
city, town Jordan vicinity of state Minnesota

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's Office, Scott County Courthouse
street & number 428 South Holmes
city, town Shakopee state Minnesota 55379

6. Representation in Existing Surveys

Statewide Survey
title of Historic Resources has this property been determined eligible? yes no
date 1979 federal state county local
depository for survey records Minnesota Historical Society, J.J. Hill House
city, town St. Paul state Minnesota 551

7. Description

Section 12, Item d.

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

Mudbaden Sulphur Springs Company is located two miles northeast of Jordan in the Minnesota River Valley off of County Road 63 in Sand Creek township. It is situated on the tracks of the North Western Railway (which run directly in front of the building) on a large landscaped area. The surrounding area is sparsely settled. The land immediately surrounding the building is fairly marshy; The Minnesota River is located less than a mile to the Northwest.

The large 2 story red brick structure, constructed in 1915, is designed in a Classical Revival style on a plan common in institutional buildings during the early part of the twentieth century. The building is composed of a main central section with a pedimented central pavilion flanked by long narrow wings. Classical design features include the white wood trim decorating the cornice, polychrome brickwork setting off corner quoins and wide arches of the central section, and the pedimented central pavilion.

A one story brick section of more recent construction date located on the front side of the northern wing is used for offices by the present occupants of the building. A two story brick addition is located at the end of both wings and houses a stairwell. Several additions of recent construction dates are located at the rear of the building.

Other structures on the property include a low multiple garage building (ca. 1925) a single garage (former cottage - ca. 1920), a greenhouse (ca.1925) and boiler room (ca. 1905). The foundation of a railroad flag station is located on the tracks south of the building.

The building is in an excellent state of repair and retains its design integrity. It is currently leased by Abbot-Northwestern for use as a Family Treatment Center.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) health/recreation

Specific dates 1915 **Builder/Architect**

Statement of Significance (in one paragraph)

Mudbaden Sulphur Springs is a well preserved early 20th century health resort significant for its association with an important aspect of Minnesota history, health, recreation, and tourism. An immigrant familiar with the success of mud baths and spas in operation in Germany discovered sulphur springs on the Ole Rosendahl farm during the 1890's. Shortly thereafter Ole Rosendahl began a small scale health resort offering mud bath treatments in his home. The enterprise soon became a popular operation drawing clients to the area. Two other spas entered the competition during the first decade of the 20th century; Jordan Sulphur Springs (now Valley View Nursing Home), located one mile northeast of Mudbaden, and Mudcura (formerly known as Assumption Seminary), located on the west side of the Minnesota River in Carver County. Mudbaden remains the best preserved. The present building was constructed in 1915 and could accommodate and treat 200 patients. Equipped with its own railway station, Mudbaden was both a hospital and resort. Its "homelike" accommodations were advertised for patient or vacationist; comfort and convenience were its bywords. Mudbaden operated as a health resort until 1947. It has been used as a treatment and therapy center since 1967. For its long association with the health and resort theme in Minnesota's history and for its important role in the development of Scott County after 1900, Mudbaden is significant.

9. Major Bibliographical References

Section 12, Item d.

Anderson, Gail, ed., Jordan, Minnesota, A Newspaper Looks at a Town, Jordan, 1975.
 Anderson, Gail, photo collection.
Jordan Independent
 Mudbaden advertisements information, M.H.S. Pamphlet collection, Minnesota Historical Society library, 690 Cedar Street, St. Paul.

10. Geographical Data

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

Acreege of nominated property approx. 10 acres
 Quadrangle name New Prague Quadrangle scale 15 minute

UMT References

A	<u>1</u> <u>5</u>	<u>4</u> <u>5</u> <u>1</u> <u>2</u> <u>2</u> <u>0</u>	<u>4</u> <u>9</u> <u>4</u> <u>8</u> <u>8</u> <u>7</u> <u>5</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of section 8, T114N, R23W, excepting the railroad right of way crossing the southeast corner of the property.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Britta Bloomberg, Research Historian - Survey
Minnesota Historical Society
 organization State Historic Preservation Office date July 1979
 street & number 240 Summit Avenue, J.J. Hill House telephone (612) 296-0101
 city or town St. Paul state Minnesota 55102

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Russell W. Fridley

title Russell W. Fridley, State Historic Preservation Officer date 1-9-80

For HCERS use only
 I hereby certify that this property is included in the National Register

Keeper of the National Register

Attest:

Chief of Registration

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

ADDITIONAL INFORMATION

for Keeper Melvin Lynn
11/19/89

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

**Note: These changes apply to
Mudbaden Sulphur Springs Company in
Scott County, Minnesota.**

REFERENCE NUMBER: 80002165

STATE: MINNESOTA

COUNTY: Scott

RESOURCE NAME (HISTORIC):

CITY:

VICINITY OF: Jordan

ADDRESS: Co. Hwy. 63

CERTIFICATION DATE:

REMOVED DATE:

COMMENTS:

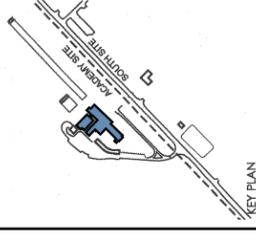
Nina M. Archabal

**Nina M. Archabal
State Historic Preservation Officer**

JUN 17 1988

Date

**iii. EXISTING PROGRAMMING PLANS
AND SPACE SPREADSHEETS**



PROJECT NAME:
**SCALE REGIONAL
 TRAINING FACILITY
 (RTF) STUDY**

LHB PROJECT #220872

TASK:

**EXISTING
 SPACE
 INVENTORY**

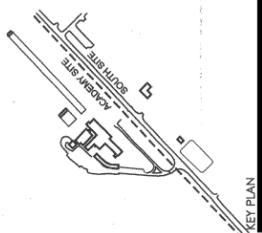
**MAIN
 BUILDING
 FLOOR PLANS**



1 BASEMENT FLOOR PLAN

SCALE: 1" = 20'-0"

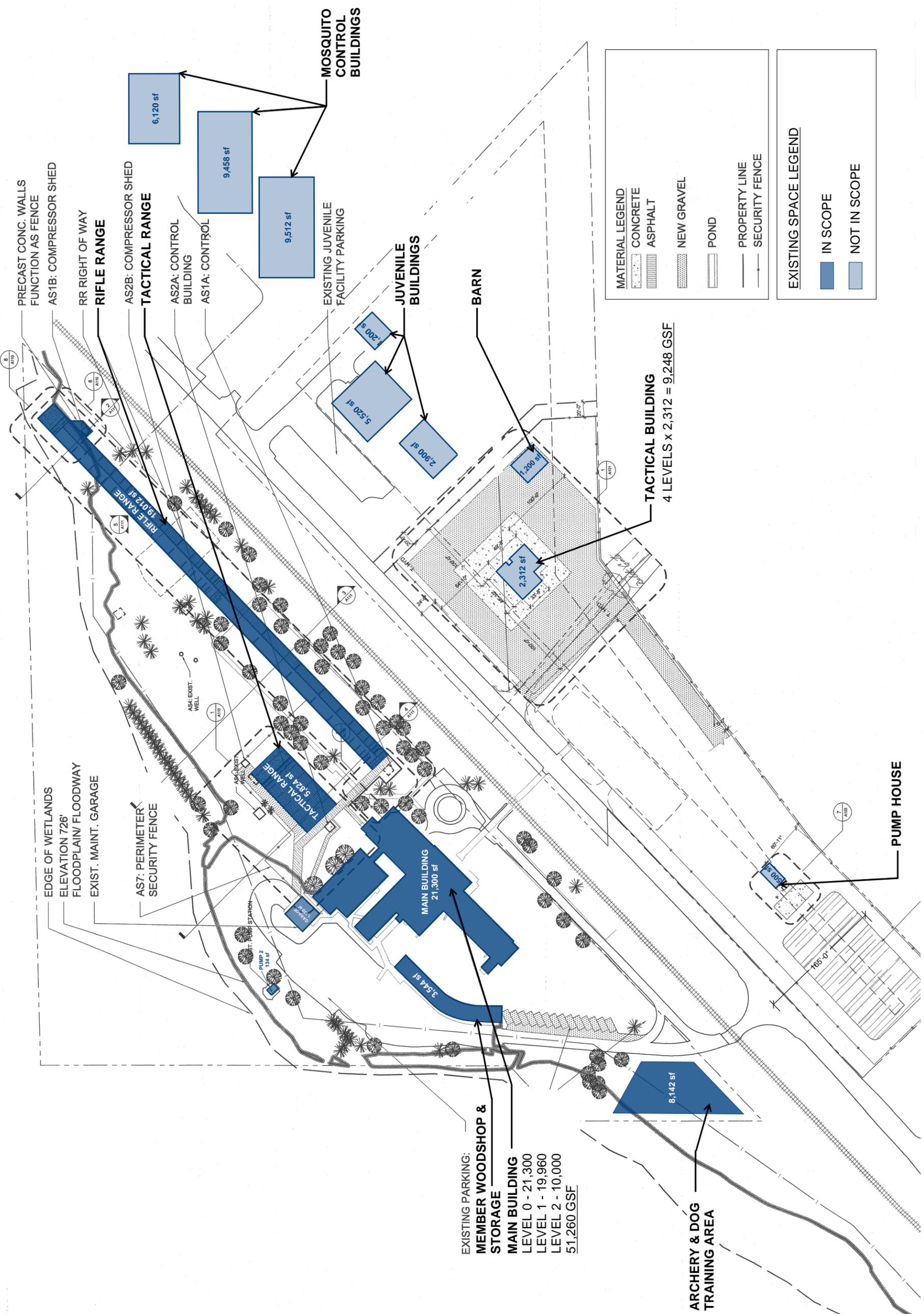




PROJECT NAME:
**SCALE REGIONAL
 TRAINING FACILITY
 (RTF) STUDY**

LHB PROJECT #220672

TASK:
**EXISTING
 SPACE
 INVENTORY**



EXISTING SPACE INVENTORY		SCALE RTF #220672
SCALE REGIONAL TRAINING FACILITY BUILDING SUMMARY		
Building		Existing Gross Square Feet
Main Building		51,260
Training & Simulation		12,344
Admin		2,260
Education / Community Outreach		5,258
Kitchen / Dining		3,190
Dormitory		6,267
Building Services		7,831
TBD Spaces, Interior & Exterior Walls		8,202
Pump House		134
Member Woodshop & Storage		3,544
Garage		1,120
Tactical Range		5,824
Rifle Range		19,012
Archery & Dog Training Area		8,142
TOTAL SCOPE		89,036
<u>OTHERS NOT IN SCOPE:</u>		
Tactical Tower		9,248
Tactical Pump House		500
Tactical Barn		1,200
Juvenile Buildings		9,620
Metropolitan Mosquito Control		25,090
RTF GRAND TOTAL		134,694

EXISTING SPACE INVENTORY
MAIN BUILDING

Room Name	EXISTING					
	Building	Level	Room #	Quantity	Area	Subtotal
MAIN BUILDING						
Training & Simulation						
Gun Cleaning	Main Building	Level 0	G-16	1	430	430
Defensive Tactics Room	Main Building	Level 1	138, 140	1	980	980
Defensive Tactics Storage	Main Building	Level 1	S-20	1	66	66
Situation Rooms	Main Building	Level 0	G-02, G-03, G-04, G-06, G-07, G-08, G-09, G-10, G-28, G-29	12	244	2,924
Small Situation Rooms	Main Building	Level 0	G-01, G-10	2	128	256
Situation Room (Classroom)	Main Building	Level 0	G-18	1	236	236
Situation Room (Convenience Store)	Main Building	Level 0	G-19	1	295	295
Situation Room (Apartment)	Main Building	Level 0	G-20	1	460	460
Situation Room (Madbaden Bar)	Main Building	Level 0	G-22	1	552	552
SW Metro Drug Task Force	Main Building	Level 0	G-34	1	1,200	1,200
Workshop	Main Building	Level 0	G-12	1	150	150
Training Storage	Main Building	Level 0	G-11	1	158	158
Training Storage	Main Building	Level 0	G-13	1	145	145
Training Storage	Main Building	Level 0	S-12	1	94	94
Training Storage	Main Building	Level 0	G-15, G-17	1	317	317
Taser Training & Corrections Situation Room	Main Building	Level 0		1	932	932
Staging Room (Situation)	Main Building	Level 0	G-27	1	1,215	1,215
Training Toilet	Main Building	Level 0		1	75	75
Training Toilet	Main Building	Level 0	B-12	1	110	110
Training Toilet	Main Building	Level 0		1	90	90
Firing Range Toilet	Main Building	Level 1		1	105	105
Firing Range Vending Area	Main Building	Level 1	124	1	164	164
MILO Use of Force Simulator Room	Main Building	Level 1	136	1	840	840
Driving Simulator (Defunct)	Main Building	Level 1		1	228	228
Driving Simulator Lobby	Main Building	Level 1	139	1	322	322
						0
Training & Simulation Areas Sub-Total				37	9,536	12,344
Circulation, Interior & Exterior Walls, etc. (Programmed Estimate: 35% of Net SF)						0
Department Total Gross Square Feet						12,344
Admin						
Administrative Suite	Main Building	Level 1	122	1	1,575	1,575
Admin Toilet	Main Building	Level 1	B-22, B-24	2	100	200
Admin Vestibule	Main Building	Level 1		1	35	35
Office	Main Building	Level 1	119	1	190	190
Office	Main Building	Level 1	121	1	130	130
Storage	Main Building	Level 1	123	1	130	130
Admin Sub-Total				7	2,160	2,260
Circulation, Interior & Exterior Walls, etc. (Programmed Estimate: 35% of Net SF)						0
Department Total Gross Square Feet						2,260

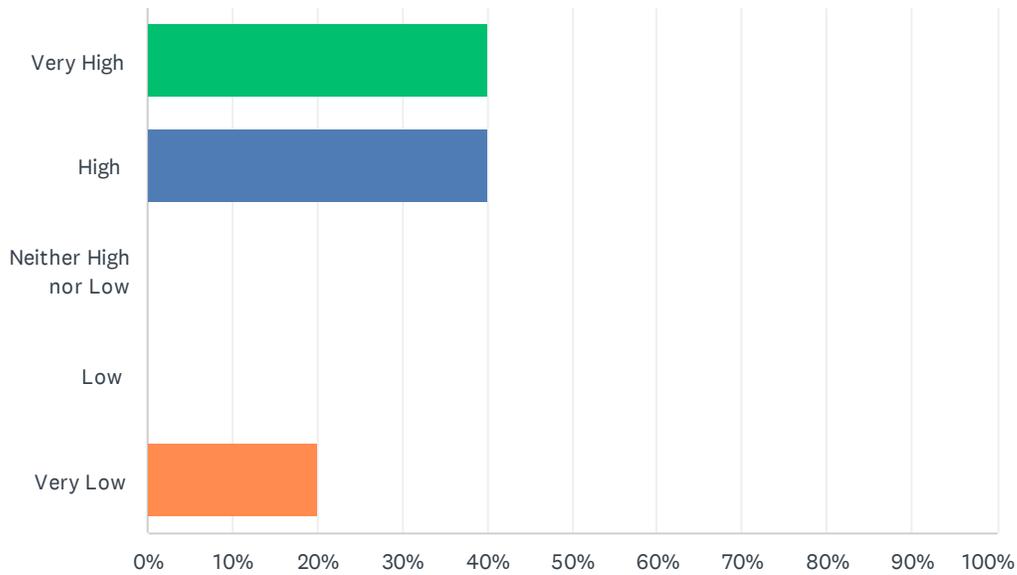
Room Name	EXISTING					
	Building	Level	Room #	Quantity	Area	Subtotal
Education / Community Outreach						
Conference Room (Multi Divided Classroom)	Main Building	Level 1	107	1	1,020	1,020
Conference Room	Main Building	Level 1	105	1	220	220
Sunroom Conference	Main Building	Level 1		1	285	285
Storage	Main Building	Level 1		1	228	228
Storage	Main Building	Level 1		1	132	132
Storage	Main Building	Level 1	115, 117	2	106	212
Large Conference/Assembly Room (Historic)	Main Building	Level 1		1	2,125	2,125
Building Entrance	Main Building	Level 1		1	430	430
Education Toilet	Main Building	Level 1	B-20	1	120	120
Classroom	Main Building	Level 1	137	1	486	486
						0
Education Sub-Total				11	5,152	5,258
Circulation, Interior & Exterior Walls, etc. (Programmed Estimate: 35% of Net SF)						0
Department Total Gross Square Feet						5,258
Kitchen / Dining						
Kitchen Suite	Main Building	Level 1		1	1,230	1,230
Dining Room / Large Conference Room	Main Building	Level 1		1	1,960	1,960
						0
						0
Kitchen / Dining Sub-Total				2	3,190	3,190
Circulation, Interior & Exterior Walls, etc. (Programmed Estimate: 35% of Net SF)						0
Department Total Gross Square Feet						3,190
Dormitory						
Large Bunk Suite	Main Building	Level 2	218, 226	2	380	760
Small Bunk Rooms	Main Building	Level 2	203, 205, 207, 209, 211, 213, 215, 217	8	113	900
Medium Bunk Room	Main Building	Level 2	223, 229, 231, 233	4	150	600
Ensuite Bunk Room (Large)	Main Building	Level 2	202, 204, 206, 208, 210, 212, 228, 230, 232, 234	5	400	2,000
Ensuite Bunk Room (Small)	Main Building	Level 2	219, 221, 225, 227	4	150	600
Three-Bed Bunk Room	Main Building	Level 2	235	1	250	250
Dorm Toilet & Showers	Main Building	Level 2	B-30, B-32	2	156	312
Lounge	Main Building	Level 2	222	1	595	595
Exercise / Lounge	Main Building	Level 2		1	250	250
						0
						0
Dormitory Sub-Total				28	2,444	6,267
Circulation, Interior & Exterior Walls, etc. (Programmed Estimate: 35% of Net SF)						0
Department Total Gross Square Feet						6,267
Building Services						
Stair 1	Main Building	All		3	175	525
Stair 2	Main Building	All		3	180	540
Stair 3	Main Building	All		3	200	530
Stair 4	Main Building	All		3	162	486

Room Name	EXISTING					
	Building	Level	Room #	Quantity	Area	Subtotal
Stair 5	Main Building	Levels 0 & 1		2	328	656
Vault Storage	Main Building	Level 0		1	73	73
Elevator	Main Building	All		1	90	90
Elevator	Main Building	All		1	45	45
Storage (Salvaged Building Materials)	Main Building	Level 0		1	382	382
Laundry	Main Building	Level 0	G-23	1	620	620
Emergency Generator	Main Building	Level 0		1	215	215
Mechanical	Main Building	Level 0		1	950	950
Crawl Space / Storage	Main Building	Level 0		1	890	890
Storage	Main Building	Level 0	S-14	1	96	96
Storage	Main Building	Level 0		1	124	124
Mechanical	Main Building	Level 0	G-05	1	214	214
Laundry	Main Building	Level 0		1	110	110
Mechanical	Main Building	Level 0		1	235	235
Water Heater	Main Building	Level 0		1	56	56
Water Heater	Main Building	Level 0		1	34	34
Electrical Room / Storage	Main Building	Level 0		1	230	230
Custodial	Main Building	Level 0	G-14	1	170	170
Janitor's Closet	Main Building	Level 1		1	13	13
Storage	Main Building	Level 1		1	155	155
Outside Agency Storage	Main Building	Level 0	G-21	1	216	216
Outside Agency Storage	Main Building	Level 0	S-15	1	176	176
						0
Building Services Sub-Total				35	6,139	7,831
Circulation, Interior & Exterior Walls, etc. (Programmed Estimate: 35% of Net SF)						0
Department Total Gross Square Feet						7,831
Main Building Total				120	28,620	37,150
Corridor Total	Main Building	All		1	5,908	5,908
TBD Spaces, Interior & Exterior Walls, etc.						8,202
Total Gross Square Feet - Phase I						51,260

iv. SURVEY RESPONSES

Q1 How would you rate your need for a dedicated training facility?

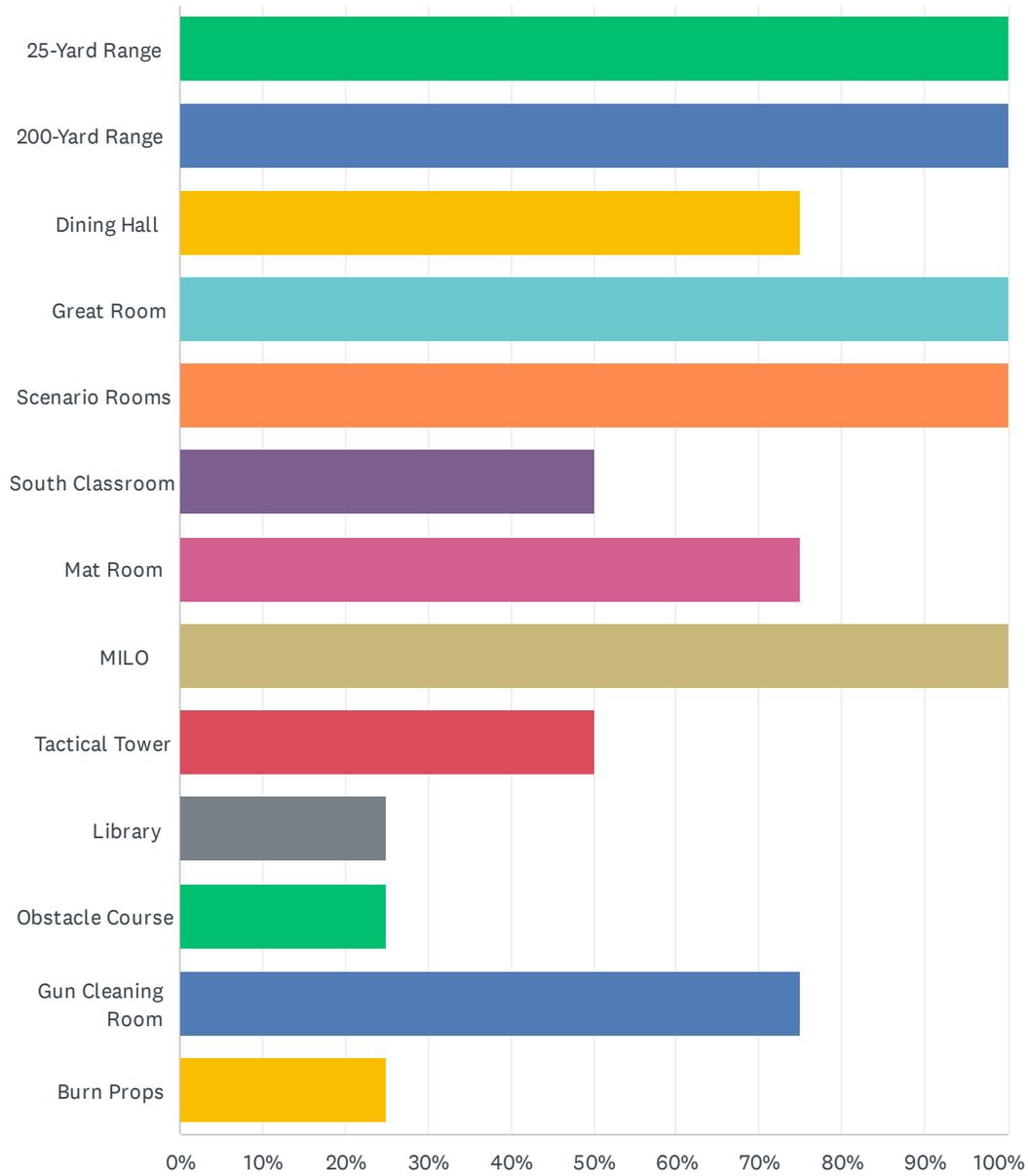
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very High	40.00%	2
High	40.00%	2
Neither High nor Low	0.00%	0
Low	0.00%	0
Very Low	20.00%	1
TOTAL		5

Q2 Which of the following offered amenities have you used at the RTF?

Answered: 4 Skipped: 1



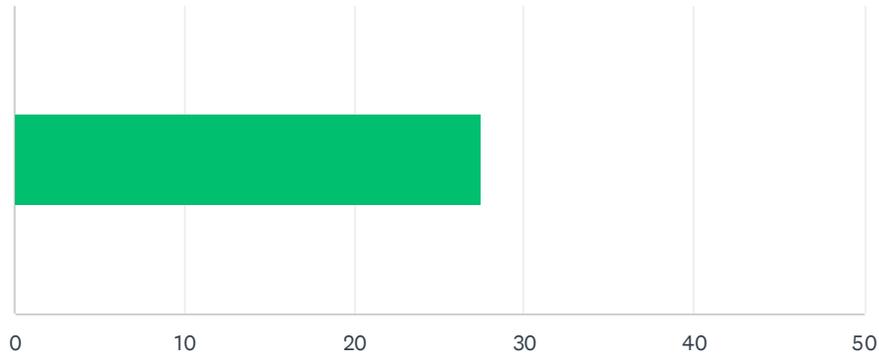
SCALE RTF Board

Section 12, Item d.

ANSWER CHOICES	RESPONSES	
25-Yard Range	100.00%	4
200-Yard Range	100.00%	4
Dining Hall	75.00%	3
Great Room	100.00%	4
Scenario Rooms	100.00%	4
South Classroom	50.00%	2
Mat Room	75.00%	3
MILO	100.00%	4
Tactical Tower	50.00%	2
Library	25.00%	1
Obstacle Course	25.00%	1
Gun Cleaning Room	75.00%	3
Burn Props	25.00%	1
Total Respondents: 4		

Q3 How far would you be willing to travel to visit a training facility?

Answered: 4 Skipped: 1

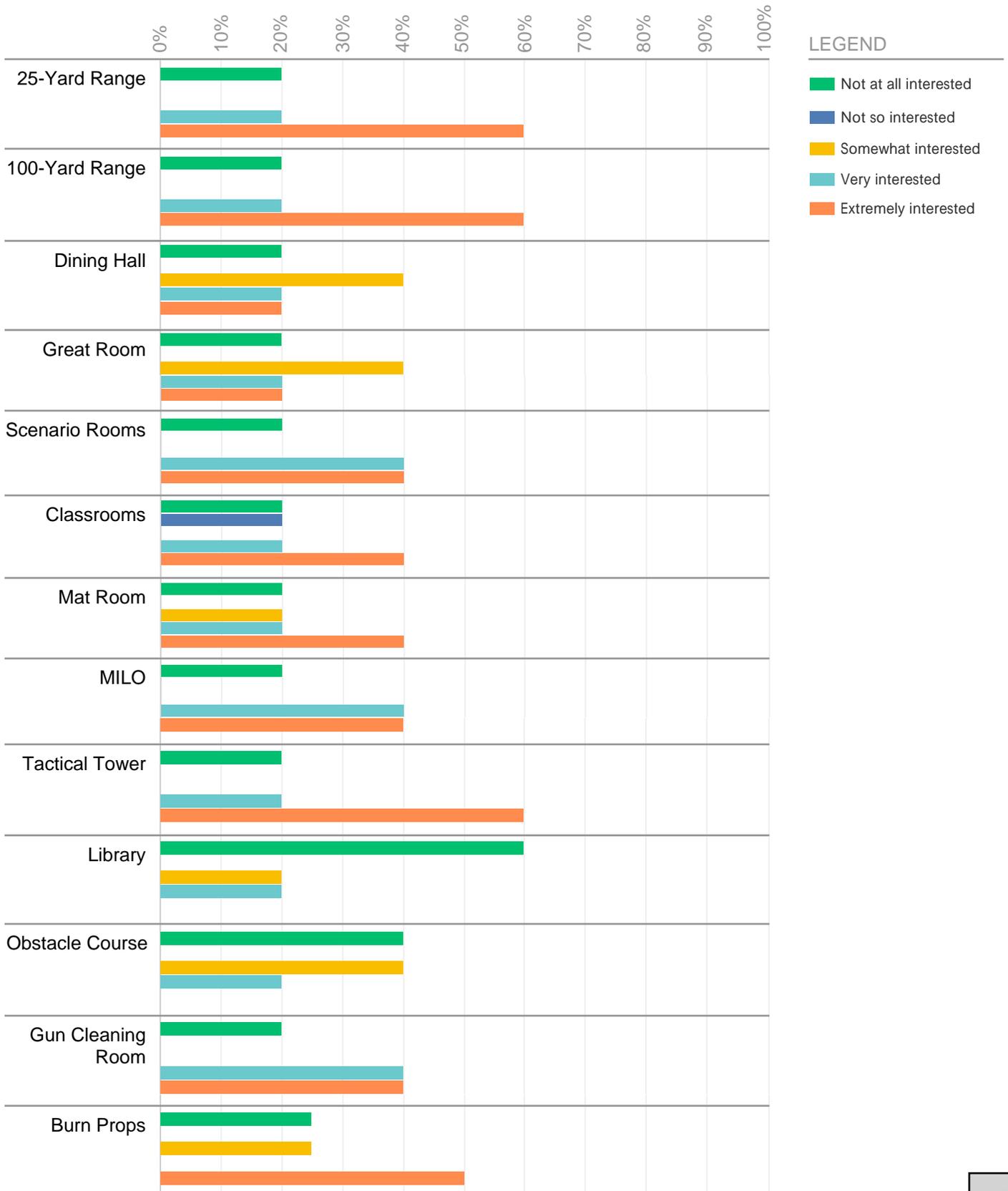


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	28	110	4
Total Respondents: 4			

#		DATE
1	50	8/30/2022 12:13 PM
2	15	8/24/2022 8:56 AM
3	20	8/23/2022 3:49 PM
4	25	8/23/2022 3:40 PM

Q4 The following amenities are provided at the RTF. Please rate your interest in the following amenities:

Answered: 5 Skipped: 0



SCALE RTF Board

	NOT AT ALL INTERESTED	NOT SO INTERESTED	SOMEWHAT INTERESTED	VERY INTERESTED	EXTREMELY INTERESTED	TOTAL
25-Yard Range	20.00% 1	0.00% 0	0.00% 0	20.00% 1	60.00% 3	5
200-Yard Range	20.00% 1	0.00% 0	0.00% 0	20.00% 1	60.00% 3	5
Dining Hall	20.00% 1	0.00% 0	40.00% 2	20.00% 1	20.00% 1	5
Great Room	20.00% 1	0.00% 0	40.00% 2	20.00% 1	20.00% 1	5
Scenario Rooms	20.00% 1	0.00% 0	0.00% 0	40.00% 2	40.00% 2	5
Classrooms	20.00% 1	20.00% 1	0.00% 0	20.00% 1	40.00% 2	5
Mat Room	20.00% 1	0.00% 0	20.00% 1	20.00% 1	40.00% 2	5
MILO	20.00% 1	0.00% 0	0.00% 0	40.00% 2	40.00% 2	5
Tactical Tower	20.00% 1	0.00% 0	0.00% 0	20.00% 1	60.00% 3	5
Library	60.00% 3	0.00% 0	20.00% 1	20.00% 1	0.00% 0	5
Obstacle Course	40.00% 2	0.00% 0	40.00% 2	20.00% 1	0.00% 0	5
Gun Cleaning Room	20.00% 1	0.00% 0	0.00% 0	40.00% 2	40.00% 2	5
Burn Props	25.00% 1	0.00% 0	25.00% 1	0.00% 0	50.00% 2	4

Q5 What are some examples of amenities at other training venues that are ideal for your organization, and are now a must have in your opinion?

Answered: 2 Skipped: 3

#	RESPONSES	DATE
1	updated Milo type technology. driving course for in-service training (slow speed skills - backing, parking - other areas that have high crash rates for employees)	8/24/2022 8:56 AM
2	snowplow training, salt use training, ropes course, water rescue course, active shooter	8/23/2022 3:49 PM

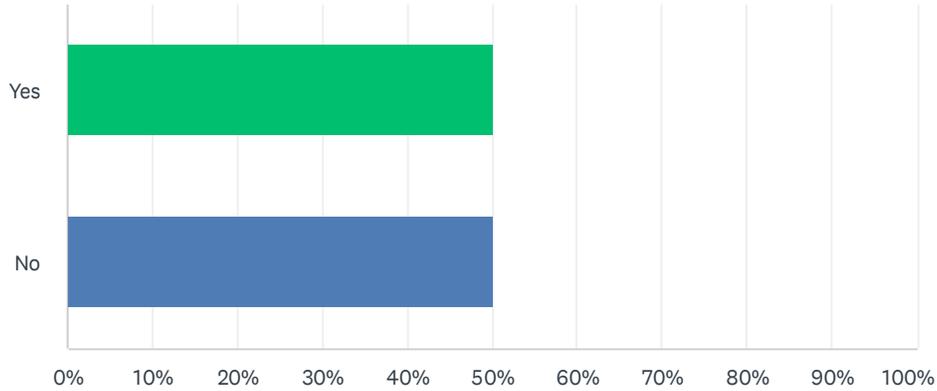
Q6 In your opinion, how has training changed in the last 5-years, and where do you see it changing in the next 5-years?

Answered: 2 Skipped: 3

#	RESPONSES	DATE
1	need for more shoot-don't shoot, de escalation, scenerio based	8/24/2022 8:56 AM
2	n/a	8/23/2022 3:49 PM

Q7 Does your agency plan to provide its own space to accommodate current and future training needs?

Answered: 4 Skipped: 1

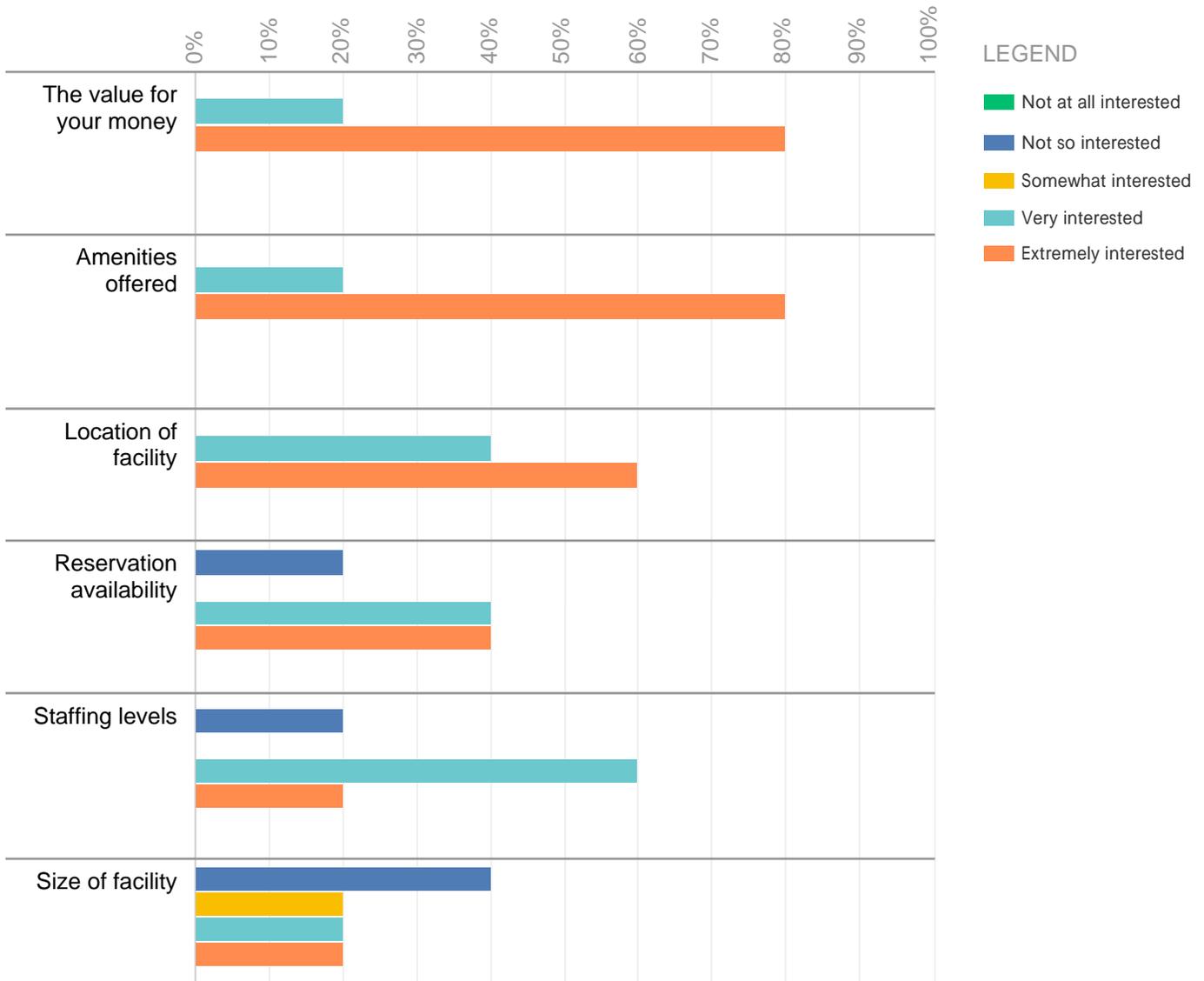


ANSWER CHOICES	RESPONSES
Yes	50.00% 2
No	50.00% 2
TOTAL	4

#	IF YOU ANSWERED "YES", WHAT FACTORS ARE GUIDING YOUR DECISION AND WHAT TRAINING WILL YOU PROVIDE?	DATE
1	Distance and convenience. This facility has not lived up to what was promised. We do not get the value out of it that we pay for.	8/24/2022 1:44 PM
2	time to the training site.	8/23/2022 3:49 PM
3	If a new facility is build, incorporating training amenities would be added. It allows for easier access for training and having it close may also allow on-duty officers to participate.	8/23/2022 3:40 PM

Q8 When considering a training facility, how would the following factors influence your decision?

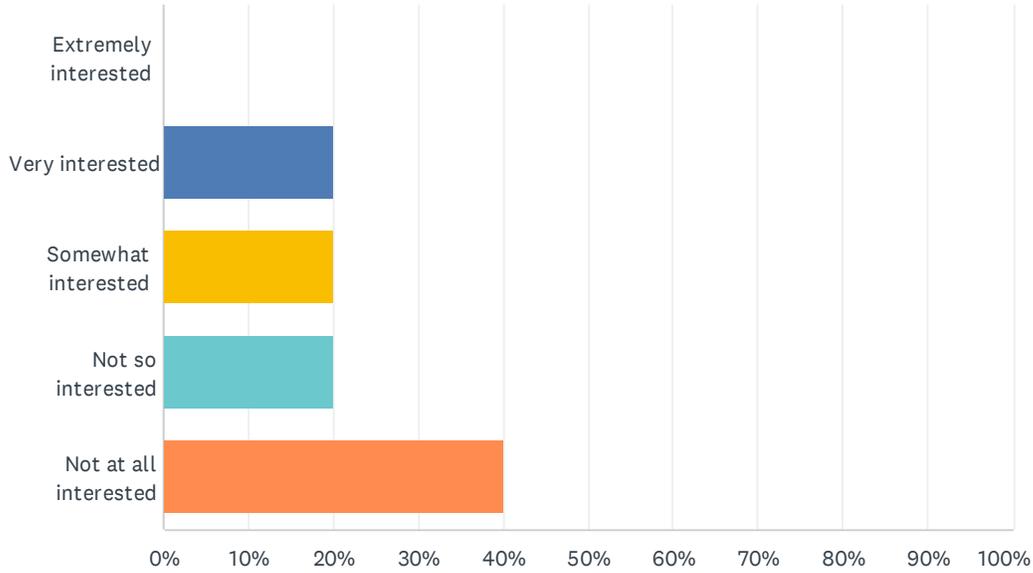
Answered: 5 Skipped: 0



	NOT AT ALL ESSENTIAL	NOT SO ESSENTIAL	SOMEWHAT ESSENTIAL	VERY ESSENTIAL	EXTREMELY ESSENTIAL	TOTAL	WEIGHTED AVERAGE
The value for your money	0.00% 0	0.00% 0	0.00% 0	20.00% 1	80.00% 4	5	4.80
Amenities offered	0.00% 0	0.00% 0	0.00% 0	20.00% 1	80.00% 4	5	4.80
Location of the facility	0.00% 0	0.00% 0	0.00% 0	40.00% 2	60.00% 3	5	4.60
Reservation availability/Process	0.00% 0	20.00% 1	0.00% 0	40.00% 2	40.00% 2	5	4.00
Staffing levels	0.00% 0	20.00% 1	0.00% 0	60.00% 3	20.00% 1	5	3.80
Size of facility	0.00% 0	40.00% 2	20.00% 1	20.00% 1	20.00% 1	5	3.20

Q9 How interested are you in receiving more information about our training facility?

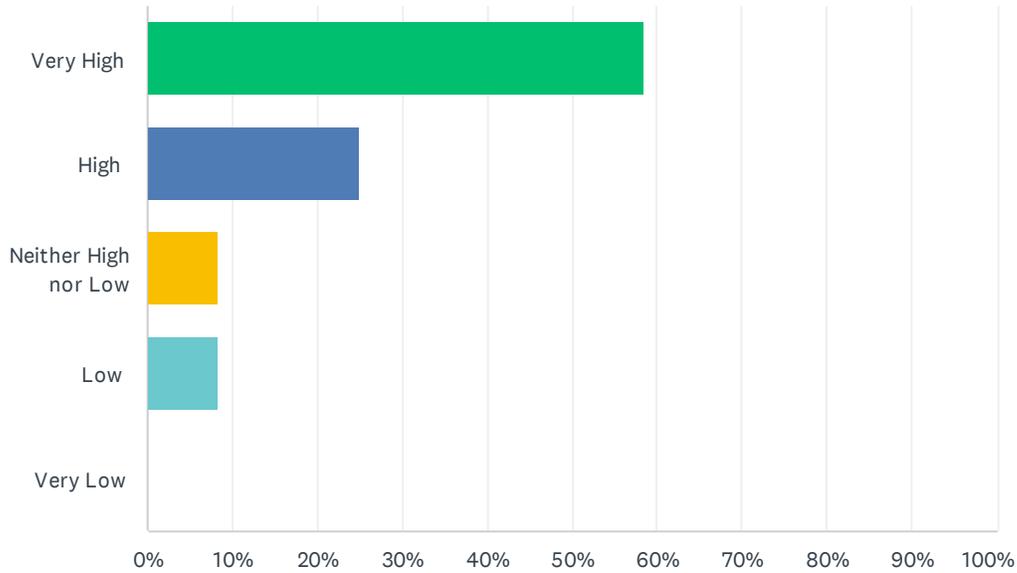
Answered: 5 Skipped: 0



ANSWER CHOICES	RESPONSES	
Extremely interested	0.00%	0
Very interested	20.00%	1
Somewhat interested	20.00%	1
Not so interested	20.00%	1
Not at all interested	40.00%	2
TOTAL		5

Q1 How would you rate your need for a dedicated training facility?

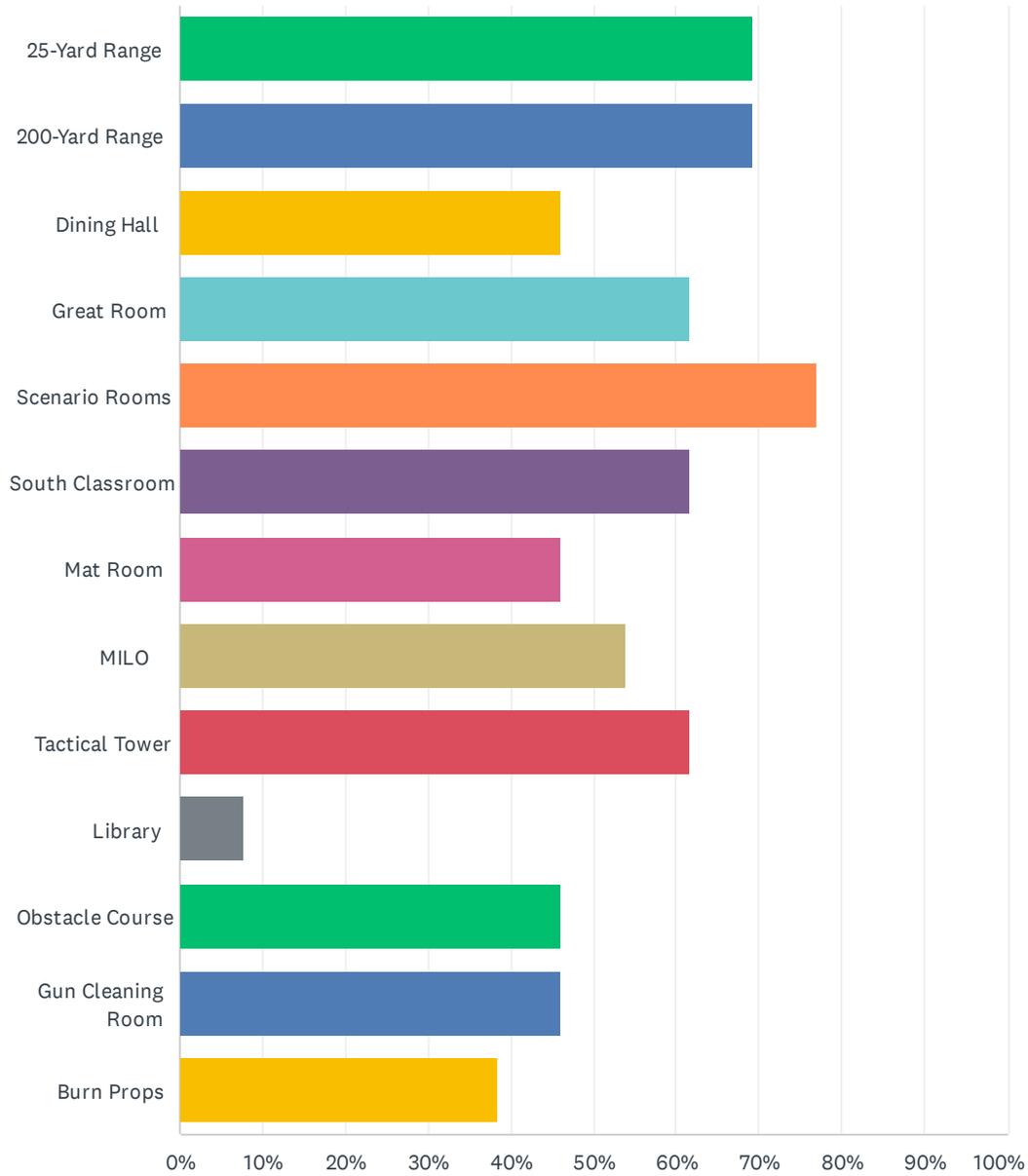
Answered: 12 Skipped: 1



ANSWER CHOICES	RESPONSES	
Very High	58.33%	7
High	25.00%	3
Neither High nor Low	8.33%	1
Low	8.33%	1
Very Low	0.00%	0
TOTAL		12

Q2 Which of the following offered amenities have you used at the RTF?

Answered: 13 Skipped: 0



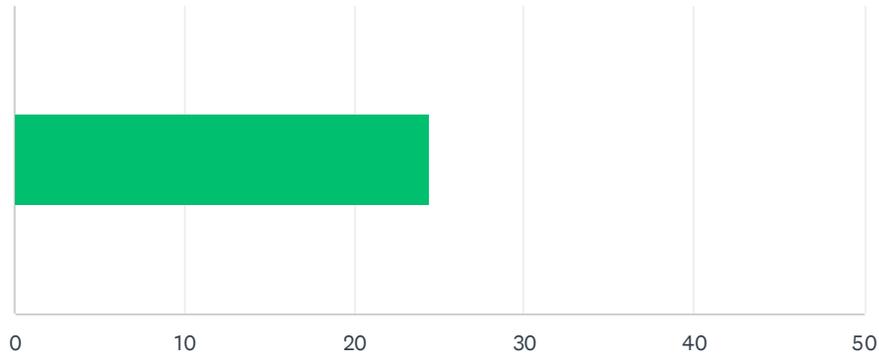
SCALE RTF Partner Group

Section 12, Item d.

ANSWER CHOICES	RESPONSES	
25-Yard Range	69.23%	9
200-Yard Range	69.23%	9
Dining Hall	46.15%	6
Great Room	61.54%	8
Scenario Rooms	76.92%	10
South Classroom	61.54%	8
Mat Room	46.15%	6
MILO	53.85%	7
Tactical Tower	61.54%	8
Library	7.69%	1
Obstacle Course	46.15%	6
Gun Cleaning Room	46.15%	6
Burn Props	38.46%	5
Total Respondents: 13		

Q3 How far would you be willing to travel to visit a training facility?

Answered: 13 Skipped: 0

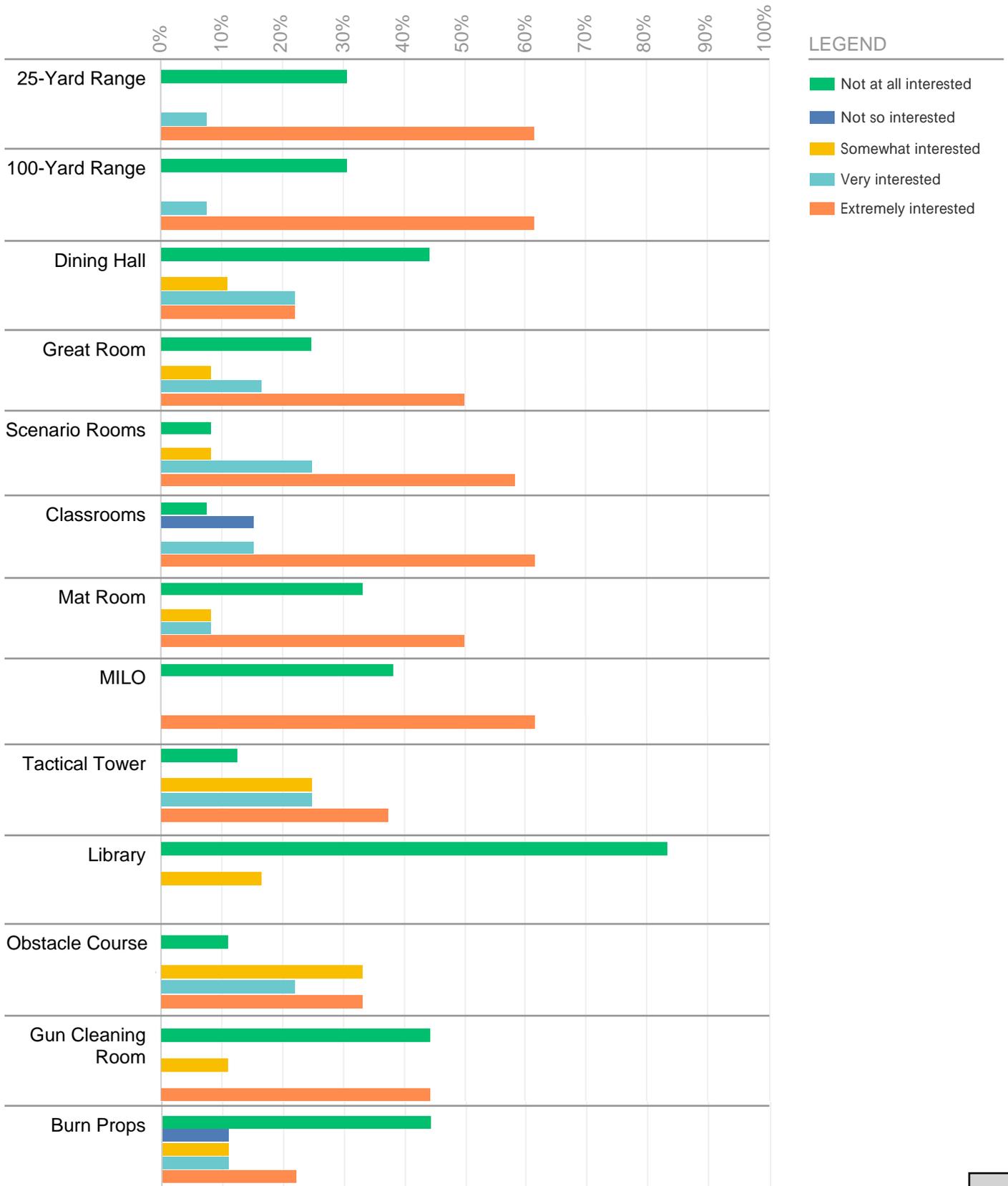


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	24	318	13
Total Respondents: 13			

#		DATE
1	25	9/2/2022 1:10 PM
2	15	9/2/2022 8:51 AM
3	25	9/1/2022 3:14 PM
4	20	9/1/2022 1:01 PM
5	20	9/1/2022 12:50 PM
6	5	9/1/2022 12:17 PM
7	50	8/29/2022 11:51 AM
8	25	8/29/2022 8:28 AM
9	20	8/25/2022 8:26 AM
10	10	8/25/2022 8:01 AM
11	23	8/24/2022 11:07 PM
12	50	8/24/2022 2:44 PM
13	30	8/24/2022 9:26 AM

Q4 The following amenities are provided at the RTF. Please rate your interest in the following amenities:

Answered: 13 Skipped: 0



SCALE RTF Partner Group

Section 12, Item d.

	NOT AT ALL INTERESTED	NOT SO INTERESTED	SOMEWHAT INTERESTED	VERY INTERESTED	EXTREMELY INTERESTED	TOTAL
25-Yard Range	30.77% 4	0.00% 0	0.00% 0	7.69% 1	61.54% 8	13
200-Yard Range	30.77% 4	0.00% 0	0.00% 0	7.69% 1	61.54% 8	13
Dining Hall	44.44% 4	0.00% 0	11.11% 1	22.22% 2	22.22% 2	9
Great Room	25.00% 3	0.00% 0	8.33% 1	16.67% 2	50.00% 6	12
Scenario Rooms	8.33% 1	0.00% 0	8.33% 1	25.00% 3	58.33% 7	12
Classrooms	7.69% 1	15.38% 2	0.00% 0	15.38% 2	61.54% 8	13
Mat Room	33.33% 4	0.00% 0	8.33% 1	8.33% 1	50.00% 6	12
MILO	38.46% 5	0.00% 0	0.00% 0	0.00% 0	61.54% 8	13
Tactical Tower	12.50% 1	0.00% 0	25.00% 2	25.00% 2	37.50% 3	8
Library	83.33% 5	0.00% 0	16.67% 1	0.00% 0	0.00% 0	6
Obstacle Course	11.11% 1	0.00% 0	33.33% 3	22.22% 2	33.33% 3	9
Gun Cleaning Room	44.44% 4	0.00% 0	11.11% 1	0.00% 0	44.44% 4	9
Burn Props	44.44% 4	11.11% 1	11.11% 1	11.11% 1	22.22% 2	9

Q5 What are some examples of amenities at other training venues that are ideal for your organization, and are now a must have in your opinion?

Answered: 13 Skipped: 0

#	RESPONSES	DATE
1	Re-configurable shoot house or simunition room. indoor area to drive in for traffic stop scenario's, DWI practice/training. Range with moving targets that are easier to set up.	9/2/2022 1:10 PM
2	The SCALE facility is not adequate for future real law enforcement training. An old building without any modern training area, equipment, etc....	9/2/2022 8:51 AM
3	Milo, Classrooms, lunch room.	9/1/2022 3:14 PM
4	Showers/Lockers for those who want to do personal hygiene after training.	9/1/2022 1:01 PM
5	Both ranges, matt room, classrooms	9/1/2022 12:50 PM
6	Must have both firearm ranges. We're lucky to have both.	9/1/2022 12:17 PM
7	Driving Course for Pursuit Refresher Improved MILO Systems	8/29/2022 11:51 AM
8	There are a number of other ranges in the metro area. The cost to belong to SCALE is high and I could save a lot of money for our city by shooting elsewhere.	8/29/2022 8:28 AM
9	Class A burn building/Area. The "containers" in place now for class A are non-functional.	8/25/2022 8:26 AM
10	Up-to-date classroom facilities that support todays and future technology needs. A facility that is clean and has a design that is welcoming creates an environment our staff wants to occupy. A facility that is accessible within a reasonable traveling distance. Due to the facility's current location, staff time is squandered in travel time, reducing time to train. The distance also adds cost to the use of apparatus. Gas and maintenance costs continue to increase, placing department leadership in a difficult position with shrinking budgets.	8/25/2022 8:01 AM
11	1. Ability to burn class A in the training tower. 2. Improved in size and scope and eliminate holes in existing class A. 3. Expanded obstacle courses with elevation change and a longer run. 4. Clip-ins for rappelling	8/24/2022 11:07 PM
12	Updated MILO	8/24/2022 2:44 PM
13	Roof, alarm, sprinkler and forcible entry door props.	8/24/2022 9:26 AM

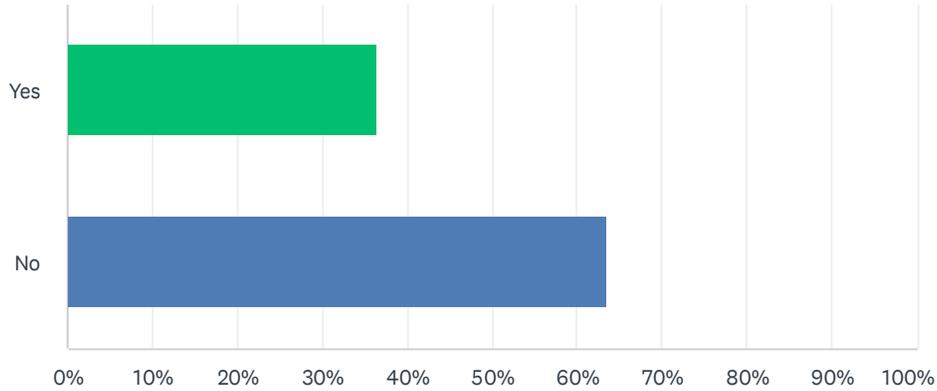
Q6 In your opinion, how has training changed in the last 5-years, and where do you see it changing in the next 5-years?

Answered: 12 Skipped: 1

#	RESPONSES	DATE
1	more immersive training. Virtual training. Live actor scenario training.	9/2/2022 1:10 PM
2	Has not changed and don't see it changing	9/2/2022 8:51 AM
3	We need far more classroom training courses than we ever have before. We need indoor space to practice high risk stops, mobile field force movement, Pepper ball, Taser. This building is old, uninviting, inconvenient (location) and inefficient (1920s windows...). With that said, it is many times better than the little we had in the 1990s.	9/1/2022 3:14 PM
4	Seems like more online and classroom group mandated training.	9/1/2022 1:01 PM
5	More mandates and that is not going to stop or slow. Higher expectation for the quality of training and the hours of training.	9/1/2022 12:50 PM
6	Defensive tactics has changed- moving toward a jiu-jitsu based system. An updated MILO system would be nice too as we face ammunition shortages. We did a training that was all MILO since rounds were hard to come by.	9/1/2022 12:17 PM
7	Classroom and Scenario type courses have increased dramatically due to new POST mandated trainings. SWAT and Mobile Field Force trainings have also evolved into a department wide model. Training is required monthly for SWAT. Yearly for Mobile Field Force. Large Scale trainings will be needed (possibly required) moving forward.	8/29/2022 11:51 AM
8	MILO can go. Virtual reality training will be key to explore moving forward. There are better facilities in the metro so I don't think hosting trainings at SCALE is going to happen enough to cover or dive down costs.	8/29/2022 8:28 AM
9	We rely heavily on SCALE for live fire training - propane AND class A. I do not see that changing in the immediate future, unless the conditions at SCALE continue to deteriorate as they have been.	8/25/2022 8:26 AM
10	Over the last five years, training delivery has transitioned to more virtual training. The change is driven in response to the pandemic, time constraints of staff, and the increased training requirements to meet industry standards and state and federal mandates. In the next five years, I see public safety's responsibility increasing and the training requirements increasing. The heavy reliance on virtual training will reveal shortfalls because of the lack of practical hands-on training driving the need for additional training opportunities.	8/25/2022 8:01 AM
11	Due to decreased frequency of actual fires, the need for more true "live fire" training continues to increase. Perishable skills deteriorate otherwise.	8/24/2022 11:07 PM
12	More intense training for police in U of F and Firearms and mental health and seeing those continuing in the next 5 years	8/24/2022 2:44 PM

Q7 Does your agency plan to provide its own space to accommodate current and future training needs?

Answered: 11 Skipped: 2

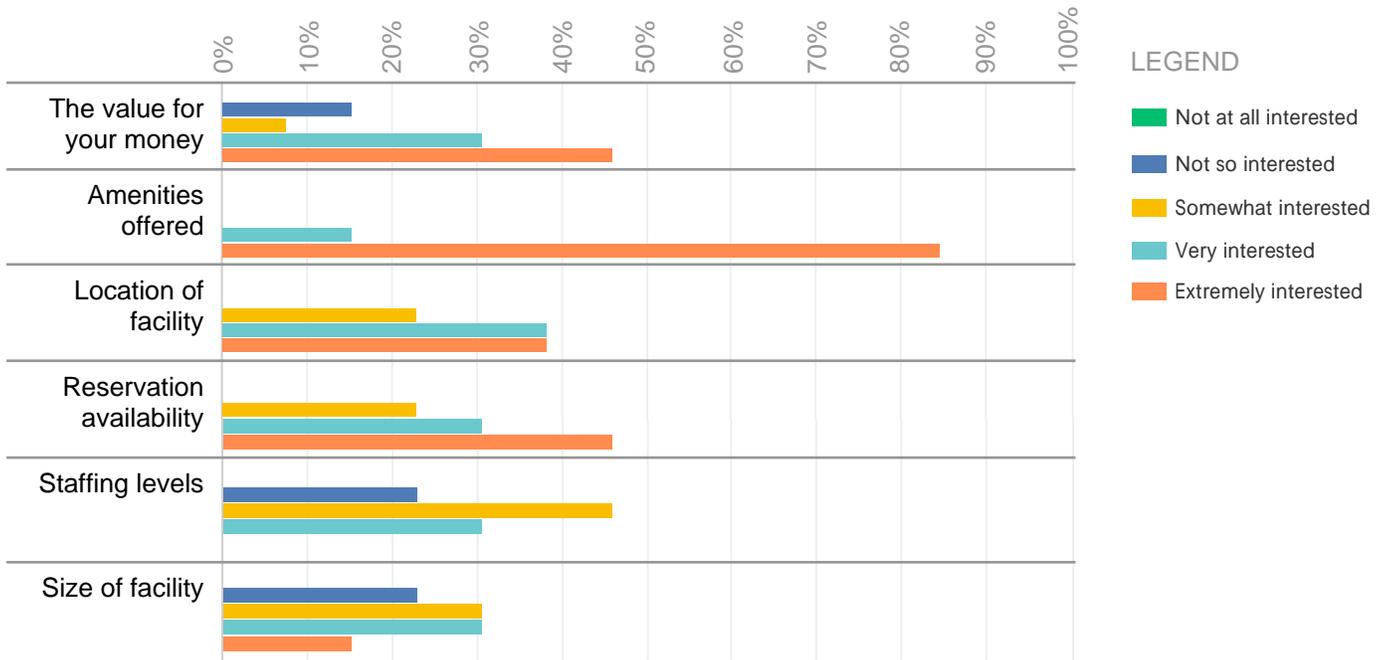


ANSWER CHOICES	RESPONSES	
Yes	36.36%	4
No	63.64%	7
TOTAL		11

#	IF YOU ANSWERED "YES", WHAT FACTORS ARE GUIDING YOUR DECISION AND WHAT TRAINING WILL YOU PROVIDE?	DATE
1	If not SCALE, we will have to adapt to other training venues.	9/1/2022 1:01 PM
2	Improved IT services for classroom style trainings. In House trainings for Use of Force and ground tactics (Mat Room).	8/29/2022 11:51 AM
3	We have a good training room and use it when we can.	8/29/2022 8:28 AM
4	We provide training space at our fire stations for classroom instruction and core fire department cognitive and limited practical training.	8/25/2022 8:01 AM
5	Cost	8/24/2022 9:26 AM

Q8 When considering a training facility, how would the following factors influence your decision?

Answered: 13 Skipped: 0

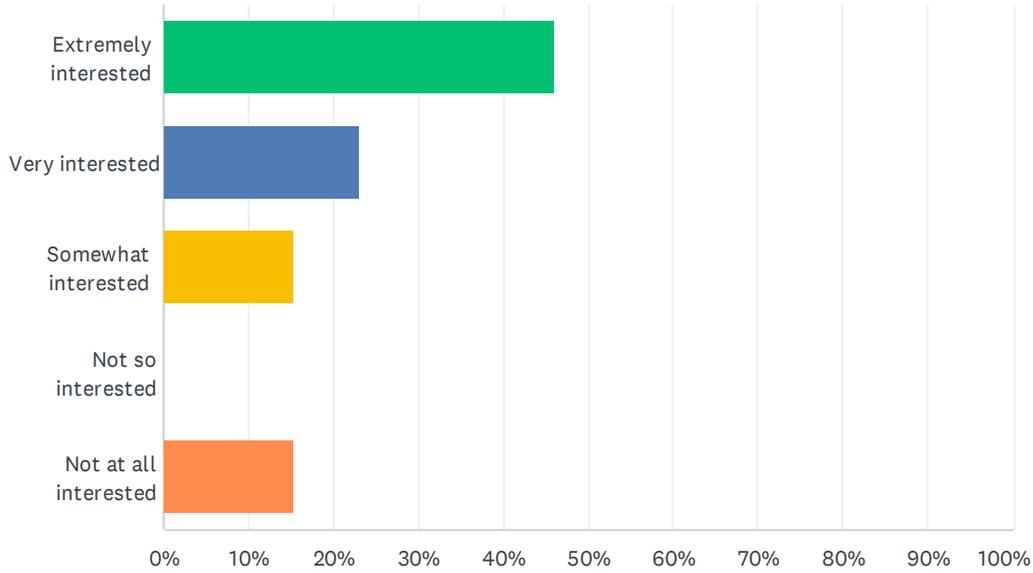


	NOT AT ALL ESSENTIAL	NOT SO ESSENTIAL	SOMEWHAT ESSENTIAL	VERY ESSENTIAL	EXTREMELY ESSENTIAL	TOTAL	WEIGHTED AVERAGE
The value for your money	0.00% 0	15.38% 2	7.69% 1	30.77% 4	46.15% 6	13	4.08
Amenities offered	0.00% 0	0.00% 0	0.00% 0	15.38% 2	84.62% 11	13	4.85
Location of the facility	0.00% 0	0.00% 0	23.08% 3	38.46% 5	38.46% 5	13	4.15
Reservation availability/Process	0.00% 0	0.00% 0	23.08% 3	30.77% 4	46.15% 6	13	4.23
Staffing levels	0.00% 0	23.08% 3	46.15% 6	30.77% 4	0.00% 0	13	3.08
Size of facility	0.00% 0	23.08% 3	30.77% 4	30.77% 4	15.38% 2	13	3.38

#	OTHER (PLEASE SPECIFY)	DATE
1	The training atmosphere is important to the learning environment. We need a range with good ventilation and classrooms that are consistent with college and high school classrooms, as well as heated gymnasium space. We should be planning to move the SCALE facility to Shakopee, Prior Lake, Savage to attract more metro officers. The SCALE facility as it is today is insufficient for the population it is serving. We need more space like a gymnasium, additional classroom space, modern bathrooms and purpose built room clearing spaces. The facilities in Edina, Maple Grove, St. Paul, Dakota County, Madison WI, are the types of facilities that law enforcement is expecting in the metro area. If you don't provide it, officers from outside Scott County will not submit training requests to go to the training you advertise. Officers have other options. At the very least, we need a new building at the current location.	9/1/2022 3:14 PM
2	If spending the money on a new or refurbished facility, the IT systems need to be updated and user friendly. Classrooms should have several monitors for viewing (similar to the BCA training rooms).	8/29/2022 11:51 AM

Q9 How interested are you in receiving more information about our training facility?

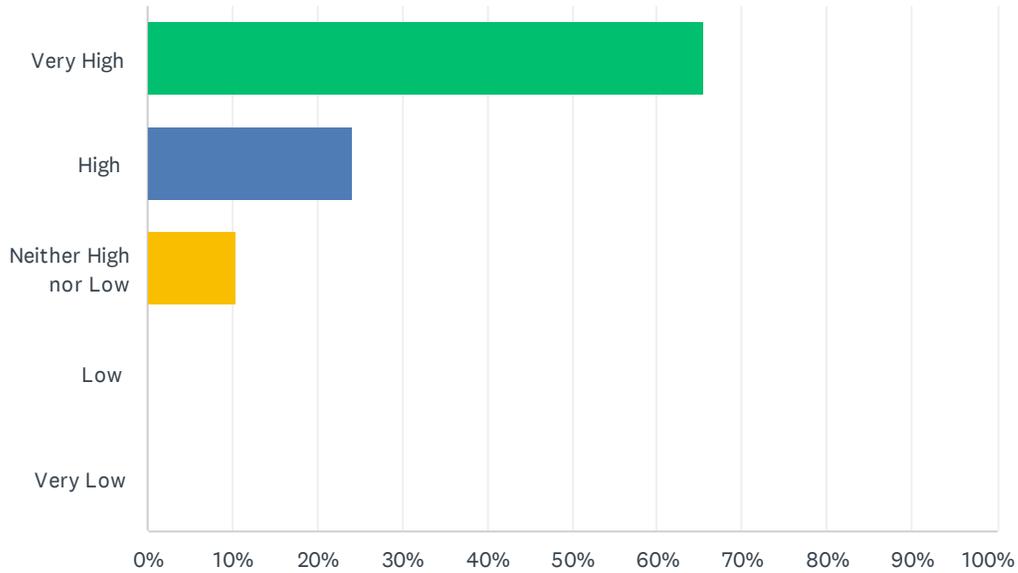
Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
Extremely interested	46.15%	6
Very interested	23.08%	3
Somewhat interested	15.38%	2
Not so interested	0.00%	0
Not at all interested	15.38%	2
TOTAL		13

Q1 How would you rate your need for a dedicated training facility?

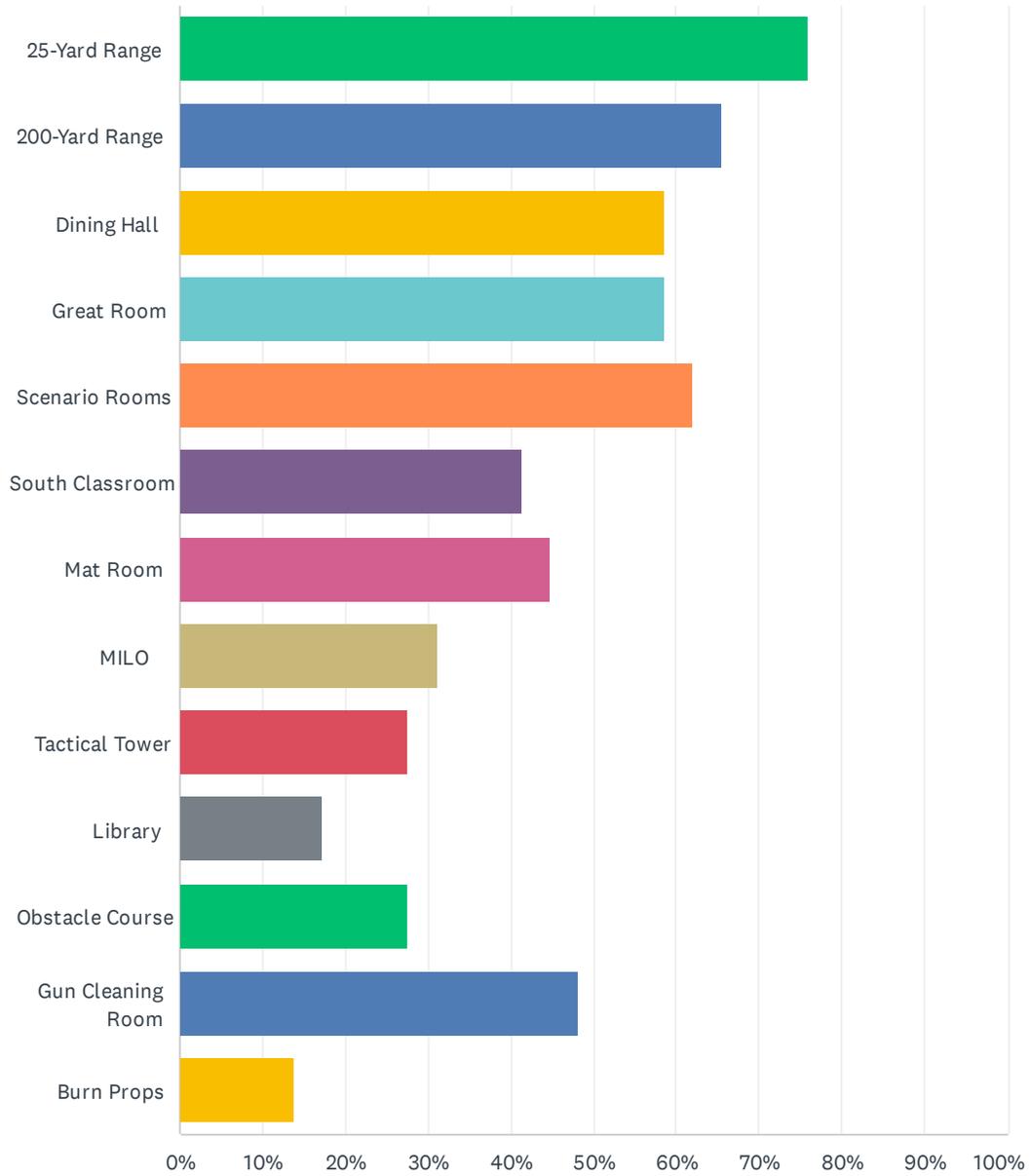
Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very High	65.52%	19
High	24.14%	7
Neither High nor Low	10.34%	3
Low	0.00%	0
Very Low	0.00%	0
TOTAL		29

Q2 Which of the following offered amenities have you used at the RTF?

Answered: 29 Skipped: 0



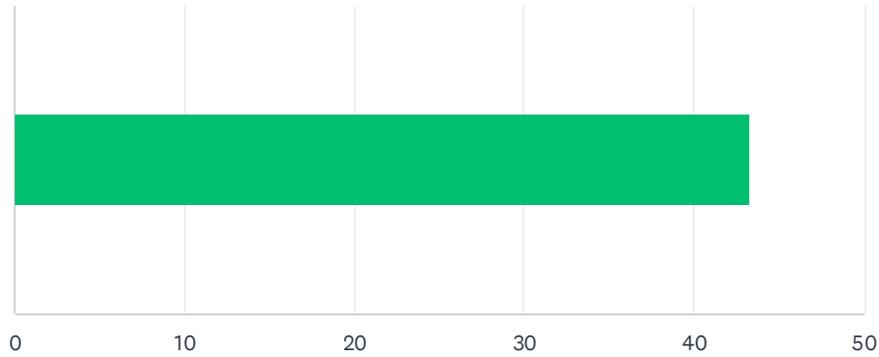
SCALE RTF Customers

Section 12, Item d.

ANSWER CHOICES	RESPONSES	
25-Yard Range	75.86%	22
200-Yard Range	65.52%	19
Dining Hall	58.62%	17
Great Room	58.62%	17
Scenario Rooms	62.07%	18
South Classroom	41.38%	12
Mat Room	44.83%	13
MILO	31.03%	9
Tactical Tower	27.59%	8
Library	17.24%	5
Obstacle Course	27.59%	8
Gun Cleaning Room	48.28%	14
Burn Props	13.79%	4
Total Respondents: 29		

Q3 How far would you be willing to travel to visit a training facility?

Answered: 29 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	43	1,254	29
Total Respondents: 29			

#		DATE
1	30	9/2/2022 12:36 PM
2	30	9/1/2022 2:26 PM
3	15	9/1/2022 12:58 PM
4	50	9/1/2022 11:36 AM
5	15	9/1/2022 11:06 AM
6	15	9/1/2022 10:34 AM
7	50	9/1/2022 10:22 AM
8	25	9/1/2022 10:12 AM
9	100	8/30/2022 7:55 PM
10	40	8/30/2022 10:16 AM
11	50	8/29/2022 7:57 AM
12	48	8/25/2022 9:58 AM
13	51	8/24/2022 6:30 PM
14	24	8/24/2022 5:53 PM
15	25	8/24/2022 1:42 PM
16	97	8/24/2022 11:03 AM
17	49	8/24/2022 10:53 AM
18	25	8/24/2022 10:44 AM
19	60	8/24/2022 7:39 AM
20	50	8/24/2022 7:27 AM

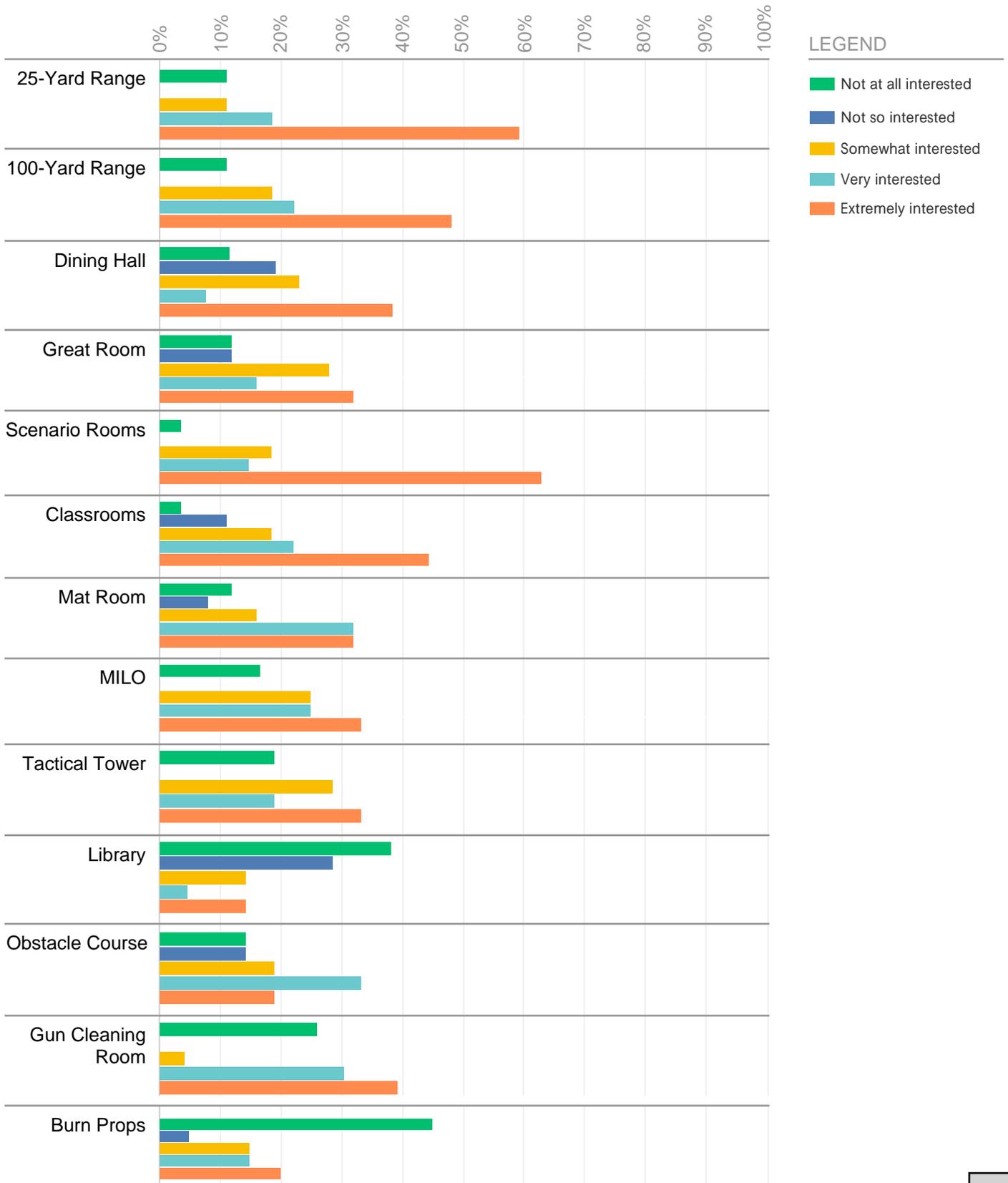
SCALE RTF Customers

Section 12, Item d.

21	51	8/23/2022 5:42 PM
22	40	8/23/2022 5:05 PM
23	50	8/23/2022 4:44 PM
24	32	8/23/2022 4:29 PM
25	30	8/23/2022 3:58 PM
26	52	8/23/2022 3:57 PM
27	15	8/23/2022 3:25 PM
28	75	8/23/2022 3:22 PM
29	60	

Q4 The following amenities are provided at the RTF. Please rate your interest in the following amenities:

Answered: 29 Skipped: 0



SCALE RTF Customers

Section 12, Item d.

	NOT AT ALL INTERESTED	NOT SO INTERESTED	SOMEWHAT INTERESTED	VERY INTERESTED	EXTREMELY INTERESTED	TOTAL
25-Yard Range	11.11% 3	0.00% 0	11.11% 3	18.52% 5	59.26% 16	27
200-Yard Range	11.11% 3	0.00% 0	18.52% 5	22.22% 6	48.15% 13	27
Dining Hall	11.54% 3	19.23% 5	23.08% 6	7.69% 2	38.46% 10	26
Great Room	12.00% 3	12.00% 3	28.00% 7	16.00% 4	32.00% 8	25
Scenario Rooms	3.70% 1	0.00% 0	18.52% 5	14.81% 4	62.96% 17	27
Classrooms	3.70% 1	11.11% 3	18.52% 5	22.22% 6	44.44% 12	27
Mat Room	12.00% 3	8.00% 2	16.00% 4	32.00% 8	32.00% 8	25
MILO	16.67% 4	0.00% 0	25.00% 6	25.00% 6	33.33% 8	24
Tactical Tower	19.05% 4	0.00% 0	28.57% 6	19.05% 4	33.33% 7	21
Library	38.10% 8	28.57% 6	14.29% 3	4.76% 1	14.29% 3	21
Obstacle Course	14.29% 3	14.29% 3	19.05% 4	33.33% 7	19.05% 4	21
Gun Cleaning Room	26.09% 6	0.00% 0	4.35% 1	30.43% 7	39.13% 9	23
Burn Props	45.00% 9	5.00% 1	15.00% 3	15.00% 3	20.00% 4	20

Q5 What are some examples of amenities at other training venues that are ideal for your organization, and are now a must have in your opinion?

Answered: 21 Skipped: 8

#	RESPONSES	DATE
1	N/A, we've been using the RTF exclusively for 15 years.	9/2/2022 12:36 PM
2	2 story class a burn rooms with fdc. Driving course for evoc training.	9/1/2022 11:06 AM
3	The dorm rooms allows outside agencies to stay at the facility and not have to find hotels. Also cuts down on costs for agencies. Its a convenience that is over looked.	9/1/2022 10:34 AM
4	For the 25 Yard Range... Having the ability to make the entire range dark for low light shooting training. The current covers do not allow low light situations.	9/1/2022 10:22 AM
5	Open range. Ability to run drills on the range.	8/30/2022 7:55 PM
6	Ability to do low light/no light shooting/scenarios.	8/30/2022 10:16 AM
7	Scales offers the right amount of options	8/29/2022 7:57 AM
8	K9 Search Midwest is an all-volunteer search and rescue unit. We assist law enforcement in searches for missing persons, alive and dead. Our dogs are nationally certified in live-find and cadaver search and building search. SCALE is ideal for search training and we very much appreciate using it several times a year.	8/25/2022 9:58 AM
9	Some form of online scheduling. Better ventilation on ranges.	8/24/2022 6:30 PM
10	Live fire shoot house, ability to shoot from elevation or other angles	8/24/2022 5:53 PM
11	Area for outdoor and indoor scenarios	8/24/2022 1:42 PM
12	The dining hall and kitchen and bunk accommodations are a must for group training. Builds team	8/24/2022 11:03 AM
13	Flexibility is key in our room set-ups	8/24/2022 10:53 AM
14	Nothing comes to mind. SCALE is great. It's not fancy or pretty, but it has everything you need, especially a ton of scenario training space. I would probably take SCALE as-is over the new Hero Center facility in Cottage Grove.	8/24/2022 10:44 AM
15	Mat rooms, Class room, dining hall. Aces to tower slab and Connex box for less then lethal rifles and gas exposer.	8/24/2022 7:39 AM
16	Quality A/V equipment. Virtual reality	8/24/2022 7:27 AM
17	Solid working A/V equipment Spacious classrooms	8/23/2022 7:51 PM
18	nothing	8/23/2022 4:44 PM
19	Specific driving area for traffic stops/vehicle blocks and more outdoor buildings to do scenarios	8/23/2022 4:29 PM
20	Shoot house	8/23/2022 3:58 PM
21	Media setup - projector, internet, wifi, MicroSoft Office, speakers	8/23/2022 3:25 PM

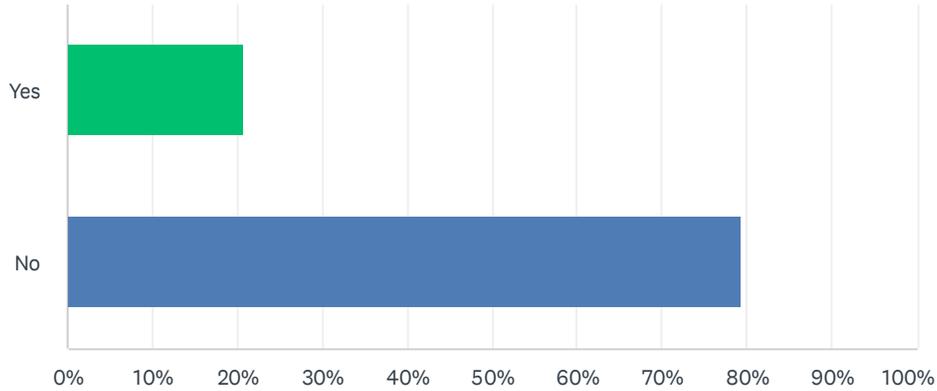
Q6 In your opinion, how has training changed in the last 5-years, and where do you see it changing in the next 5-years?

Answered: 19 Skipped: 10

#	RESPONSES	DATE
1	Scenario based training has taken over completely. Milo systems will be replaced by virtual reality technology that is far superior.	9/2/2022 12:36 PM
2	Virtual is becoming more and more prevalent - I'm concerned that is not good.	9/1/2022 11:36 AM
3	More hours and more subjects that we cover. More tech rescue or water rescue training.	9/1/2022 11:06 AM
4	It has become more hands on and interactive. The training will only continue to be interactive and the more space available to do scenarios is what agencies are looking for.	9/1/2022 10:34 AM
5	Training has become more technical with the knowledge portion. People need to not only understand the "how"... but also the "why". It also needs to be applied in a variety of ways. Practical application with hands on training is the utmost importance. Having the ability to simulate as close to real training as possible is crucial. Having a training facility that can keep up with the ever changing technology (optics, flashlights, weapon lights, scenario training gear, etc....) is crucial to the appeal of agencies and civilians for a positive training experience. Too often trainers and agencies get stuck with 1 way of training and do not adapt over time.	9/1/2022 10:22 AM
6	More practical training for everyday.	8/30/2022 7:55 PM
7	It has become more necessary from a liability limiting standpoint. I only see this need increasing.	8/30/2022 10:16 AM
8	SWAT teams execute warrants differently due to changed legislation. Be good to build training sites around this	8/29/2022 7:57 AM
9	Our training has stayed the same for the most part. Dog training is a weekly event for our unit.	8/25/2022 9:58 AM
10	Our agency has trained less due to covid. Now training shorter days due to an internal decision.	8/24/2022 6:30 PM
11	Scenario based training and shoot/no shoot training is imperative. The ability to train in and around vehicles is a must have	8/24/2022 11:03 AM
12	Use of force will continue to shift and we need to stay on top of these developments.	8/24/2022 10:53 AM
13	More emphasis on less then lethal in Law enforcement. More DT training.	8/24/2022 7:39 AM
14	Training always changes and the facility just needs to be flexible. Scenario based training will continue to be needed.	8/24/2022 7:27 AM
15	I believe that the need for a flexible 25 yard range is crucially necessary due to the consistent response from students- "the world is getting more unsafe and I need to be able to shoot/train in a dynamic/realistic environment, not just a static shooting lane.	8/23/2022 7:51 PM
16	More scenario based training which increases the need for a variety of realistic areas to provide this training	8/23/2022 5:42 PM
17	More mental heath awareness	8/23/2022 4:44 PM
18	We are already seeing more POST mandates with more classroom type	8/23/2022 4:29 PM
19	Our courses focus on the needs of civilians who are new to concealed carry. We make use of the MILO for scenario-based training, and we plan to expand our use of the 25-yard range for the same.	8/23/2022 3:25 PM

Q7 Does your agency plan to provide its own space to accommodate current and future training needs?

Answered: 29 Skipped: 0

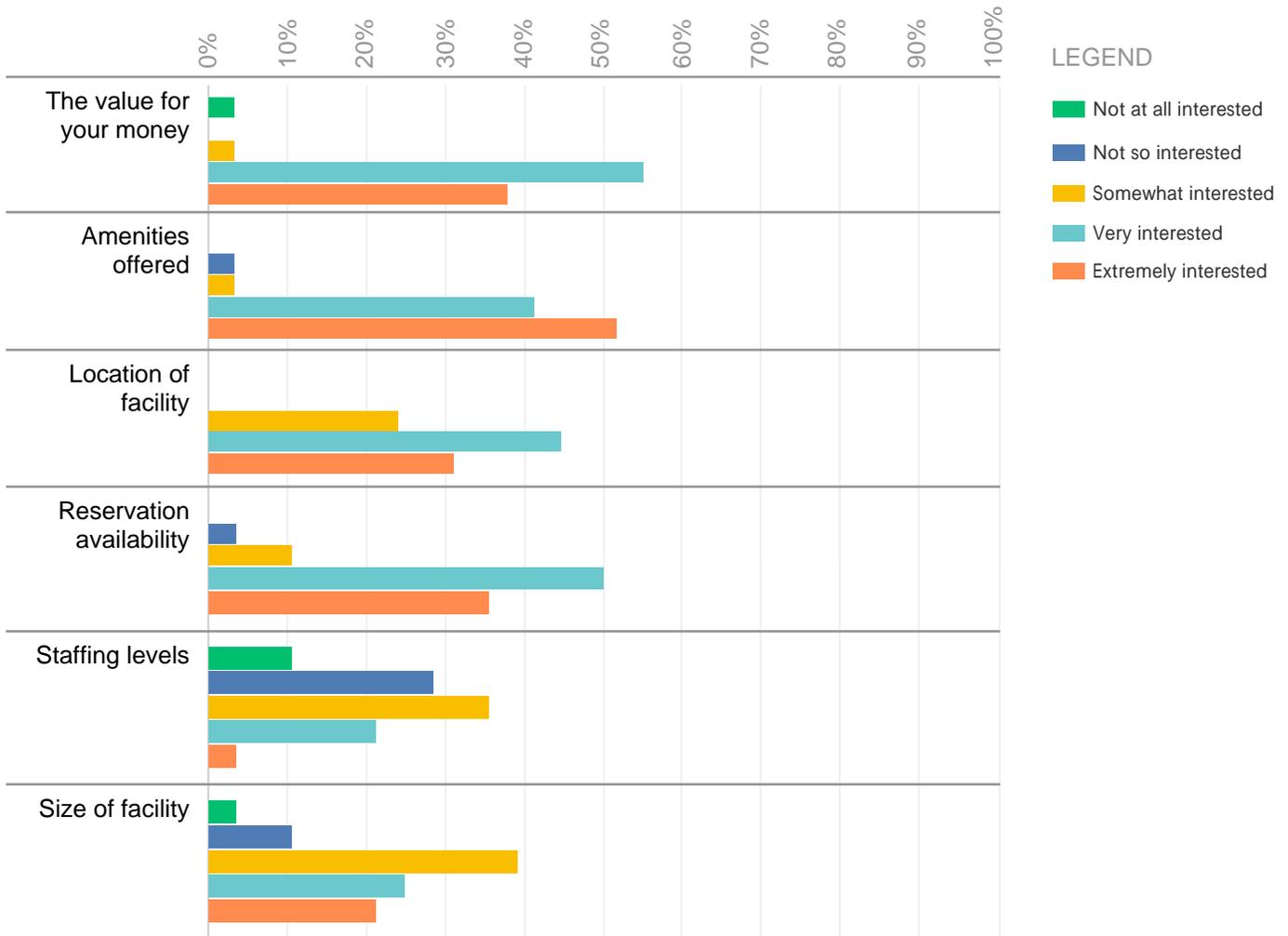


ANSWER CHOICES	RESPONSES
Yes	20.69% 6
No	79.31% 23
TOTAL	29

#	IF YOU ANSWERED "YES", WHAT FACTORS ARE GUIDING YOUR DECISION AND WHAT TRAINING WILL YOU PROVIDE?	DATE
1	On duty training for our staff.	9/1/2022 11:06 AM
2	Don't have to drive and can train all year	9/1/2022 10:12 AM
3	good training locations with lots of options	8/29/2022 7:57 AM
4	We have training center in our County. It doesn't overnight dorms.	8/24/2022 7:39 AM

Q8 When considering a training facility, how would the following factors influence your decision?

Answered: 29 Skipped: 0

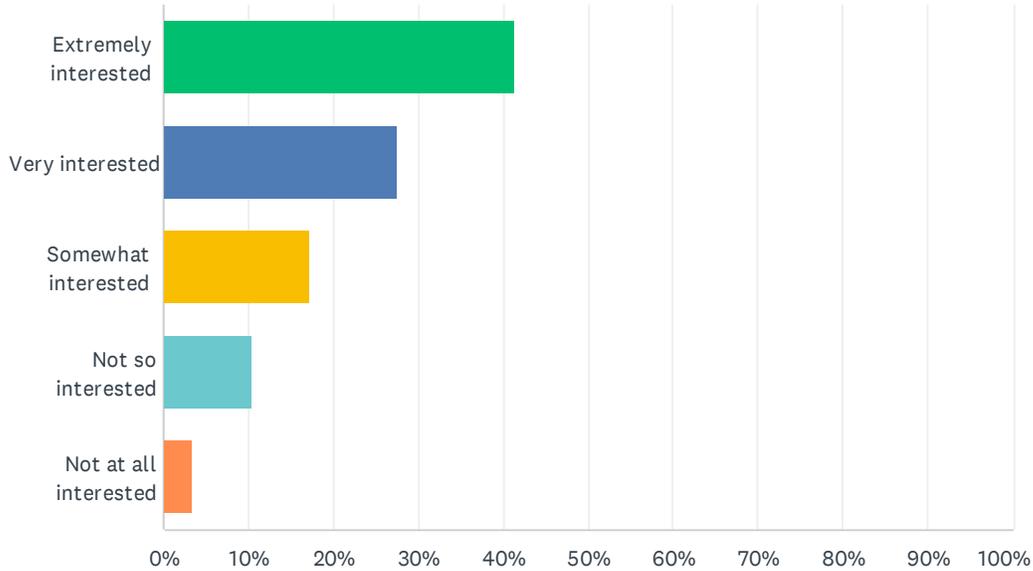


	NOT AT ALL ESSENTIAL	NOT SO ESSENTIAL	SOMEWHAT ESSENTIAL	VERY ESSENTIAL	EXTREMELY ESSENTIAL	TOTAL	WEIGHTED AVERAGE
The value for your money	3.45% 1	0.00% 0	3.45% 1	55.17% 16	37.93% 11	29	4.24
Amenities offered	0.00% 0	3.45% 1	3.45% 1	41.38% 12	51.72% 15	29	4.41
Location of the facility	0.00% 0	0.00% 0	24.14% 7	44.83% 13	31.03% 9	29	4.07
Reservation availability/Process	0.00% 0	3.57% 1	10.71% 3	50.00% 14	35.71% 10	28	4.18
Staffing levels	10.71% 3	28.57% 8	35.71% 10	21.43% 6	3.57% 1	28	2.79
Size of facility	3.57% 1	10.71% 3	39.29% 11	25.00% 7	21.43% 6	28	3.50

#	OTHER (PLEASE SPECIFY)	DATE
1	We have often asked for access to SCALE at the last minute when bad weather threatens to cancel our outdoor training.	8/25/2022 9:58 AM

Q9 How interested are you in receiving more information about our training facility?

Answered: 29 Skipped: 0



ANSWER CHOICES	RESPONSES	
Extremely interested	41.38%	12
Very interested	27.59%	8
Somewhat interested	17.24%	5
Not so interested	10.34%	3
Not at all interested	3.45%	1
TOTAL		29

v. 2023-2027 Approved Budget - Capital Improvement Program

Scott County, Minnesota
Capital Improvement Program
 2023 - 2027
Building Projects and Funding Sources

Category	Project ID	Project Name	ARPA	Dedicated Funds	Department	Levy	Grand Total
Building							
2023			\$ 1,085,000	\$ -	\$ 1,259,300	\$ 1,355,364	\$ 3,699,664
Enhancement	VFLEC11010	Dispatch Expansion	-	-	-	90,000	90,000
Enhancement	VFJAIL120003	Jail Safety Railings - 2022/2023	-	-	-	229,300	229,300
New Capability	WBJAF	JAF Indoor Recreational Space	-	-	-	79,064	79,064
New Capability	BIP2021-50	Supportive Housing Investment	-	-	1,152,300	-	1,152,300
Preservation	PWGEN10523A	Belle Plaine Salt Shed Roof Replacement	-	-	-	52,000	52,000
Preservation	VFLEC11009	LEC Plumbing	-	-	-	810,000	810,000
Preservation	VFHWY17008	PW Sanitary Sewer Pump(s) Replacement	-	-	-	21,000	21,000
Preservation	SHTOWER2201 / SHTOWER2202	Radio Tower Replacements	1,085,000	-	-	-	1,085,000
Preservation	RTF0301	RTF - Range Mancom Replacement	-	-	49,000	-	49,000
Preservation	RTF0201	RTF Carpet - 2023	-	-	58,000	-	58,000
Preservation	FLGEN03	Shop Vehicle Hoists	-	-	-	74,000	74,000
2024			\$ -	\$ -	\$ 85,000	\$ 145,000	\$ 230,000
Enhancement	BIP2024-15	Library Space Planning	-	-	-	50,000	50,000
Preservation	BIP2024-10	Fire Alarm Upgrade	-	-	-	95,000	95,000
Preservation	BIP2024-30	RTF - Boiler Room Roof Replacement	-	-	50,000	-	50,000
Preservation	BIP2024-25	RTF Carpet - 2024	-	-	35,000	-	35,000
2025			\$ -	\$ -	\$ 35,000	\$ 1,460,000	\$ 1,495,000
Enhancement	BIP2024-20	Jail Safety Railings - 2025	-	-	-	1,200,000	1,200,000
Preservation	BIP2025-06	HHW Sanitary Sewer Pump(s) Replacement	-	-	-	25,000	25,000
Preservation	BIP2025-02	LEC Mechanical Shaft Air Intake Cap (Dog House)	-	-	-	150,000	150,000
Preservation	BIP2025-03	LEC Walk-In Cooler/Freezer Condenser Replacement	-	-	-	60,000	60,000
Preservation	BIP2025-05	RTF Carpet - 2025	-	-	35,000	-	35,000
Preservation	VFHWY17009	Water Softener Replacement - Central Shop	-	-	-	25,000	25,000
2026			\$ -	\$ -	\$ 96,000	\$ -	\$ 96,000
Preservation	BIP2026-01	RTF - Smoke & Fire Detection System	-	-	30,000	-	30,000
Preservation	BIP2026-06	RTF Carpet - 2026	-	-	35,000	-	35,000
Preservation	BIP2026-02	RTF Smoke & Fire Annunciation	-	-	31,000	-	31,000
2027			\$ -	\$ -	\$ 53,000	\$ 947,000	\$ 1,000,000
Preservation	BIP2026-03	LEC Roof Replacement	-	-	-	947,000	947,000
Preservation	BIP2027-04	RTF - Fire Tower Burn Room Upgrades	-	-	29,000	-	29,000
Preservation	BIP2027-03	RTF - Fire Tower Hydrant System Upgrade	-	-	24,000	-	24,000
Grand Total			\$ 1,085,000	\$ -	\$ 1,528,300	\$ 3,907,364	\$ 6,520,664

SCALE RTF Proforma Analysis

A study of sample projects to review the impact of
revenues and expenditures for each RTF member.

September 13, 2024

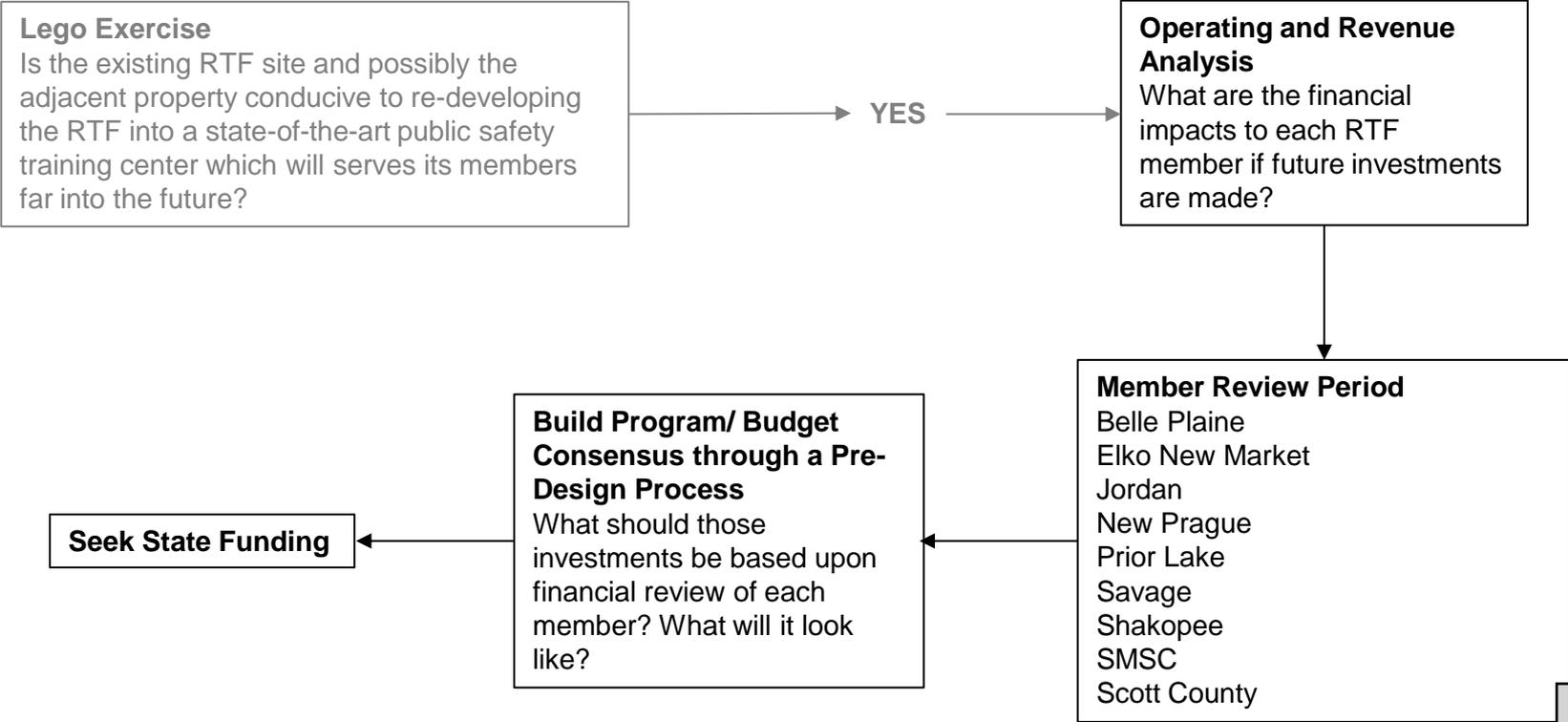
LEO A DALY



SCALE

Scott County Association
for Leadership & Efficiency

Roadmap



Content and Disclaimer



Section 12, Item d.

- The intent of this study is not to establish, propose, or suggest future budgets. All budgets indicated in the future are to establish a baseline for projecting fiscal impacts for each member.
- Budgets and sample projects indicated in this study have not been vetted by any committee other than for the purposes of understanding the effects varying degrees of capital investments and/or operating costs will have on each member.

Current Budget

Section 12, Item d.

Account Acct Description	Dec Actual	Current Dec Budget	Fav (Unfav) Variance	Ytd Actual	YTD Budget	Fav (Unfav) Variance	Ytd Actual	YTD Budget	Fav (Unfav) Variance	
REVENUE										
GENERAL REVENUE										
48010 Fees for Services	00	7,500	(7,500)	00	90,000	(90,000)	90,000	90,000	100.0 %	
CHARGES FOR SERVICE Total	00	7,500	(7,500)	00	90,000	(90,000)	90,000	90,000	100.0 %	
47200 Gifts and Contributions	00	41,871	(41,871)	00	499,986	(499,986)	499,986	499,986	100.0 %	
GIFTS AND CONTRIBUTIONS Total	00	41,871	(41,871)	00	499,986	(499,986)	499,986	499,986	100.0 %	
47400 Investment Earnings	00	163	(163)	00	2,000	(2,000)	2,000	2,000	100.0 %	
INVESTMENT EARNINGS Total	00	163	(163)	00	2,000	(2,000)	2,000	2,000	100.0 %	

Account Acct Description	Dec Actual	Current Dec Budget	Fav (Unfav) Variance	Ytd Actual	YTD Budget	Fav (Unfav) Variance	Ytd Actual	YTD Budget	Fav (Unfav) Variance	
PERSONNEL EXPENSES - TOTALS										
DIRECT EXPENSES SUMMARY										
60210 Non-Taxable Clothing	00	19	19	00	250	250	250	250	100.0 %	
60615 Fleet Parts/Repair Supplies/Internal	00	43	43	00	450	450	450	450	100.0 %	
60630 Fleet Outside Labor/Repair (external)	00	81	81	00	710	710	710	710	100.0 %	
60635 Fleet Fuel	00	100	100	00	1,200	1,200	1,200	1,200	100.0 %	
60630 Fleet Other	00	87	87	00	1,000	1,000	1,000	1,000	100.0 %	
60635 Bus Tower Gas/Propane	00	538	538	00	6,500	6,500	6,500	6,500	100.0 %	
DIRECT EXPENSES Total	00	848	848	00	10,110	10,110	10,110	10,110	100.0 %	
DIRECT EXPENSES SUMMARY - TOTALS	Total	00	848	848	00	10,110	10,110	10,110	100.0 %	

Account Acct Description	Dec Actual	Current Dec Budget	Fav (Unfav) Variance	Ytd Actual	YTD Budget	Fav (Unfav) Variance	Ytd Actual	YTD Budget	Fav (Unfav) Variance	
Accounting Unit Report										
61550 Facility Bldg Telephone & Connectivity	00	374	374	00	4,510	4,510	4,510	4,510	100.0 %	
61555 Dept. Cell Phone & Mobile Connectivity	00	131	131	00	1,550	1,550	1,550	1,550	100.0 %	
61560 Facility Cleaning Service	00	163	163	00	2,000	2,000	2,000	2,000	100.0 %	
61564 Facility Garbage	00	188	188	00	2,300	2,300	2,300	2,300	100.0 %	
61566 Facility Generator Maint.	00	38	38	00	500	500	500	500	100.0 %	
61568 Facility HVAC Repair/Maint.	00	50	50	00	600	600	600	600	100.0 %	
61569 Facility Video-Security	00	125	125	00	1,500	1,500	1,500	1,500	100.0 %	
61570 Facility Contract Services	00	1,482	1,482	00	17,500	17,500	17,500	17,500	100.0 %	
61575 Facility Insurance-Annual	00	250	250	00	3,000	3,000	3,000	3,000	100.0 %	
61590 Facility Other Expense	00	187	187	00	2,200	2,200	2,200	2,200	100.0 %	
FACILITY EXPENSES Total	00	7,981	7,981	00	95,864	95,864	95,864	95,864	100.0 %	
61910 Other Employee Insurance-Annual	00	80	80	00	894	894	894	894	100.0 %	
OTHER GENERAL & ADMINISTRATIVE Total	00	80	80	00	894	894	894	894	100.0 %	
GENERAL & ADMINISTRATIVE EXP - TOTALS	Total	00	8,998	8,998	00	119,657	119,657	119,657	100.0 %	
OTHER EXPENSES										
67010 Principal Retirement	00	16,693	16,693	00	200,250	200,250	200,250	200,250	100.0 %	
DEBT SERVICE Total	00	16,693	16,693	00	200,250	200,250	200,250	200,250	100.0 %	
70100 Int. Service Allocation-Expense	00	724	724	00	8,633	8,633	8,633	8,633	100.0 %	
SPECIAL ITEM Total	00	724	724	00	8,633	8,633	8,633	8,633	100.0 %	
OTHER EXPENSES - TOTALS	Total	00	17,417	17,417	00	208,883	208,883	208,883	100.0 %	
EXPENSES - TOTAL	Total	00	97,526	97,526	00	596,458	596,458	596,458	100.0 %	
Revenue Over/(Under)		00	(8,192)	8,192	00	(4,470)	4,470			

Assumed Balance Sheet until 2027

Section 12, Item d.

Budget Line Item per Year	Until 2027
Approximate Revenues	\$579,241
Approximate Operating Expenses	(\$404,839)
<u>Existing Debt Service</u>	<u>(\$195,875)</u>
Approximate Balance	-\$21,473

Current and Assumed Baseline Member Breakdown

Baseline % Breakdown for this Study (2027+)

Section 12, Item d.

Member	Current %	Current	Baseline Future %
Belle Plaine	1.41%	\$ 7,034	1.59%
Elko New Market	1.08%	\$ 5,389	1.24%
Jordan	1.19%	\$ 5,944	1.35%
New Prague	1.67%	\$ 8,353	1.87%
Prior Lake	8.72%	\$ 43,598	9.48%
Savage	8.54%	\$ 42,713	9.29%
Shakopee	11.69%	\$ 58,469	12.69%
RTF Reserve	7.95%	\$ 39,745	0%
SMSC	8.92%	\$ 44,604	9.70%
<u>Scott County</u>	<u>48.83%</u>	<u>\$ 244,137</u>	<u>52.78%</u>
	100.00%	\$ 499,986	100.00%

Budget 2027+



Section 12, Item d.

- All future debt service for the purposes of this study assume level debt service payments over a 30-year period at an interest rate of 3.75%

Assumed Operating Expenses 2027+

Sample Budget Update (Assuming NO Increased Usage)

Section 12, Item d.

Budget Line Item	2027	Delta from Today	Change	Inflation 3% Annual until 2030
Salaries – Proposed Staffing	\$251,080	\$46,080	Adding PT staff	
Taxes / Benefits – Proposed Staffing	\$69,271		Increase due to additional PT staff	
Insurance / Workers Comp	\$10,000			
Office Costs	\$4,500			
Subscriptions / Dues	\$1,000			
Consumables	\$17,000			
Utilities	\$63,000	\$0	Assumes no meaningful increase to overall usage	
Scott County Internal Services	\$35,000			
Repairs / Maintenance	\$36,500			
New Debt Service	\$71,743		\$2,000,000 min capital investment	
10% Reserve Contribution	\$68,000	\$68,000	Suggest 10%, was not included in recent budgets	
Total	\$685,243	\$114,080		\$748,783

Assumed Baseline Operating Expenses 2027+

Sample Budget Update (Assuming Increased Usage, w/out Factoring Capital Investment)

Section 12, Item d.

Budget Line Item	2027	Delta from Today	Change
Salaries – Proposed Staffing	\$316,080	\$111,080	Add FT coordinator, Adding PT staff
Taxes / Benefits – Proposed Staffing	\$87,114		Increase due to additional FT / PT staff
Insurance / Workers Comp	\$10,000		
Office Costs	\$4,500		
Subscriptions / Dues	\$1,000		
Consumables	\$17,000		
Utilities	\$103,000	\$40,000	Increased overall usage
Scott County Internal Services	\$35,000		
Repairs / Maintenance	\$36,500		
Debt Service		???	Dependent upon agreed upon capital investment
10% Reserve Contribution	\$68,000	\$68,000	Suggest 10%, was not in recent budgets

Inflation
3% Annual
until 2030

Total	\$678,194	\$219,080	\$741,080
--------------	------------------	------------------	------------------

Assumed Operating Expenses 2027+ Required Revenue (Hypothetical Budget Update)

Section 12, Item d.

Agency	Current	Assumed Future %	New Cost	Existing Outside Revenue	After Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$11,773		\$10,098
Elko New Market	\$ 5,389	1.23%	\$9,141		\$7,840
Jordan	\$ 5,944	1.35%	\$10,029		\$8,602
New Prague	\$ 8,353	1.87%	\$13,884		\$11,908
Prior Lake	\$ 43,598	9.48%	\$70,277		\$60,274
Savage	\$ 42,713	9.29%	\$68,861		\$59,059
Shakopee	\$ 58,469	12.69%	\$94,071		\$80,681
RTF Reserve	\$ 39,745	0%	\$0		
SMSC	\$ 44,604	9.70%	\$71,886		\$61,654
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$391,145</u>		<u>\$335,471</u>
	\$ 499,986	100.00%	\$741,067	\$105,482	\$635,587

Sample Projects Used to Determine Fiscal Impact



Section 12, Item d.

- Each sample project that follows indicates varying degrees of capital investment. These sample projects are in no way meant to suggest recommended projects for capital investments, as the scope of this study did not include user group meetings to build consensus for the purposes of developing a recommended building program.

Future Outside Revenue Projections



- Historically large non-m Section 12, Item d.
users of the RTF include Lakeville
and Carver County.
- Lakeville is opening a new
facility in 2026. This will
negatively impact future
outside revenues.
- Carver County has left the
RTF. It is unknown right now
as to what extent they will
represent future outside
revenue.
- The RTF continues to service
communities historically served by
South Metro. It is not anticipated
that their usage could be relied
upon for significant increases in
revenue due to travel distance.

Future Outside Revenue Projections



Section 12, Item d.

- There are over a dozen private entities that historically utilize the RTF; however, each entities usage is relatively minor. Without further in-depth discussions with several of these entities, these current revenue streams can't be relied upon for significant revenue increases in the future.

Future Outside Revenue Projections

LEO A DALY



- For this study, future income Section 12, Item d. revenue projections are modest and based upon a combination of factors depending upon the sample project, including:
 - A new indoor range and / or improved existing outdoor ranges
 - Expansion of Class A burn props / buildings
 - Expanded and / or renovated reality-based training scenario environments
 - Improved classroom, defensive tactics room, and virtual reality.

Future Outside Revenue Projections



LEO A DALY

Section 12, Item d.

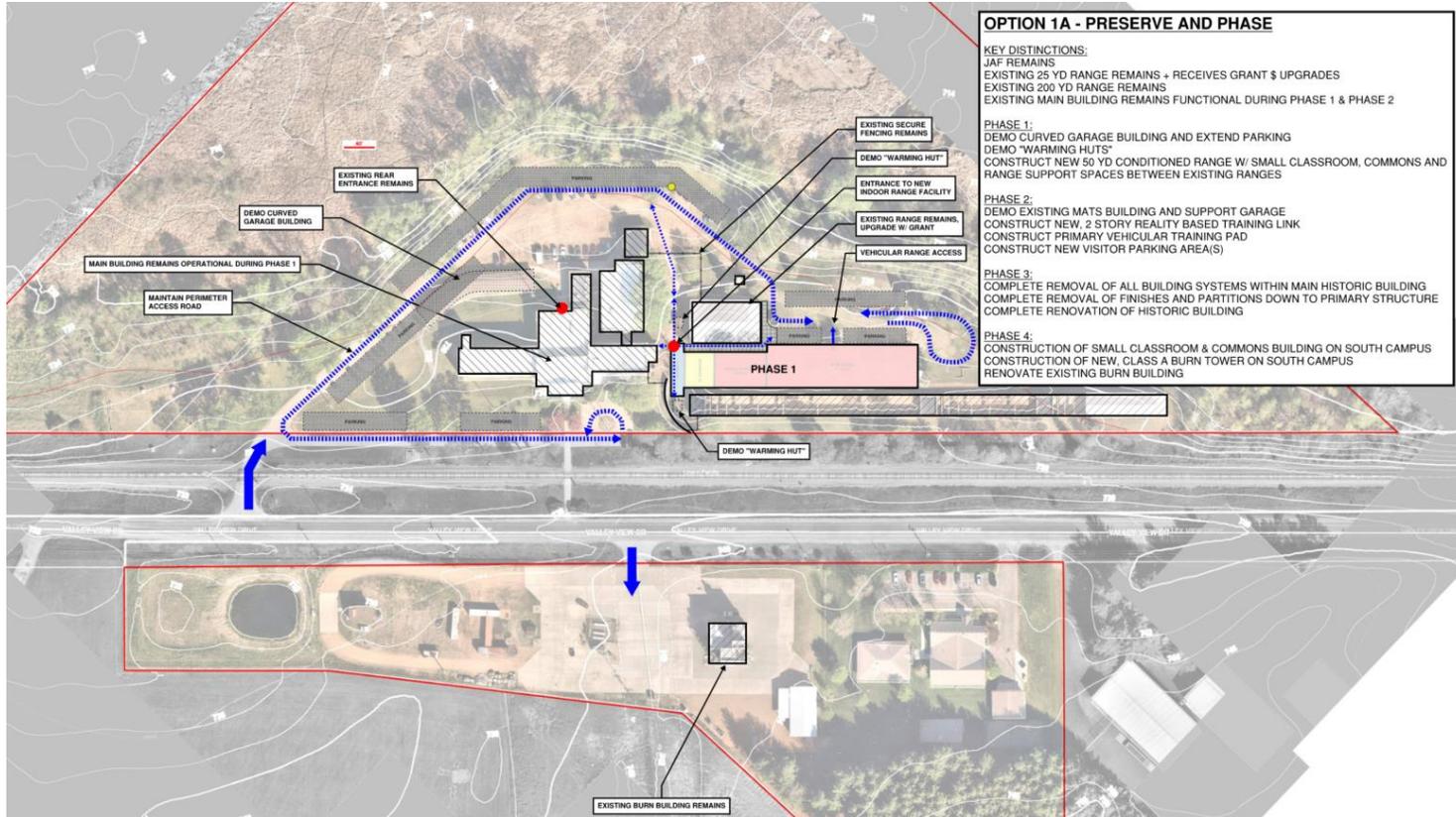
- For this study, future increases in outside revenue projections are modest and range from:
 - Current levels of approximately \$105,000
 - Varying levels of increase based upon the combination of new/renovated training environments:
 - \$139,420 per year
 - \$157,348 per year
 - \$168,308 per year
 - \$185,516 per year

Sample Project 1A (4 phase project)

- Renovate 25 / 200-yard outdoor ranges
- Add 50-yard indoor range
- Renovate the main existing historic building
- Add additional class A fire props, and update Fire Training tower.

Sample Project 1A (Phase 1)

Section 12, Item d.



Sample Project 1A (Phase 1)

Capital Cost Assumptions

Section 12, Item d.

13,248	sf
600	\$/sf
\$7,948,800	Construction Cost
\$50,000	Demo
\$1,146,000	25-Yard / 200-Yard Upgrade
\$200,000	Site work
\$9,298,800	Construction Cost
(\$1,146,000)	Grant
<u>\$8,198,800</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$1,229,820</u>	<u>Soft Costs</u>
\$9,428,620	Total Project Cost



Assumed Operating Expenses 2030+

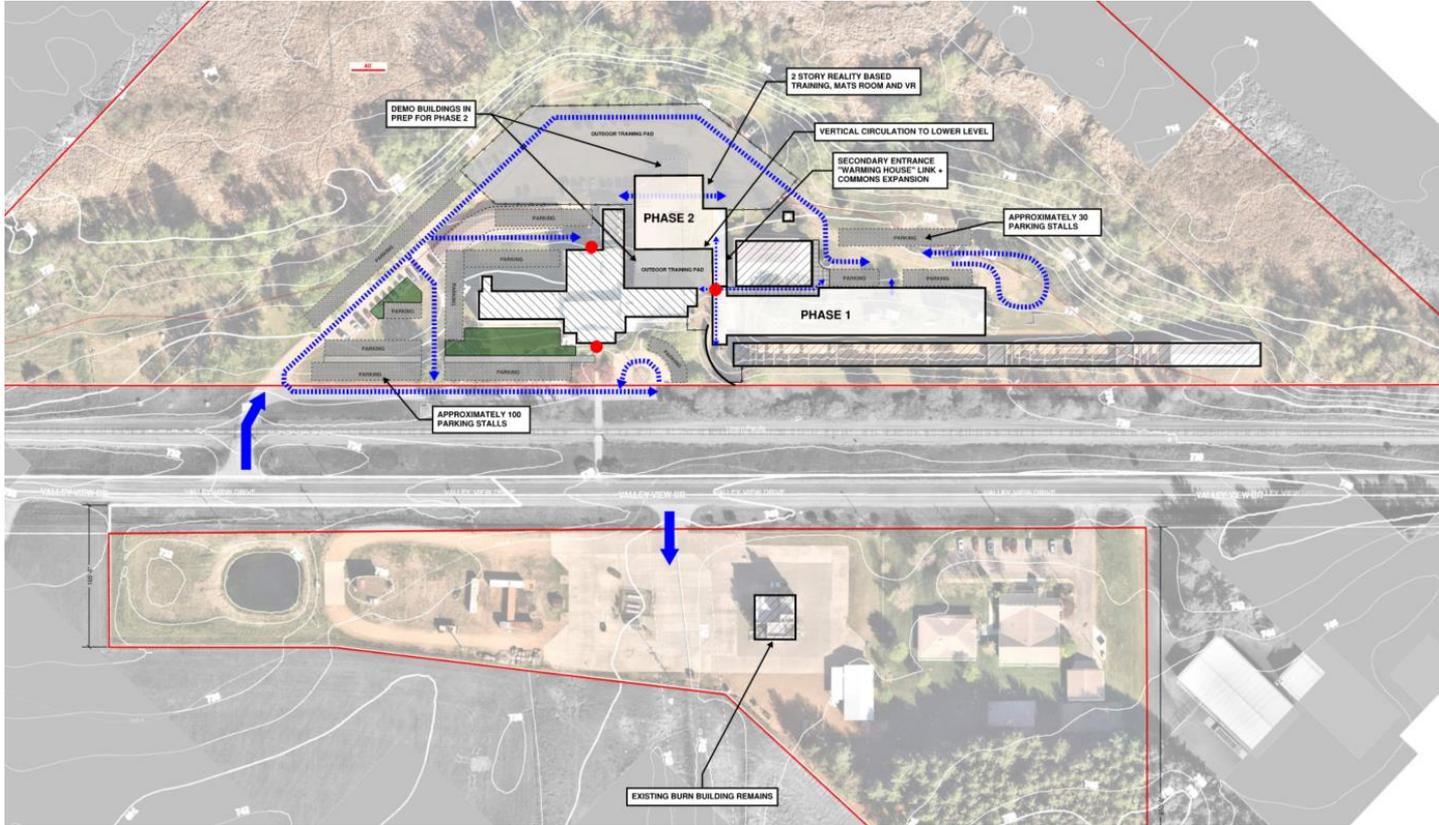
Required Revenue (Sample Project 1A Budget Update)

\$9,428,620 Project

Agency	Current	Assumed Future %	Phase 1 Half State Funding After Outside Revenues	Phase 1 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$12,257	\$15,044	
Elko New Market	\$ 5,389	1.23%	\$9,476	\$11,653	
Jordan	\$ 5,944	1.35%	\$10,401	\$12,781	
New Prague	\$ 8,353	1.87%	\$14,409	\$17,669	
Prior Lake	\$ 43,598	9.48%	\$73,065	\$89,194	
Savage	\$ 42,713	9.29%	\$71,602	\$87,410	
Shakopee	\$ 58,469	12.69%	\$97,806	\$119,363	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$74,764	\$91,266	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$406,994</u>	<u>\$496,381</u>	
	\$ 499,986	100.00%	\$770,773	\$940,759	\$139,420

Sample Project 1A (Phase 2)

Section 12, Item d.



Sample Project 1A (Phase 2)

Capital Cost Assumptions

Section 12, Item d.

10,000	sf
\$550	\$/sf
\$5,500,000	Construction Cost
\$200,000	Demo
\$1,000,000	Site work
<u>\$6,700,000</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$1,005,000</u>	<u>Soft Costs</u>
\$7,705,000	Total Project Cost



Assumed Operating Expenses 2030+

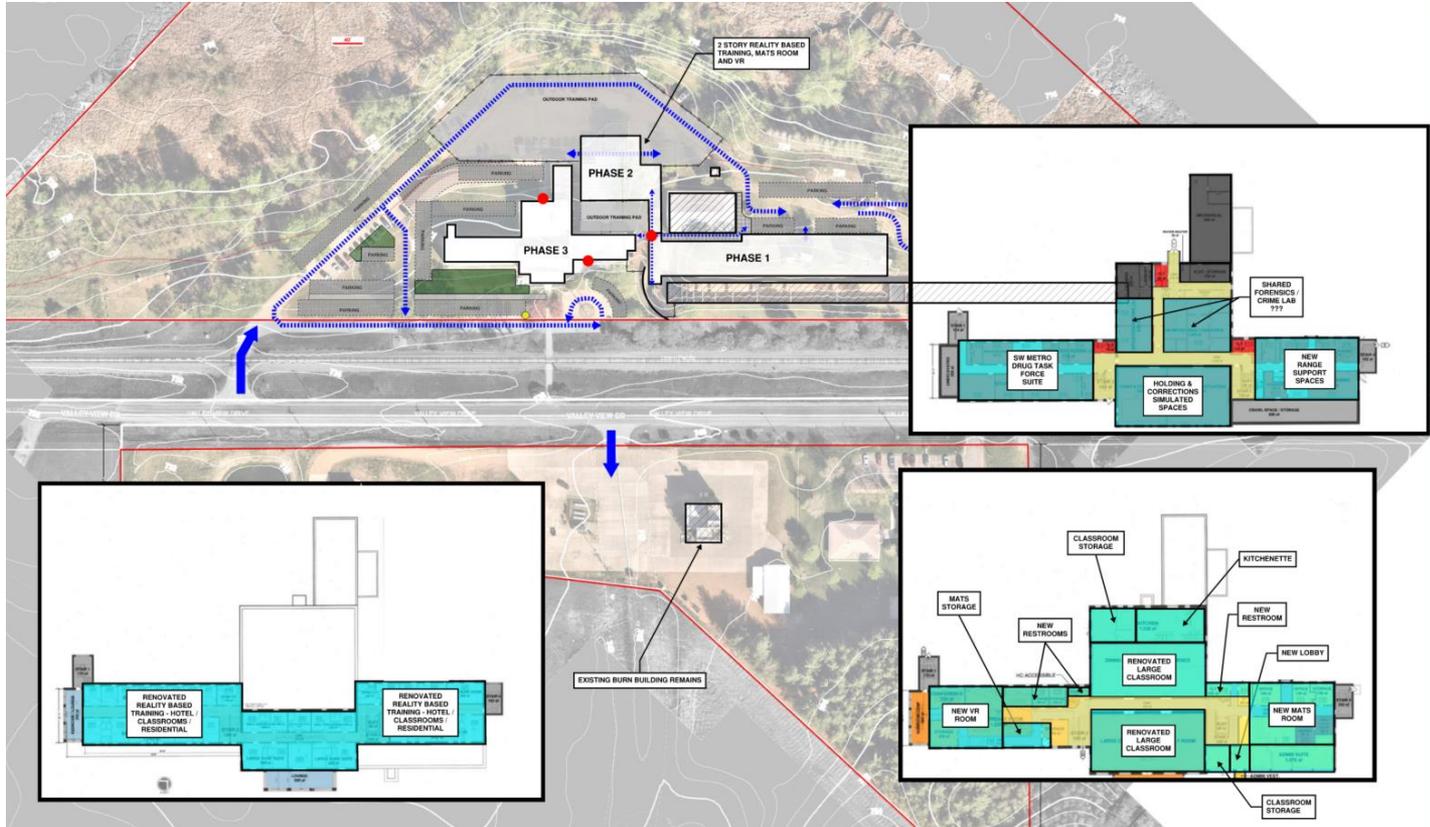
Required Revenue (Sample Project 1A Budget Update)

\$7,705,000 Project

Agency	Current	Assumed Future %	Phase 2 Half State Funding After Outside Revenues	Phase 2 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$11,481	\$13,678	
Elko New Market	\$ 5,389	1.23%	\$8,874	\$10,574	
Jordan	\$ 5,944	1.35%	\$9,741	\$11,606	
New Prague	\$ 8,353	1.87%	\$13,495	\$16,079	
Prior Lake	\$ 43,598	9.48%	\$68,434	\$81,535	
Savage	\$ 42,713	9.29%	\$67,064	\$79,902	
Shakopee	\$ 58,469	12.69%	\$91,607	\$109,144	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$70,027	\$83,432	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$381,209</u>	<u>\$454,175</u>	
	\$ 499,986	100.00%	\$721,931	\$879,275	\$157,348

Sample Project 1A (Phase 3)

Section 12, Item d.



Sample Project 1A (Phase 3)

Capital Cost Assumptions

Section 12, Item d.

31,635	sf
\$500	\$/sf
\$15,817,500	Construction Cost
\$1,000,000	Demo
\$1,000,000	Site work
<u>\$17,817,500</u>	<u>Total Construction Cost</u>
20%	Soft Costs
<u>\$3,563,500</u>	<u>Soft Costs</u>
\$21,381,000	Total Project Cost



Assumed Operating Expenses 2030+

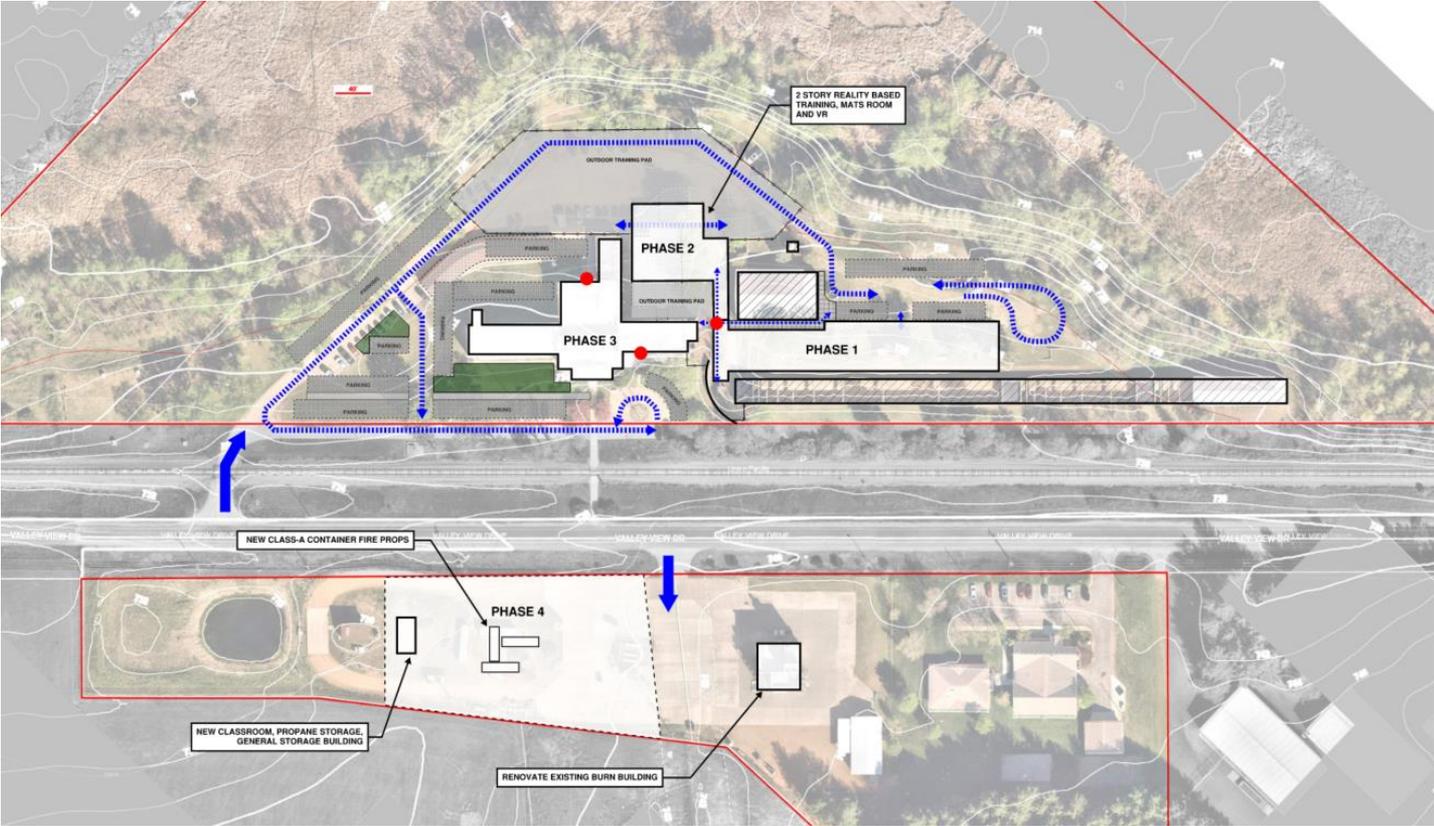
Required Revenue (Sample Project 1A Budget Update)

\$21,381,000 Project

Agency	Current	Assumed Future %	Phase 3 Half State Funding After Outside Revenues	Phase 3 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$15,207	\$21,304	
Elko New Market	\$ 5,389	1.23%	\$11,756	\$16,473	
Jordan	\$ 5,944	1.35%	\$12,904	\$18,081	
New Prague	\$ 8,353	1.87%	\$17,876	\$25,047	
Prior Lake	\$ 43,598	9.48%	\$90,648	\$127,002	
Savage	\$ 42,713	9.29%	\$88,883	\$124,458	
Shakopee	\$ 58,469	12.69%	\$121,343	\$170,007	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$92,756	\$129,954	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$504,936</u>	<u>\$707,415</u>	
	\$ 499,986	100.00%	\$956,259	\$1,355,702	\$168,308

Sample Project 1A (Phase 4)

Section 12, Item d.



Sample Project 1A (Phase 4)

Capital Cost Assumptions

Section 12, Item d.

\$2,000,000	Construction Cost
\$50,000	Demo
\$250,000	Site work
<u>\$2,300,000</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$345,000</u>	<u>Soft Costs</u>
\$2,645,000	Total Project Cost



Assumed Operating Expenses 2030+

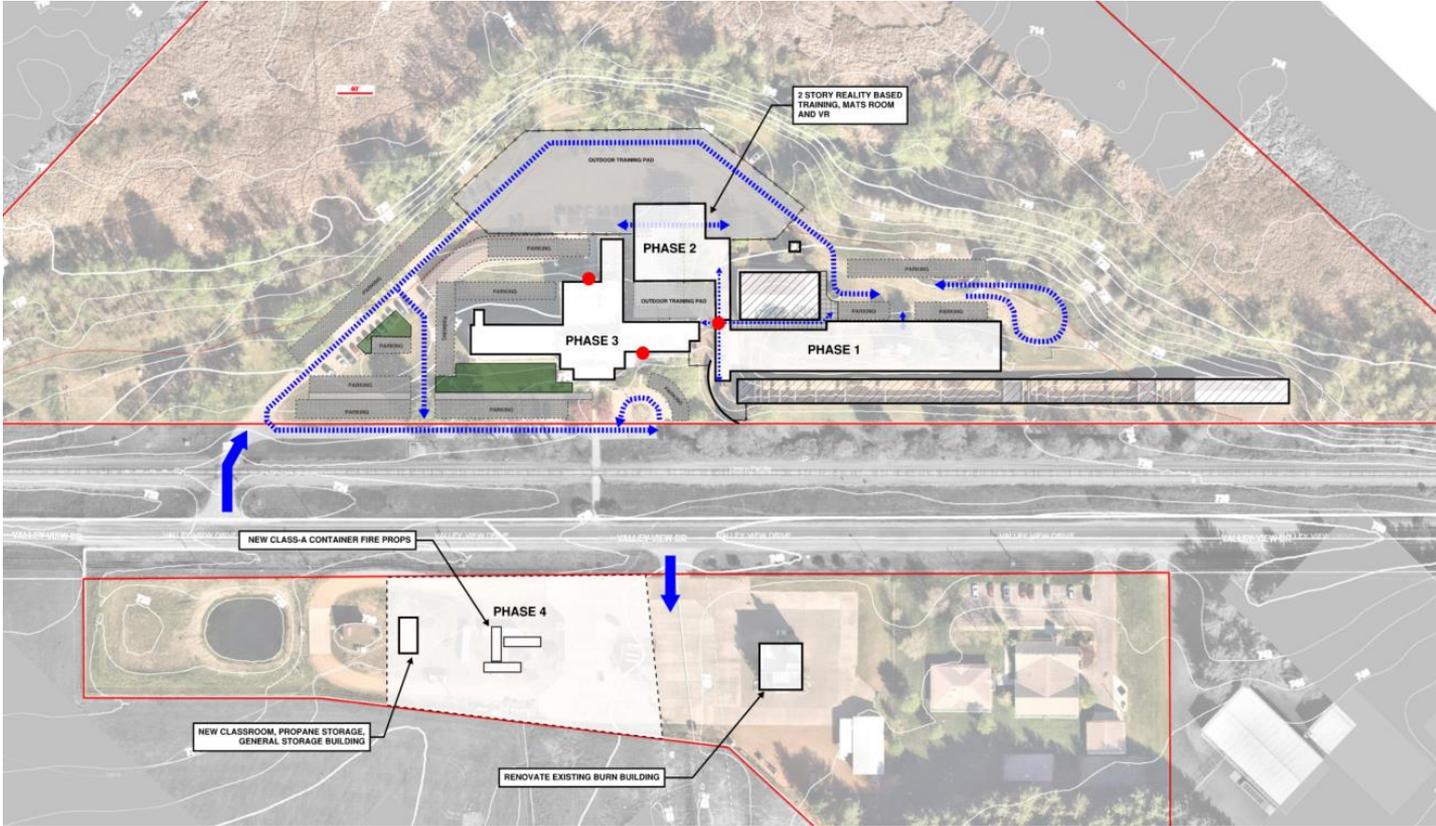
Required Revenue (Sample Project 1A Budget Update)

\$2,645,000 Project

Agency	Current	Assumed Future %	Phase 4 ½ State Funding After Outside Revenues	Phase 4 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$9,590	\$10,345	
Elko New Market	\$ 5,389	1.23%	\$7,410	\$7,994	
Jordan	\$ 5,944	1.35%	\$8,134	\$8,775	
New Prague	\$ 8,353	1.87%	\$11,270	\$12,157	
Prior Lake	\$ 43,598	9.48%	\$57,159	\$61,657	
Savage	\$ 42,713	9.29%	\$56,016	\$60,423	
Shakopee	\$ 58,469	12.69%	\$76,514	\$82,535	
RTF Reserve	\$ 39,745	0%			
SMSC	\$ 44,604	9.70%	\$58,491	\$63,093	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$318,423</u>	<u>\$343,472</u>	
	\$ 499,986	100.00%	\$603,009	\$650,449	\$185,516

Sample Project 1A (All Phases)

Section 12, Item d.



Sample Project 1A (All Phases)

Capital Cost Assumptions

Section 12, Item d.

60,597 sf

\$41,159,620 Total Project Cost



Assumed Operating Expenses 2030+

Required Revenue (Option 1A Budget Update)

\$41,159,620 Project

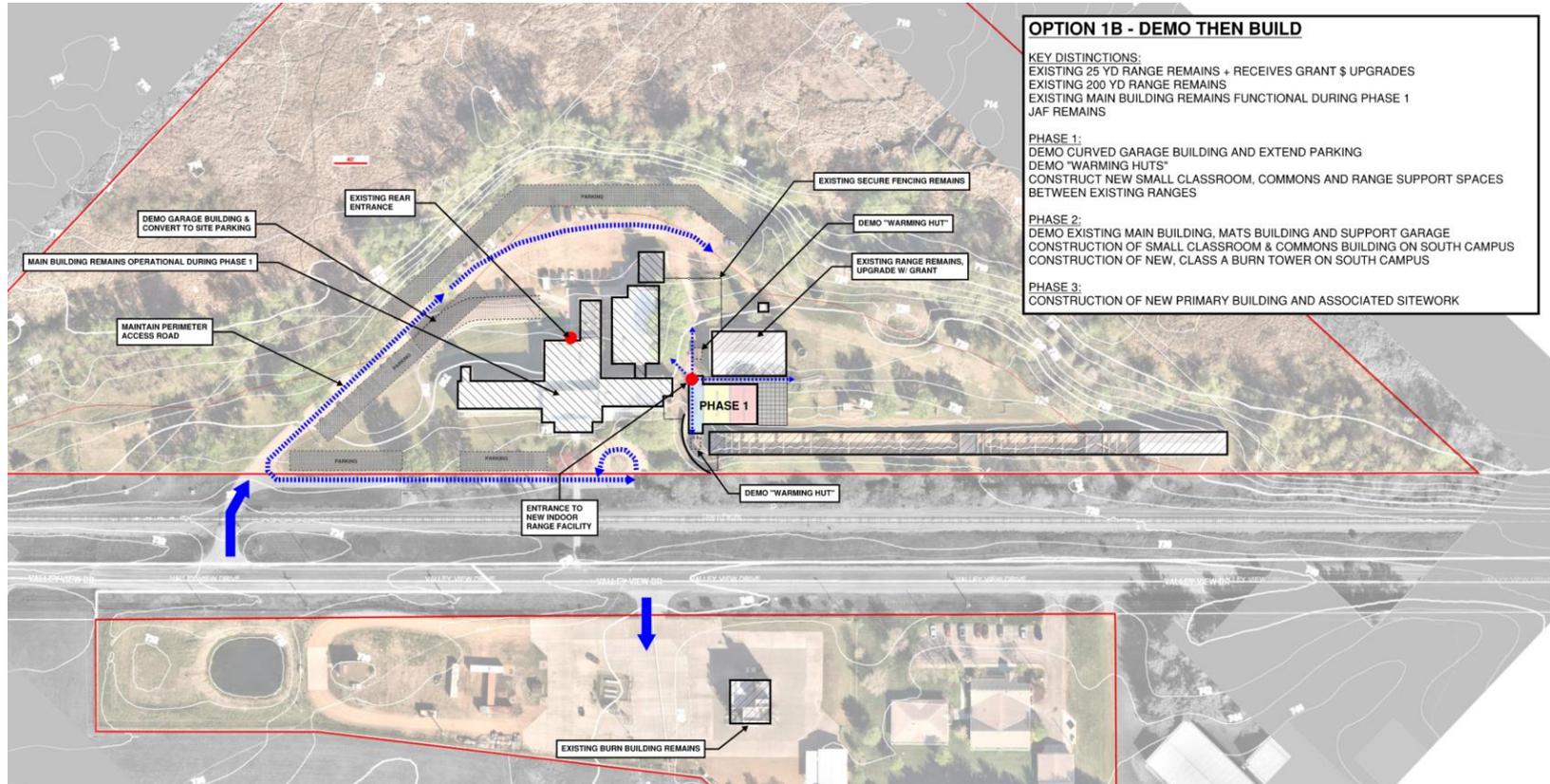
Agency	Current	Assumed Future %	All Phases ½ State Funding After Outside Revenues	All Phases No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$20,574	\$32,312	
Elko New Market	\$ 5,389	1.23%	\$15,907	\$24,987	
Jordan	\$ 5,944	1.35%	\$17,460	\$27,426	
New Prague	\$ 8,353	1.87%	\$24,187	\$37,992	
Prior Lake	\$ 43,598	9.48%	\$122,646	\$192,629	
Savage	\$ 42,713	9.29%	\$120,190	\$188,771	
Shakopee	\$ 58,469	12.69%	\$164,175	\$257,856	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$125,497	\$197,105	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$683,158</u>	<u>\$1,072,941</u>	
	\$ 499,986	100.00%	\$1,293,794	\$2,032,019	\$185,516

Sample Project 1B (3 phase project)

- Small support building for existing outdoor ranges, upgrade existing ranges
- Add additional class A fire props, and update Fire Training tower
- Demo the main existing historic building, construct new training facility on site of old buildings

Sample Project 1B (Phase 1)

Section 12, Item d.



Sample Project 1B (Phase 1)

Capital Cost Assumptions

4,250	sf
\$675	\$/sf
\$2,868,750	Construction Cost
\$50,000	Demo
\$1,146,000	25-Yard / 200-Yard Upgrade
\$200,000	Site work
\$4,264,750	Construction Cost
(\$1,146,000)	Grant
<u>\$3,118,750</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$467,813</u>	<u>Soft Costs</u>
\$3,586,563	Total Project Cost



Assumed Operating Expenses 2030+

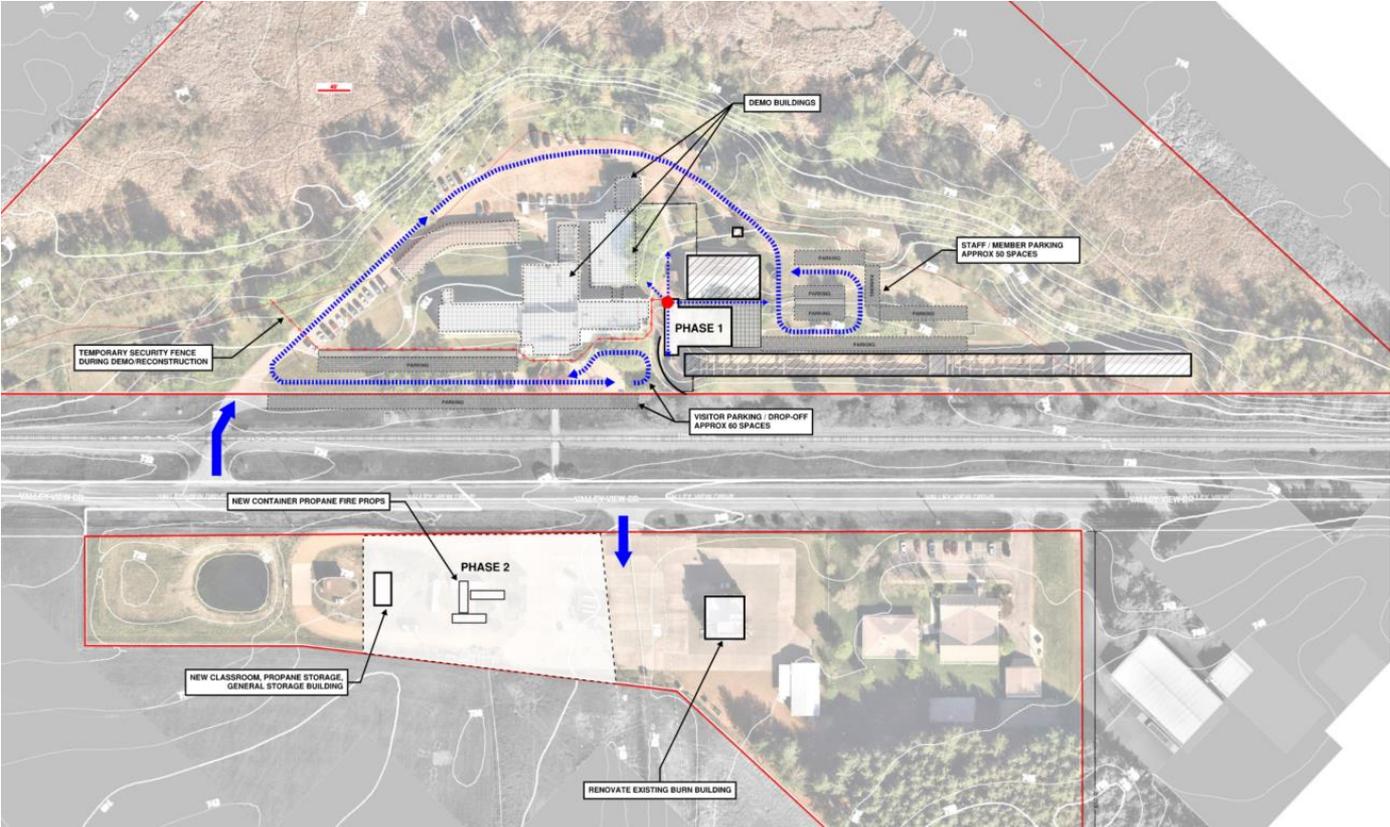
Required Revenue (Sample Project 1B Budget Update)

\$3,586,563 Project

Agency	Current	Assumed Future %	Phase 1 ½ State Funding After Outside Revenues	Phase 1 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$10,591	\$11,614	
Elko New Market	\$ 5,389	1.23%	\$8,187	\$8,978	
Jordan	\$ 5,944	1.35%	\$8,986	\$9,855	
New Prague	\$ 8,353	1.87%	\$12,449	\$13,652	
Prior Lake	\$ 43,598	9.48%	\$63,132	\$69,230	
Savage	\$ 42,713	9.29%	\$61,868	\$67,844	
Shakopee	\$ 58,469	12.69%	\$84,509	\$92,672	
RTF Reserve	\$ 39,745	0%			
SMSC	\$ 44,604	9.70%	\$64,601	\$70,840	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$504,936</u>	<u>\$385,634</u>	
	\$ 499,986	100.00%	\$665,991	\$730,319	\$139,420

Sample Project 1B (Phase 2)

Section 12, Item d.



Sample Project 1B (Phase 2)

Capital Cost Assumptions

Section 12, Item d.

\$2,000,000	Construction Cost
\$50,000	Demo
\$250,000	Site work
<u>\$2,300,000</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$345,000</u>	<u>Soft Costs</u>
\$2,645,000	Total Project Cost



Assumed Operating Expenses 2030+

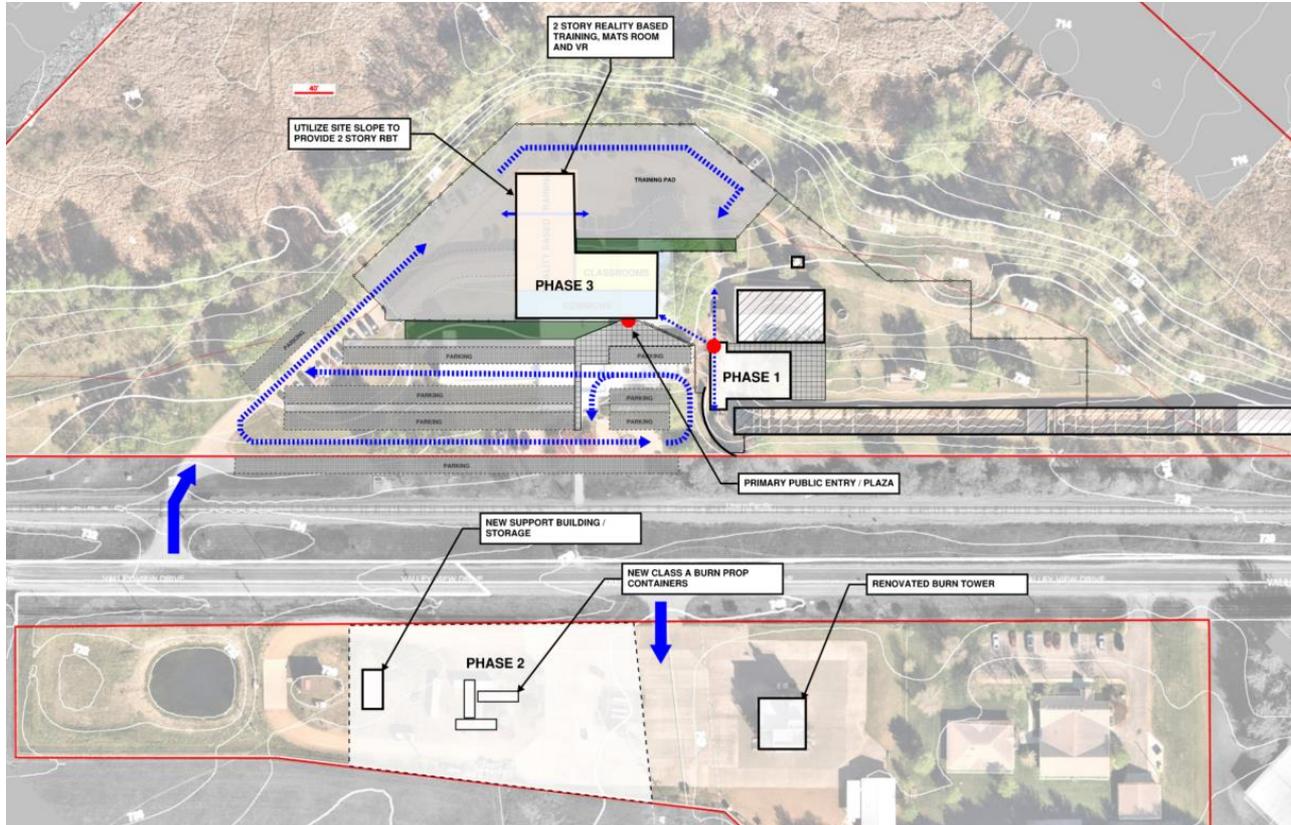
Required Revenue (Sample Project 1B Budget Update)

\$2,645,000 Project

Agency	Current	Assumed Future %	Phase 2 ½ State Funding After Outside Revenues	Phase 2 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$9,590	\$10,345	
Elko New Market	\$ 5,389	1.23%	\$7,410	\$7,944	
Jordan	\$ 5,944	1.35%	\$8,134	\$8,775	
New Prague	\$ 8,353	1.87%	\$11,270	\$12,157	
Prior Lake	\$ 43,598	9.48%	\$57,159	\$61,657	
Savage	\$ 42,713	9.29%	\$56,016	\$60,423	
Shakopee	\$ 58,469	12.69%	\$76,514	\$82,535	
RTF Reserve	\$ 39,745	0%			
SMSC	\$ 44,604	9.70%	\$58,491	\$63,093	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$318,423</u>	<u>\$343,472</u>	
	\$ 499,986	100.00%	\$603,009	\$650,449	\$185,516

Sample Project 1B (Phase 3)

Section 12, Item d.



Sample Project 1B (Phase 3)

Capital Cost Assumptions

Section 12, Item d.

20,000	sf
\$550	\$/sf
\$11,000,000	Construction Cost
\$2,000,000	Demo
\$1,000,000	Site work
<u>\$14,500,000</u>	<u>Total Construction Cost</u>
20%	Soft Costs
<u>\$2,900,000</u>	<u>Soft Costs</u>
\$17,400,000	Total Project Cost



Assumed Operating Expenses 2030+

Required Revenue (Sample Project 1B Budget Update)

\$17,400,000 Project

Agency	Current	Assumed Future %	Phase 3 ½ State Funding After Outside Revenues	Phase 3 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$14,071	\$19,033	
Elko New Market	\$ 5,389	1.23%	\$10,878	\$14,716	
Jordan	\$ 5,944	1.35%	\$11,940	\$16,153	
New Prague	\$ 8,353	1.87%	\$16,541	\$22,377	
Prior Lake	\$ 43,598	9.48%	\$83,879	\$113,464	
Savage	\$ 42,713	9.29%	\$82,200	\$111,192	
Shakopee	\$ 58,469	12.69%	\$112,282	\$151,885	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$85,830	\$116,102	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$467,236</u>	<u>\$632,015</u>	
	\$ 499,986	100.00%	\$884,857	\$1,365,245	\$168,308

Sample Project 1B (All Phases)

Capital Cost Assumptions

Section 12, Item d.

29,964 sf

\$23,631,563 Total Project Cost



Assumed Operating Expenses 2030+

Required Revenue (Option 1B Budget Update)

\$23,631,563 Project

Section 12, Item d.

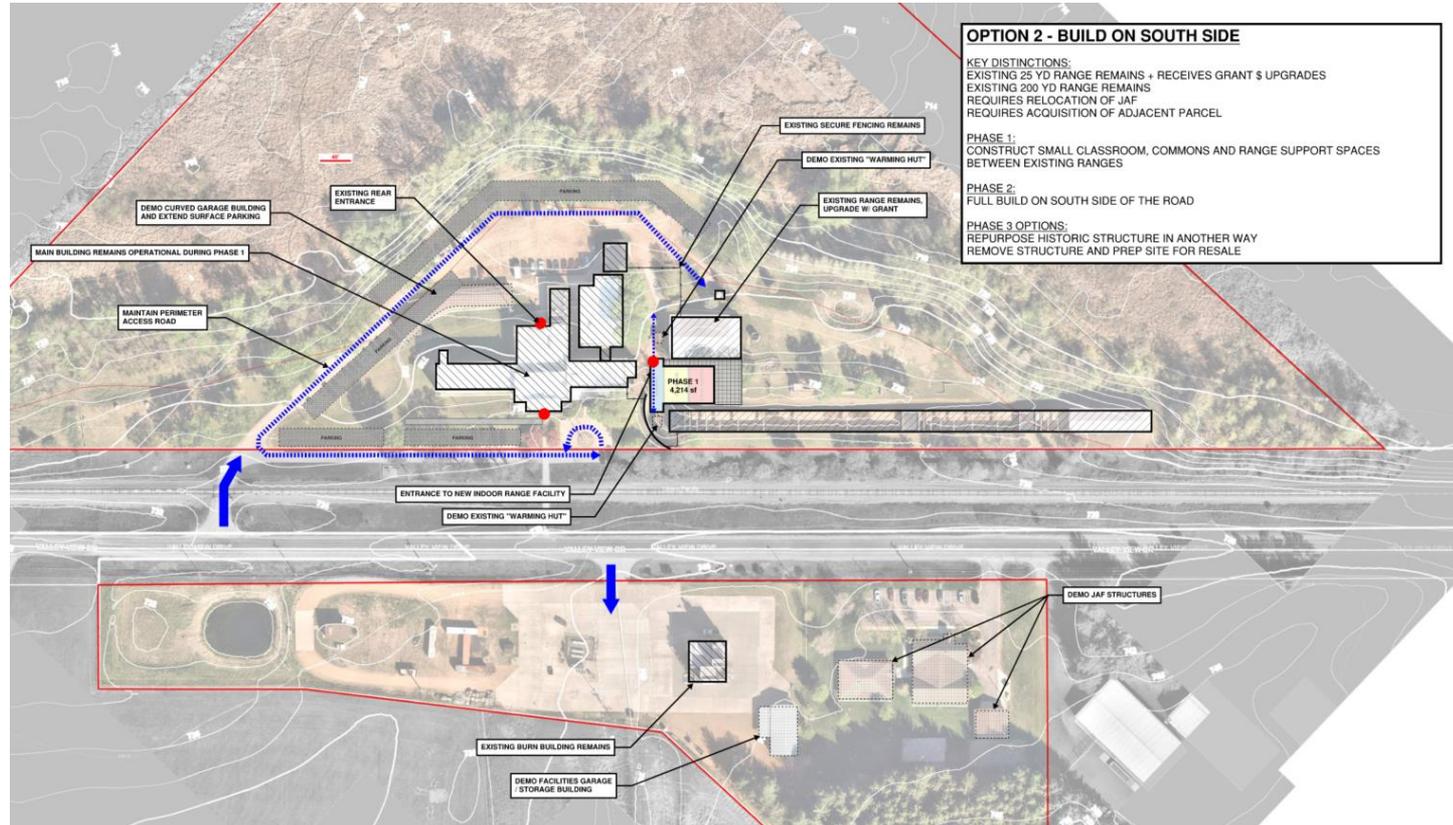
Agency	Current	Assumed Future %	All Phases ½ State Funding After Outside Revenues	All Phases No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$15,575	\$22,314	
Elko New Market	\$ 5,389	1.23%	\$12,040	\$17,254	
Jordan	\$ 5,944	1.35%	\$13,216	\$18,938	
New Prague	\$ 8,353	1.87%	\$18,309	\$26,235	
Prior Lake	\$ 43,598	9.48%	\$92,843	\$133,024	
Savage	\$ 42,713	9.29%	\$90,984	\$130,359	
Shakopee	\$ 58,469	12.69%	\$124,281	\$178,067	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$95,003	\$136,116	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$517,167</u>	<u>\$740,958</u>	
	\$ 499,986	100.00%	\$979,417	\$1,403,264	\$185,516

Sample Project 2 (3 phase project)

- Small support building for existing outdoor ranges
- Demo JAF buildings, construct new training facility on expanded land on and adjacent to JAF
- Demo the main existing historic building, construct new exterior training pads. Add additional class A fire props, and update Fire Training tower

Sample Project 2 (Phase 1)

Section 12, Item d.



Sample Project 2 (Phase 1)

Capital Cost Assumptions

4,250	sf
\$675	\$/sf
\$2,868,750	Construction Cost
\$50,000	Demo
\$1,146,000	25-Yard / 200-Yard Upgrade
\$200,000	Site work
\$4,264,750	Construction Cost
(\$1,146,000)	Grant
<u>\$3,118,750</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$467,813</u>	<u>Soft Costs</u>
\$3,586,563	Total Project Cost



Assumed Operating Expenses 2030+

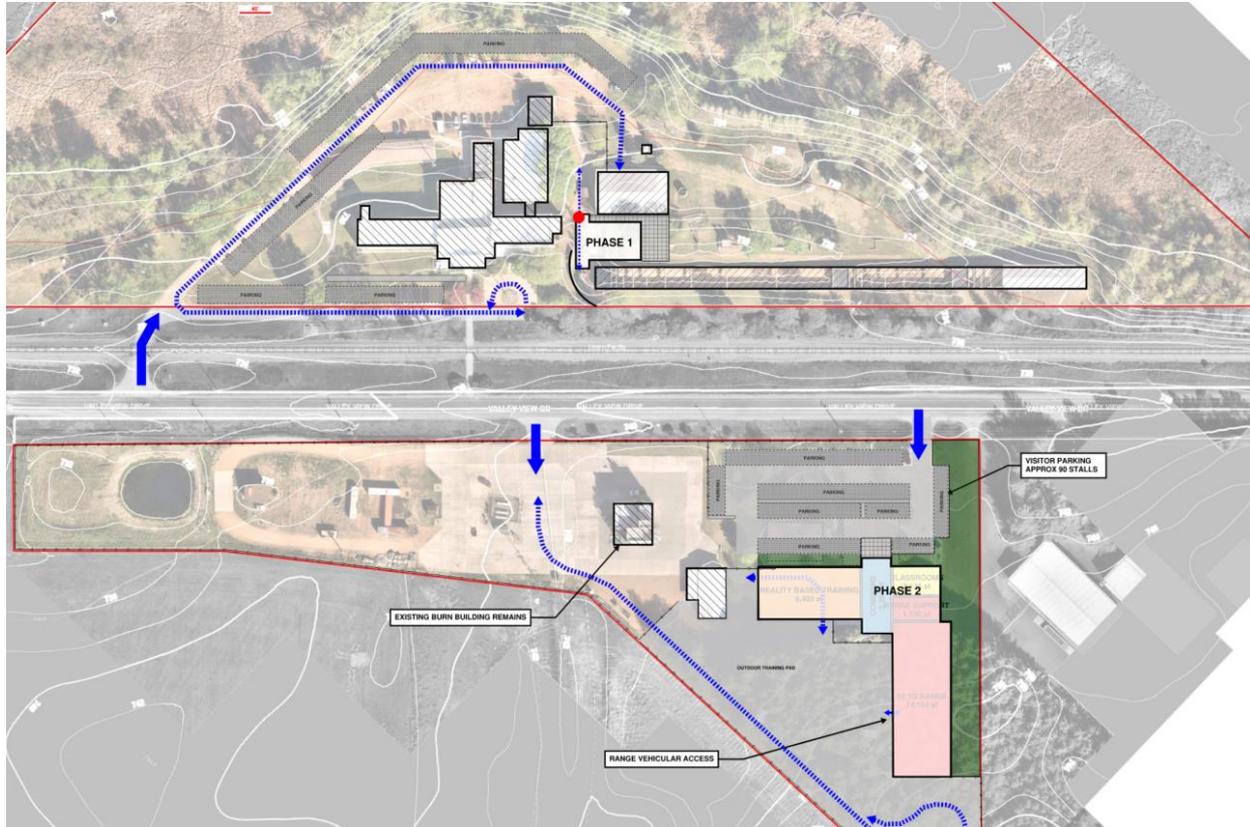
Required Revenue (Sample Project 2 Budget Update)

\$3,586,563 Project

Agency	Current	Assumed Future %	Phase 1 ½ State Funding After Outside Revenues	Phase 1 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$10,591	\$11,614	
Elko New Market	\$ 5,389	1.23%	\$8,187	\$8,978	
Jordan	\$ 5,944	1.35%	\$8,986	\$9,855	
New Prague	\$ 8,353	1.87%	\$12,449	\$13,652	
Prior Lake	\$ 43,598	9.48%	\$63,132	\$69,230	
Savage	\$ 42,713	9.29%	\$61,868	\$67,844	
Shakopee	\$ 58,469	12.69%	\$84,509	\$92,672	
RTF Reserve	\$ 39,745	0%	\$0	\$0	
SMSC	\$ 44,604	9.70%	\$64,601	\$70,840	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$351,670</u>	<u>\$385,634</u>	
	\$ 499,986	100.00%	\$665,991	\$730,319	\$139,420

Sample Project 2 (Phase 2)

Section 12, Item d.



Sample Project 2 (Phase 2)

Capital Cost Assumptions

Section 12, Item d.

32,000	sf
\$550	\$/sf
\$17,600,000	Construction Cost
\$500,000	Demo
\$2,000,000	Site work
<u>\$20,100,000</u>	<u>Total Construction Cost</u>
20%	Soft Costs
<u>\$4,020,000</u>	<u>Soft Costs</u>
\$24,120,000	Total Project Cost



Assumed Operating Expenses 2030+

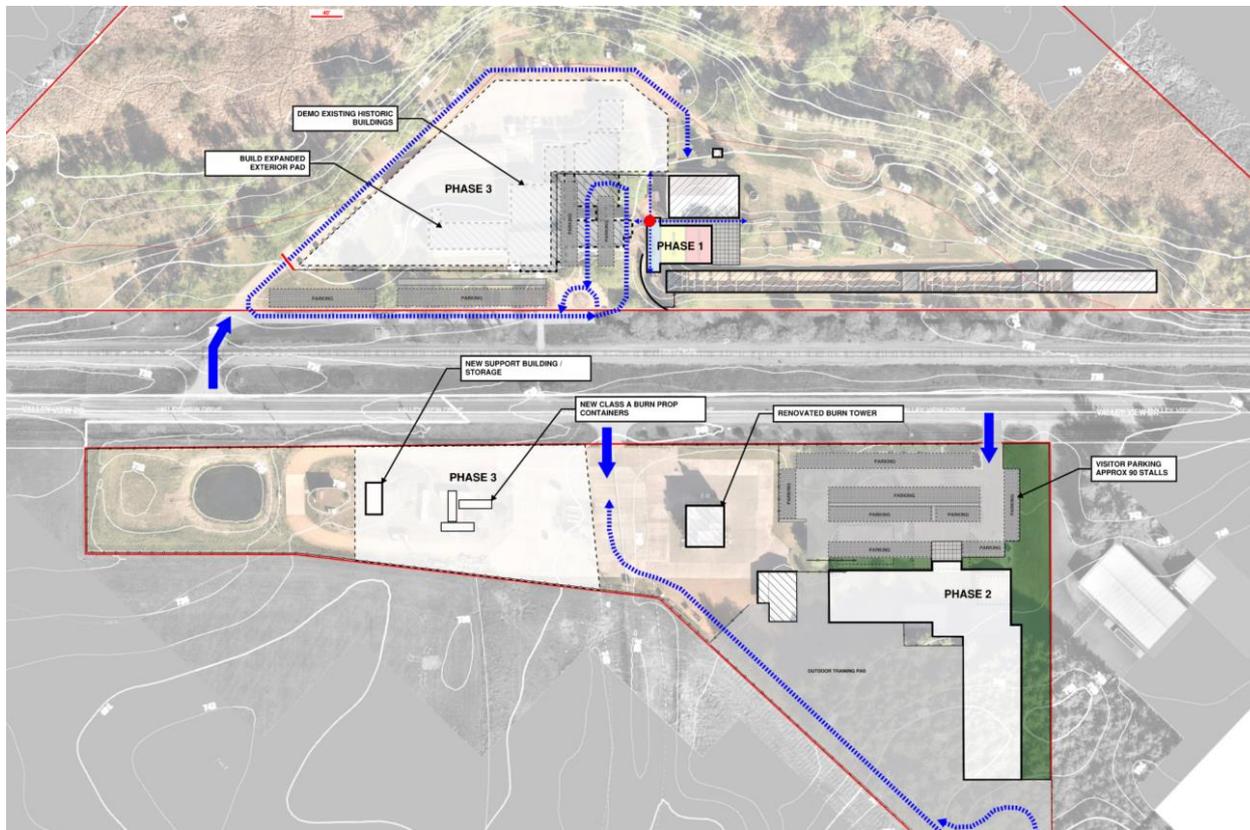
Required Revenue (Sample Project 2 Budget Update)

\$24,120,000 Project

Agency	Current	Assumed Future %	Phase 2 ½ State Funding After Outside Revenues	Phase 2 No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$15,988	\$22,866	
Elko New Market	\$ 5,389	1.23%	\$12,360	\$17,681	
Jordan	\$ 5,944	1.35%	\$13,567	\$19,407	
New Prague	\$ 8,353	1.87%	\$18,785	\$26,885	
Prior Lake	\$ 43,598	9.48%	\$95,305	\$136,316	
Savage	\$ 42,713	9.29%	\$93,397	\$182,475	
Shakopee	\$ 58,469	12.69%	\$127,577	\$182,475	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$97,522	\$139,485	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$530,875</u>	<u>\$759,292</u>	
	\$ 499,986	100.00%	\$1,005,385	\$1,437,993	\$168,308

Sample Project 2 (Phase 3)

Section 12, Item d.



Sample Project 1B (Phase 3)

Capital Cost Assumptions

Section 12, Item d.

\$2,000,000	Construction Cost
\$2,000,000	Demo Historic Buildings
\$2,000,000	Site work, both sides of the tracks/road
<u>\$6,000,000</u>	<u>Total Construction Cost</u>
15%	Soft Costs
<u>\$900,000</u>	<u>Soft Costs</u>
\$6,900,000	Total Project Cost



Assumed Operating Expenses 2030+

Required Revenue (Sample Project 2 Budget Update) \$6,900,000 Project

Section 12, Item d.

Agency	Current	Assumed Future %	Phase 3 ½ State Funding	Phase 3 ½ State Funding	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$10,804	\$12,771	
Elko New Market	\$ 5,389	1.23%	\$8,349	\$9,871	
Jordan	\$ 5,944	1.35%	\$9,165	\$10,835	
New Prague	\$ 8,353	1.87%	\$12,697	\$15,011	
Prior Lake	\$ 43,598	9.48%	\$64,394	\$76,126	
Savage	\$ 42,713	9.29%	\$63,105	\$74,602	
Shakopee	\$ 58,469	12.69%	\$86,199	\$101,904	
RTF Reserve	\$ 39,745	0%	\$0	\$0	
SMSC	\$ 44,604	9.70%	\$65,894	\$77,898	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$358,718</u>	<u>\$424,062</u>	
	\$ 499,986	100.00%	\$679,325	\$803,081	\$185,516

Sample Project 2 (All Phases)

Capital Cost Assumptions

Section 12, Item d.

36,250 sf

\$34,606,562 Total Project Cost



Assumed Operating Expenses 2030+

Required Revenue (Option 2 Budget Update)

\$34,606,563 Project

Section 12, Item d.

Agency	Current	Assumed Future %	All Phases ½ State Funding After Outside Revenues	All Phases No State Funding After Outside Revenues	Potential Outside Revenue
Belle Plaine	\$ 7,034	1.59%	\$18,705	\$28,574	
Elko New Market	\$ 5,389	1.23%	\$14,461	\$22,096	
Jordan	\$ 5,944	1.35%	\$15,873	\$24,253	
New Prague	\$ 8,353	1.87%	\$21,990	\$33,597	
Prior Lake	\$ 43,598	9.48%	\$111,504	\$170,345	
Savage	\$ 42,713	9.29%	\$109,271	\$166,026	
Shakopee	\$ 58,469	12.69%	\$149,260	\$228,026	
RTF Reserve	\$ 39,745	0%		\$0	
SMSC	\$ 44,604	9.70%	\$114,097	\$174,304	
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$621,100</u>	<u>\$948,825</u>	
	\$ 499,986	100.00%	\$1,176,260	\$1,796,952	\$185,516

Summary

- The previous sample projects represent many possible improvements, ranging from:
 - \$3.5 million
 - \$41 million
- The following is a summary of “price points” for contemplation.

Assumed Operating Expenses 2030+

“Price Point” Ranges with Half State Funding

Section 12, Item d.

Agency	Current	Assumed Future %	Hypothetical 2027+ Budget	\$3.59 Million	9.43 Million	\$21.38 Million	\$34.60 Million	\$41.16 Million
Belle Plaine	\$ 7,034	1.59%	\$10,098	\$10,591	\$12,257	\$15,207	\$18,705	\$20,574
Elko New Market	\$ 5,389	1.23%	\$7,840	\$8,187	\$9,476	\$11,756	\$14,461	\$15,907
Jordan	\$ 5,944	1.35%	\$8,602	\$8,986	\$10,401	\$12,904	\$15,873	\$17,460
New Prague	\$ 8,353	1.87%	\$11,908	\$12,449	\$14,409	\$17,876	\$21,990	\$24,187
Prior Lake	\$ 43,598	9.48%	\$60,274	\$63,132	\$73,065	\$90,648	\$111,504	\$122,646
Savage	\$ 42,713	9.29%	\$59,059	\$61,868	\$71,602	\$88,833	\$109,271	\$120,190
Shakopee	\$ 58,469	12.69%	\$80,681	\$84,509	\$97,806	\$121,343	\$149,260	\$164,175
RTF Reserve	\$ 39,745	0%						
SMSC	\$ 44,604	9.70%	\$61,654	\$64,601	\$74,764	\$92,756	\$114,097	\$125,497
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$335,471</u>	<u>\$351,670</u>	<u>\$406,994</u>	<u>\$504,936</u>	<u>\$621,100</u>	<u>\$683,158</u>
	\$ 499,986	100.00%	\$635,587	\$665,991	\$770,773	\$956,259	\$1,176,260	\$1,293,794

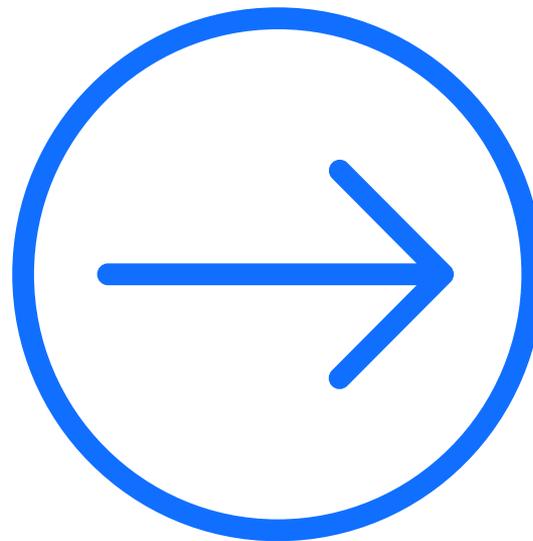
Assumed Operating Expenses 2030+

“Price Point” Ranges with NO State Funding

Section 12, Item d.

Agency	Current	Assumed Future %	Hypothetical 2027+ Budget	\$3.59 Million	9.43 Million	\$21.38 Million	\$34.60 Million	\$41.16 Million
Belle Plaine	\$ 7,034	1.59%	\$10,098	\$11,614	\$15,044	\$21,304	\$28,574	\$32,312
Elko New Market	\$ 5,389	1.23%	\$7,840	\$8,978	\$11,653	\$16,473	\$22,096	\$24,987
Jordan	\$ 5,944	1.35%	\$8,602	\$9,855	\$12,781	\$18,081	\$24,253	\$27,426
New Prague	\$ 8,353	1.87%	\$11,908	\$13,652	\$17,669	\$25,047	\$33,597	\$37,992
Prior Lake	\$ 43,598	9.48%	\$60,274	\$69,230	\$89,194	\$127,002	\$170,345	\$192,629
Savage	\$ 42,713	9.29%	\$59,059	\$67,844	\$87,410	\$124,458	\$166,933	\$188,771
Shakopee	\$ 58,469	12.69%	\$80,681	\$92,672	\$119,363	\$170,007	\$228,026	\$257,856
RTF Reserve	\$ 39,745	0%						
SMSC	\$ 44,604	9.70%	\$61,654	\$70,840	\$91,266	\$129,954	\$174,304	\$197,105
<u>Scott County</u>	<u>\$ 244,137</u>	<u>52.78%</u>	<u>\$335,471</u>	<u>\$385,634</u>	<u>\$496,381</u>	<u>\$707,415</u>	<u>\$948,825</u>	<u>\$1,072,941</u>
	\$ 499,986	100.00%	\$635,587	\$730,319	\$940,298	\$1,339,741	\$1,796,952	\$2,032,019

Moving forward



Questions for each Member

Do the Member formula percentages need to be revised post 2027?

Can each Member afford to pay for an “all in” type of a project, whether that is a project of \$23 million or \$41 million?

Is it ok, if only a portion of the existing Members can afford an “all in” type of a project, while the others pay as they go, or go somewhere else?

How much is each Member willing to invest long-term in the RTF?

- At what investment limit does it no longer make sense to belong to the RTF?

Questions for each Member

Section 12, Item d.

If doing nothing, or a minimal capital investment in the RTF is the option - Will you leave? Where will you go? How much will it cost to go elsewhere?

What does each Member want to see improved if they are willing to spend to their maximum financial comfort level?

And / Or

What does each Member want to see improved if they are only willing to meet their minimum training needs?

Recommended Next Steps

Determine each Member's maximum financial comfort level for investing in the RTF after considering their long-term alternatives.

Determine what each Member wants to see improved if they are only willing to meet their minimum training needs at the RTF?

If, and upon tentative conclusions to the propositions above by each Member, conduct a consensus building spaces needs study/pre-design inclusive of each committed Member and their respective agencies to determine a future project and potential funding sources, including the State of Minnesota.

**RTF
Proforma
Study**

LEO A DALY



Section 12, Item d.

Q&A



MEETING MINUTES

New Prague Golf Board

Section 13, Item a.

On site meeting at NPGC
Tuesday, January 28th, 2024

Did not meet due to lack of Quorum

Next Golf Board Meeting –Tuesday, February 25th, 2025, 6:30pm

Respectfully submitted by,

Kurt Ruehling, GME
PGA General Manager