



**AGENDA FOR
REGULAR CITY COUNCIL MEETING
JULY 7, 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. June 16, 2026
5. **Audience Participation** (10-minute time limit for items not on the agenda)
6. **Consent Agenda** (items approved with one motion)
 - A. Approve Acceptance of DCFC Electric Vehicle Charger
 - B. Approve Case 580SNWT Backhoe Annual Trade
 - C. Approve New Holland L320 Skid Loader Annual Trade
 - D. Approve New Holland L328 Skid Loader Annual Trade
 - E. Approve New Holland C345 Skid Loader Annual Trade
 - F. Approve Request to Waive Sanitary Sewer Charge – 206 E. Broadway St.
 - G. Approve City Assistance with Redwood River Archery Shoot
 - H. Declare Picnic Table Brackets Surplus Property and Authorize Sale
 - I. Approve Washington Street Repair Cost
7. **Scheduled Public Hearings**
 - A. Assessments for Delinquent Utility Accounts, Maintenance Costs, and Surcharges – Resolutions #38, #39 & #40
8. **Old Business**
 - A. Zoning Ordinance Amendments to Permitted Uses in Residential Districts – Ordinance #105
9. **Regular Agenda**
 - A. Appointment of 2026 Election Judges – Resolution #41
 - B. Summary Publication of Ordinance #105 – Resolution #42
 - C. Port Authority Real Property Purchase – Resolution #43
 - D. Reforest Redwood Falls Donation for Memorial Park Tree Planting – Resolution #44
 - E. Library Expansion Project Change Order #3
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, JUNE 16, 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, June 16, 2026, at 5:00 p.m.

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

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 Arentson to approve the agenda. Motion passed by unanimous vote.

A motion was made by Council Member Smith and seconded by Council Member Guetter to approve the June 2, 2026, minutes as presented. Motion passed by unanimous vote.

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

1. Fire Department Appointments
2. Airport Commission Appointment

Motion passed by unanimous vote.

Bonnie Schwieger, Audit Partner with Abdo was present to give an overview of the 2025 audit results for the City of Redwood Falls.

Ms. Schwieger stated this was an unmodified clean audit with no internal control findings. Due to the amount of Federal funds received for Highway Planning & Construction, a Single Audit was required. The Single Audit found that the City complied with the specific funding requirements. The audit findings are an indication of the City's high-quality internal control process, reviews that are in place, and overall attention Staff gives to the year-end balances.

A motion was made by Council Member Smith and seconded by Council Member Kerkhoff to accept the 2025 City Audit results and reports as submitted. Motion passed by unanimous vote.

Zoning Administrator Randy Thole was present to introduce a Variance Request – Thielen Bus Lines.

Rick and Joe Thielen were present. Rick Thielen provided an overview of the request.

Mr. Thole stated the City received a request for a variance from Rick and Joe Thielen, owner's of Thielen Bus Lines, Inc., to reduce the rear yard setback from 30' to 10' on the north side of the property at 229 W. 11th Street, Parcel #88-001-3200. Rick and Joe Thielen are requesting to reduce the setback on the north side of the property from 30' to 10' in order to construct an 84' x 54' building to be used as a bus garage. The property was purchased by Rick Thielen in 2012 and rezoned to B-3 at that time to allow for future expansion of Thielen Bus Lines. The parcel is currently a vacant, gravel lot and is occasionally used to park buses. Due to the length of the buses, more space is needed in front of the proposed building to provide a better line of site for the driver and help to eliminate a safety concern while backing the buses out of the garage. By reducing the rear yard setback and allowing for more space in front of the building, drivers can completely exit the garage without impeding traffic.

Mr. Thole stated concerns were raised at the Planning Commission public hearing regarding the potential for stormwater runoff to impact neighboring properties. Mr. Thielen informed the Planning Commission that the proposed garage will be equipped with gutters and downspouts connected to an underground drainage tile system designed to capture and direct runoff, thereby minimizing the potential for water to flow onto adjacent properties.

Mr. Thole further stated the Planning Commission reviewed the request and determined the variance to reduce the rear yard setback and construct a bus garage meets the required findings as stated in Article 9, Chapter 3.48 of the Unified Development Ordinance. The variance is putting the property to use in a reasonable manner. The Planning Commission feels that the building is consistent with the neighborhood and would not alter the essential character of the neighborhood. The variance will also help to eliminate a valid safety concern. The Planning Commission recommends approval of the variance request.

A motion was made by Council Member Arentson and seconded by Council Member Sandgren to approve the Variance Request – Thielen Bus Lines to reduce the rear yard setback from 30' to 10'. Motion passed by unanimous vote.

Zoning Administrator Randy Thole introduced the Conditional Use Permit Request – Edman Builders (Ziggi's Coffee).

Mr. Thole stated the City received a request from Joseph and Ashlee Edman on behalf of Edman Builders, to construct a fence in a non-residential zoning district, along a public alleyway, and reduce the setback along the north property line from 10 ft. to 2 ft. at the property located 321 E Bridge St, Parcel #88-865-0100. According to the City of Redwood Falls Unified Development Ordinance (UDO) Article 6, Chapter 7.26, "In non-residential districts, fences shall be constructed no closer than ten feet from all public right-of ways (including alleyways) without a conditional use permit." The reduced setback is being requested as part of the required screening plan for the recently constructed Ziggi's Coffee. Screening is required by the UDO between a business and the abutting residential district.

Mr. Thole stated in addition to the screening requirement, Edman Builders must comply with additional UDO requirements, including a required number of parking spaces and adequate space for efficient traffic flow. In order to meet all of the necessary lot requirements and install the required screening, a reduced setback from 10' to 2' is being requested because of the alley located along the north side of the property. The proposed fence will be setback from S. Lincoln Street and will not affect the sightline for drivers entering or exiting the property. The Planning Commission reviewed the proposed plan for the fence placement and did not have any concerns with the placement.

Mr. Thole stated Planning Commission and City Staff recommend approval with the following conditions:

1. All fence posts and supporting members shall be erected so that the finished side or sides of the fence face the adjacent property or public right-of-way.
2. Fence shall not exceed ten (10) feet in height based on measurement from the average point between highest and lowest grade.
3. Fence shall provide a minimum of 90% opacity as required by screening requirements.
4. Fence shall be constructed of durable, weather-treated materials widely accepted in the fencing industry and shall blend with the overall character of the neighborhood.
5. Fence and retaining wall base shall be maintained in good repair and safe condition at all times and shall not be permitted to deteriorate to the extent that it becomes hazardous or constitutes a nuisance. Any damage and/or deterioration to the fence and retaining wall base shall be repaired by the property owner and be restored to its original approved condition within a reasonable period of time.

A motion was made by Council Member Smith and seconded by Council Member Kerkhoff to approve the Conditional Use Permit Request – Edman Builders (Ziggi's Coffee) to construct a fence in a non-residential district and reduce the rear yard setback from 10' to 2' with the stated conditions. Motion passed by unanimous vote.

City Administrator Muetzel introduced Resolution No. 34 of 2026 – A Resolution Approving Addendum to Library Expansion Project Reimbursement Agreement and Accepting Donations to the City.

Mr. Muetzel stated in October of 2025, the Redwood Falls City Council and Redwood Area Library Foundation approved a reimbursement agreement outlining the terms under which the Redwood Area Library Foundation agreed to reimburse the City of Redwood Falls for library expansion project expenses. The total estimated project cost was \$4,902,030, of which \$1,358,589 is covered by a State of MN grant and prior donations that have been remitted to the City. Under the terms of the agreement, the Foundation committed to reimbursing the City the remaining anticipated balance of \$3,543,441 with the actual amount being determined by the final construction cost.

Mr. Muetzel stated the project cost estimate referenced in the original reimbursement agreement does not include any costs related to the furniture, fixtures, and equipment (FFE) needed for the new addition as those numbers were not available when the agreement was prepared. Pricing has been obtained for FFE and the cost estimate of \$149,686 will be paid by the Foundation as an additional project expense. The attached addendum updates the reimbursement agreement to formally include the cost of the furniture, fixtures, and equipment as a reimbursable project expense.

A motion was made by Council Member Sandgren and seconded by Council Member Guetter to waive the reading of Resolution No. 34 of 2026 – A Resolution Approving Addendum to Library Expansion Project Reimbursement Agreement and Accepting Donations to the City. Motion passed by unanimous vote.

A motion was made by Council Member Arentson and seconded by Council Member Smith to approve Resolution No. 34 of 2026 – A Resolution Approving Addendum to Library Expansion Project Reimbursement Agreement and Accepting Donations to the City. Motion passed by unanimous vote.

City Attorney Dammann introduced Ordinance No. 105, Fourth Series – An Ordinance Amending the Unified Development Ordinance, 2014 Edition, As Provided In §14.05 of the Redwood Falls City Code, For the Purpose of Amending Permitted Uses in Residential Districts Within the City of Redwood Falls.

City Attorney Dammann stated the City of Redwood Falls has the authority to adopt an ordinance pursuant to Minn. Stat. Sec. 462.357, allowing a local unit of government to adopt zoning regulations for the purpose of promoting the public health, safety, morals, and general welfare by regulating on the earth's surface, in the air space above the surface, and in subsurface areas, the location, height, width, bulk, type of foundation, number of stories, size of buildings and other structures and the uses of buildings and structures for trade, industry, residence, recreation, public activities, or other purposes, and the uses of land for trade, industry, residence, recreation, and agriculture.

City Attorney Dammann stated Ordinance No. 105 amends Table 11.1 within the Unified Development Ordinance to allow for the use of single family dwellings and duplexes in the R-4, R-M, and R-B zoning districts; the use of single family dwellings – attached – two to four units in the R-2, R-4, R-M, and R-B zoning districts; and the use of single family dwellings – attached – five to eight units in the R-4, R-M, and R-B zoning districts. Currently, none of these uses are permitted in the listed zoning districts. Ordinance No. 105 also amends and allows for nursing homes in the R-B zoning district. The amendments within Table 11.1 are noted in italicized and underlined text. On June 9, 2026, after published notice in the Redwood Gazette on May 28, 2026, a public hearing was held by the Planning Commission to discuss Ordinance No. 105, Fourth Series. After the hearing, the Planning Commission adopted the Findings of Fact found in Section 2 of Ordinance No. 105 and recommended approval of Ordinance No. 105.

A motion was made by Council Member Kerkhoff and seconded by Council Member Sandgren to waive the reading of Ordinance No. 105, Fourth Series – An Ordinance Amending the Unified Development Ordinance, 2014 Edition, As Provided In §14.05 of the Redwood Falls City Code, For the Purpose of Amending Permitted Uses in Residential Districts Within the City of Redwood Falls. Motion passed by unanimous vote.

City Administrator Muetzel introduced Resolution No. 35 of 2026 – A Resolution Governing Write-in Vote Counting.

Mr. Muetzel stated in 2024, a new law was passed that would allow a city to adopt a resolution governing the counting of write-in votes for local elective office (see MN Statute 204B.09 subd. 3b). This new law allows for one of the two methods for counting write in votes: (1) require the candidate to file a written request with the chief election official no later than the 19th day before the city election if the candidate wants to have the candidate's write-in votes individually recorded; OR (2) require that write-in votes for an individual candidate only be individually recorded if the total number of write-in votes for that office is equal to or greater than the fewest number of non-write-in votes for a ballot candidate.

Mr. Muetzel stated the Redwood County Auditor/Treasurer is recommending City Council approve a Resolution to authorize option one, which would require the candidate to file a written request with the Election Administrator on or before Thursday, October 15, 2026, for the November 3, 2026, election. This way, if someone files a written request, then the election judges will know which person to count the write-in votes for that office. They would not need to include non-registered or frivolous write-in names such as “Donald Duck” for local city office. Staff recommend Council approve Resolution No. 35 of 2026.

A motion was made by Council Member Sandgren and seconded by Council Member Kerkhoff to waive the reading of Resolution No. 35 of 2026 – A Resolution Governing Write-in Vote Counting. Motion passed by unanimous vote.

A motion was made by Council Member Guetter and seconded by Council Member Smith to approve Resolution No. 35 of 2026 – A Resolution Governing Write-in Vote Counting. Motion passed by unanimous vote.

Public Works Project Coordinator Jim Doering introduced Resolution No. 36 of 2026 – Amending Resolution No. 25 of 2026 for \$97,833.00, Minnesota Department of Education (MDE) Grant Funding Assistance for the Redwood Falls Public Library Meeting Room Renovation Project.

Mr. Doering stated this is an amendment to Resolution No. 25 of 2026 passed by Council on April 7, 2026. The MDE has requested an addition to clarify the fund account that the remaining \$202,167.00 balance, minus the grant, will be sourced from. The “City’s Capital Projects Fund” has been added to paragraph 4 of the revised Resolution No. 36. The addition is underlined for reference. In addition, MDE requested that page 41 of the grant agreement reflecting the sources and uses of funding be changed to show the remaining funding to be paid by the City to provide assurance the funding is in place and secured prior to the project start.

Mr. Doering stated on April 7, 2026, Council approved the draft (Redwood Falls Public Library Meeting Room Renovation Project) grant agreement of \$97,833.00 as it relates to the Minnesota Department of Education (MDE) notice of award dated February 11, 2026, for the Mary C. Murphy Library Construction Grant - FY2026. The grant agreement is in draft form, for the MDE to add and approve their portions highlighted in yellow. The resolution certifies funds on hand as of April 7, 2026, and the sources and uses of funds. Approval also authorizes the mayor to execute the final agreement once routed back from MDE as the listed signatory in the original application. Staff recommend approving this amendment.

A motion was made by Council Member Arentson and seconded by Council Member Smith to waive the reading of Resolution No. 36 of 2026 – Amending Resolution No. 25 of 2026 for \$97,833.00, Minnesota Department of Education (MDE) Grant Funding Assistance for the Redwood Falls Public Library Meeting Room Renovation Project. Motion passed by unanimous vote.

A motion was made by Council Member Kerkhoff and seconded by Council Member Guetter to approve Resolution No. 36 of 2026 – Amending Resolution No. 25 of 2026 for \$97,833.00, Minnesota Department of Education (MDE) Grant Funding Assistance for the Redwood Falls Public Library Meeting Room Renovation Project. Motion passed by unanimous vote.

Public Works Project Coordinator Jim Doering introduced the Library Expansion Project – Change Order #2.

Mr. Doering stated staff is recommending the approval of Change Order (CO) No. 2 for the addition of a 220V exterior outlet on the building, a youth height toilet with necessary plumbing and grab bars in the family bathroom space. In addition, the unplanned costs incurred with discovery and sealing of a well, an associated cistern, previous home foundation removal, and necessary soil corrections due to these discoveries. Approval will allow the City Administrator to execute the CO. Change Order No. 2 is being presented due to additions and circumstances described above. Change orders will be drawn from the 5% contingency allocated in the project budget.

A motion was made by Council Member Guetter and seconded by Council Member Sandgren to approve the Library Expansion Project – Change Order #2. Motion passed by unanimous vote.

Finance Director Klages introduced Resolution No. 37 of 2026 – A Resolution Accepting a Donation to the City.

Ms. Klages stated Minnesota Statute Sec. 465.03 gives the city authority to receive donations and requires them to be formally accepted by resolution, adopted by a two-thirds vote of the Council. Resolution No. 37 authorizes the acceptance of a financial contribution in the amount of \$10,820 from Reforest Redwood Falls. This donation is for the replacement of trees at Johnson Park and Perks Park, which were removed due to the presence of Emerald Ash Borer. The donation covers the total cost of replacement trees.

A motion was made by Council Member Kerkhoff and seconded by Council Member Smith to waive the reading of Resolution No. 37 of 2026 – A Resolution Accepting a Donation to the City. Motion passed by unanimous vote.

A motion was made by Council Member Arentson and seconded by Council Member Guetter to approve Resolution No. 37 of 2026 – A Resolution Accepting a Donation to the City. Motion passed by unanimous vote.

Public Works Project Coordinator Jim Doering introduced the Final Pay Request for Airport Hangar and Taxi Lanes Pavement Maintenance.

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 Council approved Resolution No. 5 at the January 20, 2026, meeting that allowed access to 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. The total project cost is \$66,592.50 per the approved quote provided by Pearson Brothers Inc. on December 2, 2025, with Resolution No. 83 of 2025. Staff recommend approval of the final pay request for \$66,592.50 with check disbursement contingent upon receipt of the certified prevailing wage payroll reports and MN IC134s.

A motion was made by Council Member Sandgren and seconded by Council Member Smith to approve the Final Pay Request for Airport Hangar and Taxi Lanes Pavement Maintenance. Motion passed by unanimous vote.

City Administrator Muetzel introduced Agenda Item 9K - Establish City Council Work Session Agenda.

Mr. Muetzel stated the next City Council work session is scheduled for June 30, 2026. In order to prepare for the meeting and ensure adequate time is allowed for each agenda item, Staff is requesting Council formally establish the work session agenda. The following items have been suggested as agenda items:

1. Regulations for Fences Constructed within Utility Easements
2. Regulations for E-Bikes and E-Scooters

A motion was made by Council Member Smith and seconded by Council Member Arentson to approve the City Council Work Session Agenda. Motion passed by unanimous vote.

Council Member Smith requested an update on the repairs that had been completed on Hwy 71/Bridge Street.

City Administrator Muetzel stated MnDOT completed short-term pavement maintenance repairs on Bridge Street and that will most likely be all the repairs completed this year. Staff will continue to have conversations with MnDOT regarding the long-term approach for repairs on Bridge Street and a start date for the planned construction work on the Y-intersection.

City Administrator Muetzel stated there is a lot of utility work being completed in the community, including burying electric lines and replacing underground gas lines by Great Plains Natural Gas. Nuvera will also be continuing the project to install new fiber lines in the community.

City Administrator Muetzel stated the recently constructed spec home in Reflections Prairie has received a purchase agreement and the sale is pending.

City Administrator Muetzel stated the fencing was installed at the new pickleball courts in Ramsey Park. The courts are scheduled to be ready for use by the end of July.

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 Smith and seconded by Council Member Arentson to adjourn the meeting at 5:54 p.m. Motion passed by unanimous vote.

ATTEST:

Keith Muetzel
City Administrator

Tom Quackenbush
Mayor



Jason Halvorson
Public Utilities Superintendent

Phone: 507-616-7490

Cell: 507-430-2114

jhalvorson@ci-redwood-falls.mn.us

AGENDA RECOMMENDATION

Meeting Date: July 7, 2026

Agenda Item: Accept New DCFC Electric Vehicle Charger

Recommendation/Action Requested: Staff Recommends Approval

Summary/Overview:

The City of Redwood Falls was presented with a unique opportunity to have our DCFC electric vehicle charger replaced by ZEF Energy and SMMPA via an MPCA grant. The charger was upgraded and has a new 5-year warranty at no cost to the City of Redwood Falls. The new charger will be owned and insured by the City of Redwood Falls. The cost of the project that was completely covered was \$87,517.00.



Darren Hacker
Street Department Superintendent
Phone: 507-616-7477
Cell: 507-430-6664
dhacker@ci.redwood-falls.mn.us

Meeting Date: July 7, 2026

AGENDA RECOMMENDATION

Agenda Item: 2026 Case Backhoe 580 SNWT

Recommendation/Action Requested: Staff recommends approval of the backhoe trade from Titan Machinery.

Summary/Overview: The 2026 operating budget includes \$25,000 for the replacement of a 2025 Case Backhoe 580SN with a 2026 Case Backhoe 580SNWT. This equipment is currently shared by the Streets, Water, and Electric Departments.

- Purchase Price: \$156,948.48
- Trade-In Allowance: \$133,308.48
- Net Settlement Cost: \$23,640.00

The net cost comes in \$1,360 under the budgeted allocation. Staff is proposing to trade the current 2025 Case Backhoe 580SN.

Attachments: Titan Machinery invoice.

Customer: REDWOOD FALLS, CITY OF Address: CITY OF REDWOOD FALLS PO BOX 526 REDWOOD FALLS MN 56283-0526 County: REDWOOD PO: Phone: 507-637-5755 Sales Tax Possession / Receiving Location: MN, REDWOOD, REDWOOD FALLS	Seller: TITAN MACHINERY-MARSHALL Address: 1201 HWY 59 N MARSHALL MN 56258-2710 Phone: 507-532-5783 SWENHAUGEN, JOSEPH F. NOTICE TO PURCHASER 1. Read this contract before you sign it. 2. You are entitled to an exact and completely filled in copy of this contract when you sign it. Keep it to protect your legal rights. 3. Purchaser acknowledges receipt of a fully completed copy of this contract and Purchaser waives notice of the acceptance or rejection of this order by the seller. 4. The Acknowledgments and Additional Terms and Conditions are a part of this contract and are incorporated herein by reference.
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Purchased Equipment Information

Type	Product	PDI	Warranty	Unit #	Serial Number	Sales Price
New	CASE, 580SNWT, BACKHOE	No	STANDARD FACTORY	E00644157	JJGN58WTASC782826	156,948.48
Addendum Subtotal Price						0.00

Trade-In Equipment Information

I (we) offer to sell, transfer and convey the following item(s) at or prior to the time of delivery of the above product, as a "trade-in" to be applied against the cash price. Such items shall be free and clear of all security agreements, liens, and encumbrances at the time of transfer to you. The following is a description and the price allowed for each item.

Description of Trade In	Unit #	Serial Number	Amount
CASE, 580SN, BACKHOE	E00658458	JJGN58WTHRC782516	133,308.48
Addendum Subtotal Price			0.00

Tax Breakdown	Amount
Total Taxes	0.00
Other Options, Charges, Fees	Amount
FINANCE FEES	0.00
Addendum Subtotal Price	0.00
Total Other Options, Charges and Fees	0.00

1. Total Sales Price	156,948.48
2. Total Trade In Allowance	133,308.48
3. Balance	23,640.00
4. Total Tax	0.00
5. Other Options, Charges, Fees	0.00
6. Trade Payoff / Pre Barter	0.00
7. Total Due	23,640.00
SETTLEMENT	
8. Cash Payment	23,640.00
9. Cash Due:	0.00
10. Retail Installment Contract	0.00
11. Total Settlement	23,640.00

It is understood that this is the entire agreement between the parties

Customer: <u><i>Dan Hahn</i></u> Date: <u>1/16/26</u>	Salesperson: <u><i>Joe Swenhaugen</i></u> SWENHAUGEN, JOSEPH F.	
Customer: <u><i>Approved - Keith M...</i></u> Date: _____	Accepted By: _____	

Meeting Date: July 7, 2026

AGENDA RECOMMENDATION

Agenda Item: 2026 New Holland L320 Skid Loader

Recommendation/Action Requested: Staff recommends approval of the skid loader trade from Weltsch Equipment Inc.

Summary/Overview: The 2026 operating budget includes \$5,500 for the replacement of a 2025 New Holland L320 Skid Loader with a 2026 New Holland L320 Skid Loader. This equipment is currently shared by the Streets and Park Departments.

- Purchase Price: \$57,500.00
- Trade-In Allowance: \$52,000.00
- Net Settlement Cost: \$5,500.00

The net cost comes in at the budgeted allocation. Staff is proposing to trade the current 2025 New Holland L320 Skid Loader.

Attachments: Weltsch Equipment invoice.



GENERAL RETAIL PURCHASE ORDER AND SECURITY AGREEMENT

1615 EAST BRIDGE ST, PO BOX 477

REDWOOD FALLS, MN 56283

507.644.3566 - WWW.WELTSCH.COM

Date January 14, 2026

BUYER CITY OF REDWOOD FALLS

PHONE -

ADDRESS BOX 526

CELL PHONE (507) 430-6664

CITY/STATE/ZIP REDWOOD FALLS MN 56283

County REDWOOD

E-MAIL 0

DELIVERED BY

DEL/PU DATE

QTY	N/U	STK NO	MODEL	MAKE	SERIAL NO	DESCRIPTION	Tax	AMOUNT
1	N	321721	L320	NH	JAF0L320LSM469869	SKIDLOADER		\$ 57,500.00
						ANNUAL TRADE \$3000		
						PRICE INCREASE WITH TARIFF \$2500		
						TOTAL 2026 TRADE \$5500		

TRADE-INS Buyer certifies below Trade-ins to be free of encumbrances

MODEL	MAKE	SERIAL NO	DESCRIPTION	Tax	TRADE-IN ALLOWANCE	FREIGHT & HANDLING	
L320	NH	JAF0L320VRM462203	SKIDLOADER		\$ 52,000.00	TOTAL CASH PRICE	\$ 57,500.00
						TRADE-IN ALLOWANCE	\$ 52,000.00
						BALANCE DUE	\$ 5,500.00

☐ SOLD USED AS-IS. No warranty of any kind has been given by the dealer or his agent☐ SOLD USED WITH SPECIAL AGREEMENTS☒ SOLD NEW WITH Manufacturer Warranty

Taxable Sale \$ -

Taxable Trade-In \$ -

☐ ST3 on file

SALES TAX \$ -

TOTAL DUE \$ 5,500.00

CASH WITH ORDER \$ 5,500.00

FIN DOC FEE

TOTAL FINANCED/DUE \$ -

ALL WARRANTY REPAIRS MADE UNDER THIS AGREEMENT must be made in dealer's shop and buyer is responsible for hauling equipment for repair. No warranty is given by the dealer for tires, batteries, or accessories, and the buyer is fully responsible for repairs necessitated by accident, misuse, or negligence. This warranty is not transferable. I hereby agree to the conditions of this order, expressed in the foregoing, constituting a purchase order contract. I hereby certify that I am 21 years of age or older and acknowledge receipt of a copy of this order. In order to secure buyer's obligations under this Agreement and any extension, renewal, or modification thereof, buyer hereby grants to Dealer a security interest in all of the goods described herein, and all accessions and additional thereto and all proceeds thereof.

Buyer's Signature

Date

THIS ORDER IS VALID ONLY WHEN SIGNED AND ACCEPTED BY THE DEALER

Salesman

Accepted by:
(Dealer's Signature)

Customer Copy

Meeting Date: July 7, 2026

AGENDA RECOMMENDATION

Agenda Item: 2026 New Holland L328 Skid Loader

Recommendation/Action Requested: Staff recommends approval of the skid loader trade from Weltsch Equipment Inc.

Summary/Overview: The 2026 operating budget includes \$6,000 for the replacement of a 2025 New Holland L328 Skid Loader with a 2026 New Holland L328 Skid Loader. This equipment is currently shared by the Streets and Water Departments.

- Purchase Price: \$60,000.00
- Trade-In Allowance: \$54,000.00
- Net Settlement Cost: \$6,000.00

The net cost comes in at the budgeted allocation. Staff is proposing to trade the current 2025 New Holland L328 Skid Loader.

Attachments: Weltsch Equipment invoice.



GENERAL RETAIL PURCHASE ORDER AND SECURITY AGREEMENT

1615 EAST BRIDGE ST, PO BOX 477

REDWOOD FALLS, MN 56283

507.644.3566 - WWW.WELTSCH.COM

Date January 14, 2026

BUYER CITY OF REDWOOD FALLS

PHONE (507) 430-6664

ADDRESS BOX 526

CELL PHONE -

CITY/STATE/ZIP REDWOOD FALLS MN 56283

County REDWOOD

E-MAIL 0

DELIVERED BY

DEL/PU DATE

QTY	N/U	STK NO	MODEL	MAKE	SERIAL NO	DESCRIPTION	Tax	AMOUNT
1	N	327751	L328	NH	JAF0L328HSM469538	SKIDLOADER		\$ 60,000.00
						ANNUAL TRADE \$3000		
						PRICE INCREASE WITH TARIFF \$3000		
						TOTAL 2026 TRADE \$6000		
TRADE-INS Buyer certifies below Trade-ins to be free of encumbrances								
MODEL	MAKE	SERIAL NO	DESCRIPTION	Tax	TRADE-IN ALLOWANCE	FREIGHT & HANDLING		
L328	NH	JAF0L328PRM460869	SKIDLOADER		\$ 54,000.00	TOTAL CASH PRICE	\$	60,000.00
						TRADE-IN ALLOWANCE	\$	54,000.00
						BALANCE DUE	\$	6,000.00

☐ SOLD USED AS-IS. No warranty of any kind has been given by the dealer or his agent☐ SOLD USED WITH SPECIAL AGREEMENTS☒ SOLD NEW WITH Manufacturer Warranty

Taxable Sale \$ -

Taxable Trade-In \$ -

☐ ST3 on file

SALES TAX	\$ -
TOTAL DUE	\$ 6,000.00
CASH WITH ORDER	\$ 6,000.00
FIN DOC FEE	
TOTAL FINANCED/DUE	\$ -

ALL WARRANTY REPAIRS MADE UNDER THIS AGREEMENT must be made in dealer's shop and buyer is responsible for hauling equipment for repair. No warranty is given by the dealer for tires, batteries, or accessories, and the buyer is fully responsible for repairs necessitated by accident, misuse, or negligence. This warranty is not transferable. I hereby agree to the conditions of this order, expressed in the foregoing, constituting a purchase order contract. I hereby certify that I am 21 years of age or older and acknowledge receipt of a copy of this order. In order to secure buyer's obligations under this Agreement and any extension, renewal, or modification thereof, buyer hereby grants to Dealer a security interest in all of the goods described herein, and all accessions and additional thereto and all proceeds thereof.

Buyer's Signature

Date

THIS ORDER IS VALID ONLY WHEN SIGNED AND ACCEPTED BY THE DEALER

Salesman

Accepted by:
(Dealer's Signature)

Customer Copy

Meeting Date: July 7, 2026

AGENDA RECOMMENDATION

Agenda Item: 2026 New Holland C345 Skid Loader

Recommendation/Action Requested: Staff recommends approval of the skid loader trade from Weltsch Equipment Inc.

Summary/Overview: The 2026 operating budget includes \$6,500 for the replacement of a 2025 New Holland C345 Skid Loader with a 2026 New Holland C345 Skid Loader. This equipment is currently shared by the Streets and Park Departments.

- Purchase Price: \$88,000.00
- Trade-In Allowance: \$81,500.00
- Net Settlement Cost: \$6,500.00

The net cost comes in at the budgeted allocation. Staff is proposing to trade the current 2025 New Holland C345 Skid Loader.

Attachments: Weltsch Equipment invoice.



GENERAL RETAIL PURCHASE ORDER AND SECURITY AGREEMENT

1615 EAST BRIDGE ST, PO BOX 477

REDWOOD FALLS, MN 56283

507.644.3566 - WWW.WELTSCH.COM

Date January 14, 2026

BUYER CITY OF REDWOOD FALLS

PHONE -

ADDRESS BOX 526

CELL PHONE (507) 430-6664

CITY/STATE/ZIP REDWOOD FALLS MN 56283

County REDWOOD

E-MAIL 0

DELIVERED BY

DEL/PU DATE

QTY	N/U	STK NO	MODEL	MAKE	SERIAL NO	DESCRIPTION	Tax	AMOUNT
1	N	321726	C345	NH	JAF0C345LSM469525	TRACK SKIDLOADER		\$ 88,000.00
						ANNUAL TRADE \$3500		
						PRICE INCREASE WITH TARIFF \$3000		
						TOTAL 2026 TRADE \$6500		
TRADE-INS Buyer certifies below Trade-ins to be free of encumbrances								
MODEL	MAKE	SERIAL NO	DESCRIPTION	Tax	TRADE-IN ALLOWANCE	FREIGHT & HANDLING		
C345	NH	JAF0C345ASM464016	TRACK SKIDLOADER		\$ 81,500.00	TOTAL CASH PRICE	\$	88,000.00
						TRADE-IN ALLOWANCE	\$	81,500.00
						BALANCE DUE	\$	6,500.00

☐ SOLD USED AS-IS. No warranty of any kind has been given by the dealer or his agent☐ SOLD USED WITH SPECIAL AGREEMENTS☒ SOLD NEW WITH Manufacturer Warranty

Taxable Sale \$ -

Taxable Trade-In \$ -

☐ ST3 on file

SALES TAX \$ -

TOTAL DUE \$ 6,500.00

CASH WITH ORDER \$ 6,500.00

FIN DOC FEE

TOTAL FINANCED/DUE \$ -

ALL WARRANTY REPAIRS MADE UNDER THIS AGREEMENT must be made in dealer's shop and buyer is responsible for hauling equipment for repair. No warranty is given by the dealer for tires, batteries, or accessories, and the buyer is fully responsible for repairs necessitated by accident, misuse, or negligence. This warranty is not transferable. I hereby agree to the conditions of this order, expressed in the foregoing, constituting a purchase order contract. I hereby certify that I am 21 years of age or older and acknowledge receipt of a copy of this order. In order to secure buyer's obligations under this Agreement and any extension, renewal, or modification thereof, buyer hereby grants to Dealer a security interest in all of the goods described herein, and all accessions and additional thereto and all proceeds thereof.

Buyer's Signature

Date

THIS ORDER IS VALID ONLY WHEN SIGNED AND ACCEPTED BY THE DEALER

Salesman

Accepted by:
(Dealer's Signature)

Customer Copy



Amy Kerkhoff
Accounts Receivable/Customer Service Coordinator
Phone: 507-616-7400
Fax: 507-637-2417
akerkhoff@ci.redwood-falls.mn.us

AGENDA MEMO

Meeting Date: July 7, 2026

Agenda Item: Request to Waive Sanitary Sewer Charges

Recommendation/Action Requested: Staff recommends waiving the sanitary sewer charge as is consistent with past practice due to the determination that the water did not enter the sanitary sewer system.

Summary/Overview: Attached for your consideration is a letter from Michael & Linda U'Ren, utility account holders at 206 East Broadway Street, requesting that \$257.04 in sanitary sewer charges be waived.

Staff review these requests to determine whether the water entered the sanitary sewer system and required treatment. Water that enters the sanitary sewer system is treated regardless of the cause. Because it is not always possible to determine definitively whether the water entered the system, Staff assumes it did in cases of uncertainty.

Specific examples of water that does not enter the sanitary sewer system but is not limited to landscape watering, filling swimming pool or hot tub, and water that is pumped from a property prior to entry into the floor drain or in the absence of a floor drain.

Attachments: Michael & Linda U'Ren Utility Waiver Letter

June 22nd, 2026

To: City Council

Subject: Water Bill

Linda & I have noticed a large water bill for May & the first 10 days in June. We discovered a leak, which was running into the ground in our crawl space, NOT down any drain. We realize we cannot get any discount for water through the meter, but we are asking for some deduction of the sewer portion of our bill.

It appears our average water use is LESS than 450 cu' per month. We are asking for a credit of \$320.00 for 3800 cu' loss in May & June. Also, \$75.00 for 700 in April.

Thank you for your consideration.

Michael & Linda U'Ren

Leak timeframe total consumption	5,358.76	71 Days	4,768.75	Leak Consumption	\$257.04	Proposed Sewer Adjustment
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Expected Consumption using Daily Average	590.01	\$31.80
Consumption Daily Average	8.31	

SEWER BILLED		
April Sewer (consumption 03-09 to 04-09)	257	\$13.85
May Sewer (consumption 04-09 to 05-11)	1345	\$72.50
June Sewer (consumption 05-11 to 06-09)	3352	\$180.67
July Sewer (consumption 06-09 to 06-11)	417	\$22.48
	4954	\$289.50



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

Council Meeting: Tuesday, July 7th, 2026

Agenda Item: Redwood River Archery Shoot 2026

Date: Tuesday, June 30th, 2026

Summary/Overview:

The Parks & Recreation Department has been working with Cameron Maurer (local resident) with the 2nd Annual Redwood River Archery Shoot to be held on Saturday, July 25th in Ramsey Park. The one-day 3D Archery experience will be sponsored by a local non-profit called Hunt for Hope. Their mission is to outfit free and accessible hunting/outdoor experiences for children with life changing circumstances who would not otherwise have the ability to experience the outdoors.

The group is asking to use green space between the Lower Shelter and river for registration and check-in point starting at 7:30a lasting most of the day with the event ending at 5:00p as well as most of Ramsey Park for the shoot, 25 city owned cones and 10 A-Frame barricades. We currently have a rental in the lower shelter so have informed this group that parking will be limited in that area and alternate parking spots may be needed. The course will open at 8:00a with different start times for groups (similar to golf tee times) throughout the day. Staff is recommending to the City Council the above assistance and waiving of rental fees for the Redwood River Archery Shoot.

The park and its trails will remain open to the public for this event. The plan is to have about 25- 3D targets set-up within Ramsey Park. The targets will be in the woods with the shooters taking aim just off the trails. Each target will be set up so that they are shooting in a safe direction within 20-75 yards. Each trail will have signage to explain that the event is happening, and they can continue to walk their route.

Each participant will be required to complete a waiver while participants 16 years of age and younger must be accompanied by an adult. The non-profit Hunt for Hope does carry its own Liability Insurance.

If you have any additional questions about this event, please contact me at 507-616-7433 or email at rnachreiner@ci.redwood-fall.mn.us

Thank You,

Ross Nachreiner
City of Redwood Falls Parks & Recreation Director

Council Meeting Date: Tuesday, July 7th, 2026

Agenda Item: Surplus Property

Recommendation/Action Requested:

Declare Picnic Table Brackets and authorize the sale of the said item.

Summary/Overview:

Over the years the Parks and Recreation Department has replaced several of our older wooden picnic tables with modern coated tables. Park staff were able to remove the rotted wood while salvaging the picnic table brackets. We now have a surplus of these brackets that the Park and Rec Staff would like to see deemed as surplus property so we can sell vs. recycling those brackets. Even with the sale of these brackets, we will still have 30 wooden picnic tables that we are able to rent out to those living within the City of Redwood Falls.

Staff are requesting to declare picnic table brackets surplus property and ask for \$25/each bracket. Items sold as is.





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

Meeting Date: July 7, 2026

AGENDA RECOMMENDATION

Agenda Item: Surfacing Repair by City Hall

Recommendation/Action Requested: Staff is recommending the approval of the added costs related to the surfacing repair resulting from the watermain break at City Hall. This was an unplanned emergency response and therefore unbudgeted which requires Council's ratification of the added repair costs.

Summary/Overview: MR Paving quote for \$10,165.00 (\$5.82 per square foot) to replace 1,748 square feet of 5" bituminous and notes listed. Everstrong Construction quotes for \$2,312.00 to remove and replace 20 feet of undermined curbing and 164 square feet of sidewalk.

Attachments: Bituminous Patch Quote from MR Paving of New Ulm, MN
Concrete repair quote from Everstrong Construction of Redwood Falls, MN



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 City Hall - Bituminous Patch

Description: 5" thick bituminous patch.

Description		Proposal	Quantity	Unit of Measure	Unit Price	Total Price
Subtotal Description						
Patch 38' x 46' @ 5" thick bituminous			1.00	Lump Sum	\$10,165.00	\$10,165.00
					GRAND TOTAL:	\$10,165.00

Proposal Certification

Notes:

1. Patch 38' x 46' area. 5" HMA B Oil.

2. No saw cutting.

3. Gravel base to be placed by others.

The price is subject to change if not accepted in 15 days.

Please call with any questions.

Submitted

Submitted By: Adam Hoffmann
507-276-7410

Signed: Keith Muetzel



30263 County Highway 1, Redwood Falls MN 56283
www.EverstrongConstruction.com

Ph. 507-644-3616 Fax 507-644-8188
uren@everstrongconstruction.com

Budget Proposal

Proposal To:	<u>City of Redwood</u>	Date:	<u>6.4.26</u>
Proposal For:	<u>20' curbing</u>	Bid Good For:	<u>30 days</u>
Proposed Start Date:	<u>TBD</u>		

Scope of Work

Provide all labor, materials and equipment to remodel & install:
20 feet of Curbing, 164 sq ft. sidewalk

Description	QTY	Units	Total
20' Curbing and sidewalk	1	LS	\$2,312.00
			\$2,312.00
TOTAL PACKAGE PRICE			\$2,312.00

Not in Scope:

- Performance and payment bonds
- Architectural, engineering, and utility company fees
- Builders risk insurance
- Material delivery delays
- Overtime, off-hours, or accelerated schedule
- Building permit/plan check fees
- Testing and inspection
- Site utility relocations
- Relocation equipment
- Unsuitable soil import/export
- Hazardous materials survey and abatement
- Permitting authority comments
- Landscaping
- Concealed and unforeseen conditions

We propose to furnish labor, material, and equipment, complete in accordance with above specifications, for the sum of:

Two Thousand Three Hundred Twelve and 00/100 Dollars

Payments to be made as follows: full payment upon completion of job

Peter U'Ren

6/4/2026

Contractor's Signature

Date

ACCEPTANCE

Interest of 1.5% monthly will be added to all invoices not paid within 30 days of date of invoice.
Reasonable collection and attorney fees will be added to all accounts placed for collection.
A transaction fee of up to 4% will apply to invoices paid by credit card.

Acceptance of contract: The above price, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Keith Muetzel

06/24/26

Owner's Authorized Signature

Date

Pre-Lien Notice: 1) Subcontractors or materials suppliers may file a lien against the property upon which the work is being done if they are not paid for their contributions; 2) The property owner has the right to pay subcontractors or materials suppliers directly and deduct the amounts paid from the contract price or withhold the amounts due them under certain circumstances. This notice is part of the contract between the owner and the contractor and is given per Minnesota Statute 514.01. This notice is not a reflection on the integrity, business relationship, or credit worthiness of you as project owner, Everstrong Construction, or any other party to this.

AGENDA RECOMMENDATION

Meeting Date: July 7, 2026

Agenda Item: Resolution No. 38 of 2026 – Resolution Adopting Assessments for Delinquent Utility Accounts
Resolution No. 39 of 2026 – Resolution Adopting Assessments for Unpaid Maintenance Costs
Resolution No. 40 of 2026 – Resolution Adopting Assessments for Unpaid Surcharges

Recommendation/Action Requested: Open public hearing to discuss proposed resolutions. After discussions are held, close the public hearing. Read the resolutions or make a motion to waive the reading of the resolutions. If there are no concerns, adopt proposed resolutions by motion in accordance with Chapter 4 of the City Charter.

Summary/Overview: Attached for your consideration are two resolutions handling delinquent utility and surcharges that are 30 days past due. Similar resolutions are brought to the Council on a quarterly basis in order to improve the time between the delinquent utility bill and our ability to disclose the information to new owners. The delinquent account resolutions will be presented at the first meeting in January, April, July, and October. Staff recommends approval of the resolutions as mentioned above.

Delinquent Process:

- Delinquent letters are mailed to the utility account holders.
- Delinquent letters are then mailed to the property owners if not collected from account holders.
- Pending assessments are published two weeks prior to the Public Hearing.
- Any unpaid balance is then brought to the Council to be approved by resolution.
- Pending assessments passed by resolution and still outstanding as of November 1 will be charged a \$50 fee and then transferred to Redwood County to be assessed on the tax rolls.

Attachments: Resolution No. 38 of 2026
Resolution No. 39 of 2026
Resolution No. 40 of 2026

RESOLUTION NO. 38 OF 2026
RESOLUTION ADOPTING ASSESSMENTS FOR DELINQUENT UTILITY ACCOUNTS

WHEREAS, Section 9.02 of the Home Rule Charter of the City of Redwood Falls provides that the City Council may provide by Ordinance that the costs of any utility services provided to a property located within the City of Redwood Falls may be assessed against the property benefited and collected in a like manner as are special assessments; and

WHEREAS, Section 3.04, Subd. 8(D) of the Redwood Falls City Code of Ordinances provides that each utility account which is more than thirty (30) days delinquent may, when authorized by Resolution of the City Council, be certified by the City Administrator of the City of Redwood Falls to the County Auditor for payment in a single installment; and

WHEREAS, certain accounts, as listed on this resolution, have been established with the Redwood Falls Public Utilities Department for the purpose of providing utility services to the premises specified for each account listed therein, said premises being located in the City of Redwood Falls, Redwood County, Minnesota; and

WHEREAS, there is an outstanding balance that is more than thirty (30) days delinquent on the customer accounts listed below in the amount as set forth therein; and

WHEREAS, pursuant to proper notice duly given as required by law, the council has met and heard and passed upon all objections to the proposed assessment of delinquent utility accounts listed below.

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

1. The properties listed below are hereby specially assessed in the amount specified for each parcel. The amounts certified may include a \$50.00 assessment fee.
2. Such assessments shall be payable in a single installment.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property to the City Treasurer.
4. Before certification of the assessment to the County Auditor, the City Administrator or other authorized official, is authorized and directed to accept partial prepayment of the assessment, but not less than 50% of the total amount of any assessment, and reduce the amount certified to the County Auditor accordingly. Partial prepayment may be accepted only during the 30-day period following approval of the assessment.
5. The Accounts Receivable Coordinator shall forthwith transmit certified duplicates of the assessments to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

ACCOUNT	LEGAL DESCRIPTION	PARCEL	AMOUNT
01-02990-06	HITCHCOCK 2 ND , N ½ LOT 3 & W 20', N ½ LOT 2, BLOCK 4	88-423-0640	\$165.29
01-03420-04	ORIGINAL, LOT 1, BLOCK 12	88-200-2080	\$160.12
01-03920-08	ORIGINAL, 2 ND N 24' LOTS 11 & 12, BLOCK 15	88-200-2620	\$217.41
01-04170-06	ORIGINAL, S 48' OF E 40' LOT 11 & S 48' LOT 12, BLOCK 15	88-200-2580	\$273.74
02-00300-08	HITCHCOCK 3 RD , COM 180' W OF NE COR, S 120', W 60', N 120', E 60', PT OF N ½ BLK, BLOCK 1	88-424-0080	\$160.12
02-01610-05	HITCHCOCK, LOT 4, BLOCK 3	88-422-0460	\$669.19
02-02090-01	HITCHCOCK, LOT 6, BLOCK 7	88-422-1360	\$160.12
02-03960-06	ORIGINAL, LOT 3, BLOCK 2	88-200-0340	\$803.95
02-04180-10	ORIGINAL, LOT 11, BLOCK 1	88-200-0060	\$177.68
02-04300-01	ORIGINAL, LOT 12, BLOCK 1	88-200-0080	\$416.09
02-05420-04	EASTERN, LOT 11, BLOCK 2	88-323-0280	\$165.29
02-07130-06	EASTERN, LOT 6, BLOCK 6	88-323-1100	\$160.12
02-08210-02	HITCHCOCK 3 RD , TR 50' X 120' IN E SIDE OF BLK, BLOCK 3	88-424-0320	\$165.29
03-00760-07	WATSON 1 ST , N ½ LOTS 1 & 2, BLOCK 1	88-865-0060	\$165.29
03-04120-05	WATSON 3 RD , LOT 4, BLOCK 15	88-867-2120	\$165.29
06-00530-05	RAMSEY PARK, W 70' OF N 5' LOT 14 & W 70' LOTS 15, 16 & 17, BLOCK 1	88-721-0100	\$329.79

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota, this 7th day of July 2026.

ATTEST:

Keith T. Muetzel
City Administrator
(City Seal)

Tom Quackenbush
Mayor

Subscribed and sworn to before me
This 7th day of July 2026.

RESOLUTION NO. 39 OF 2026
RESOLUTION ADOPTING ASSESSMENTS FOR UNPAID MAINTENANCE COSTS

WHEREAS, Sections 7.05 and 11.15 of the Redwood Falls City Code of Ordinances imposes certain maintenance obligations upon every property owner; and

WHEREAS, said sections provide that in the event the property owner fails to do so, the City may go upon the property and perform the necessary maintenance; and

WHEREAS, said sections further provide that the costs associated therewith may be certified as special assessments against such property; and

WHEREAS, on or about the date as hereinafter set forth, the City found it necessary to perform the necessary maintenance on the following described properties, all of which are located in the City of Redwood Falls, Redwood County, Minnesota; and

WHEREAS, the City incurred costs as specified herein in maintaining the said properties; and

WHEREAS, the owner(s) of said properties has failed or refused to pay the said amount; and

WHEREAS, pursuant to proper notice duly given as required by law, the council has met and heard and passed upon all objections to the proposed assessment of unpaid maintenance costs listed below.

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

1. The properties listed below are hereby specially assessed in the amount specified for each parcel. The amounts certified may include a \$50.00 assessment fee.
2. Such assessments shall be payable in a single installment.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property to the City Treasurer.
4. The Accounts Receivable Coordinator shall forthwith transmit certified duplicates of the assessments to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

ACCOUNT #	LEGAL DESCRIPTION	PARCEL #	AMOUNT
01-06413-00	HITCHCOCK 2 ND , N ½ LOT 3 & W 20' OF N ½ LOT 2, BLOCK 4	88-423-0640	\$221.06
01-04550-08	ORIGINAL, E 50' LOT 5, BLOCK 5	88-200-0860	\$185.00

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota, this 7th day of July 2026.

ATTEST:

Keith T. Muetzel
City Administrator

(City Seal)

Tom Quackenbush
Mayor

Subscribed and sworn to before me
This 7th day of July 2026.

Notary Public

RESOLUTION NO. 40 OF 2026
RESOLUTION ADOPTING ASSESSMENTS FOR UNPAID SURCHARGES

WHEREAS, Sections 3.40 and 3.50 of the Redwood Falls City Code of Ordinances prohibit clear water drainage into the public sanitary sewer and require an inspection of each building within the City to confirm that there is no discharge of prohibited clear water drainage; and

WHEREAS, said sections provide that in the event a property owner fails to schedule an inspection and/or provide the required affidavit proving inspection and compliance, the City may impose a monthly surcharge in an amount duly adopted by the City Council and set forth in the City's fee schedule; and

WHEREAS, Section 3.50, Subd. 9 further provides that if said surcharge is not received by the City, the City may assess the unpaid balance against the property and collect in a like manner, as are special assessments.; and

WHEREAS, on or about the date as hereinafter set forth, surcharges remain unpaid to the City for the following described properties, all of which are located in the City of Redwood Falls, Redwood County, Minnesota; and

WHEREAS, the owner(s) of said properties has failed or refused to pay the said amount(s); and

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon all objections to the proposed assessment of unpaid surcharges listed below.

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

1. The properties listed below are hereby specially assessed in the amount specified for each parcel. The amounts certified may include a \$50.00 assessment fee.
2. Such assessments shall be payable in a single installment.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property to the City Treasurer.
4. The Accounts Receivable Coordinator shall forthwith transmit certified duplicates of the assessments to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

ACCOUNT #	LEGAL DESCRIPTION	PARCEL #	AMOUNT
01-04120-08	ORIGINAL, COM 44' N OF SE COR BLK, W 100', N 20', E 100', S 20' TO POB OF LOTS 11 & 12, BLOCK 18	88-200-3560	\$300.00
02-08210-02	HITCHCOCK 3 RD , TR 50' X 120' IN E SIDE OF BLK, BLOCK 3	88-424-0320	\$300.00
02-80210-02	HYLLAND, LOT 5, BLOCK 3	88-438-0440	\$300.00

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota, this 7th day of July 2026.

ATTEST:

Keith T. Muetzel
City Administrator

(City Seal)

Tom Quackenbush
Mayor

Subscribed and sworn to before me
This 7th day of July 2026.

Notary Public

AGENDA MEMO

Meeting Date: July 7, 2026

Agenda Item: Ordinance No. 105, Fourth Series – Proposed Zoning Amendments to the Unified Development Ordinance for the Purpose of Amending Permitted Uses in Residential Districts.

Recommendation/Action Requested: Read the proposed ordinance or make a motion to waive the second reading of the ordinance. Discuss the proposed ordinance. The proposed ordinance was introduced at the June 16, 2026, City Council Meeting. At tonight's meeting, staff are requesting Council approve the ordinance by motion and roll call vote in accordance with Chapter 4 of the City Charter.

Summary/Overview: Ordinance No. 105 amends Table 11.1 within the UDO to allow for the use of single family dwellings and duplexes in the R-4, R-M, and R-B zoning districts; the use of single family dwellings – attached – two to four units in the R-2, R-4, R-M, and R-B zoning districts; and the use of single family dwellings – attached – five to eight units in the R-4, R-M, and R-B zoning districts. Currently, none of these uses are permitted in the listed zoning districts. Ordinance No. 105 also amends and allows for nursing homes in the R-B zoning district. The amendments within Table 11.1 are noted in italicized and underlined text.

On June 9, 2026, after published notice in the Redwood Gazette on May 28, 2026, a public hearing was held by the Planning Commission to discuss Ordinance No. 105, Fourth Series. After the hearing, the Planning Commission adopted the Findings of Fact found in Section 2 of Ordinance No. 105 and recommended approval of Ordinance No. 105.

State law requires that all ordinances adopted be published prior to becoming effective. As Council is aware, Ordinance No. 105, Fourth Series is lengthy. However, Minnesota Statutes, Section 412.191, subd. 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps. Staff have prepared Resolution No. 42 of 2026 and Exhibit A, which contains the summary of Ordinance No. 105 for publication as a separate agenda item.

Attachment: Ordinance No. 105, Fourth Series

ORDINANCE NO. 105, FOURTH SERIES

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT
ORDINANCE, 2014 EDITION, AS PROVIDED IN §14.05 OF THE
REDWOOD FALLS CITY CODE, FOR THE PURPOSE OF AMENDING
PERMITTED USES IN RESIDENTIAL DISTRICTS
WITHIN THE CITY OF REDWOOD FALLS**

THE CITY COUNCIL OF REDWOOD FALLS DOES ORDAIN:

SECTION 1. PURPOSE.

WHEREAS, pursuant to State Statute §462.357 which enables cities to enact land use plans through zoning ordinances, a certain document, one (1) copy of which is on file in the office of the City Administrator of the City of Redwood Falls, being marked and designated as the Unified Development Ordinance, 2014 Edition, was adopted, after public hearing, as the Unified Development Ordinance of the City of Redwood Falls, State of Minnesota by Ordinance No. 44, Fourth Series, on November 7, 2014 by the City Council of Redwood Falls. The Unified Development Ordinance of the City of Redwood Falls, State of Minnesota, was adopted for regulating and governing zoning ordinances for the purpose of promoting public health, safety and the general welfare; for the future layout and landscape of the City for years to come; for the development or preservation of open space; for the redevelopment and revival of existing properties; and to develop future plans for harmonious and healthy land use patterns that are consistent with the goals of the City's Comprehensive Plan; and

WHEREAS, after public hearing, Ordinance No. 90, Fourth Series, adopted on May 21, 2024, adopted the Unified Development Ordinance, 2014 Edition, of the City of Redwood Falls with amendments to sections 7.18, 7.20, and 7.24, modifying, zoning, performance standards, and use designations for pools, residential accessory structures, and solar energy systems; and

WHEREAS, the Unified Development Ordinance, 2014 Edition, continues and remains adopted as the Unified Development Ordinance of the City of Redwood Falls, State of Minnesota. The Unified Development Ordinance, 2014 Edition, and remains on file in the office of the City Administrator of the City of Redwood Falls, is hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance with amendments as noted below; and

WHEREAS, the Council finds and concludes that the proposed amendments are appropriate and lawful land use regulations for the City of Redwood Falls, that the proposed amendments will promote the community's interest in reasonable stability in zoning for now and in the future, and that the proposed provisions are in the public interest and for the public good; and

SECTION 2. That after a public hearing and review of all the evidence pertaining to the request to amend the Unified Development Ordinance, 2014 Edition, as referenced in Section 7, the City Council of the City of Redwood Falls makes the following:

FINDINGS OF FACT

1. The amendments are consistent with the applicable policies of the City's Comprehensive and Land Use Plan.
2. The amendments do not propose to change the zoning classification of a particular property.
3. The amendments are in the best interest of the public as they promote orderly development and are not solely for the benefit of a single property owner.

SECTION 3. CONFLICT AND REPEAL. That any and all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Redwood Falls City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that anyone or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

SECTION 5. APPLICATION. That nothing in this ordinance or in the Unified Development Ordinance hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Section 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

SECTION 6. That Chapter 14, Section 14.01 of the Redwood Falls City Code continue to read as follows:

"SEC. 14.01. UNIFIED DEVELOPMENT ORDINANCE. The Unified Development Ordinance, 2014 Edition, is hereby adopted by reference as though set forth verbatim herein. One copy of said Code shall be marked CITY OF REDWOOD FALLS-OFFICIAL COPY and kept on file in the office of the City Administrator and open to inspection and use by the public."

SECTION 7. That Chapter 14, §14.05 of the Redwood Falls City Code be amended to read as follows:

~~SEC. 14.05 [RESERVED]~~

"SEC. 14.05. AMENDMENTS TO THE UNIFIED DEVELOPMENT ORDINANCE. *The Unified Development Ordinance, 2014 Edition, as adopted and amended on November 7, 2014, April 6, 2021, May 21, 2024, January 2, 2025, and May 19, 2026, by reference as though set forth verbatim in §14.01, §14.02, §14.03, and §14.04 is hereby amended to read as follows:*

1. Section 11.03 Principal Uses for the Residential Districts

- (A) *In general.* All permitted and conditional uses allowed in the residential districts are listed in Table 11.1.
- (B) *Permitted uses.* Uses specified with a “P” are permitted in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use, excluding single or two-family residential uses, shall obtain a zoning certificate for such use as specified in Sections 3.19 through 3.25.
- (C) *Conditional uses.* Uses specified with a “C” are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use as specified in Sections 3.26 through 3.34.
- (D) *Prohibited uses.* Any use not listed as either “P” (permitted) or “C” (conditional) in a particular district or any use not determined by the Zoning Administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district. Such determination shall be made in the manner provided for in Section 3.05 governing determination of substantially similar uses.
- (E) *Specific development standards.* Permitted and conditional uses specified with an “x” under the Specific Development Standards column shall be subject to the standards identified in Chapter 8, Specific Development Standards.

Table 11.1	District							Development Standards
Use	R-R	R-1	R-2	R-3	R-4	R-M	R-B♦	
Residential Uses								
Dwellings								
Single family dwelling, detached	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Duplex, Single family dwelling, attached, two units	-	-	P	P	<u>P</u>	<u>P</u>	<u>P</u>	
Single family dwelling, attached, two to four units	-	-	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>	
Single family dwelling, attached, five to eight units	-	-	-	P	<u>P</u>	<u>P</u>	<u>P</u>	
Multi-family dwelling, three or four units	-	-	-	P	P	-	P	
Multi- family dwelling, five to eight units	-	-	-	P	P	-	P	
Multi-family dwelling, more than eight units	-	-	-	-	P	-	P	

Use	District							Development Standards
	R-R	R-1	R-2	R-3	R-4	R-M	R-B♦	
Manufactured home parks, subdivision	-	-	-	C	C	P	-	
Recreational vehicle park	C	-	-	-	-	-	-	
Relocation of dwelling	C	C	C	C	C	-	C	
Boarding house/home – foster children	-	P	P	P	P	-	-	x
Halfway house	-	-	-	-	-	-	C	x
Congregate Living								
Class A-1 Supervised Living Facility six or fewer	P	P	P	P	P	-	P	
Class A-2 Supervised Living Facility more than 6	P	P	P	P	P	-	P	
Class B-1 Supervised Living facility and non-ambulatory six or fewer	P	P	P	P	P	-	P	
Class B-2 Supervised Living facility and non-ambulatory seven to 16 persons	P	P	P	P	P	-	P	
Class B-3 Supervised Living facility and non-ambulatory over 17 people	P	-	-	C	P	-	C	
Correctional residential care facility, serving up to sixteen persons	P	-	-	C	C	-	C	
Correctional residential care facility, serving seventeen or more persons	P	-	-	C	C	-	C	
Dormitories, student housing	-	-	-	-	P	-	-	
Nursing home, senior housing	P	-	-	-	P	-	<u>P</u>	
Institutional and Public Uses								
Educational Facilities								
Early childhood learning center	C	C	C	C	P	-	P	x
Preschool	C	C	C	C	P	-	P	x
School, grades K-12	-	C	C	P	P	-	P	x
Social, Cultural, Charitable, and Recreational Facilities								
Cemetery	P	C	C	C	C	-	C	
Commercial outdoor recreation, golf, country clubs, swimming pools and similar	C	C	C	C	C	-	C	x
Commercial stables, dog kennels	C	-	-	-	-	-	-	x
Community center	P	C	C	P	P	-	P	x
Hospital	-	-	-	-	-	-	C	x
Outdoor recreation area	P	C	C	C	C	-	C	x
Public Library	-	-	C	P	P	-	P	
Public and private park, playground	P	C	C	C	C	-	C	x
Recreational, travel vehicle camp site	P	-	-	-	-	-	-	x
Religious Institutions								
Convent or monastery	-	-	C	C	P	-	P	
Church, place of assembly	P	C	C	P	P	-	P	x
Commercial Uses								
Airport – Public only	C	-	-	-	-	-	-	x
Bed and breakfast facility	C	C	C	C	C	-	C	x
Child care center	-	P	P	P	P	-	P	x
Home day care facility, serving fourteen or fewer persons	P	P	P	P	P	-	P	x
Home day care facility, serving fifteen to twenty persons	P	P	P	P	P	-	P	-
Offices	-	-	-	-	-	-	C	
Club, Lodge without serving food or beverage	-	-	-	-	-	-	P	x
Medical clinics, dental	-	-	-	-	-	-	C	
Public Service and Utilities								
Electric or gas substation	P	P	P	P	P	P	P	
Essential services	P	P	P	P	P	P	P	
Governmental buildings and structures	C	C	C	C	C	-	C	
Public utility buildings and structures	P	-	-	-	-	-	P	

♦ Note – Those uses that concern the R-B District please see Specific Development Standards in Chapter 8 under Residential Business District which only affect that district.

SECTION 8. EFFECTIVE DATE. That this Ordinance becomes effective from and after its passage and publication of its adoption and reference that a printed copy of the Unified Development Ordinance is available for inspection by any person during regular office hours at the office of the City Administrator.

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota, this 7th day of July 2026.

ATTEST:

Keith Muetzel
City Administrator

Tom Quackenbush
Mayor

(City Seal)

Subscribed and sworn to before me this
7th day of July 2026.

Notary Public

Introduction: **06/16/2026**
Posting: **06/17/2026**
Adopted: **07/07/2026**
Approval Published:

AGENDA RECOMMENDATION

Meeting Date: July 7, 2026

Agenda Item: Resolution No. 41 of 2026 – Appointing 2026 Election Judges

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: Under Section 204B.21, Subdivision 2 of the Election Laws of the State of Minnesota, the City Council of each municipality shall appoint in the manner provided, qualified voters as judges of election.

The following qualified voters are hereby designated as Judges of Election for the August 11, 2026, Primary Election and November 3, 2026, General Election with the understanding that amendments can be made by the Election Administrator to the appointments in order to fill vacancies and meet party requirements.

- | | |
|-------------------------------|-----------------------|
| 1. Caitlin Kodet – Head Judge | 14. Mary Bratsch |
| 2. Amy Kerkhoff – Head Judge | 15. Dorie Oja |
| 3. Marcee Stromberg | 16. Ernie Fiala |
| 4. Mary Wetmore | 17. Julie Fiala |
| 5. Bruce Tolzmann | 18. Jenifer Manthei |
| 6. Wayne Junker | 19. Jan C. Nelson |
| 7. Abby Larson | 20. Julie Rath |
| 8. Mary Walz | 21. Greg Smith |
| 9. Eric Lovett | 22. Shannon Wachter |
| 10. Stephanie Klavetter | 23. Patricia Stoll |
| 11. Julie Faugstad | 24. Clara Frieze |
| 12. Daniel Faugstad | 25. Allen Helmstetter |
| 13. Jacalyn Lueck | |

Attached: Resolution No. 41 of 2026 to Appoint 2026 Election Judges.

RESOLUTION NO. 41 OF 2026

RESOLUTION APPOINTING 2026 ELECTION JUDGES

WHEREAS, under Section 204B.21, Subdivision 2 of the Election Laws of the State of Minnesota, the City Council of each municipality shall appoint in the manner provided, qualified voters as judges of election.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Redwood Falls, Minnesota, that the following qualified voters are hereby designated as Judges of Election for the August 11, 2026, Primary Election and November 3, 2026, General Election, with the understanding that amendments can be made by the Election Administrator to the appointments in order to fill vacancies and meet party requirements:

Caitlin Kodet, Amy Kerkhoff, Marcee Stromberg, Mary Wetmore, Bruce Tolzmann, Stephanie Klavetter, Wayne Junker, Abby Larson, Mary Walz, Eric Lovett, Julie Faugstad, Daniel Faugstad, Jacalyn Lueck, Mary Bratsch, Dorie Oja, Ernie Fiala, Julie Fiala, Jenifer Manthei, Jan C. Nelson, Julie Rath, Greg Smith, Shannon Wachter, Patricia Stoll, Clara Frieese, and Allen Helmstetter.

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota this 7th day of July 2026.

ATTEST:

Keith Muetzel
City Administrator

Tom Quackenbush
Mayor

Subscribed and sworn to before me this
7th day of July 2026.

(City Seal)

Notary Public

AGENDA MEMO

Meeting Date: July 7, 2026

Agenda Item: Resolution No. 42 of 2026 – A Resolution of the City of Redwood Falls Providing for the Summary Publication of Ordinance No. 105, Fourth Series - Proposed Zoning Amendments to the Unified Development Ordinance for the Purpose of Amending Permitted Uses in Residential Districts.

Recommendation/Action Requested: Staff are requesting to 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: State law requires that all ordinances adopted be published prior to becoming effective. As the Council is aware, Ordinance No. 105, Fourth Series, is lengthy. However, Minnesota Statutes, Section 412.191, subd. 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps. Staff have prepared Resolution No. 42 of 2026 and Exhibit A, which contains the summary of Ordinance No. 105 for publication. Both documents are attached.

Attachment: Resolution No. 42 of 2026
Exhibit A – Summary Publication

RESOLUTION NO. 42 of 2026

A RESOLUTION OF THE CITY OF REDWOOD FALLS PROVIDING FOR THE SUMMARY PUBLICATION OF ORDINANCE NO. 105, FOURTH SERIES, AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, 2014 EDITION, AS PROVIDED IN §14.05 OF THE REDWOOD FALLS CITY CODE, FOR THE PURPOSE OF AMENDING PERMITTED USES IN RESIDENTIAL DISTRICTS WITHIN THE CITY OF REDWOOD FALLS

WHEREAS, on July 7, 2026, at the regular Redwood Falls City Council meeting, by majority vote, the City Council adopted Ordinance No. 105, Fourth Series, An Ordinance Amending Redwood Falls Unified Development Ordinance for the Purpose of Amending Permitted Uses in Residential Districts within the City of Redwood Falls; and

WHEREAS, State law requires that all ordinances adopted be published prior to becoming effective; and

WHEREAS, the Ordinance is lengthy; and

WHEREAS, Minnesota Statutes, Section 412.191, subd. 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps; and

WHEREAS, The City Council believes that the Summary Publication, as identified in Exhibit A attached hereto, would clearly inform the public of the intent and effect of the Ordinance; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF REDWOOD FALLS, MINNESOTA, that the City Administrator shall cause Ordinance No. 105, Fourth Series, to be published in summary in the official newspaper in lieu of the entire ordinance.

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota this 7th day of July 2026.

ATTEST:

Keith Muetzel
City Administrator

Tom Quackenbush
Mayor

(City Seal)

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

Notary Public

EXHIBIT A

PUBLIC NOTICE

The following is the official summary of Ordinance No. 105, Fourth Series, Titled “An Ordinance Amending the Unified Development Ordinance, 2014 Edition, as Provided in §14.05 of the Redwood Falls City Code, for the Purpose of Amending Permitted Uses in Residential Districts within the City of Redwood Falls.

Pursuant to Minn. Stat. Sec. 462.357, which allows local units of government to adopt zoning regulations, Ordinance No. 105 amends Table 11.1 within the Unified Development Ordinance (UDO) to allow for the use of single family dwellings and duplexes—attached two units in the R-4, R-M, and R-B zoning districts; the use of single family dwellings – attached – two to four units in the R-2, R-4, R-M, and R-B zoning districts; and the use of single family dwellings – attached – five to eight units in the R-4, R-M, and R-B zoning districts. Currently, none of these uses are permitted in the listed zoning districts. Ordinance No. 105 also amends Table 11.1 and allows for nursing homes to be permitted in the R-B zoning district.

Pursuant to Section 3.17 of the Redwood Falls Unified Development Ordinance, after proper notice, a public hearing was held by the Redwood Falls Planning Commission on June 9, 2026. Recommendations from the Planning Commission for approval of the zoning amendment request were presented to City Council in the form of Ordinance No. 105, Fourth Series on June 16, 2026.

A complete copy of the full ordinance is available at Redwood Falls City Hall during regular business hours or on the City website at <https://ci.redwood-falls.mn.us/city-government/city-code-of-ordinances>.

This ordinance was enacted after presentation for second reading pursuant to Chapter 4 of the City Charter on July 7, 2026.

THE CITY OF REDWOOD FALLS DOES ORDAIN:

SECTION 1. Purpose.

SECTION 2. Findings of Fact.

SECTION 3. Conflict and Repeal.

SECTION 4. Severability.

SECTION 5. Application.

SECTION 6. 14.01 – Unified Development Ordinance

SECTION 7. 14.05 – Amendments to the Unified Development Ordinance

Section 11.03 Principal Uses for Residential Districts

SECTION 8. Effective Date

Passed and Adopted by the Redwood Falls City Council July 7, 2026

Attest:

Keith Muetzel
City Administrator

Tom Quackenbush
Mayor

Subscribed and sworn to before me this

_____ day of _____, 2026.

Notary Public

(City Seal)

AGENDA MEMO

Meeting Date: July 7, 2026

Agenda Item: Resolution No. 43 of 2026 – A Resolution of the City of Redwood Falls Providing for Authorization of Port Authority Real Property Purchase

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 proposed Resolution by motion in accordance with Chapter 4 of the City Charter.

Summary/Overview: On May 18, 2026, at a scheduled meeting, the Redwood Falls Port Authority reviewed a purchase agreement and approved the purchase of real property located at 516 East Bridge Street, Redwood Falls, from SGM Corp. SGM's agreement includes plans to sell the former Burger King building and lot to the Port Authority. Upon transfer of ownership to the Port Authority, Redwood Falls Industries (RFI) has proposed to the Port Authority to enter into a 3-year lease and redevelopment agreement. During the 3-year period, Redwood Falls Industries will renovate the building and be responsible for all ownership and construction expenses associated with the building. The property is currently zoned B-2, Limited Community Retail Business District, which is commercial in nature. The planned redevelopment would not change the commercial nature of its use. At the end of the 3-year lease period, RFI will purchase the property from the Port Authority.

Pursuant to Minn. Stat. § 462.356, subd. 2, when a City has a comprehensive municipal plan and a planning commission, the statute requires that no publicly owned interest in real property within the municipality be acquired or disposed of, until after the planning commission has reviewed the proposed disposal and reported in writing to the City Council its findings as to compliance of the proposed disposal with the comprehensive municipal plan.

However, a City Council may, by resolution adopted by two-thirds vote dispense with the requirements of that subdivision when in its judgment it finds that the proposed acquisition of real property has no relationship to the comprehensive municipal plan. Given the need to close the purchase agreement in a timely manner and that the proposed redevelopment aligns with the current zoning structure, Staff is recommending that Council adopt the proposed resolution to approve the acquisition and dispense with any requirements found in Minn. Stat. § 462.356, subd. 2.

Attachment: Resolution No. 43 of 2026

RESOLUTION NO. 43 OF 2026

AUTHORIZATION APPROVING PURCHASE OF REAL PROPERTY LOCATED AT 516 EAST BRIDGE STREET

WHEREAS, pursuant to Resolution No. 30 of 1988, at a regularly scheduled meeting on May 18, 2026, the Redwood Falls Port Authority (the “**Port Authority**”) reviewed a proposed purchase agreement for the acquisition of certain real property located at 516 East Bridge Street, Redwood Falls, MN, legally described in Exhibit “A” (the “**Property**”); and

WHEREAS, at the meeting the Port Authority reviewed the purchase agreement and proposal with SGM. Corp., (the “**Seller**”) and Redwood Falls Industries, (the “**Developer**”) for the Property and approved the purchase agreement; and

WHEREAS, upon transfer of the Property to the Port Authority, Developer plans to enter into a three-year lease with the Port Authority and redevelop the building on the Property for commercial use; and

WHEREAS, a purchase agreement between the Port Authority and Seller has been drafted and signed; and

WHEREAS, given the Port Authority’s review and approval of the purchase agreement as well as Developer’s proposal for commercial redevelopment, the Redwood Falls City Council finds that the proposed sale/disposal of the Property has no relationship to any current comprehensive municipal plan.

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

1. The Redwood Falls Port Authority is authorized to execute and close on the purchase agreement with Seller.
2. The requirements of Minn. Stat. § 462.356, subd. 2. are hereby dispensed with regarding the purchase of the Property.

PASSED AND ADOPTED by the City Council of the City of Redwood Falls, Minnesota this 7th day of July 2026.

ACTION ON THIS RESOLUTION:

Motion for Adoption:

Seconded by:

Voted in favor of:

Voted Against:

Abstained:

Absent:

ATTEST:

Keith Muetzel
City Administrator

Tom Quackenbush
Mayor

(City Seal)

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

Notary Public

Exhibit “A”

Legal Description

EXHIBIT A

Lot 5 of Auditor's Subdivision 1, Section 1, Township 112 North, Range 36 West, Redwood County, located in the City of Redwood Falls,

AND

The tract of land commencing at the northeast corner of Lot 6 of Auditor's Subdivision 1 of Section 1, Township 112 North, of Range 36 West, thence running west 60 feet, thence south 120 feet, thence east 60 feet, thence north 120 feet to the place of beginning,

AND

The West 70 feet of the North 120 feet of Lot 4 of Auditor's Subdivision 1 of Section 1, Township 112 North, Range 36 West, City of Redwood Falls, Redwood County, Minnesota.

Except that part of the above tracts which lies northerly of a line run parallel with and distant 2 feet southerly of the northerly line of said tracts.

(Abstract Property)

AGENDA RECOMMENDATION

Meeting Date: July 7, 2026

Agenda Item: Resolution No. 44 of 2026 – Resolution Accepting Donation for Memorial Park

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: Minnesota Statute 465.03 gives the city authority to receive donations and requires them to be formally accepted by resolution, adopted by a two-thirds vote of the Council. Attached is a resolution authorizing the acceptance of a financial contribution in the amount of \$4,128 from Reforest Redwood Falls. This donation is for the replacement of trees at Memorial Park, which were removed due to the presence of Emerald Ash Borer. The donation covers the total cost of replacement trees.

Attachments: Resolution No. 44 of 2026

RESOLUTION NO. 44 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>
Reforest Redwood Falls	\$4,128.00

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

Terms or Conditions
Donation for tree replacement project at Memorial 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 7th day of July 2026.

ATTEST:

Keith Muetzel
City Administrator

Tom Quackenbush
Mayor

(City Seal)

Subscribed and sworn to before me this
7th day of July 2026.

Notary Public

Meeting Date: July 7, 2026

AGENDA RECOMMENDATION

Agenda Item: Library Addition and Renovation Project, Change Order No. 3

Recommendation/Action Requested: Staff is recommending the approval of “Change Order (CO) No. 3” for the addition of extra structural shoring, a credit for changing a standard size toilet to a child size, a credit swap for a change in door types and subsequent addition for change in door frame and hardware. Approval will allow the City Administrator to execute the CO.

Summary/Overview: Change Order No. 3 is being presented due to additions and circumstances described above. Change orders will be drawn from the 5% contingency allocated in the project budget.

Attachments: Change Order No. 3
Letter of Documentation and Support; Andy Engan, Principal AME/slh



ENGAN ASSOCIATES
ARCHITECTS | INTERIOR DESIGNERS

shared vision. innovative design.

July 1, 2026

Redwood Falls Public Library
Jim Doering, Public Works Project Coordinator
City of Redwood Falls
333 S. Washington St.
Redwood Falls, MN 56283

RE: **Redwood Falls Public Library – Redwood Falls, MN** (855.01)
Change Order #3

This letter is provided to document and support Change Order #3 for Council review and approval.

PCO-3:

- 1 During a progress meeting it was requested that we exchange the standard-sized toilet in the children's restroom for a child-sized one.
- 3 & 4 The door type in room 143A was changed from BV Glass to Hollow Metal/Wood.
- 5 Additional shoring was needed for new beam that was moved further into the exiting building.
- 7 Installation cost for changing door 143A.

If you have any questions or concerns, or if you simply have additional comments that you wish to make, please contact me at (320) 235-0860, or email me at andy.engan@engan.com.

Andrew Engan, Principal
AME/slh



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
855.01 Redwood Falls Public Library
Redwood Falls MN

CONTRACT INFORMATION:
Contract For:
Date: October 21, 2025

CHANGE ORDER INFORMATION:
Change Order Number: 003
Date: 07-01-2026

OWNER: *(Name and address)*
City of Redwood Falls
333 S. Washington St.
Redwood Falls, MN 56201

ARCHITECT: *(Name and address)*
Engan Associates, P.A.
311 4th Street SW
Willmar, MN 56201

CONTRACTOR: *(Name and address)*
Breitbach Construction Co., Inc.
802 1st Avenue
Elrosa, MN 56325

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Changes related to ASI#3 and safety required changes (PCO3): \$5,067.96

The original Contract Sum was	\$	4,394,000.00
The net change by previously authorized Change Orders	\$	45,095.24
The Contract Sum prior to this Change Order was	\$	4,439,095.24
The Contract Sum will be increased by this Change Order in the amount of	\$	5,067.96
The new Contract Sum including this Change Order will be	\$	4,444,163.20

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.



ARCHITECT *(Signature)*

Andrew Engan, Principal

*(Printed name, title, and
license number if required)*

July 1, 2026

Date

CONTRACTOR *(Signature)*

(Printed name and title)

Date

OWNER *(Signature)*

(Printed name and title)

Date



POTENTIAL CHANGE ORDER

Breitbach Construction Co.
25123- - Redwood Falls Public Library

Page 1

DATE:6/30/2026

PCO#: 3

To: Jim Doering
City of Redwood Falls
PO Box 526
Redwood Falls, MN 56283

Phone:
Email: Jdoering@ci.redwood-falls.mn.us
CC:

From: Jacob Weller
Breitbach Construction Co.
802 1st Ave
Elrosa, MN 56325

Phone: 320.697.5525
Email: jacobw@bcc-mn.com

Below is the detail for our proposal to complete the following changes in contract work:

- Pending Change Order: ASI 3 - Adjustments
- Proposed Scope of Work:

PCO Item	Cost	Markup	Amount
1 : Skogen - Deduct WC-1 Add Baby Devoro, L2 and Lav Carrier	-67.71	-3.39	-71.10
3 : Kendell Doors - Add HM Frame and Wood Door at 143A	2,668.27	133.41	2,801.68
4 : BV Glass - Credit Door 143A	-2,750.00	-137.50	-2,887.50
5 : BCC Shoring	4,397.51	332.38	4,729.89
7 : Install Door143A Frame, Door And Hardware	449.99	45.00	494.99

TOTAL: \$5,067.96

Submitted By:

Approved By:

6/30/2026

Jacob Weller
Breitbach Construction Co.

Date

Jim Doering
City of Redwood Falls

Date

Approved By:

City of Redwood Falls

Date



Skogen Mechanical, LLC

1408 N. Riverfront Dr., Mankato, MN 56001

Phone: 507.388.6450 skogenmechanical.com

CHANGE ORDER PROPOSAL

Date: 4/22/2026

TO: Breitbach Construction

PROJECT: Redwood Falls Public Library

Change order #2 - ASI #3

PROJECT DESCRIPTION:

Skogen Mechanical will provide and install the following as shown in Drawings on ASI #3

Deduct one WC-1

Add one Baby Devoro WC-2

Deduct one S-3 Sink

Add one L2 Lav

Add one Lav Carrier

Exclusions:

Electrical.

Premium time.

Hazardous material exposure.

WE PROPOSE hereby to furnish material & labor - complete in accordance with above specifications, for the sum of:

DEDUCT Sixty seven dollars and seventy one cents.

\$

(67.71)

Payments are to be made as follows:

NOTICE: Under Minnesota law, any person or company supplying labor or materials for improvement to your property may file a lien against your property if that person or company has not been paid for the contributions.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. 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. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.

Date: _____

ACCEPTANCE OF PROPOSAL: _____

ACCEPTANCE DATE: _____

Change Order Breakdown

Date: 4/22/26

Project: Redwood Falls Public Library

Skogen Mechanical Change Order # 2

Project ASI #3

will@skogenmechanical.com



SKOGEN MECHANICAL

1408 N Riverfront Drive

Mankato, MN 56001

Materials:

Description:

FROM MATERIAL TAKEOFF

\$ (250.25)

\$ -

Consumable %

2.50%

\$ (6.26)

Tax Rate

7.875%

\$ (20.20)

Material Costs \$ (276.71)

Overhead & Profit

0%

\$ -

Total Materials \$ (276.71)

Labor:

Description:

HOURS

FROM LABOR TAKEOFF

2.00

\$ -

\$ -

\$ -

\$ -

\$ -

Total Hours

2.00

Mixed Hourly Rate

95.00

\$ -

Labor Costs \$ 190.00

Overhead & Profit

10%

\$ 19.00

Total Labor \$ 209.00

Operating Expenses:

Description:

% or Rate

Vehicle Charges

0

\$ -

Equipment Rental

0

\$ -

Bonding

0%

\$ -

Tool charges

0%

\$ -

Operating Costs \$ -

Overhead & Profit

10%

\$ -

Total Operating Costs \$ -

Subcontractors:

Description:

Mechanical Insulation

\$ -

\$ -

\$ -

\$ -

\$ -

Subcontractor costs: \$ -

Overhead & Profit

10%

\$ -

Total Sub Costs \$ -

Deductions / Credits 0

GRAND TOTAL FOR CHANGE ORDER

\$ (67.71)

Area	Quantity	Units	Size	Description	NetPrice	NetPriceTotal	UnitHours	JobHours
Fixtures	1.00	EA	<None>	L-2 Wall Hung Lavatory	\$453.00	\$453.00	4.000	4.000
Fixtures	1.00	EA	<None>	LAVC2 Lavatory Carrier	\$178.00	\$178.00	2.000	2.000
Fixtures	-1.00	EA	<None>	S3 Drop in Sink	\$889.25	-\$889.25	4.000	-4.000
Fixtures	1.00	EA	<None>	WC-2 Baby Floor Mt Tank Water Closet	\$620.05	\$620.05	4.000	4.000
Fixtures	-1.00	EA	<None>	WC1 Floor Mt Tank Water Closet	\$612.05	-\$612.05	4.000	-4.000
Totals:						Material -\$250.25		Labor 2.000



KENDELL Doors & Hardware, LLC
1312 Northland Dr
Mendota Heights, MN 55120
Phone: 651-905-0144
Fax:

PROPOSAL

Page:	1
Proposal No.:	221884
Proposal Change No.:	001
Customer P.O. No.	25123
Proposal Date:	4/21/2026
Customer ID:	BBC
Project Manager:	Andrew Hance
Project Manager Ph.:	218.349.6800
Project Manager Email:	ahance@kendelldrs.com

Submitted To: BREITBACH CONSTRUCTION
802 1ST AVENUE
Elrosa, MN 56325

Job Name: Redwood Falls Public Library ASI#3

Description	Quantity
3F~5-3/4"~M~18~CR~FW~LHR~3'0"~7'0"~453~E1~E17 HMF @143A	1
30-70-1.75 WD @143A	1
Freight	1

Respectfully Submitted: _____
Andrew Hance

Accepted By: _____ Date: _____

PRICING IS ONLY VALID FOR 15 DAYS:

Subtotal:	2,485.00
Sales Tax:	183.27
Total:	2,668.27

Subcontractor Breakout Form							
Contractor:		BV Glass		Date:		5/14/2026	
Project:		Redwood Falls Public Library					
Description of Change:							
		Credit for Door 143A					
Direct Material and Equipment				\$		2,220.95	
5% OH & P of Direct Material and Equipment				\$		111.05	
Direct Labor				\$		380.00	
10% OH & P of Direct Labor				\$		38.00	
Per-Diem Costs				\$		-	
				Total :		\$ 2,750.00	

CHANGE ORDER ESTIMATE

JOB NAME: Lake Burgen Saftey Rest Area Building and Renovation					
JOB NUMBER: 25121		LOCATION: Alexandria, MN			
CHANGE ORDER DESCRIPTION: Shoring for existing gluams for instalation on new beam that was moved further into the existing building.					
LABOR		QTY	UNIT	RATE	TOTAL
Shore glulams at exisiting roof line		25	HRS	90.00	2,250.00
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
					-
Total Labor Cost				2,250.00	
MATERIAL		QTY	UNIT	RATE	TOTAL
Shoring Rental and Delivery		1	LS	2,000.00	2,000.00
					-
					-
					-
					-
					-
					-
					-
					-
Total Material Cost				2,000.00	
EQUIPMENT		QTY	UNIT	RATE	TOTAL
					-
					-
					-
					-
					-
Total Equipment Cost				-	
			TOTAL COST		4,250.00
			Tax 7.375%		147.50
			CHANGE ORDER TOTAL		4,398

CHANGE ORDER ESTIMATE

JOB NAME: Lake Burgen Saftey Rest Area Building and Renovation				
JOB NUMBER: 25121			LOCATION: Alexandria, MN	
CHANGE ORDER DESCRIPTION: Install Door 143A Frame, Door and Hardware				
LABOR	QTY	UNIT	RATE	TOTAL
Install Door 143A and Hardware	5	HRS	90.00	450.00
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
Total Labor Cost				450.00
MATERIAL	QTY	UNIT	RATE	TOTAL
				-
				-
				-
				-
				-
				-
				-
				-
				-
Total Material Cost				-
EQUIPMENT	QTY	UNIT	RATE	TOTAL
				-
				-
				-
				-
				-
Total Equipment Cost				-
TOTAL COST				450.00
Tax 7.375%				-
CHANGE ORDER TOTAL				450