



**AGENDA FOR
REGULAR CITY COUNCIL MEETING
FEBRUARY 3, 2026 – 5:00 P.M.**

1. **Pledge of Allegiance**
2. **Call to Order**
 - Roll Call and Establishment of Quorum
3. **Approval of Agenda**
 - Council Changes
 - Staff Changes
4. **Approval of Minutes**
 - A. January 20, 2026
5. **Audience Participation** (10-minute time limit for items not on the agenda)
6. **Consent Agenda** (items approved with one motion)
 - A. Approve Update to Distributed Electric Generation Rules for Solar Power
7. **Scheduled Public Hearings**
8. **Old Business**
9. **Regular Agenda**
 - A. Dangerous Dog Appeal Hearing
 - B. Engineering Services for 2026 Street Seal Coat Project – Resolution #8
 - C. Lead Water Service Line Replacement Project – Resolution #9
 - D. Park Department Donation from Friends of the Park for Pickleball Courts – Resolution #10
 - E. Approve Quote and Contract with M.R. Paving to Construct Pickleball Courts – Res. #11
 - F. Update Storm Water Management Program – Ordinance #100
 - G. Downtown Commercial Rehab Loan Application – 301 S. Washington Street
10. **Other Items and Communications**
 - A. Council Items
 - B. Staff Items
11. **Paid Bills and Claims – For Informational Purposes**
 - A. City of Redwood Falls Accounts Payable Summary
12. **Adjournment**

**MINUTES
REGULAR COUNCIL MEETING
CITY OF REDWOOD FALLS, MINNESOTA
TUESDAY, JANUARY 20, 2026**

Pursuant to due call and notice thereof, a regular meeting of the Redwood Falls City Council was called to order in the Municipal Chambers on Tuesday, January 20, 2026, at 5:00 p.m.

Roll call indicated Council Members Denise Kerkhoff, Jim Sandgren, Larry Arentson, and Shannon Guetter were present, constituting a quorum. Mayor Tom Quackenbush and Council Member Matt Smith were absent.

Council President Arentson presided over the meeting.

Also present were City Administrator Keith Muetzel, Finance Director Kari Klages, City Attorney Trenton Dammann, Public Works Project Coordinator Jim Doering, and Deputy City Clerk Caitlin Kodet.

A motion was made by Council Member Kerkhoff and seconded by Council Member Sandgren to approve the agenda. Motion passed by unanimous vote.

A motion was made by Council Member Guetter and seconded by Council Member Kerkhoff to approve the January 6, 2026, minutes as presented. Motion passed by unanimous vote.

A motion was made by Council Member Sandgren and seconded by Council Member Kerkhoff to approve the following item on the Consent Agenda:

1. City Assistance with Celebrate Redwood Falls – Fire & Ice Festival

Motion passed by unanimous vote.

Public Works Project Coordinator Jim Doering introduced Resolution No. 5 of 2026 – Authorization to Execute Minnesota Department of Transportation Grant Agreement for Airport Improvement Excluding Land Acquisition.

Mr. Doering stated Council approved the FAA grant submission for the MnDOT Aeronautics Hangar and Taxi lanes Pavement Maintenance (A6401-63 Project) Grant Application project at the regularly scheduled meeting held on December 2, 2025, through Resolution No. 83 of 2025. MnDOT Aeronautics has issued the state companion grant agreement 1062007 for Council approval and signature.

Mr. Doering stated on December 2, 2025, Resolution No. 83 approved the total project cost of \$66,592.50 with Pearson Brothers Inc. Staff recommend approval of Resolution No. 5 that will allow for the access of reimbursable funds through MnDOT Aeronautics. The State funding portion is \$46,614.75 and the local share of \$19,977.75 (70/30) will be funded through the Airport Project Fund.

A motion was made by Council Member Guetter and seconded by Council Member Sandgren to waive the reading of Resolution No. 5 of 2026 – Authorization to Execute Minnesota Department of Transportation Grant Agreement for Airport Improvement Excluding Land Acquisition. Motion passed by unanimous vote.

A motion was made by Council Member Sandgren and seconded by Council Member Kerkhoff to approve Resolution No. 5 of 2026 – Authorization to Execute Minnesota Department of Transportation Grant Agreement for Airport Improvement Excluding Land Acquisition. Motion passed by unanimous vote.

Public Works Project Coordinator Jim Doering introduced Resolution No. 6 of 2026 – Authorization to Execute Award of Contract for the 2026 Redwood Area Community Center Roof Replacement Project.

Mr. Doering stated in response to the Advertisement for Bids, the City received four proposals for the roof replacement project of the Redwood Area Community Center, of which two were deemed responsive. Bids by two contractors were considered non-responsive and were disqualified for using an incorrect bid form. The proposals were opened and publicly read at 10:00 a.m. on Monday, January 12, 2026.

Mr. Doering stated the Summary of Bids highlights the lowest responsive bidder as Jackson & Associates LLC of White Bear Lake, MN. The responsive lump sum bids were \$1,445,000.00 and \$1,717,700.00. The low bidder was 23% below the Architect's Estimate of \$1,880,500. The City's monetary responsibility for this project will be approximately \$689,265.00. Staff supports the approval of award for the 2026 Redwood Area Community Center Roof Replacement project.

A motion was made by Council Member Guetter and seconded by Council Member Sandgren to waive the reading of Resolution No. 6 of 2026 – Authorization to Execute Award of Contract for the 2026 Redwood Area Community Center Roof Replacement Project. Motion passed by unanimous vote.

A motion was made by Council Member Kerkhoff and seconded by Council Member Guetter to approve Resolution No. 6 of 2026 – Authorization to Execute Award of Contract for the 2026 Redwood Area Community Center Roof Replacement Project. Motion passed by unanimous vote.

Finance Director Klages introduced Resolution No. 7 of 2026 – Resolution Approving Interfund Transfers for Reflection Development Projects.

Ms. Klages stated Council previously approved the construction and financing plans for the Reflection Ridge, Reflection Prairie, and Reflection Cove development projects. As part of those plans, the City issued bonds, as well as allocated cash contributions from multiple funds and sources. Those cash contributions were deposited into the Reflections Capital Project Fund.

Ms. Klages stated these funds were primarily used to cover street-related portions of the projects; however, a portion of the cash contributions were intended to reimburse the water, sanitary sewer, and storm water utility funds for their share of project-related expenses in excess of bond proceeds. Staff recommend approval of the transfer of \$1,855,655.74 from the Reflections Capital Project Fund to the utility funds as follows:

- \$598,562.80 to the Water Utility Fund
- \$958,332.74 to the Sanitary Sewer Utility Fund
- \$298,760.20 to the Storm Water Utility Fund

A motion was made by Council Member Kerkhoff and seconded by Council Member Guetter to waive the reading of Resolution No. 7 of 2026 – Resolution Approving Interfund Transfers for Reflection Development Projects. Motion passed by unanimous vote.

A motion was made by Council Member Sandgren and seconded by Council Member Kerkhoff to approve Resolution No. 7 of 2026 – Resolution Approving Interfund Transfers for Reflection Development Projects. Motion passed by unanimous vote.

Deer Hunt Coordinator Tyler Stage was present to discuss the 2025 Archery Deer Hunt Report.

Mr. Stage summarized the 2025 Deer Hunt as follows: the season coincided with the full Minnesota DNR archery season from September 13, 2025, to December 31, 2025, the hunt was limited to 20 participants, 20 applications were submitted and all 20 qualified this year. A total of 10 deer were harvested and hunters spent a total of 255 hours in the stand.

Public Works Project Coordinator Doering stated staff is recommending the deer hunt committee reconvene to further review the results of the hunt, what was learned, and what to change in order to determine if future hunts are warranted. Results of the committee meeting along with a 2026 recommendation will be presented to Council prior to submission to the MN DNR to conduct a 2026 Archery Deer Hunt.

A motion was made by Council Member Sandgren and seconded by Council Member Guetter to approve the 2025 Archery Deer Hunt Report as presented and allow the deer hunt committee to reconvene to discuss a 2026 Archery Deer Hunt. Motion passed by unanimous vote.

Bills and Claims were presented to the Council for informational purposes. No questions, comments or concerns were raised.

There being no further business, a motion was made by Council Member Guetter and seconded by Council Member Kerkhoff to adjourn the meeting at 5:27 p.m. Motion passed by unanimous vote.

ATTEST:

Keith Muetzel
City Administrator

Tom Quackenbush
Mayor

AGENDA RECOMMENDATION

Meeting Date: February 3, 2026

Agenda Item: Report and Update of the Distributed Generation Rules

Recommendation/Action Requested: Staff Recommends Approval

Summary/Overview: Attached for approval, per the Distributed Generation Rules for City of Redwood Falls Public Utilities adopted by Redwood Falls City Council at a prior meeting, are updates to the cogeneration and small power production tariff consisting of:

SCHEDULE 1.

Calculation of the average retail utility energy rates.

SCHEDULE 2.

The estimated average incremental energy costs by seasonal, peak and off-peak periods and annual avoided capacity from Southern Minnesota Municipal Power Agency.

REDWOOD FALLS COGENERATION AND SMALL POWER PRODUCTION TARIFF

This information is available to the public at our offices or on our website at www.ci.redwood-falls.mn.us.

Upon approval of the Cogeneration and Small Power Production Tariff, City of Redwood Falls Public Utilities will publish a cogeneration and small power generation notice on the website.

Also attached is the annual QF Report as required under the Distributed Generation Rules.

SCHEDULE 1 – AVERAGE RETAIL UTILITY ENERGY RATE

Net Energy Billing: Available to any QF of less than 40 kW capacity that does not select either Roll Over Credits, Simultaneous Purchase and Sale Billing or Time of Day rates.

The City of Redwood Falls Public Utilities shall bill QF for any excess of energy supplied by the City of Redwood Falls above energy supplied by the QF during each billing period according to Redwood Falls Public Utilities applicable rate schedule. City of Redwood Falls Public Utilities shall pay the customer for the energy generated by the QF that exceeds that supplied by City of Redwood Falls Public Utilities during a billing period at the “average retail utility energy rate.” "Average retail utility energy rate" means, for any class of utility customer, the quotient of the total annual class revenue from sales of electricity minus the annual revenue resulting from fixed charges, divided by the annual class kilowatt-hour sales. Data from the most recent 12-month period available shall be used in the computation. The “average retail utility energy rates” are as follows:

Customer Class	Average Retail Utility Energy Rate
Residential	\$0.106
Small Commercial	\$0.116
Large Commercial	\$0.051
Industrial	\$0.051

SCHEDULE 2 – AVERAGE INCREMENTAL COST

Estimated Marginal Energy Costs (\$/MWh)						
		2026	2027	2028	2029	2030
Summer	On Peak	46.53	44.62	46.31	47.48	48.61
	Off Peak	26.87	23.82	24.69	27.71	29.06
	All Hours	35.91	33.39	34.64	36.80	38.06
Winter	On Peak	45.74	46.59	46.23	44.41	45.34
	Off Peak	33.63	36.71	37.63	37.60	39.36
	All Hours	39.20	41.26	41.59	40.73	42.11
Annual	On Peak	46.14	45.61	46.27	45.94	46.98
	Off Peak	30.25	30.27	31.16	32.65	34.21
	All Hours	37.56	37.32	38.11	38.76	40.08
Annual # of hours on-peak:		4,176	4,176	4,160	4,176	4,176

Description of season and on-peak and off-peak periods	
Summer:	April through September
Winter:	October through March
On-peak period:	6 am to 10 pm Monday through Friday except holiday (New Years, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day)
Off-peak period:	All other hours

Estimated Marginal Energy Costs

The estimated system average incremental energy costs are calculated by seasonal peak and off-peak periods for each of the next five years. For each seasonal period, system incremental energy costs are averaged during system daily peak hours, system daily off-peak hours, and all hours in the season. The energy costs are increased by a factor equal to 50 percent of the line losses.

The energy needs of the City of Redwood Falls are served through its membership in Southern Minnesota Municipal Power Agency (SMMPA). SMMPA, in turn, is a member of the Midcontinent ISO (MISO). As a result, the municipal's incremental energy cost is equivalent to the MISO hourly Locational Marginal Price (LMP). Actual hourly LMP will vary significantly based on several parameters such as weather, energy demand, and generation availability. The table above represents a forecast of the MISO hourly LMP values averaged over each specific time period at the MISO Minnesota Hub.

Capacity Payment for Firm Power (Net annual avoided capacity cost)

A capacity payment will be made for energy delivered by the qualifying facility to the utility with at least a 65 percent on-peak capacity factor in the month. The capacity factor is based upon the qualifying facility's maximum on-peak metered capacity delivered to the utility during the month. The capacity component applies only to deliveries during on-peak hours.

Capacity Payment (\$/kWh)	
2026	
Capacity Value per kWh (On-Peak Hours)	\$ 0.049
Capacity Value per kWh (All Hours)	\$ 0.033

Minnesota Department of Commerce

Docket E999/PR-26-10

Reporting Period:

January 1, 2025 - December 31, 2025

Distributed Energy Resource (DER) Interconnection Report

Utility:

Redwood Falls Public Utilities

Report Year: 2025

Date Submitted:

January 13, 2026

Filing Utility Information		Contact Information	
Utility ID#	97	Contact Name	Jason Halvorson
Utility Name	Redwood Falls Public Utilities	Contact Title	Superintendent
Street Address Line 1	PO Box 526	Contact Telephone	507-616-7490
Street Address Line 2	333 South Washington Street	Contact Email	jhalvorson@ci.redwood-falls.mn.us
City	Redwood Falls Public Utilities		
State	MN		
Zip Code	56283		

Comments/Notes

Distributed Energy Resources

DER Identifier	DER Capacity kW AC	DER Type	CHP	Storage	DER Status	City	Zip Code	Substation	Feeder	Customer Type	Incentive Program	Total Installed Cost without Incentives	Year Application Submitted	Year Interconnected	Year Decommissioned (if applicable)
Site #1	10.72	Solar			Interconnected	Redwood Falls	56283	West	4	Commercial	N/A		2010	2015	
Site #2	80	Solar			Interconnected	Redwood Falls	56283	East	1	Commercial	N/A		2015	2015	
Site #3	6.96	Solar			Interconnected	Redwood Falls	56283	West	2	Residential	N/A		2021	2021	
Site #4	39.9	Solar			Active Application	Redwood Falls	56283	East	4	Industrial	N/A		2022		
Site #5	3.8	Solar			Interconnected	Redwood Falls	56283	West	1	Residential	N/A		2023	2024	

Submission #20261-226839

Info

Status:

Approved

eDockets Upload Status:

Done

Type:

Standard

On Behalf Of:

Redwood Falls Public Utilities

Docket:

New

Related Industry:

Energy

Filing Date:

01/13/2026 01:30 PM

Received Date:

01/13/2026

Dockets

Docket #	Type	Industry	Description
26-10	Periodic Reports	Energy	Annual Utility Distributed Generation Interconnection Reports.

Documents

[View in eDockets](#) 

Name	Classification	Document Type	Additional Info	Document Date
2026 DER Reporting Template.xlsx (117KB)	Public	Report	Distributed Generation Interconnection Report	01/13/2026

AGENDA MEMO

Meeting Date: February 3, 2026

Agenda Item: Dangerous Dog Appeal Hearing

Recommendation/Action Requested: Hold an appeal hearing for the contested designation of a dangerous dog identified as, “Bandit.”

Summary/Overview: On January 6, 2026, the City of Redwood Falls held a hearing, at which Ms. Michelle Hernandez was present, to decide whether to uphold or overturn the designation of her dog “Bandit” as a dangerous dog pursuant to Minn. Stat. § 347.50 and Redwood Falls City Ordinance § 10.46. By a 3-0 vote, the hearing officers on the Review Panel found by a preponderance of the evidence that Bandit is a dangerous dog and upheld the designation. The Panel’s findings and conclusions are attached for the Council’s consideration.

On January 12, 2026, Ms. Hernandez submitted a written request to City Hall to appeal the Panel’s decision to the City Council. Pursuant to Redwood Falls City Ordinance 10.46 subd. 16 (F), “If the owner of the dog disputes the decision of the Panel, the Owner shall have the right to appeal the decision to the City Council.” That written request is attached for the Council’s consideration.

The procedure for this hearing will be one of appeal and not trial, meaning that the State will not re-try the entire case by providing testimony and exhibits anew, but rather the Council will receive argument from Ms. Hernandez and the City Attorney and will have the ability to review the Panel’s Findings of Fact and Conclusions, any exhibits of record, and a transcript of the panel hearing.

Attachment: Review Panel’s Findings of Fact and Conclusions
Owner’s Request for Appeal Hearing

**STATE OF MINNESOTA
CITY OF REDWOOD FALLS**

In re: Bandit (German Shepherd)

**CHALLENGE TO DESIGNATION AS
A DANGEROUS DOG UNDER
MINNESOTA STATUTES § 347.50
AND CITY ORDINANCE §10.46**

TO: Michelle Hernandez, 630 E. Broadway Street, Apt. 7, Redwood Falls, MN 56283:

On January 6, 2026, the City of Redwood Falls held a hearing, at which Ms. Hernandez (“Owner”) was present, to decide whether to uphold or overturn the designation of the dog “Bandit” as a dangerous dog pursuant to Minn. Stat. § 347.50 and Redwood Falls City Ordinance § 10.46. By a 3-0 vote, the hearing officers on the Review Panel found by a preponderance of the evidence that Bandit is a dangerous dog and upheld the designation.

FINDINGS OF FACT:

The hearing officers, Larry Arentson, City Council Member; Matt Smith, City Council Member; and John Ebner, Citizen of Redwood Falls, found the following facts to be accurate:

1. Copies of the following documents were provided to Owner prior to the hearing date and were stipulated to as exhibits at the Hearing: Exhibit #1 – Notice of Intent to Declare Potentially Dangerous Dog; Exhibit #2 – Notice of Intent to Declare Dangerous Dog; Exhibit #3 – Picture of Bandit; Exhibit #4 – Picture of Charger and King; Exhibit #5 – Picture of King; Exhibit #6 – Picture of Bandit; and Exhibit #7 – Request for Appeal of Dangerous Dog Designation. All numbered exhibits were provided to the Panel during the Hearing.
2. The Panel first heard testimony from Redwood Falls Police Officer Tony Evans. On December 7, 2025, at approximately 12:47 p.m., Officer Evans responded to a dog bite incident at 620 East Broadway Street in the City of Redwood Falls. Officer Evans was able to locate and speak with the reporting party, Osiel Carrera. Mr. Carrera advised Officer Evans that the incident occurred while he had his dog, King, and his girlfriend’s dog, Charger - a Golden Retriever, outside to ‘go to the bathroom.’ Mr. Carrera’s girlfriend was identified as Brooke.
3. Officer Evans stated that Mr. Carrera advised that while they were outside, another dog, a German Shepherd attacked his dogs. Mr. Carrera had his back turned when the incident started and turned around to see the German Shepherd on top of Charger and had Charger by the neck. Mr. Carrera attempted to separate the dogs and ultimately struck the German Shepherd in the rib cage area to get it to release from Charger.
4. Mr. Carrera and Brooke believed there was a small wound on Charger’s neck from the attack that they noticed prior to Officer Evans’ arrival. Brooke took a photograph of the mark and sent it to Officer Evans. Officer Evans did not observe the wound in person and could not testify as to how

recent it may have occurred but noted that it wasn't actively bleeding.

5. Officer Evans noted that none of the dogs involved in the incident were leashed, and that they all were wearing 'E-collars,' a device that allows the dog owner to either tone, vibrate, or shock the dog for obedience. City Ordinance does not contemplate the use of 'E-collars,' to properly restrain dogs.
6. Officer Evans stated that Mr. Carrera advised that there had been a previous incident between his dogs and the other dog a few weeks prior that had not been reported to law enforcement.
7. Officer Evans identified the dog pictured in Exhibit #3 as the German Shepherd dog in question. Officer Evans identified Ms. Michelle Hernandez as the owner of the dog in question, and the dog in question as "Bandit."
8. Officer Evans made contact with Ms. Hernandez and discussed the incident. Officer Evans was familiar with Bandit and Ms. Hernandez due to a prior incident.
9. The Notice of Intent to Declare Dangerous Dog was provided to Ms. Hernandez by Officer Evans, on December 8, 2025. Exhibit #2 indicates that Ms. Hernandez signed the Notice on that date.
10. The previous Notice of Intent to Declare Potentially Dangerous Dog was provided to Ms. Hernandez on January 23, 2025, by Officer Evans and was not disputed.
11. Officer Evans took photographs of Bandit. Ms. Hernandez did advise that it appeared that Bandit sustained a wound on his rear leg.
12. Officer Evans believed that the question of whether or not Bandit was provoked could not be answered based on his investigation and the observations of the witnesses.
13. Officer Evans advised that King and Charger were not licensed with the City at the time of the incident. Citations were issued to Mr. Carrera and Brooke for no dog license. Officer Evans advised that the incident took place on private property owned by the parties' landlord.
14. Officer Evans spoke to two other individuals. He identified the first individual as Mary Pendleton who did not see the incident happen but did see what happened before and after the incident.
15. Officer Evans identified the other witness as 'Jack.' Jack advised that he had seen three dogs outside his window in a scrum but did not see the start of the incident or what led to it.
16. The Panel then heard testimony from Osiel Carrera. Mr. Carrera's testimony was fairly similar to what was stated by Officer Evans. Mr. Carrera explained how the different apartment buildings are arranged at the apartment complex in a horseshoe shape facing in towards each other.
17. Mr. Carrera stated that he had moved to Redwood Falls a couple months prior. He described King as being approximately seven years old and Charger as 1 to 3 years old. Mr. Carrera was not able to speak on the previous interaction between Bandit and Charger/King as he was not present during

that incident.

18. Mr. Carrera stated that he had his dogs outside to go to the bathroom and had his back turned looking towards his car when he turned around and saw Bandit had Charger by the neck on the ground. Mr. Carrera stated he punched Bandit in the rib cage to get him off of Charger and then chased him to the door and waited for his owner to come get him. Mr. Carrera didn't see Ms. Hernandez until about 10 to 15 seconds after he was waiting at the door with Bandit.
19. Mr. Carrera did not see the initial interaction between the dogs, nor did he hear any growling or barking. Mr. Carrera didn't see any visible injuries to Charger or blood once the dogs were separated. Brooke looked at Charger after the incident and found the wound later on.
20. Mr. Carrera didn't believe he nor his dogs did anything to provoke Bandit either during the current incident or in the past.
21. The panel then heard testimony from Mary Sternberg. Ms. Sternberg described Bandit as playful and non-aggressive and not dangerous. Ms. Sternberg is a friend and a neighbor of Ms. Hernandez as she lives on the floor above Ms. Hernandez. Ms. Sternberg has regular contact with Bandit as she visits Ms. Hernandez in her unit on a daily basis.
22. Ms. Sternberg advised she has never had an incident with Bandit, and he has always been friendly. Ms. Sternberg has known Ms. Hernandez for approximately two years. Ms. Sternberg was present at the apartment complex the day of the incident but did not witness it. Ms. Sternberg stated she has never seen Bandit attack another dog. Ms. Sternberg stated that she was deathly afraid of German Shepherds until she met Bandit because he is so friendly and loving.
23. The Panel then heard testimony from Ms. Hernandez. Ms. Hernandez addressed the prior incident between the dogs and advised at that time, Bandit was on a leash, and it was Charger and King that were running loose in an open field and came charging at Bandit. She advised that none of the dogs were hurt during the prior incident. Ms. Hernandez described a second previous incident where King and Charger came after Bandit while he was on a leash and she didn't report it because she wanted to be a good neighbor and because no one got hurt. She stated Bandit was on a leash both times.
24. Ms. Hernandez advised that with regards to the current incident, Bandit saw the other two dogs running around without leashes and wanted to go play. Ms. Hernandez stated that both Bandit and Charger were injured during the current incident. Ms. Hernandez was walking back towards her building when the incident occurred. Bandit was also wearing an 'E-collar,' but it did not keep a charge, so it wasn't working.
25. Ms. Hernandez stated that Bandit does play with other dogs in the apartment complex, specifically a dog named Bella, a Siberian Husky owned by Jack. Ms. Hernandez is very good friends with Jack and his wife and has known them for approximately four to five months. She stated that Bandit has gone to the dog park with Bella numerous times.
26. Ms. Hernandez advised that Bandit is approximately ten years old and that she has known him for

approximately five years.

27. Once testimony was concluded, the Parties and witnesses were excused, and the Panel undertook deliberations.
28. Each individual Panel member voted to uphold the Dangerous Dog designation of Bandit and notified Redwood Falls City Attorney, Trenton Dammann of the Panel's decision. The Panel did not find that Bandit was provoked or qualified for exemption from being declared dangerous.

CONCLUSIONS AND ORDER:

1. Pursuant to Minnesota Statute §347.50 and Redwood Falls City Ordinance 10.46 subd. 1 B (3), "A "Dangerous Dog" means any dog that has: been found to be potentially dangerous, and after the owner has been sent notice that the dog is potentially dangerous, the dog aggressively bites, attacks or endangers the safety of humans or other domestic animals."
2. It has been proven by a preponderance of the evidence that Bandit was previously found to be potentially dangerous in January of 2025, and that Ms. Hernandez had received notice of that prior designation on January 23, 2025, and did not appeal that decision.
3. It has been proven by a preponderance of the evidence that on December 7, 2025, Bandit was running free with an E-collar on private property and aggressively attacked, and/or endangering the safety of other domestic animals by approaching in an aggressive manner and attacking Charger, a Golden Retriever owned by Osiel Carrera's girlfriend.
4. Bandit remains designated as a "Dangerous Dog" under Minn. Stat. §347.50 and Redwood Falls City Ordinance 10.46.
5. There was insufficient evidence presented at the hearing of possible provocation of Bandit by Mr. Carrera or his dogs that would support a finding of an exemption described within Minn. Stat. § 347.51 subd. 5 or Redwood Falls City Ordinance § 10.46 subd. 16 (J), which would prohibit the dangerous dog designation.
6. Per Redwood Falls City Ordinance 10.46 subd. 16, "No person may own, possess, keep, harbor, maintain or otherwise have a dangerous dog in the city."
7. Per Redwood Falls City Ordinance 10.46 subd. 16 (E), "Within 14 days after the Owner has received notice that the dog is dangerous, the owner must cause the animal to be humanely destroyed or removed from the City limits." Verification of the dog being humanely destroyed or removed from City limits must be provided to the Redwood Falls Police Department or City Hall no later than 14 days after the Owner received notice that the dog is dangerous.
8. Per Redwood Falls City Ordinance 10.46 subd. 16 (F), "If the owner of the dog disputes the decision of the Review Panel, the Owner shall have the right to appeal the decision to the City Council. The appeal must be filed with the City Clerk within 14 days of the Panel's ruling. If the owner of the dog disputes the findings of the City Council, the owner may appeal to the

Minnesota Court of Appeals as provided by State law.”

9. During the appeal period Bandit remains designated as a Dangerous Dog, therefore pursuant to Minn. Stat. § 347.52 (a), the Owner must continue to keep Bandit, while on the Owner’s property, in a proper enclosure. If Bandit is outside the proper enclosure, Bandit must be muzzled and restrained by a substantial chain or leash and under the physical restraint of a responsible person. The muzzle must be made in a manner that will prevent Bandit from biting any person or animal but that will not cause injury to Bandit or interfere with its vision or respiration.
10. Pursuant to Minn. Stat. § 347.50 subd. 4, “‘Proper Enclosure’ means securely confined indoors or in a securely enclosed and locked pen or structure suitable to prevent the animal from escaping and providing protection from the elements for the dog. A proper enclosure does not include a porch, patio, or any part of a house, garage, or other structure that would allow the dog to exit of its own volition, or any house or structure in which windows are open or in which door or window screens are the only obstacles that prevent the dog from exiting.”
11. Per Redwood Falls City Ordinance 10.46 subd. 16 (I), “(A) peace officer may immediately seize any dangerous dog and/or issue a citation to the owner of any dangerous dog if within 14 days after the owner has received notice that the dog is dangerous, the dog is not humanely destroyed or removed from the city limits.”
12. If the Owner decides to remove the dangerous dog from City limits, the Owner must abide by specific conditions in order to keep the “dangerous dog” pursuant to Minn. Stat. §347.51 that states, “No person may own a “dangerous dog” in this state unless the dog is registered and the owner can present sufficient evidence of the conditions listed below to the appropriate authority.” If the Owner cannot present proof of the necessary items within **14 days** of receipt of this Order, the appropriate authority shall immediately seize the animal.
 - a. The Owner has a proper enclosure and posts on the premise with a clearly visible warning sign that there is a dangerous dog on the property, including a warning symbol to inform children;
 - b. The Owner obtained a surety bond issued by a surety company authorized to conduct business in this state in a form acceptable to the appropriate authority in the sum of at least \$300,000, payable to any person injured by the dangerous dog, or a policy of liability insurance issued by an insurance company authorized to conduct business in this state in the amount of at least \$300,000, insuring the owner of any personal injuries inflicted by the dangerous dog;
 - c. The Owner paid an annual fee of not more than \$500 to the Redwood County Auditor’s Office (if remains in Redwood County outside of city limits), in addition to any regular dog licensing fees, to obtain a certificate of registration for a dangerous dog; and
 - d. The Owner had microchip identification implanted in the dangerous dog as required under section §347.515.

13. The Owner must also comply with the conditions listed below pursuant to Minn. Stat. §347.52 if they retain the dog outside of City limits:

- a. An owner of a dangerous dog shall keep the dog, while on the owner's property, in a proper enclosure. If the dog is outside the proper enclosure, the dog must be muzzled and restrained by a substantial chain or leash and under the physical restraint of a responsible person. The muzzle must be made in a manner that will prevent the dog from biting any person or animal but that will not cause injury to the dog or interfere with its vision or respiration.
- b. An owner of a dangerous dog must renew the registration of the dog annually until the dog is deceased or after a dangerous dog designation review is no longer considered dangerous. If the dog is removed from the jurisdiction, it must be registered as a dangerous dog in its new jurisdiction.
- c. An owner of a dangerous dog must notify the appropriate authority in writing of the death of the dog or its transfer to a new location where the dog will reside within 30 days of the death or of the transfer, and must, if requested by the appropriate authority, execute an affidavit under oath setting forth either the circumstances of the dog's death and disposition or the complete name, address, and telephone number of the person to whom the dog has been transferred or the address where the dog has been relocated.
- d. The appropriate authority shall require a dangerous dog to be sterilized at the owner's expense. If the owner does not have the animal sterilized within 30 days, the appropriate authority shall seize the dog and have it sterilized at the owner's expense.
- e. A person who owned a dangerous dog and who rents property from another where the dog will reside must disclose to the property owner prior to entering the lease agreement and at the time of any lease renewal that the person owns a dangerous dog that will reside at the property.
- f. A person who transfers ownership of a dangerous dog must notify the new owner that the appropriate authority has identified the dog as dangerous. The current owner must also notify the appropriate authority in writing of the transfer of ownership and provide the appropriate authority with the new owner's name, address, and telephone number.

(Signature on following page)

FOR THE HEARING OFFICERS:

Dated: January 15, 2026

By: 
Trenton Dammann (#0396869)
Redwood Falls City Attorney
P.O. Box 526
Redwood Falls, MN 56283
Phone: (507) 616-7400

cc: Hearing Officers
Abby Larson, RFPD

January 17, 2026

Michelle Hernandez
630 E. Broadway, Apt 7
Redwood Falls, Mn. 56283

Re: Bandit

Dear City Council Members.

I'm writing to appeal the ruling on Bandit's label as a dangerous dog.

Regarding the most recent incident, I believe Bandit was provoked. I believe all three dogs were at fault, but I don't believe Bandit should be banned from Redwood Falls.

Please reconsider your ruling regarding me Emotional Support Animal.

Michelle Hernandez

RECEIVED

JAN 17 2026

CITY OF REDWOODS FALLS

KI

Meeting Date: February 3, 2026

AGENDA RECOMMENDATION

Agenda Item: Resolution No. 8 of 2026

Recommendation/Action Requested: Read the proposed Resolution or make a motion to waive the reading of the Resolution. Discuss the proposed Resolution. If no concerns, adopt proposed Resolution by motion in accordance with Chapter 4 of the City Charter.

Summary/Overview: Resolution No. 8 of 2026 authorizes Task Order No. 2026-1 with Bolton and Menk, Inc. (BMI) to provide the listed scope of services for 2026 in the amount not to exceed \$9,875.00 without further Council approval. This resolution also approves the solicitation of bids once the bid documents and specifications are ready for publishing.

Project Scope: The Task Order project scope is listed in the attached task order. Completion of the project scope is anticipated for August 2026

The 2026 Seal Coat Improvement Project has a budget of \$250,000.00 for streets, alley ways and parking lots. Due to the continued rising costs of oil and aggregate, the task order reflects splitting the previous five areas into six new seal coat areas. The intent is to reduce surface area and quantities to a more budget friendly range. So instead of a five-year rotation it will now be a six-year rotation. The engineers' estimate for the base bid and alternates is \$246,648.00.

The new 2026 map includes Gould Street north of Broadway and all streets and alleys north of Wyoming and south of Bridge Street (TH19/71). The M&L, Third Street parking lots will be done this year. The Library parking lot will be excluded due to construction.

Attachments:

- Resolution No. 8 of 2026
- Task Order No. 2026-1
- Map of Project Scope

**RESOLUTION NO. 8 OF 2026
AUTHORIZATION TO EXECUTE TASK ORDER NO. 2026-1
FOR ENGINEERING SERVICES FOR THE 2026 SEAL COAT PROJECT**

WHEREAS, the City of Redwood Falls (“City”) is authorized to enter into a contract with Bolton & Menk Inc, pursuant to Minnesota Statutes Section 412.221, subd. 2 for the benefit of its citizens; and

WHEREAS, Bolton & Menk, Inc. of Mankato, MN is the designated Redwood Falls Municipal Civil Engineer under a Professional Service Contract also known as the “Master Agreement;” and

WHEREAS, Task Order No. 2026-1 outlines the specific professional tasks to be completed by Bolton & Menk, Inc. and is estimated to be \$9,875.00 which is not to be exceeded without prior authorization; and

WHEREAS, the advertisement and solicitation of bids is approved, contingent upon the bid documents and specifications being completed as reflected in the Scope of Task Order No. 2026-1; and

FURTHERMORE, the Public Works Project Coordinator shall be listed as the Project Representative on behalf of the City of Redwood Falls; and

FURTHERMORE, the Mayor and/or City Administrator are authorized to execute this contract, pre-applications, grant applications, subsequent federal and state grant agreements and amendments and negotiate in good faith, as are necessary to implement the project pursuant to the Redwood Falls Procurement Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF REDWOOD FALLS, MINNESOTA, AS FOLLOWS:

1. The task order described above is approved and shall be executed in the form submitted to the City Council and made a part of this Resolution by reference.
2. The task order described above shall be maintained and insured as allowed by law.
3. Advertisement and solicitation of bids is approved upon the completion of the bid documents and specifications as reflected in the scope of Task Order No. 2026-1.

BE IT FURTHER RESOLVED that the City Council of the City of Redwood Falls, Minnesota, approves the request contingent upon compliance with all the requirements of the Minnesota State Statutes.

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota this 3rd day of February 2026.

ATTEST:

Keith Muetzel
City Administrator

Tom Quackenbush
Mayor

(City Seal)

Subscribed and sworn to before me this
3rd day of February 2026.

Notary Public

**CITY OF REDWOOD FALLS AND BOLTON & MENK, INC.
TASK ORDER TO AGREEMENT FOR PROFESSIONAL SERVICES**

TASK ORDER NO: 2026-1

CLIENT: City of Redwood Falls

CONSULTANT: Bolton & Menk, Inc.

DATE OF THIS TASK ORDER: _____, 2026

DATE OF MASTER AGREEMENT FOR PROFESSIONAL SERVICES: December 16, 2025

Whereas, CLIENT and CONSULTANT entered into a Master Agreement for Professional Services (“Master Agreement”) as dated above; and CONSULTANT agrees to perform and complete the following Services for CLIENT in accordance with this Task Order and the terms and conditions of the Master Agreement. CLIENT and CONSULTANT agree as follows:

1.0 Scope of Services:

CONSULTANT shall perform the Services listed below or in the attached Scope. All terms and conditions of the Master Agreement are incorporated by reference in this Task Order, except as explicitly modified in writing herein.

2.0 Fees:

CLIENT shall pay CONSULTANT in accordance with Section III of the Master Agreement and as follows or as described in the attached Scope. Total cost of services provided by CONSULTANT for this Task Order shall not exceed **\$9,875** without prior approval of CLIENT.

3.0 Schedule:

Schedule for performance of Services will be as follows or as set forth in attached Scope, such that all services will be completed by December 19, 2026 depending on schedule of the construction contractor.

4.0 Deliverables

Deliverables will be as follows or as set forth in the attached Scope.

5.0 Term

In the event that the Schedule for this Task Order extends beyond the term of the Master Agreement, either intentionally or unintentionally by Task Order Scope or by Task Order extension, then this Task Order shall operate to extend the Master Agreement through the completion of CONSULTANT’S obligations under this Task Order or until a new Master Agreement is executed incorporating this Task Order.

6.0 Other Matters

7.0 Project Managers

Project managers and contact information for the CLIENT and CONSULTANT for this Task Order, if different than the Master Agreement, are as follows:

CITY OF REDWOOD FALLS
Attn: Jim Doering
333 S. Washington St.
P.O. Box 526
Redwood Falls, MN 56283
Office Phone: 507-616-7400
Email: jdoering@ci.redwood-falls.mn.us

BOLTON & MENK, INC.
Attn: Shane T. Traulich, P.E.
1243 Cedar Street NE
Sleepy Eye, MN 56085
Office Phone: 507-794-5541
Email: Shane.Traulich@Bolton-Menk.com

CLIENT: City of Redwood Falls

CONSULTANT: Bolton & Menk, Inc.

ATTACHMENTS TO THIS TASK ORDER:
PROJECT SCOPE

PROJECT SCOPE:
2026 Seal Coat Improvement Project

Professional services for seal coat improvements include the following:

Provide preliminary engineering planning and study.

Assist with determining scope of base bid and potential ad alternates based on project budget.

Prepare the bid documents including plans and specifications for the work to be completed.

Answer contractors' questions during the bidding process.

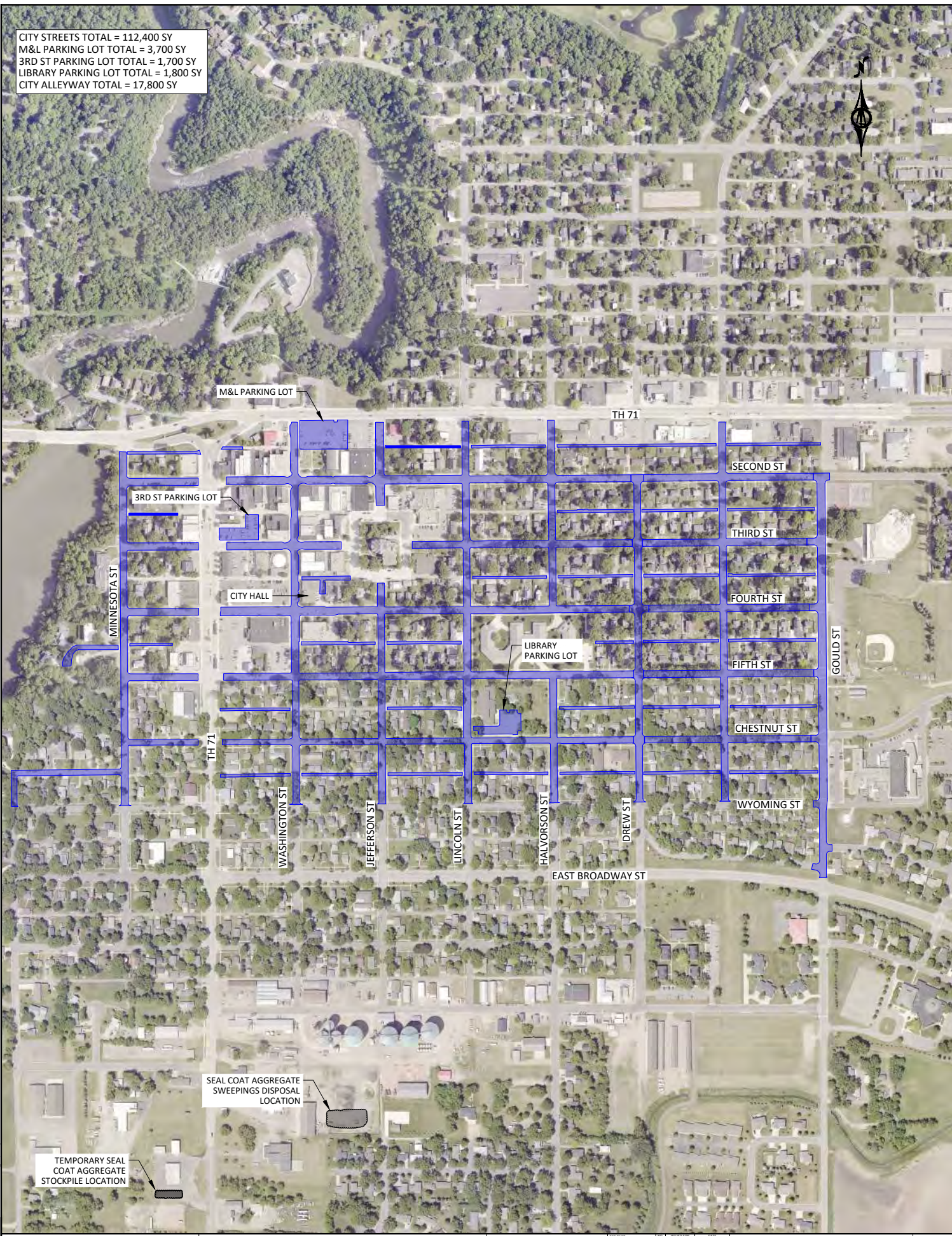
Evaluate and tabulate all received bids for compliance with the bidding documents.

Prepare contracts for successful bidder when awarded by City.

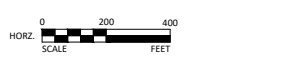
Facilitate preconstruction meeting with selected contractor and city staff.

Provide assistance during construction as requested by staff.

CITY STREETS TOTAL = 112,400 SY
 M&L PARKING LOT TOTAL = 3,700 SY
 3RD ST PARKING LOT TOTAL = 1,700 SY
 LIBRARY PARKING LOT TOTAL = 1,800 SY
 CITY ALLEYWAY TOTAL = 17,800 SY



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 12/11/2025 10:38:09 AM



1243 CEDAR STREET NE
 SLEEPY EYE, MN 56085
 Phone: (507) 810-4184
 Email: SleepyEye@bolton-menk.com
 www.bolton-menk.com



DESIGNED	BY	DATE
JGB		
JGB		
OJT		
CLIENT PROJ. NO.		

REDWOOD FALLS, MINNESOTA
 2026 SEAL COAT
 SEAL COAT OVERVIEW



M&L PARKING LOT
AREA = 3,700 SY

TH 71

SECOND ST

3RD ST PARKING LOT
AREA = 1,700 SY

TH 71

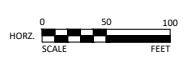
THIRD ST

WASHINGTON ST

CITY HALL

JEFFERSON ST

FOURTH ST



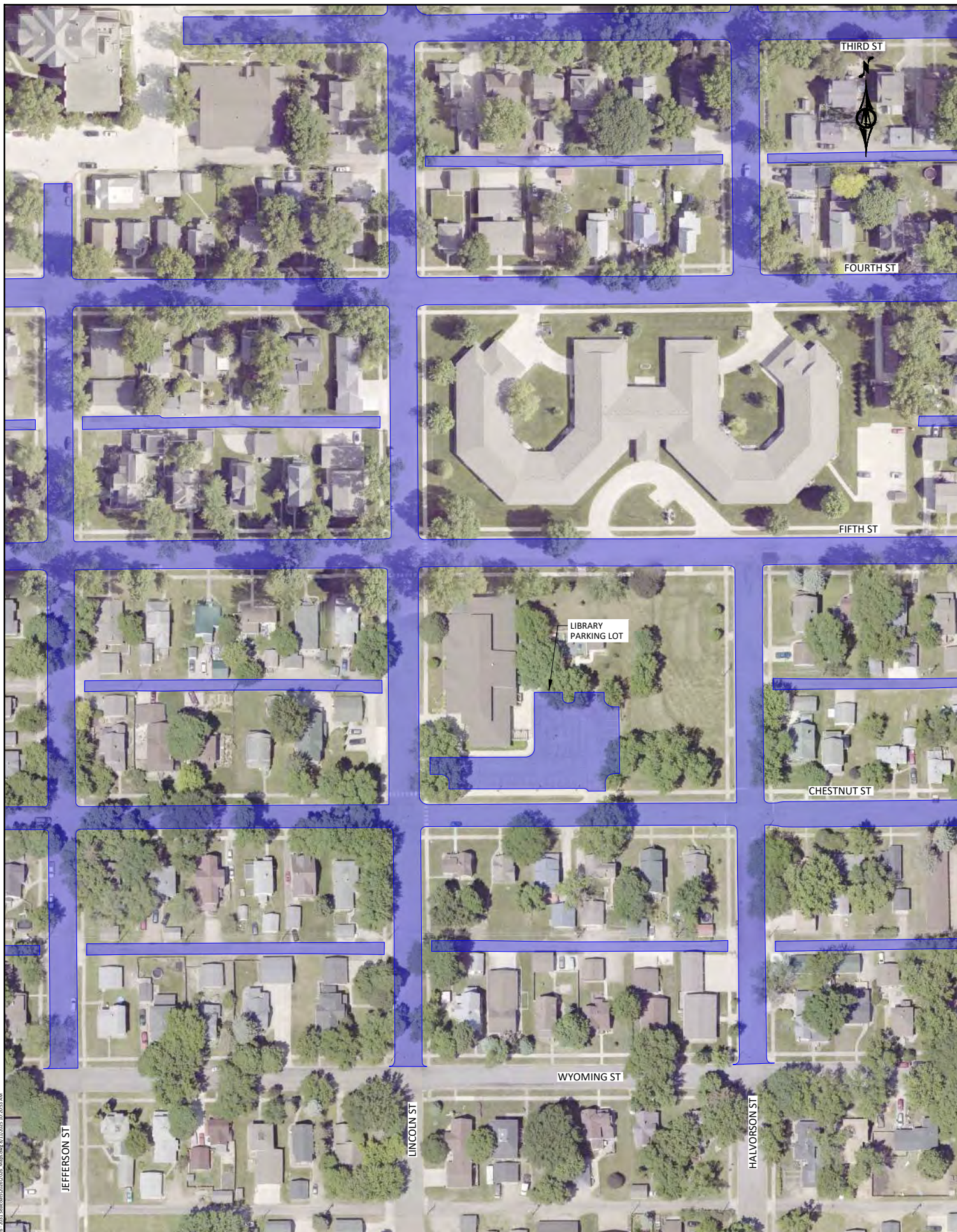
1243 CEDAR STREET NE
SLEEPY EYE, MN 56005
Phone: (507) 810-4184
Email: SleepyEye@bolton-menk.com
www.bolton-menk.com



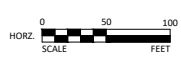
DESIGNED	JGB	DATE	
DRAWN	JGB		
CHECKED	OJT		
CLIENT PROJ. NO.			

REDWOOD FALLS, MINNESOTA
2026 SEAL COAT
DOWNTOWN PARKING LOT PLAN

Plot Area: 100%
Date: 10/15/2025
Time: 10:00:00 AM
Project: 2026 Seal Coat
Drawing: 2026 Seal Coat
Scale: 1" = 50'



Aerial Imagery: © 2015, All Rights Reserved.
 AerialView, Minnesota, ©2015, All Rights Reserved.



1243 CEDAR STREET NE
 SLEEPY EYE, MN 56005
 Phone: (507) 810-4184
 Email: SleepyEye@bolton-menk.com
 www.bolton-menk.com



DESIGNED	DATE
JGB	
JGB	
OJT	
CLIENT PROJ. NO.	

REDWOOD FALLS, MINNESOTA
 2026 SEAL COAT
 LIBRARY PARKING LOT PLAN

ENGINEER'S ESTIMATE

2026 SEAL COAT IMPROVEMENT
CITY OF REDWOOD FALLS
8/11/2025



Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Amount
CITY STREETS					
A.0	Total Area	112,400	Sq Yd		
A.1	CRS-2P Oil	29,224	Gallon	\$4.00	\$116,896.00
A.2	FA-2 Aggregate	1,012	Ton	\$80.00	\$80,960.00
A.3	Fleixble Chip Seal Marker	1	Lump Sum	\$1,000.00	\$1,000.00
M&L PARKING LOT					
B.0	Total Area	3,700	Sq Yd		
B.1	CRS-2P Oil	962	Gallon	\$5.00	\$4,810.00
B.2	FA-2 Aggregate	33	Ton	\$80.00	\$2,640.00
B.3	Fleixble Chip Seal Marker	1	Lump Sum	\$500.00	\$500.00
3RD STREET PARKING LOT					
C.0	Total Area	1,700	Sq Yd		
C.1	CRS-2P Oil	442	Gallon	\$5.00	\$2,210.00
C.2	FA-2 Aggregate	15	Ton	\$80.00	\$1,200.00
C.3	Fleixble Chip Seal Marker	1	Lump Sum	\$500.00	\$500.00
LIBRARY PARKING LOT					
D.0	Total Area	1,800	Sq Yd		
D.1	CRS-2P Oil	468	Gallon	\$5.00	\$2,340.00
D.2	FA-2 Aggregate	16	Ton	\$80.00	\$1,280.00
D.3	Fleixble Chip Seal Marker	1	Lump Sum	\$500.00	\$500.00
CITY ALLEYWAY					
E.0	Total Area	17,800	Sq Yd		
E.1	CRS-2P Oil	4,628	Gallon	\$4.00	\$18,512.00
E.2	FA-2 Aggregate	160	Ton	\$80.00	\$12,800.00
E.3	Fleixble Chip Seal Marker	1	Lump Sum	\$500.00	\$500.00
TOTAL ESTIMATED PROJECT COST:					\$246,648.00

Meeting Date: February 3, 2026

AGENDA RECOMMENDATION

Agenda Item: Resolution No. 9 of 2026

Recommendation/Action Requested: Read the proposed Resolution or make a motion to waive the reading of the Resolution. Discuss the proposed Resolution. If no concerns, adopt proposed Resolution by motion in accordance with Chapter 4 of the City Charter.

Summary/Overview: Resolution No. 9 Authorizes solicitation of individual lead service line (LSL) replacement agreements with owners and empowers the Mayor and/or City Administrator to sign and execute them on behalf of the Council. In addition, the resolution authorizes continued submissions to MDH and PFA for funding until all service lines identified as lead or galvanized listed on the working inventory are eliminated.

Project Scope: At the May 6, 2025, Council Meeting, Council approved resolution No. 27 of 2025 to authorize the application to the Minnesota Department of Health (MDH) for grant dollars to replace up to 149 inventoried lead/galvanized service lines. This also authorized the submittal to be listed on the project priority list (PPL) for the Drinking Water Revolving Fund Dollars (DWRP). The project grant is for 100% of the replacement costs which would start at 50% grant and 50% forgivable loan dollars upon project completion. The estimated project cost applied for was \$4,470,000.00 for the replacements.

The volume of requests has exceeded the budgeted amount that MDH was legislatively authorized for, and they have reduced our replacement project to a multi-year-phased approach. Currently the city is allocated one million dollars for roughly 40 service line replacements. The current inventory has 167 services inventoried as lead or galvanized to be replaced.

The MDH is requiring plan submittals by March 30, 2026, and the goal is to have 40 executed replacement agreements to accompany the plan submittal. The intent by authorizing the Mayor and/or City Administrator to execute the individual agreements avoids bringing them to Council, individually under separate resolutions, to expedite the short submission timelines.

Attachments:

- Resolution No. 9 of 2026
- Sample Agreement Cover Letter
- Sample LSL Replacement Agreement

RESOLUTION NO. 9 OF 2026

**A RESOLUTION TO AUTHORIZE
LEAD AND GALVANIZED SERVICE LINE REPLACEMENT AGREEMENTS
AND RELATED FUNDING THROUGH THE MINNESOTA DEPARTMENT OF HEALTH
AND THE MINNESOTA PUBLIC FACILITIES AUTHORITY**

WHEREAS, the City of Redwood Falls has conducted a lead service line (LSL) inventory as required by the Environmental Protection Agency (EPA) and the Minnesota Department of Health (MDH); and

WHEREAS, the current working inventory has identified 167 lead/galvanized service lines on both the public and private sides of the curb stop at a total estimated replacement cost of \$5,010,000.00; and

WHEREAS, the Council approved Resolution No. 27 of 2025 authorizing Staff to apply through MDH for municipalities to propose their projects and be listed on the Project Priority List (PPL) by May 2, 2025, as step 1 of securing Drinking Water Revolving Fund (DWRf) dollars; with a companion submission to the Minnesota Public Facilities Authority (MPFA) for municipalities to list their PPL project on their Intended Use Plan (IUP) by June 6, 2025, as step 2 of securing DWRf funding; and

WHEREAS, the City of Redwood Falls has been allocated for its initial replacement phase of \$1,000,000.00 for the replacement of inventoried lead/galvanized service lines; and

WHEREAS, the current funding program is promoted as 100% grant for the private side of the curb-stop and ultimately 100% for the municipal side with 50% grant and 50% forgivable loan at the completion of the project; and

FURTHERMORE, the City of Redwood Falls is committed to securing funds to offset the cost burden of implementing mandated changes from the EPA and MDH to its utility customers, and to the development and construction of the proposed LSL project in accordance with the applicable statutes of the State of Minnesota.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDWOOD FALLS, AS FOLLOWS:

1. The Redwood Falls City Council hereby approves the first phased funding allocation described above and future submissions to the MDH PPL and MPFA IUP for continued phased allocations of grant and loan funding to address the working inventory of lead/galvanized service lines.
2. The Redwood Falls City Council hereby authorizes the Mayor and/or City Administrator to sign any subsequent individual service line replacement agreements, grant agreements, loan agreements, amendments, and to negotiate in good faith for the success of the project.

PASSED AND ADOPTED by the City Council of the City of Redwood Falls on this 3rd day of February 2026.

ATTEST:

Keith Muetzel
City Administrator

Tom Quackenbush
Mayor

Subscribed and sworn to before me
this ____ day of _____, 2026.

Notary Public



Jim Doering
Public Works Project Coordinator
Phone: 507-616-7400
Fax: 507-637-2417
jdoering@ci.redwood-falls.mn.us

[Date]

[To]

RE: Lead Service Line Replacement Project City of Redwood Falls, MN Project No.:

[Greeting]

Background:

The City of Redwood Falls has now completed the Lead Service Line Inventory as required by the Environmental Protection Agency's (EPA) Lead and Copper Rule Revisions. The inventory data has been submitted to the Minnesota Department of Health and has been certified. As a part of the inventory process, a notification has been sent out to property owners with services that were determined to consist of a lead material. The notification sent out discussed the health effects of lead and funding opportunities.

Funding:

The City has applied for funding through the Minnesota Department of Health Drinking Water Revolving Fund and has been awarded grant dollars to reconstruct the lead service lines from the curb stop at the right of way to the meter in the house. With the award of the grant dollars, the City of Redwood Falls has the ability to reconstruct the lead water service line at no cost to the property owner.

Proposed Project:

The proposed work would include constructing a new water pipe through your yard, starting at the curb stop near the street and continuing into the house where they can make the connection to the water meter in your house.

Water Service Replacement Agreement:

Since the proposed project includes work on private property and work within your house to connect the new pipe material to the existing water meter, the City is required to secure an agreement from each landowner to allow work to be completed on private property.

The attached "Water Service Replacement Agreement" describes the scope of work, responsibilities of each party and notes that the new water service will be constructed at the expense of the City of Redwood Falls. Currently under the grant, there is no cost to property owners through the funding provided by the State. A refusal to participate would result in the full cost of the mandatory replacement becoming the individual owner's sole expense.

Please review the attached Agreement and if you agree to the terms, please sign the agreement provided and return it to City Hall by March 13, 2026. If you have any questions or if you need any additional information, please feel free to contact my office at 507-616-7400.

Sincerely,

James Doering
Public Works Project Coordinator
City of Redwood Falls

CITY OF REDWOOD FALLS
WATER SERVICE REPLACEMENT AGREEMENT

The purpose of this Agreement is to set forth the terms and conditions pursuant to which the City of Redwood Falls will provide a new private water service to the undersigned owner's property at:

Property Address	City	State	Zip
------------------	------	-------	-----

The new private water service will replace the existing lead service per the City of Redwood Falls Council's authorization to complete this work under the Minnesota Session Laws of 1994 Chapter 504.

CONSIDERATION:

This Agreement anticipates the work to be performed by a contractor selected by the City of Redwood Falls. Each party agrees that the promises made by the other party and the benefits to be derived from their execution are full and sufficient consideration for entering into this Agreement.

CITY OF REDWOOD FALLS RESPONSIBILITIES:

1. Install a new water service constructed by a private contractor at City of Redwood Falls's expense between the public right-of-way line and the water meter on the Owner's property. The existing private water service may be removed or disconnected and abandoned.
2. During installation of the new private water service, material on the public side of the service will be exposed. If found to be lead or galvanized material, that portion of service on the public side will also be replaced at no cost to the Owner.
3. The contractor selected by the City of Redwood Falls may install the existing water meter in a new location to facilitate the location of the new water service.
4. Provide restoration of the Owner's property disturbed by construction, including seeding of grass areas on the property, concrete or pavers and interior portions of the building disturbed by such work. **However, restoration will not include finished interior work (e.g. woodwork, tiling, carpeting, drywall, painting, etc.) or premise plumbing work (including fixtures).**
5. Require the contractor performing the work to provide adequate insurance to protect the Owner against any loss that may result from damage caused by construction operation on the Owner's property, and to require the contractor to provide City of Redwood Falls with proof of such coverage.
6. Guarantee to the Owner that any work done will be free from defects in material and workmanship for a period of one year from its completion and ensure the work meets all applicable Minnesota State standards.

7. City of Redwood Falls staff and/or a contractor selected by the City of Redwood Falls may take photographs of the work area which will not be released for any public purpose unless required by a governing authority with jurisdiction.

OWNER RESPONSIBILITIES:

1. The undersigned represents that they have the power and authority to execute this Agreement as the Owner and on behalf of any other parties that may have property rights.
2. Permit temporary access and right of entry to and upon the above-referenced property to City of Redwood Falls and/or City of Redwood Falls contractor(s) to enable pre-construction inspection, construction, testing, and inspection of the new private water service and to enable any needed adjustments, maintenance, or repairs during the guarantee period.
3. The undersigned or their representative (18 years or older) must be present while the replacement work is being performed and will provide City of Redwood Falls and/or its contractor access in the area where the water service enters the home up to the meter.
4. Provide clear and unobstructed access to any area required to complete construction.
5. Make City of Redwood Falls and/or City of Redwood Falls contractor(s) aware of any known subsurface private assets.
6. Provide necessary watering and maintenance to the restored areas including the boulevard adjacent to the property.
7. Hold City of Redwood Falls, its officers, employees, its Engineer, and its designated Contractor(s) harmless and free from any claim or liability for damage done in performance of the water service replacement work. Notwithstanding the foregoing, the terms of this Agreement are not to be construed as, nor operate as, waivers of statutory or common law immunities or limitations on liability, including, but not limited to, Minnesota Statutes Chapter 466. Further, the obligations set forth in this Agreement are expressly limited by the provisions of Minnesota Statutes Chapter 466, Minnesota Statutes Chapter 604, Minnesota Statutes Section 471.59, and other applicable law or regulation providing limitations, defenses, or immunities.

MAINTENANCE:

Any responsibility of City of Redwood Falls for the maintenance, repair, and replacement of the water service located in the right-of-way will be pursuant to the terms of City of Redwood Falls City Code. One year after the water service is replaced, the Owner assumes responsibility for any and all maintenance, repair, and replacement of the portion of the water service located in private property.

WAIVER:

This Agreement is being entered into at the request of the Owner. Owner understands and agrees that it will not challenge the validity of this Agreement unless for reasons of fraud or other malicious behavior.

MERGER AND MODIFICATION:

It is understood and agreed that the entire Agreement between the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter. All items referred to in this Agreement are incorporated or attached and are deemed to be part of this Agreement. Any material alterations, variations, modifications, or waivers of provisions of this Agreement shall be valid only when they have been reduced to writing as an amendment and signed by the parties.

ENTIRE AGREEMENT:

This Agreement supersedes any prior or contemporaneous representations or agreements, whether written or oral, between the Parties and contains the entire agreement.

GOVERNING LAW:

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Minnesota. All proceedings related to this Agreement shall be venued in Redwood County, Minnesota.

SAVINGS CLAUSE:

If a court finds any portion of this Agreement to be contrary to law, invalid, or unenforceable, the remainder of the Agreement will remain in full force and effect.

TERMINATION:

This Agreement may be terminated by either party upon ten (10) days written notice to the other party.

COUNTERPARTS:

The parties may sign this Agreement in counterparts, each of which constitutes an original, but all of which together constitute on instrument.

The parties agree that the electric signature of a party to this Agreement shall be as valid as an original signature of such party and shall be effective to bind such party to this Agreement. The parties further agree that any document (including this Agreement, its written notice of termination if applicable, and any attachments or exhibits to this Agreement) containing, or to which there is affixed, an electronic signature shall be deemed (i) to be “written” or “in writing,” (ii) to have been signed and (iii) to constitute a record established and maintained in the ordinary course of business and an original written record when printed from electronic files. For purposes hereof, “electronic signature” also means a manually signed original signature that is then transmitted by any electronic means, including without limitation a faxed version of an original signature or an electronically scanned and transmitted version (e.g. via PDF) of an original signature. Any party’s failure to produce the original signature of any electrically transmitted signature shall not affect the enforceability of this Agreement.

X

X

Property Owner

Joint Property Owner (if applicable)

Printed Name(s) of Property Owner(s)

Date

Mailing Address

City

State

Zip

Primary Phone
Number

Alternate Phone
Number

Email Address

Printed Name of City of Redwood Falls (City of Redwood Falls) Representative

X

City of Redwood Falls

SAMPLE



Ross Nachreiner
 Redwood Falls Parks & Rec Director
 Phone: 507-616-7444
 Fax: 507-644-2199
 rnachreiner@ci.redwood-falls.mn.us

AGENDA RECOMMENDATION

Meeting Date: February 3rd, 2026

Agenda Item: Resolution No. 10 of 2026 – Res. Accepting financial donation from The Friends of Ramsey Park.

Recommendation/Action Requested: Read the proposed Resolution or make a motion to waive the reading of the Resolution. Discuss the proposed Resolution. If there are no concerns, adopt the proposed Resolution by motion in accordance with Chapter 4 of the City Charter.

Summary/Overview: Attached is a resolution accepting a financial donation of the actual project costs up to \$130,000. The donation will be used to add amenities near the Lower Shelter in Ramsey Park.

During the Winter of 2025, I was approached by members of the Friends of Ramsey Park stating the desire to bring additional amenities to Ramsey Park. The Friends of Ramsey Park have secured a \$30,000.00 donation from the Glen Taylor Foundation and have money on hand to cover the remaining costs associated with the project.

The project will include two pickleball courts (including a basketball hoop on one of the courts), two sets of cornhole boards, a tetherball including posts, and a rental station where users are able to rent out pickleball supplies, cornhole supplies, and a basketball. The project will be fully funded with donations from the Friends of Ramsey Park. City Parks and Recreation will be asked to pour the concrete pads for the cornhole boards with the concrete being paid for by donations from the Friends of Ramsey Park.

Since the amenities will be built on city property, the city will be the owners of the equipment. The city will make payments to the contractors per the terms of the agreements. Friends of Ramsey Park has agreed to pay the city 100% of the total cost of the project per the letter of commitment which is attached.

Attachments:

Resolution No. 10 of 2026
 Letter of Commitment from The Friends of the Park
 Site Layout

RESOLUTION NO. 10 OF 2026
A RESOLUTION ACCEPTING A DONATION TO THE CITY.

WHEREAS, the City of Redwood Falls is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 et seq. for the benefit of its citizens and is specifically authorized to accept gifts; and

WHEREAS, the following persons and entities have offered to contribute the cash amounts set forth below to the City:

<u>Name of Donor</u>	<u>Amount</u>
Friends of Ramsey Park	Actual project costs not to exceed \$130,000.00

WHEREAS, the terms or conditions of the donations, if any, are as follows:

Terms or Conditions
Contribution towards the construction of two pickleball courts, two sets of cornhole boards, a basketball hoop, and equipment rental station near the Lower Shelter of Ramsey Park.

WHEREAS, all such donations have been contributed to the City for the benefit of its citizens, as allowed by law; and

WHEREAS, the City Council finds that it is appropriate to accept the donations offered.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDWOOD FALLS, MINNESOTA AS FOLLOWS:

1. The donations described above are accepted and shall be used to establish and/or operate services either alone or in cooperation with others, as allowed by law.
2. The city clerk is hereby authorized, if requested, to issue receipts to each donor acknowledging the city's receipt of the donor's donation.

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota this 3rd day of February 2026

ATTEST:

Keith Muetzel
City Administrator

Tom Quackenbush
Mayor

(City Seal)

Subscribed and sworn to before me this
3rd day of February 2026.

Notary Public

January 22, 2026

Dear Mayor and Redwood Falls City Council,

This letter serves as Friends of the Park's official commitment to fund the Recreation Area Project at the Lower Shelter area in Ramsey Park. After working with Ross Nachreiner, City of Redwood Falls Parks and Recreation Director, we have researched and secured bids from contractors for the project.

Friends of the Park agree to fund all expenses up to \$130,000 associated with the project. This includes site preparation, asphalt surfacing, and fencing for two pickleball courts, two cornhole courts, basketball hoop, tetherball, rental stations, and equipment. Additional benches are included in the project.

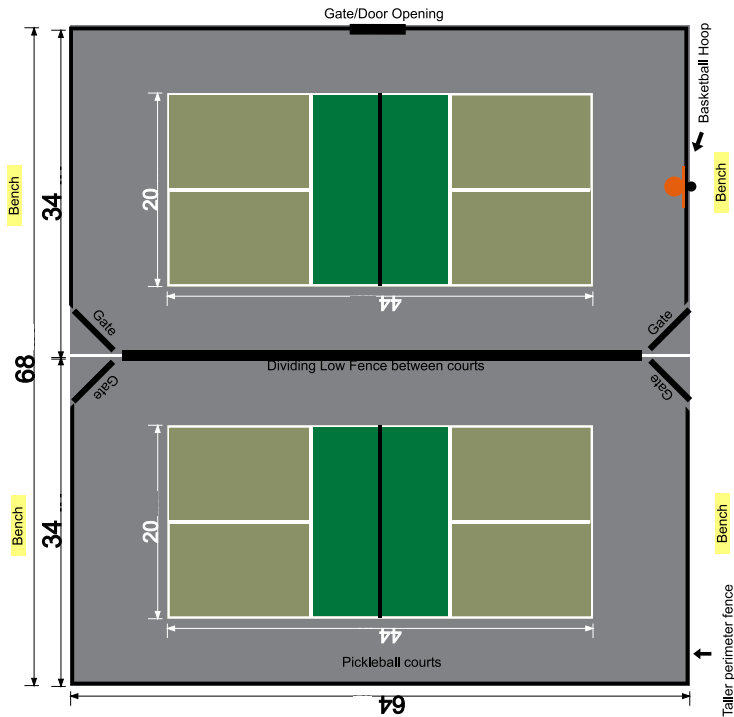
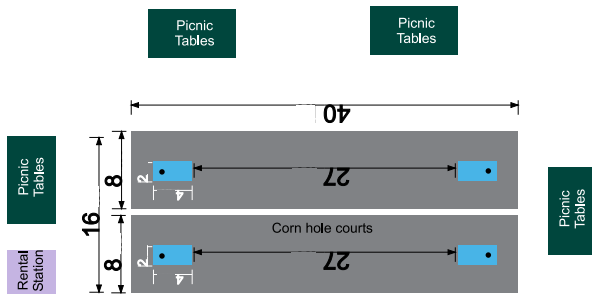
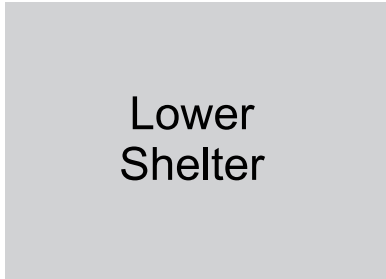
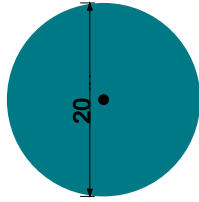
The City of Redwood Falls will coordinate the project under the direction of Ross Nachreiner. Friends of the Park will pay expenses as invoiced by the City of Redwood Falls.

Sincerely,

Friends of the Park Board

Ramsey Park Recreation Area Rough Draft Layout 5-19-25

Tether ball
Area near
Gaga Ball



Campground
➔

AGENDA RECOMMENDATION

Meeting Date: February 3rd, 2026

Agenda Item: Resolution No. 11 of 2026

Recommendation/Action Requested: Read the proposed Resolution or make a motion to waive the reading of the Resolution. Discuss the proposed Resolution. If there are no concerns, adopt the proposed Resolution by motion in accordance with Chapter 4 of the City Charter.

Summary/Overview: Attached is a resolution to approve the quote and enter into a contract with M. R. Paving & Excavating, Inc. to construct a pickleball complex.

Park and Rec staff have worked with the Friends of the Park to determine a site and design for a pickleball complex in Ramsey Park. The complex will be fully enclosed with black vinyl fencing and will include two pickleball courts as well as a basketball hoop. Attached you will see a general sketch of the improvements to be made near the lower shelter in Ramsey Park. Along with this project we are looking to add two lanes of cornhole, an equipment rental station, as well as tetherball all to be funded by the Friends of the Park.

Four separate companies were contacted for quotes for the surface portion of the project. M. R. Paving & Excavating, Inc. quote was \$65,000.00 while Everstrong Construction denied the project due to its scope of work, Salonek Construction is no longer in business, and Voss Construction did not reply to the request. The city will own the pickleball courts and its surroundings thus will be responsible for hiring the contractors for this project.

I have also included a quote on the fencing portion of the project as well as a quote to apply the paint on the top portion of the playing surface of the courts. Oberg Fencing's quote was \$14,987.00 while C & H Sport Surfaces quote was \$27,489.00 to furnish and install 2 sets of pickleball posts, a basketball post, and to apply an acrylic cover over the entire playing surface.

I would ask that you approve Resolution 11 of 2026 and accept the quote from M. R. Paving & Excavating, Inc. in the amount of \$65,500.00

Attachments:

Resolution No. 11 of 2026

Bid from M. R. Paving & Excavating, Inc.

Bid from Oberg Fencing for fencing

Bid from C & H Sport Surfacing (Sport surfacing, installation of Pickleball posts & Basketball Hoop)

Site Plan

**RESOLUTION NO. 11 OF 2026
AUTHORIZATION TO EXECUTE QUOTE
FOR CONSTRUCTION OF PICKLEBALL COURTS IN RAMSEY PARK**

WHEREAS, the City of Redwood Falls (“City”) is authorized to enter into a contract with M. R. Paving & Excavating, Inc. pursuant to Minnesota Statutes Section 412.221, subd. 2 for the benefit of its citizens; and

WHEREAS, M. R. Paving & Excavating, Inc. of, New Ulm MN has provided a complete quote; and

WHEREAS, additional quotes were requested from three other parties, Everstrong Construction denied the project, Salonek Construction denied the project due to company closure, and Voss Construction gave no response: and

WHEREAS, the quote provided outlines the specific professional tasks to be completed by M. R. Paving & Excavating, Inc. and is estimated to be \$62,500.00 which is not to be exceeded without prior authorization; and

FURTHERMORE, the Parks and Recreation Director shall be listed as the Project Representative on behalf of the City of Redwood Falls; and

FURTHERMORE, the Mayor and/or City Administrator are authorized to execute the corresponding contract, and any pre-applications, grant applications, subsequent federal and state grant agreements and amendments and negotiate in good faith, as are necessary to implement the project pursuant to the Redwood Falls Procurement Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF REDWOOD FALLS, MINNESOTA, AS FOLLOWS:

1. The quote and corresponding contract described above are approved and shall be executed in the form submitted to the City Council and made a part of this Resolution by reference.
2. The quote and corresponding contract described above shall be maintained and insured as allowed by law.

BE IT FURTHER RESOLVED that the City Council of the City of Redwood Falls, Minnesota, approves the request contingent upon compliance with all the requirements of the Minnesota State Statutes.

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota this 3rd day of February 2026.

ATTEST:

Keith Muetzel
City Administrator

Tom Quackenbush
Mayor

(City Seal)

Subscribed and sworn to before me this
3rd day of February 2026.

Notary Public



PAVING & EXCAVATING, INC.

2020 North Spring Street
P.O. Box 787
New Ulm, MN. 56073

Phone (507) 354-4171
Fax (507) 359-4156

Web: www.mrpaving.com

Proposal

M.R. PAVING & EXCAVATING

Job Code: 2026 Redwood Falls - Pickleball Court - Revised Pricing

Description: Budget Pricing for Pickleball Court & Rec. Area

Proposal				
Description	Quantity	Unit of Measure	Unit Price	Total Price
Subtotal Description				
Pickleball Court - Soil Correction & Pave 70'x66'	1.00	Lump Sum	\$62,500.00	\$62,500.00
			GRAND TOTAL:	\$62,500.00

Proposal Certification

Notes:

Construction of New Pickleball Court

Court oversized to 70' x 66' to allow space for fencing.

Type 5 geotextile fabric

18" class 5 gravel placed and compacted

3" of asphalt placed and compacted in 2 lifts

Includes building & removal of temporary access road to project site.

Includes surveying & staking.

Includes topsoil restoration and hydro seeding disturbed areas.

No soil correction below proposed section.

Proposed court elevation to be approximately 6" above existing grade to improve drainage.

Excludes any draintile.

Excludes court fencing.

Excludes court post and nets.

Excludes and court surfacing or painting.

Work to be completed in the 2026 construction season.

Please call with any questions.

Submitted By: Adam Hoffmann
507-276-7410

Signed: _____



OBERG FENCE CO.

P.O. Box 118
Deerwood, MN 56444
Sales@obergfence.com
www.obergfence.com

218-534-3118

218-534-3119 fax

Date: January 9, 2026

Updated January 13, 2026

Name: Redwood Area School District/MR Paving

Address Redwood Falls:

Phone Number:

Fax Number:

E-mail:

Description: Furnish and install 64x68x64x58 8' high black 9g chain link fence outside pickleball court with top/mid/bot rail and one 4' walk gate to include 60' 4' high divider court separation fence with openings at each end - \$ 14,978.00

No prevailing wages included!

If permits or private locates needed, home owner/contractor is responsible. All brushing & removal of brush must be done prior to installation by owner. All electrical to any operated gate openers to be supplied by customer. Layout/staking by customer.

Certificate of insurance is available upon request. All site preparation including grading, clearing, brushing, mowing, debris removal or disposal shall be by others. Signature on proposal indicates agreement with Oberg terms and conditions provided. Signed proposal and P.O. or 1/2 down are necessary to begin the scheduling process, balance is due upon completion. We will furnish material and labor in accordance with the above description for the sum of:

\$ see above

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Owner to carry fire, tornado, and all other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Salesman Signature: _____ This proposal may be withdrawn if not accepted in 3 days.

Acceptance of Proposal: Signature: _____ Date: _____

You are authorized to do the work as specified. Payment will be made as outlined above.

This proposal may be withdrawn if not accepted within 7 days. Changes to above description must be executed with a written change order, and will become an extra charge over the above price. We are fully insured; also bonding is available if required at an additional cost.

TIM CARLSON
 2312 SEURER ST.
 NEW MARKET, MN 55054
 PHONE: 952-461-5678
 FAX: 952-461-5679



January 30, 2026

Ross Nachreiner, Parks and Recreation Director
 City of Redwood Falls
 333 S Washington St.
 Redwood Falls, MN 56283

RE: NET POSTS, NETS AND COLOR SURFACE INSTALLATION AT ALEXANDER RAMSEY PARK NEW ASPHALT PICKLEBALL COURTS 2026

Ross,
 Thank you for contacting C & H Sport Surfaces, Inc. regarding your court project. We have been in the Tennis Court, Running Track, Pickleball Court and Basketball Court industry for over 55 years and we pride ourselves on quality workmanship and dependable service. We use the highest quality, 100% acrylic surfacing products for longer lasting and stronger playing surfaces. C & H Sport Surfaces, Inc. is a member of the BBB, USTA and MASMS.

QUOTE TO INCLUDE: NET POSTS, NETS, CENTER TIE DOWNS AND COLOR SURFACING (68'x64' - APPROX. 484 SY)

- Furnish and install 2 sets of Douglas Premier RD-36 Pickleball Posts. 3" OD, Black 36" above ground with sleeves in concrete footings.
- Provide 2 JTN-30 Pickleball Nets: 36" x 21' 9"
- Install 2 center net tie downs.
- Power spray entire surface of loose materials, embedded dirt and foreign oils.
- Scrape and high-pressure blow surface of loose materials, dirt and debris.
- Blend necessary, rough paving seams, using Acrylic Patch, mixed according to the manufacturer's specifications.
- Patch and blend low areas of depth, > 1/8", after 1 hour of sun, using Acrylic Patch, mixed according to the manufacturer's specifications.
- Prime necessary areas to enhance bonding of the new surface application.
- Apply 2, black, sand fortified, 100% Acrylic Resurfacer filler coats over the entire surface. Apply according to the manufacturer specifications. These coats help blend any repair areas and fill small surface voids to create a stronger and smoother playing surface.
- Apply 2, each, textured, Acrylic color coats over the entire surface. Apply according to the manufacturer's specifications. 2 colors to be chosen from standard colors: blue, light green, dark green, sandstone, light blue and red.
- Upon curing, apply 2 sets of 2", regulation, white Pickleball playing lines according to USAPA specifications.
- Apply Stripe Rite line primer prior to line paint application to allow for crisper playing lines.
- Site clean-up.

Total cost to complete Net Posts, Nets and Color Surface Installation.....\$ 18,495.00

OPTION: 1 Install one #69574 Douglas F5 656 Max Fixed Basketball System w/42"x72" Polycarbonate Backboard-ADDITIONAL.....\$ 8,994.00

- *A pressured water source will be needed near project location.
- *Sprinkler system near project location must be turned off.
- *Asphalt to cure 30 days and meet ASBA and SportMaster specifications.
- *2 year manufacturer product warranty.
- *Use of SportMaster products.

C & H Sport Surfaces, Inc. is fully insured for your project, and will issue a certificate of insurance upon request
 If you have any questions, please contact Tim at 952-461-5678.

Thank you,

 Tim S. Carlson
 C & H Sport Surfaces, Inc.

Acceptance of Proposal: The above prices and specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified above. Payment is to be made within 30 days of project completion date. An interest rate of 15% will be added to all accounts that exceed the 30 day project completion date. Any collection fees due to nonpayment are to be paid by the customer. Cracks are not a warranty item. Upon acceptance, the surface may be played on.

Date: / / Authorized Signature: _____
 A signed contract or PO# is required to schedule this project. I have read and understand the Terms and Conditions on page 2 of this contract.

NOTE: We reserve the right to withdraw this proposal if not accepted within 15 days.

- TENNIS COURTS • PICKLE BALL COURTS • RUNNING TRACKS • BASKETBALL COURTS • SNOWPLOWING • 10 U LINES •
- email: chsportsurfaces@mchsi.com • www.chsportsurfaces.com •

C & H SPORT SURFACES, INC.

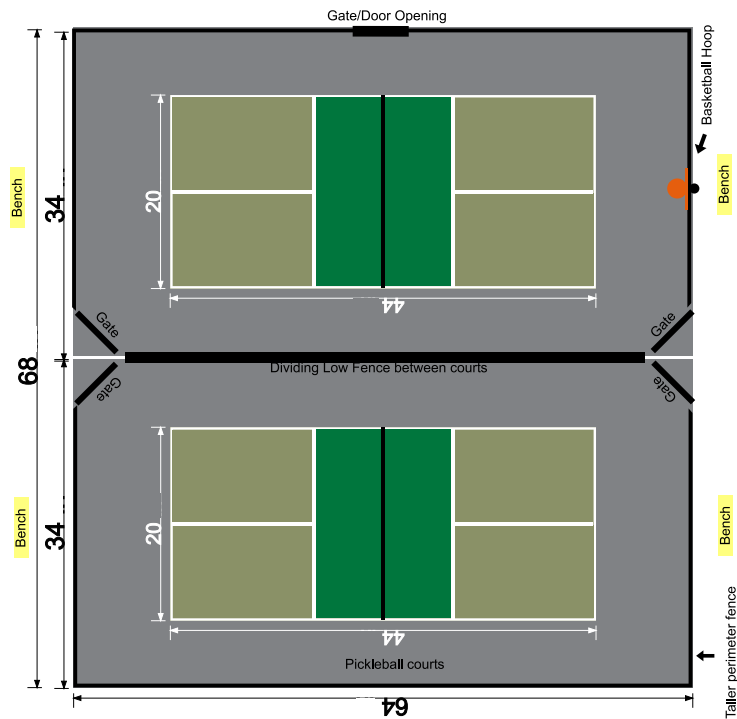
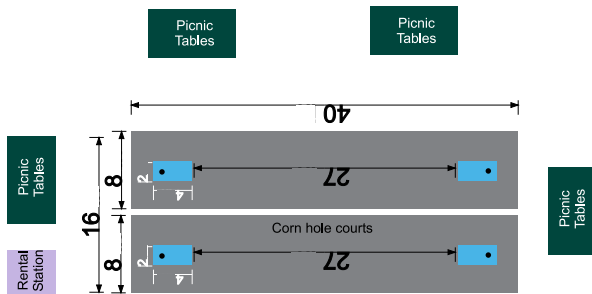
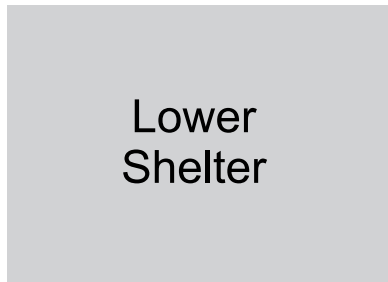
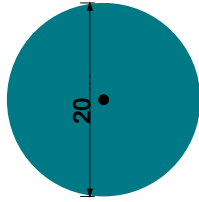
TERMS AND CONDITIONS: (upon acceptance of the proposal become binding to the contract, PLEASE INITIAL BELOW).

- 1) **PRICING:** The prices set forth herein are based upon current prices and may be subject to change.
- 2) **CHANGE ORDERS:** An additional charge may be made to purchases for any material or labor additional to that specified herein necessary to make a complete installation in a workmanlike manner.
- 3) **SCHEDULING OF PROJECTS:** Any start or completion dates, written or verbal, are only approximate dates and should not be considered as exact start and completion dates due to the unpredictability of the weather that highly influences our work processes.
- 4) **SITE CONDITIONS:** Obstructions of any form that may interfere with the installation shall be moved by Purchaser/Owner prior to commencing work. This contract does not contemplate the encountering of rock, swampy conditions, boulders, concrete, wood, etc. Should any of these conditions be encountered, Purchaser/Owner shall pay the actual cost of the additional work caused thereby, unless stated in this proposal.
- 5) **JOB DELAYS:** When work is started by C & H Sport Surfaces, Inc. under this contract, work may be continued to completion without interruption, including, without limitations, interruptions caused by other contractors or changes in the plans of the Purchaser. In the event that C & H Sport Surfaces, Inc. is required to withdraw from work after starting, Purchaser/Owner agrees to pay charges covering the actual expensed incurred. It is understood that when C & H Sport Surfaces, Inc.'s crew reports to the job site, this constitutes starting work.
C & H Sport Surfaces, Inc. shall not be responsible for delays, defaults or damages occasioned by any causes beyond C & H Sport Surfaces, Inc.'s control, including, without limitations, governmental actions or orders, embargoes, strikes, lock-outs, fires and weather.
- 6) **UNDERGROUND OBSTRUCTIONS:** Before work is started, Purchaser/Owner is required to furnish C & H Sport Surfaces, Inc. with the location and character of any underground wire, pipes, sewers, conduits, obstructions, conditions, or restrictions of any nature which might interfere with or be damaged by C & H Sport Surfaces, Inc. in the course of the work or which might be the cause of injuries, or other damages. If the Purchaser/Owner fails to do so, or if any of the aforesaid are omitted from the information furnished to C & H Sport Surfaces, Inc., the Purchaser/Owner agrees to release, indemnify, hold harmless and defend C & H Sport Surfaces, Inc. from and against any and all liability, loss damages, fines and expenses caused thereby or from any claims, demands, or suits base thereon.
- 7) **WARRANTY:** (If included in proposal) All materials used hereunder are guaranteed for a period of one or two years from manufacturer's defects under normal intended use and shall be fenced in. In the event of any material failure, it will be repaired at labor costs only. The products used are guaranteed with respect to uniformity and quality. This warranty does not cover any form of surface cracking or re-cracking of filled or repaired cracks or control joints. In no event shall C & H Sport Surfaces, Inc. be liable for any consequential damages. There are no warranties which extend beyond the description of the face hereof, unless stated in the proposal.
- 8) **PATCHING:** of low areas may not completely eliminate the ponding of water when resurfacing of older asphalt or concrete playing surfaces since acceptable or original drainage specifications may no longer exist.
- 9) **MEASUREMENTS:** refer to surface coatings and are based on flat asphalt playing surface dimensions inside from fence to fence. Additional asphalt on the outside the fence is not included and may be colored at additional costs. All line measurements are measured from existing posts/standards.
- 10) **BUILDING PERMITS:** Permits if needed, including the payment of fees therefore shall be the sole responsibility of Purchaser/Owner.
- 11) **BONDS, ADDITIONAL INSUREDS AND CERTIFICATES OF INSURANCE:** may be issued upon request. For additional coverages or amounts of coverages, additional charges will be added to the contract if necessary.
- 12) **WATER SOURCE:** Access to a pressured water source is required at or near project location at no cost to C & H Sport Surfaces Inc.
- 13) **PREVAILING WAGES:** This contract does not include prevailing wages unless "Noted" on page 1 of contract.
- 14) **PAYMENT:** Payment shall be net cash upon receipt of invoice with 18% annual interest charges on accounts past 30 days. All accounts are payable in United State funds, free of exchange, collection or other charges. C & H Sport Surfaces, Inc. reserves the right to lien the owner of the property if timely payment is not received. Should the buyer default in its obligation herein, the buyer shall, in addition to other obligations herein, be liable to C & H Sport Surfaces, Inc. for all costs of collection including reasonable attorney's fees.
- 15) **THE PURCHASER/OWNER:** shall provide and maintain necessary fences, temporary enclosures and barricades to adequately protect the project from persons and animals not involved with the contracted work, unless stated in the proposal.
- 16) **SALE TERMS:** The above and foregoing terms and conditions are the final expression of the terms and conditions of this contract, and are intended as a complete and exhaustive statement of the agreement. Modifications or change shall only be permitted by a signed writing between the Purchaser and C & H Sport Surfaces, Inc. This contract shall not be assigned by Purchaser, in whole or in part, without the written consent of C & H Sport Surfaces, Inc. and shall be binding upon the successors, administrators, executors or assigns of the parties hereto. Waiver of any default shall not be considered as a waiver of any subsequent default. No conditions, terms, agreements, or stipulations other than those stated Herein shall be binding on C & H Sport Surfaces, Inc. C & H Sport Surfaces, Inc. can terminate this contract at any time for any reason.
- 17) **LAW:** This contract is subject to all applicable laws, regulations and ordinances of any federal, state or local governmental authority or agency.
- 18) **SURFACE INSPECTION:** During the physical inspection, it may be difficult to determine how a surface will respond to power washing/hydrowashing. While power washing, bubbling or peeling may occur. If bubbling or peeling occurs, scraping of the surface, down to a solid substrate may be necessary. If extensive or excessive surface bubbling, peeling and/or a solid substrate cannot be found, other options will need to be explored, most likely adding significant additional costs and time to complete the project.

INITIAL AND RETURN COPY WITH SIGNED CONTRACT

Ramsey Park Recreation Area Rough Draft Layout 5-19-25

Tether ball
Area near
Gaga Ball



Campground
➔



Trenton Dammann
 City Attorney
 Phone: (507)616-7400
 Fax: (507)637-2417

tdammann@ci.redwood-falls.mn.us

AGENDA MEMO

Meeting Date: February 3, 2026

Agenda Item: Ordinance No. 100, Fourth Series – An Ordinance Amending The Redwood Falls City Code of Ordinances Chapter 13 Pertaining to Storm Water Management.

Recommendation/Action Requested: Read the proposed ordinance or make a motion to waive the first reading of the ordinance. Discuss the proposed ordinance. If there are no concerns, proposed ordinance will be discussed again at the next Council Meeting on February 17, 2026, and request for approval by motion in accordance with Chapter 4 of the City Charter.

Summary/Overview: The City’s MS4 program was audited on October 2, 2025, as Minnesota Pollution Control Agency (MPCA) Staff reviewed the program with the Public Works Project Coordinator and found the program to be missing required ordinance language to be compliant with the current Federal National Pollutant Discharge Elimination Strategy (NPDES) permit. On December 2, 2025, the City received an alleged violation letter (AVL) outlining deficiencies and requiring corrective action to be completed within 90 days.

Staff is proposing changes to the City Code of Ordinances to make the City’s regulation of storm water consistent with Minnesota law. These new amendments will bring Chapter 13 into compliance with current and future MS4 permits as ordered. As such amendment of Chapter 13 is necessary.

An abbreviated summary of changes found in the attached ordinance are as follows:

Section 13.02 Construction Site Storm Water Runoff Control, Subdivision 1.A - striking disturbances less than one acre part of a common plan of development and adding standard verbiage refencing as part of a common plan of development or sale and quantifying “the ultimate disturbance greater than one acre.” Subdivision 2 - striking the existing text and adding templated language adopting the current water quality standards as published by the state’s Pollution Control Agency as amended from time to time.

Section 13.03 Post-Construction Storm Water Management In New Development And Redevelopment, Subdivision 1 - adding the verbiage quantifying “the ultimate disturbance greater than one acre” for areas part of a common plan of development.

Section 13.04 Illicit Discharge, Subdivision 2 - adding sub part D. Pet Waste Management, part 1. All pet owners and keepers are required to immediately and properly dispose of their pet’s solid waste deposited on any property, public or private, not owned or possessed by that person, adding sub part E. Salt Storage, part 1. All facilities storing salt must provide the following: a. Designates salt storage areas must be covered or indoors.; b. Designated salt storage areas must be located on an impervious surface.; c. Implementation of practices to reduce exposure when transferring material.

Attachment: Ordinance No. 100, Fourth Series

ORDINANCE NO. 100, FOURTH SERIES

**AN ORDINANCE AMENDING REDWOOD FALLS CODE OF
ORDINANCES CHAPTER 13 PERTAINING TO STORM WATER
MANAGEMENT**

FINDINGS AND PURPOSE:

WHEREAS, the State of Minnesota requires the reduction of pollutants in any storm water runoff from construction activities that result in a land disturbance of greater than or equal to one acre or is part of a common plan of development or sale that ultimately will disturb greater than one acre and places limitations on illicit discharge into surface waters; and

WHEREAS, on June 3, 2008, the City Council of the City of Redwood Falls, Minnesota Passed and Adopted Ordinance No. 117, Third Series, Titled an “Ordinance Establishing Storm Water Management And Standards For Construction Activities; New Development/Redevelopment Projects; Illicit Discharge;” and

WHEREAS, Ordinance No. 117 Third Series added Chapter 13 to the Redwood Falls City Code of Ordinances, entitled “Storm Water Management and Standards;” and

WHEREAS, the purpose of adding Chapter 13 was to encourage “best management practices,” for the control of pollutants associated with storm water runoff and for the control of illicit discharges into the Municipal Separate Storm Sewer System (MS4), and to regulate storm water pollution associated with construction activities and illicit discharge; and

WHEREAS, The City’s MS4 program was audited on October 2, 2025, as Minnesota Pollution Control Agency (MPCA) Staff reviewed the program with the Public Works Project Coordinator and found the program to be missing required ordinance language to be compliant with the current Federal National Pollutant Discharge Elimination Strategy (NPDES) permit; and

WHEREAS, On December 2, 2025, the City received an alleged violation letter (AVL) outlining these deficiencies and requiring corrective action to be completed within 90 days. These new amendments will bring Chapter 13 into compliance with current and future MS4 permits as ordered. As such amendment of Chapter 13 is necessary.

NOW THEREFORE, THE CITY OF REDWOOD FALLS DOES ORDAIN:

SECTION 1. That Redwood Falls City Code of Ordinances Chapter 13 shall be amended to read as follows:

§ 13.01 DEFINITIONS.

Subd. 1. For the purposes of this section, the following terms, phrases, words and their derivatives shall have the meanings stated below.

Subd. 2. When not inconsistent with the context, words used in the present tense, include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number.

Subd. 3. The word "shall" is always mandatory and not merely directive.

A. The terms "best management practice" or "BMP" mean activities or structural improvements that help reduce the quantity and improve the quality of storm water runoff. "BMPs" include treatment requirements, operating procedures and practices to control site runoff, spillage or leaks, sludge or waste disposal or drainage from raw material storage.

B. 1. The term "land disturbing activity" means any land change that may result in soil erosion from water or wind and the movement of sediments into or upon waters or lands within the city's jurisdiction. This may include, but is not limited to:

- a. A disturbance to the land that results in a change in the topography;
- b. Disturbance of the existing soil cover (both vegetative and non-vegetative cover); or
- c. A disturbance of the existing soil topography that may result in accelerated storm water runoff.

2. "Land disturbing activity" includes clearing and grubbing, grading, excavating, transporting and filling of land for all new construction and redevelopment.

C. The term "municipal separate storm sewer system (MS4)" means the system of conveyances, including sidewalks, municipal streets, driveways, curb and gutter, ditches, channels, retention basins, catch basins or similar storm water inlets and/or any other conveyance delivering water to the public storm sewer collection and delivery system.

D. The term "NPDES/SDS" means the National Pollutant Discharge Elimination System/State Disposal System.

§ 13.02 CONSTRUCTION SITE STORM WATER RUNOFF CONTROL.

Subd. 1. A. No construction activity that results or reasonably is anticipated to result in a land disturbance of greater than or equal to one acre ~~and disturbances less than one acre that are a part of a common plan of development or sale~~ or is part of a common plan of development or sale that ultimately will disturb greater than one acre shall commence on any site without first obtaining from the Minnesota Pollution Control Agency (MPCA) an NPDES/SDS general storm water permit for construction activity.

B. A copy of the permit shall be submitted to the MS4 Administrator prior to the initiation of construction.

Subd. 2. ~~The owner of the site shall be responsible for ensuring compliance with the provisions of the Storm Water Pollution Prevention Plan (SWPPP) as prepared in accordance with the requirements of the NPDES/SDS permit. The SWPPP shall clearly define and describe the best management practices (BMPs) to be implemented in order to reduce or eliminate pollutants from entering the MS4. The water pollution control standards and the rules and regulations pertaining to said water quality standards, as published by the state's Pollution Control Agency, as in effect on the effective date of this section, are hereby adopted by reference and made a part of this section as if fully stated and written herein. This includes compliance with the standards established by the Minnesota Pollution Control Agency's NPDES/SDS Construction Stormwater General Permit MNR100001 (CSW Permit) and the MPCA's Small Municipal Separate Storm Sewer Systems General Permit MNR040000 (MS4 Permit), as amended from time to time.~~

Subd. 3. Construction activities that result in a land disturbance of less than one acre and discharge storm water that ultimately flows to a special water (Ramsey Creek), impaired stream (Minnesota River and Redwood River) or impaired lake (Redwood Lake) shall be required to comply with the requirements as provided in the NPDES/SDS permit for construction activities unless the requirements are waived in writing by the MS4 Administrator. The owner of the site shall be responsible for ensuring implementation of the BMPs.

Subd. 4. Construction activities that result in a land disturbance of less than one acre and do not discharge storm water to a special water, impaired stream or impaired lake shall implement BMPs that reduce or eliminate pollutants from entering the MS4. The owner of the site shall be responsible for ensuring implementation of the BMPs.

§ 13.03 POST-CONSTRUCTION STORM WATER MANAGEMENT IN NEW DEVELOPMENT AND REDEVELOPMENT.

Subd. 1. For construction activities that result or reasonably is anticipated to result in a land disturbance of greater than or equal to one acre and disturbances less than one acre that are a part of a common plan of development or sale that ultimately will disturb greater than one acre, the owner of the site shall prepare and implement an operation and maintenance plan to ensure that permanent, structural BMPs are operated and maintained in a condition that maximizes their effectiveness and efficiency in eliminating pollutants from the MS4. A copy of the written plan shall be submitted to the MS4 Administrator upon completion of the initial phase of construction.

Subd. 2. The owner of the site shall implement the operation and maintenance plan.

§ 13.04 ILLICIT DISCHARGE.

Subd. 1. *Administration.* The MS4 Administrator is authorized to administer, implement and enforce the provisions of this chapter.

Subd. 2. *Discharge to MS4 Prohibited.*

- A. A person commits a violation if the person introduces or causes to be introduced into the Redwood Falls MS4 any discharge that is not composed entirely of storm water.
- B. The following are considered exempt discharge activities from enforcement action for a violation of Subd. 2.A. above:
 1. A discharge authorized by, and in full compliance with a site specific NPDES/SDS permit such as a storm water management plan permit for construction activities;
 2. A discharge or flow resulting from fire fighting by the Fire Department;
 3. Agricultural storm water runoff;
 4. A discharge or flow from water line flushing or disinfection that contains no harmful quantity of total residual chlorine or any other chemical used in line disinfection;
 5. A discharge or flow from lawn watering or landscape irrigation;
 6. A discharge or flow from a diverted stream flow or natural spring;
 7. A discharge or flow from uncontaminated pumped groundwater or rising groundwater;
 8. Uncontaminated groundwater infiltration;
 9. Uncontaminated discharge or flow from a foundation drain, sump pump or footing drain;
 10. A discharge or flow from a potable water source not containing any harmful substance or material from the cleaning or draining of a storage tank or other container;
 11. A discharge or flow from air conditioning condensation that is unmixed with water from a cooling tower, emissions scrubber, emissions filter or any other source of pollutant;
 12. A discharge or flow from individual residential car washing;
 13. A discharge or flow from a riparian habitat or wetland;
 14. A discharge or flow from cold water (or hot water with prior permission of the MS4 Administrator) used in street washing or cosmetic cleaning that is not contaminated with any soap, detergent, degreaser, solvent,
 15. Drainage from a private residential swimming pool containing no harmful quantities of chlorine or other chemicals. Drainage from swimming pool filter backwash is prohibited.

- C. No exemption shall be allowed under Subd. 2.B. above if:
1. The discharge or flow in question has been determined by the MS4 Administrator to be a source of a pollutant or pollutants to the waters of the state or to the MS4;
 2. Written notice by the MS4 Administrator of the determination has been provided to the discharger; and
 3. The discharge has continued after the expiration of the time given in the notice to cease the discharge.

D. Pet Waste Management

1. All pet owners and keepers are required to immediately and properly dispose of their pet's solid waste deposited on any property, public or private, not owned or possessed by that person.

E. Salt Storage

1. All facilities storing salt must provide the following:
 - a. Designated salt storage areas must be covered or indoors.
 - b. Designated salt storage areas must be located on an impervious surface.
 - c. Implementation of practices to reduce exposure when transferring material.

~~DF.~~ A person commits a violation if the person introduces or causes to be introduced into the MS4 any harmful quantity of any pollutant.

Subd. 3. *Connection of Sanitary Sewer Prohibited.* The connecting of a line conveying sewage to the MS4 or allows such a connection to continue shall be considered a violation.

Subd. 4. *Nuisances.*

- A. An actual or threatened discharge to the MS4 that violates or would violate this chapter is hereby declared to be a nuisance.
- B. A line conveying sewage or designed to convey sewage that is connected to the MS4 is hereby declared to be a nuisance.

Subd. 5. *Emergency Suspension of Utility Service and MS4 Access.*

- A. Providing there are state regulations restricting the interruption of service, the city may, without prior notice, suspend water service, sanitary sewer service and/or MS4 discharge access to a person discharging to the MS4, waters of the state or waste water treatment plant when the suspension is necessary to stop an actual or threatened discharge which:
 1. Presents or may present imminent and substantial danger to the environment or to the health or welfare of persons; or

2. Presents or may present imminent and substantial danger to the MS4 or waters of the state.
- B. When the MS4 Administrator determines that city-provided water and/or sanitary sewer service needs to be suspended pursuant to Subd. 5.A. above, the MS4 Administrator is empowered to order the suspension.
 - C. As soon as is practicable after the suspension of service or MS4 discharge access, the MS4 Administrator shall notify the violator of the suspension in person or by certified mail, return receipt requested, and shall order the violator to cease the discharge immediately. When time permits, the MS4 Administrator will attempt to notify the violator prior to suspending service or access.
 - D. If the violator fails to comply with an order issued under Subd. 5.C. above, the MS4 Administrator may take such steps as deemed necessary to prevent or minimize damage to the MS4 or waters of the state or to minimize danger to the public.
 - E. The MS4 Administrator shall not reinstate suspended services or MS4 access to the violator until:
 1. The violator presents proof, satisfactory to the MS4 Administrator, that the noncompliant discharge has been eliminated and its cause determined and corrected;
 2. The violator pays the city for all costs incurred by the city in responding to, abating and remediating the illicit discharge or threatened discharge; and
 3. The violator pays the city for all costs the city will incur in reinstating service or access.
 - F. A violator whose service or access has been suspended or disconnected may appeal the enforcement action to the MS4 Administrator, in writing, within ten days of notice of the suspension.
 - G. The city may obtain an assessment against the property to recover its response costs.
 - H. The remedies provided by this section are in addition to any other remedies set out in this chapter. Exercise of this remedy shall not be a bar against, nor a prerequisite for, taking other action against a violator.

Subd. 6. *Non-Emergency Suspension of Utility Service and MS4 Access.*

- A. The city may terminate the city-provided water supply, sanitary sewer connection and/or MS4 access any person discharging to the MS4 in violation of this chapter, if the termination would abate or reduce the illicit discharge.
- B. The MS4 Administrator will notify a violator of the proposed termination of its water supply, sanitary sewer connection and/or MS4 access. The violator may petition the MS4 Administrator for a reconsideration and hearing before the City Council.

- C. The city shall not reinstate suspended services or MS4 access to the discharger until:
 - 1. The violator presents proof, satisfactory to the MS4 Administrator, that the noncompliant discharge has been eliminated and its cause determined and corrected; and
 - 2. The violator pays the city for all costs incurred by the city in reinstating service or MS4 access.
- D. The remedies provided by this section are in addition to any other remedies set out in this chapter. Exercise of this remedy shall not be a bar against, or a prerequisite for, taking other action against a violator.
- E. A person commits a violation if the person reinstates water service, sanitary sewer service and/or MS4 access to premises terminated pursuant to this chapter, without the prior approval of the MS4 Administrator.

§ 13.05 ENFORCEMENT, PENALTY AND NONCOMPLIANCE FEES.

Subd. 1. Any person who is found to have violated an order of the MS4 Administrator made in accordance with this chapter, or who has failed to comply with any provision of this chapter and the orders, rules, regulations and permits issued hereunder is guilty of an offense. Each day on which a violation occurs or continues to exist shall be deemed a separate and distinct offense. All land use and building permits may be suspended until the applicant has corrected the violation.

Subd. 2. A. The following penalties shall apply to land disturbing activities performed in violation of any provision of this chapter.

- 1. The city may impose a maximum penalty of \$250 per day per offense for each violation involving the construction of a single-family dwelling or other construction activity resulting in the disturbance of less than one acre.
- 2. The city may impose a maximum penalty of \$1,000 per day per offense for each violation involving land disturbing activities of greater than or equal to one acre of disturbed area.
- 3. The penalties listed herein are in addition to any penalties or fines imposed by the Minnesota Pollution Control Agency (MPCA), Environmental Protection Agency (EPA) or other agency having enforcement authority.

B. Any person violating any of the provisions of this chapter or who initiates an activity which causes a deposit, obstruction or damage or other impairment to the MS4 is liable to the city for any expense, loss or damage caused by the violation or the discharge. The city may bill the person violating this chapter the cost for any cleaning, repair or replacement work caused by the violation of storm water discharge and, if unpaid within 90 days, may result in assessment of the costs against the violator's property.

Subd. 3. In addition to the civil penalties provided herein, the city may recover reasonable attorney's fees, court costs, court recorder's fees and other expenses of litigation by appropriate

action against the person found to have violated this chapter or the orders, rules, regulations and permits issued hereunder.

Subd. 4. Any person who knowingly makes any false statements, representations or certification in any applicable record, report, plan, permit or other document filed or required to be maintained pursuant to this chapter, or who knowingly falsifies, tampers with or knowingly renders inaccurate any monitoring devices or method required under this chapter, shall be guilty of an offense.

Subd. 5. Any person violating any provision of this chapter, in addition to other sanctions set forth above, may be charged with a criminal misdemeanor, pursuant to § 1.03 of the City Code, and if convicted, may be penalized as provided by the City Code.

SECTION 2. Effective Date. This Ordinance becomes effective from and after its passage.

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota, this 17th day of February, 2026.

ATTEST:

Keith Muetzel
City Administrator

Tom Quackenbush
Mayor

(City Seal)

Subscribed and sworn to before me this
17th day of February 2026.

Notary Public

Introduction: 02/03/2026
Posting:
Adopted:
Approval Published:



Keith Muetzel
City Administrator
Phone: 507-616-7400
Fax: 507-637-2417

kmuettel@ci.redwood-falls.mn.us

Meeting Date: February 3, 2026

AGENDA RECOMMENDATION

Agenda Item: Downtown Commercial Rehab Loan Application – 301 S Washington Street

Recommendation/Action Requested: Staff recommends approval of the loan request.

Summary/Overview:

Christian Peterson owns the commercial building located at 301 S Washington Street which is the former Hometown Bank building. The first floor of the building is currently used for retail and the owner intends to renovate the second floor into four or five apartments.

The City of Redwood Falls has a Downtown Commercial Loan Program which is funded by prior Small Cities Development Loan Program repayments. The current fund balance is \$25,000. The structure of the loan program provides applicants with up to \$15,000 in low interest loan funding and up to \$15,000 in a forgivable loan.

A loan application has been submitted to finance the renovation of the building, which is estimated to cost \$175,000. The applicant is requesting a \$12,500 low interest loan and a \$12,500 forgivable loan. The application complies with the funding guidelines and requirements of the loan program and staff recommend approval of the request.

Attachments: Loan Application

**CITY OF REDWOOD FALLS COMMERCIAL REHABILITATION PROGRAM
REVOLVING LOAN FUND APPLICATION**

Name of Applicant: Christian R. Peterson
(First) (Middle Initial) (Last)
Federal ID or Social Security Number: 92-2295248 Owner Tenant
Home Address: 10975 Quantico Ln N, Maple Grove, MN 55369
(Street) (City) (County) (Zip Code)
Telephone Number: 612-269-1902
(Home) (Work)
Spouse: Amy J. Peterson
(First) (Middle Initial) (Last)
Co-Applicant: _____
(First) (Middle Initial) (Last)

PROPERTY INFORMATION

Address of Building to be rehabilitated: 301 Washington St S
Contact Person: Christian R. Peterson
(First) (Middle Initial) (Last)
Telephone Number of Contact Person: 612-269-1902
(Home) (Work)
Year of Construction: 1923 Number of Stories: 2
Existing Building Use: Retail
Proposed Use of Building: Mixed use - retail downstairs and apartments upstairs
General Description of Building: 2 story brick

Is the building on the National Historic Register? No
Legal Description of Building: ORIGINAL N 45' LOT 4 & TR 15' X 45' IN NW COR LOT 3

Ownership Information

Ownership interest in property to be improved: (check one)
 Contract for Deed Free and Clear Mortgage
 Lessee (Specify Terms of Lease) _____
 Other: (Specify) _____

Names on Title: Specify ownership interest on each name of the title.
Peterson Family Property Holdings, LLC

REHABILITATION PROJECT INFORMATION

Describe proposed improvements: _____
Adding 4-5 apartment units on 2nd floor, replacing windows throughout,
improving signage for main floor tenant

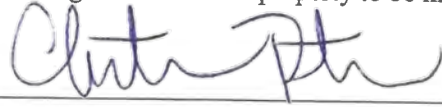
See attached architectural plans

Estimated Total Cost of Proposed Rehabilitation Work: \$ 200,000
Requested Loan Amount from Program: \$ 25,000
Amount of Owner's matching funds: \$ 175,000
Source of Owner's Matching Funds (check one)
 Personal Savings Mortgage Loan Other Private loan
 Other (Specify) _____

REQUIRED ATTACHMENTS:

- ~~1. Most recent property tax statement from County Assessor's Office~~
- ~~2. Proof of insurance on the building~~
- ~~3. Documentation of the availability of the owner's matching funds (as discussed in the policy)~~
- ~~4. Submitted bid amount(s) and selection of owner approved contractor(s)~~
- ~~5. Either the most recent mortgage statement or a letter from the lender, showing the lender's name and the principal balance for all mortgages against the building.~~

I/we certify that all statements made in and information provided as part of this application, including additional items requested during application review, are true and correct to the best of my/our knowledge, are an accurate representation of my financial condition on this date, and are made for the purposes of obtaining the loan indicated. Verification and re-verification of any material contained in this application may be made at any time by the City of Redwood Falls, their agents, successors and assigns, either directly or through a credit reporting agency or other source contained in this application at any time while checking the credit worthiness of this loan, or if approved, at any time while said loan has an outstanding balance due. I/we authorize program representatives the right to access the property to be improved for the purpose of this loan program.

Authorized signature:  Date: 1/27/2026

Authorized signature: _____ Date: _____



strangedesign

530 N Riverfront Dr., Mankato MN 56001
phone 507-251-2340
adam@strangedesign.com

PROJECT TITLE:

**INTERIOR
ALTERATIONS**

**301 WASHINGTON ST
REDWOOD FALLS
MN 56283**



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name: **Richard D. Starliem**
Reg. No. **21258**
Date: _____

GENERAL CONTRACTOR:

No.	SUBMISSIONS & REVISIONS	Date
1	DESIGN DRAWINGS	01-19-2026

DISCLAIMER - Project is design to BIDD. Due to the lack of "in situ" conditions it is assumed, and covered over the actual construction process, and because of the various local building code requirements & weather conditions, the architect/owner hereby ASSUMES ALL RESPONSIBILITY in the use of these plans for any damages. This includes structural failures due to any overloading, conditions, or errors in the design or drawings. It is recommended you consult with a local building official prior to the start of construction. General contractor shall verify all building requirements. Final construction prior to construction meeting. Items in drawings are shown from other sources on documents. Cross references shall with all other construction. All construction shall be in accordance with manufacturers current specifications and industry standards. All construction components shall meet applicable code requirements.

FLOOR PLAN

PROJ. NO.: C7607
DATE: 01-19-2026
DRAWN BY: AMS
CHECKED BY:

A2

