AGENDA
EDEN VALLEY CITY COUNCIL
REGULAR MEETING
June 3, 2026
7:00 P.M.

Pledge of Allegiance

Public Forum

Call Regular Meeting to Order

1. Approve Agenda

2. Consent Agenda*
   a) Approve Minutes of May 6, 2026 Council Meetings
   b) Approve Minutes of May 20, 2026 Council Meetings

3. Approval of May Bills $174,484.32

4. Noise Ordinance for Bands at Local Bars

5. Southwest Improvement Project
   a. Preliminary Engineering Report
   b. Resolution Receiving Feasibility Report and Calling Hearing on Improvement

6. Elimination of Parcels from TIF
   a. Resolution Approving The Elimination of Parcels From Tax Increment Financing (Housing) District No. 4-2A Within Municipal Development District No. 4 In The City of Eden Valley.

7. Updating Signature Authority
   a. Resolution Approving Authorized Signer of City Financial Accounts

8. Boards & Commissions
   a. Planning Commission

9. Departments:
   a) Clerk/Treasurer
      i) Cash and Investment Report
      ii) Quote Streaming System: (100-41900-540 Machine & Equipment Budget $5,000) $2,499.00 + camera $1700.00 =$4199.00
      iii) Amend Start date for Finance/Utility Billing Clerk to June 1, 2026

   b) Public Works:
      i) Sunny Meadows Tar Patch: (100-43100-400 Repairs & Maintenance Budget $40,000)
      Quote Hanson Paving: $5,350.00
      Quote Diversified Paving: $6,896.00

   c) Police
      i) Monthly Report: May Stats Sheet

10. Other:

11. Upcoming Meetings:
    Council Meeting June 17, 2026
    Council Meeting July 1, 2026

12. Adjourn.

Yellow Highlighted Addition to Agenda

*** NOTE: Items listed in the Consent Agenda are acted upon without discussion, and all are approved with a single motion. When the Mayor calls for a motion on the Consent Agenda anyone present may ask to have an item removed from this list for discussion later in the agenda.**

City of Eden Valley
City Council Minutes - Regular Meeting
May 6, 2026
6:00 p.m.

With due call and notice thereof, the May 6, 2026 Regular Council Meeting of the City of Eden Valley was held in the Civic Center meeting room.

Council Present: Mayor Bengtson, Councilors: Huschle, Kleven, Schueller, Fischhaber

Also present: Cindy Anderson, City Clerk; Brandon Stenger, Public Works Director; Evan Borscheid, Chief of Police; Kent Louwagie, City Engineer, Bolton & Menk; Reynoldo Saez-Callis;

1. Approve Agenda: Mayor Bengtson asked if there were any corrections or additions to the agenda.
A motion to approve the agenda was made by Huschle, seconded by Fischhaber; and carried unanimously.

2. Consent Agenda*
   a) Approve Minutes of April 1, April 15 and April 29, 2026 Council Meetings
   b) LG220 Exempt Permit for EVW Youth Football Association raffle on 9.11.2026 at 475 Church St Football field.
   c) LG220 Exempt Permit for Assumption Church raffle and Bingo on August 16, 2026 at 464 State St N.

A motion to approve the consent agenda was made by Bengtson, seconded by Kleven, and carried unanimously

3. Approval of February Bills $ 369,470.86
A motion to approve the March Bills of $369,470.86 was made by Huschle, seconded by Fischhaber, and carried unanimously.

4. Speed Feedback Sign
   Resolution 2026-11 Requesting vehicle speed feedback sign
A motion to approve Resolution 2026-11 Requesting vehicle speed feedback sign was made by Huschle, seconded by Kleven, and carried unanimously.

5. SW Improvement Project, Kent Louwagie, City Engineer
   Louwagie reported that an Open House is being planned for June 9th 4:00 – 7:00 pm. A mailing will be sent to all affected properties. He also discussed the easement acquisition that we will need for the properties at the end of Park Avenue and Rails Avenue.

6. Boards and Commissions:
   a) Planning Commission:
      i. Amend Permit 2025-0002 478 Meeker: Kleven explained that the Planning Commission reviewed the request to increase the size of the cold storage building to 40 X 80.7 (was 40 X40.7). The Planning Commission found the request to meet the city codes and are requesting the Council approve the request.

A motion to approve 478 Meeker cold storage 40 X 80.7 as presented was made by Fischhaber, seconded by Huschle, and carried unanimously.

      ii. 550 Meeker – Request to add to accessory structure. Kleven reported that the Planning commission reviewed the application and found that the request met city codes and are requesting the Council approve this request.

A motion to approve 550 Meeker 82 X 80 addition to accessory structure as presented was made by Fischhaber, seconded by Huschle, and carried unanimously.

      iii. 281 State Street – request to have a car lot in the back of the property. Kleven explained that

the Planning commission reviewed the application, and are recommending approval with the following conditions:

1. Owner must continue to carry active state dealer licensing
    a. Proof of licensing and insurance must be provided annually
2. Dealership parking must be contained to the area west of the garage
3. Retain a maximum of 15 vehicles for sale
    a. All vehicles must be in working order
    b. No salvage vehicles permitted
4. Must provide parking spaces for tenants of the building (off street parking required for rental)
5. Provide adequate security and lighting
6. Maintain a clean lot including trash removal and adequate drainage
7. Prior to use, parking lot must be graded and covered in Class 5 substrate
8. Dealership must be inside of lots 24-0084000 and 25-0085001
9. Blocking of the back alley for an excessive amount of time is not permitted
10. No major Maintenance on vehicles
11. The conditional use permit shall be recorded at the Office of the Meeker County Recorder.
12. The property owner must adhere to All conditions.

Council discussed it not being a permitted use or conditional use in the Cities Codes. Other concerns they shared:

- number of vehicles fitting in the small area in the back
- the way it would make the downtown area look
- limited space for safe parking for the tenants of the building
- the park located across the alley from the lot and close proximity to the day care - children running down alley, etc.
- Vehicles needing repair

Mayor decided to table this until the Meeting on May 20, 2026

b) EDA – Anderson reported that at the meeting 3 applications for the façade program were submitted. 1 Loan application was approved for 18,000 for 2 forks tavern.

7. Inselmann property – the total bills to date:
    $57,477.88
    -$20,000 (portion city paid)
    $37,477.88 (balance)
    -$10,000 paid by owner
    $27,477.88 (balance due)

    Anderson reported that this could be put on their tax role. Council would need to decide length and interest rate.

Motion to put the November 1, 2026 balance due on the 2027 tax roll for a 15 year, 1% interest was made by Bengtson, seconded by Huschle. Motion carried.

8. MOA – adding Juneteenth to employee contracts. Anderson explained that Juneteenth was missed when the new contracts were signed. This was approved by council and put in personnel policy 2 years ago.

Motion to approve adding Juneteenth holiday to the employee contracts was made by Huschle seconded by Fischhaber. Motion carried.

    He

9. Departments:
    a) Clerk/Treasurer:
        i. Anderson reviewed the cash and investment report for April 2026.

    b) Public Works, Stenger reviewed the following:
        i. Stenger reported that the air dryer at the water treatment plant died and he needs to order a new one.

Motion to approve spending up to $2,000.00 for a new air dryer for treatment plant was made by Fischhaber, seconded by Kleven. Motion carried.

DRAFT

ii. Stenger reported that Peter Theis will be returning a seasonal park maintenance for 2026. He will start in May, $18.00 rate.

c) Police Dept: Chief Borscheid reviewed the monthly report.
Borscheid reported that he met with Fischhaber and Mayor and that they decided he may work an additional 3 – 5 hour shifts (overtime) due to lake of 2nd officer.
He stated that there was an issue with the Tahoe and he had to have it serviced and the cost should be about $5,000.

d) Ev Charging Station -m Mayor asked to table this item.
EV Charging Stat
ng:

Council Meeting/ Workshop – April 15th 7 pm (City Audit report)
Waterboard Meeting – April 23rd 3:00 pm
EDA – April 27, 2026
Council Meeting May 4, 2026

10. Other:
School Bus law changed: Stop for flashing lights even if no atop arm is out. Best practice is to stop for the bus, children maybe crossing the street.

11. Upcoming Meetings
SCML Tuesday, May 19, 2026
Council Meeting – May 20, 2026
Citywide Cleanup – May 23rd 9:00 - Noon
Council Meeting June 3, 2026

12. Adjourn.

As there was no further business, the meeting was adjourned at 8:11 pm.

_____
Brent Bengtson, Mayor

Attest:

_____
Cindy Anderson, Clerk/Treasurer

DRAFT

City of Eden Valley
City Council Minutes - Regular Meeting
May 20, 2026
7:00 p.m.

With due call and notice thereof, May 20, 2026, Regular Council Meeting of the City of Eden Valley was held in the Civic Center meeting room.

Council Present: Mayor Bengtson, Councilors: Huschle, Kleven, Schueller, Fischhaber
Also attending: Cindy Anderson, Clerk Treasurer; Abe Fonanah, City Clerk; Eddie Kelm; Mike and Cindy Tomsche; Rey and Amber Saez-Callez.

1. Agenda
   Motion to approve the agenda was made by Huschle, seconded by Schueller.

2. Old Business: Conditional Use for 281 State St for a car dealership
   Council discussed the issue of conditional use. Some Concerns shared: Does not fit the downtown area, better use would be on highway, safety in alley with children walking and riding bikes,

   Council asked a few questions:
   Are there any regulations from the state for site plans, where and how cars are parked? Ray said the state goes by what the city allows.

   Did they investigate other Locations? Ray stated that he had spoken with a couple other business owners who said they could store a few vehicles at the lot.

   Do you have any concerns with mixing the for-sale vehicles and the vehicles belonging to your tenants? Ray said he has no concerns, he will put it in the lease so tenants will know where they can park and where the other cars will be located.

   Regarding oil/gas leak, will class 5 be sufficient for this? Ray stated that all cars parked in driveways and at businesses can create the problem. He does not see this having a significant impact.

   Motion to approve the conditional use permit for 281 State St for a car lot with the following conditions was made by Michael Kleven, seconded by Anne Fischhaber. Roll Call Vote: Schueller-Yes; Kleven-Yes; Bengtson – No; Fischhaber-Yes; Huschle-No.

3. Workshop Agenda -

   a) Noise Ordinance for bands at local bars: Council discussed current ordinances and the concerns of both residents and the businesses.
   b) Utility Bills – email billing – Council confirmed that staff should continue to get people to use email billing.
   c) City apparel-Fischhaber recommended the city order apparel with city logo for council to wear to casual meetings and meetings in the public. Fofanah will investigate and get the information to the council, committee members, and staff.
   d) EV Charging Station. Mayor reported that grant is now available up to 100%.
      He reported that we completed the pre-application.
      He is looking for Council approval to make the next application in the process. Eventually we will need to put together a core project team, which would include planner, engineer, grant writer, City Clerk, Consultant provided by grant.
      He explained that the grant cycle is scored at each phase. They look at different criteria like serving underserved population, rural communities, location near population center, access to phase 3 power.
      Council asked about future costs: Bengtson reported that there could be annual contract, garbage cans, and removal.
      Council asked who maintains the system: Bengtson reported the company would do large

maintenance.

4. Council Action Items
   Motion to approve submitting the next EV charging station application was made by Kleven, seconded by Fischhaber. Motion carried unanimously.

5. Upcoming coming:
   a) City Wide Clean-up May 23 9-noon
   b) June 3 – Council Meeting

As there was no further business, the meeting adjourned at 8:45 pm.

_____
Brent Bengtson, Mayor

Attest:

_____
Cindy Anderson, Clerk/Treasurer

May 2026 Checks

Check	Vendor	Date	Amount	Comments
5611e-5617e	Payroll	05/06/26	$11,221.07	PR 04/20/26-05/03/26
5618e	INTERNAL REVENUE SERVICE	05/06/26	$3,367.67	PR 04/20/26-05/03/26
5619e	PERA	05/06/26	$2,838.55	PR 04/20/26-05/03/26
5620e	MN REVENUE	05/06/26	$696.79	PR 04/20/26-05/03/26
5621e	JOHN HANCOCK INSURANCE	05/06/26	$80.00	PR 04/20/26-05/03/26
5622e-5633e	Payroll	05/20/26	$12,190.31	PR 05/04/26-05/17/26
5634e	INTERNAL REVENUE SERVICE	05/20/26	$3,427.63	PR 05/04/26-05/17/26
5635e	PERA	05/20/26	$3,023.79	PR 05/04/26-05/17/26
5636e	MN REVENUE	05/20/26	$714.00	PR 05/04/26-05/17/26
5637e	JOHN HANCOCK INSURANCE	05/20/26	$80.00	PR 05/04/26-05/17/26
5638e	CENTER POINT ENERGY	05/27/26	$1,337.78	03/10/26-04/07/26
5639e	CINTAS	05/27/26	$33.75	Mats - May 2026
5640e	CINTAS	05/27/26	$177.52	Uniforms - May 2026
5641e	DELTA DENTAL OF MN	05/27/26	$374.03	Billing Period: May 2026
5642e	LEAP (WEX SYSTEM)	05/27/26	$3,449.00	May 2026
5643e	MEDICA INSURANCE - MHC	05/27/26	$6,830.86	May 2026
5644e	MEEKER COOPERATIVE	05/27/26	$630.50	03/31/26-04/30/26
5645e	VERIZON	05/27/26	$152.99	03/19/26-04/18/26
5646e	VESTIS	05/27/26	$69.03	April 2026 Mats
5647e	WEST CENTRAL SANITATION	05/27/26	$212.30	Service Period: April 2026
5648e	WEX HEALTH, INC.	05/27/26	$15.75	Biling Period: April 2026
16905	MN BCA	05/04/26	$15.00	background check
16906	2 FORKS INC	05/06/26	$14,000.00	EDA LOAN (5 yr 3%)
16907	AFSCME LOCAL 65	05/06/26	$236.88	April 2026 Dues
16908	ALEX AIR APPARATUS 2 LLC	05/06/26	$1,831.48	SCBA Flow Test - 13 units, 11 spare masks
16909	ARVIG	05/06/26	$1,128.48	PHONE INTERNET
16910	COMDATA	05/06/26	$623.46	CARWASHES
16911	CUSTOMIZED FIRE RESCUE TRAIN	05/06/26	$4,150.00	Training: 02/02/26, 03/02/26, 04/13/26, 05/04/26
16912	GREATAMERICA FINANCIAL SVCS	05/06/26	$189.50	COPIER
16913	HEARTLAND SECURITY	05/06/26	$197.55	MONITORING
16914	JIM NEUMAN SMALL ENGINE REPAIR	05/06/26	$22.94	Bar Oil
16915	KIMBALL PARTS CITY	05/06/26	$533.70	Impact Wrench 1/2in
16916	KORONIS TIRE INC	05/06/26	$126.98	Tire Repair - Irrigators
16917	LANDSCAPING PLUS LLC	05/06/26	$225.00	Thatching - Freds Park
16918	MEEKER COUNTY TREASURER	05/06/26	$5,378.50	2026 Assessment Services - 347 parcels
16919	MEEKER COUNTY SHERIFF	05/06/26	$3,450.00	2026 Zuercher Annual Fee
16920	PAYNESVILLE PRESS	05/06/26	$56.43	Subscription
16921	RAMBOW INC	05/06/26	$4,650.00	Rawlings Uniforms
16922	STEARNS COUNTY AUDITOR/TREAS	05/06/26	$3,034.00	2026 1st half - Criminal Prosecution
16923	SUMMIT FIRE PROTECTION	05/06/26	$993.00	Fire Extin Inspect - shop
16924	THIELEN EXCAVATING LLC	05/06/26	$150.00	Plowing: April 4th
16925	JUDY THIELEN	05/06/26	$600.00	monthly comm center
16926	TOTAL LAWN CARE	05/06/26	$1,131.50	Watertower Park - Spring Application
16927	UC LABORATORY	05/06/26	$1,753.79	Sewer Samples: 04.09, 04.20

Check	Vendor	Date	Amount	Comments
16928	VOSS PLUMBING & HEATING	05/06/26	$218.50	Fire Hall - Urinal Issue Repair
16929	WEST CENTRAL TECHNOLOGY	05/06/26	$469.45	email, back up 365 monthly
16930	XCEL ENERGY	05/06/26	$1,326.98	Electric
16931	AMERICAN LEGAL PUBLISHING CORP	05/20/26	$550.00	Internet Renewal: 06/21/26-06/21/27
16932	CALIBRATIONS AND CONTROLS INC	05/20/26	$2,340.00	Waterplant and Sewer service
16933	CENTRA SOTA	05/20/26	$140.00	Soil Sample Lab Fee
16934	CENTRACARE HEALTH SYSTEM	05/20/26	$722.00	EMR Refersher - 04/20/26 - 19
16935	city of eden valley	05/20/26	$0.00	Voided
16936	DAVIS MOTORS INC	05/20/26	$7,333.20	Tahoe Repairs - Motor Mount
16937	ELECTRIC MOTOR CENTER, INC.	05/20/26	$2,216.90	Water Plant Supplies
16938	TOM GEISLINGER	05/20/26	$800.00	Snow Removal, Grass Thaching Hawks Field
16939	HANDYMAN'S HARDWARE	05/20/26	$148.18	Freds - Drinking Fountain Parts
16940	HAWKINS INC	05/20/26	$718.00	CHLOR CYLINDERS
16941	JACK'S OF EDEN VALLEY INC	05/20/26	$922.09	April 2026 Charges
16942	JACK'S OIL DISTRIBUTING INC	05/20/26	$341.66	April 2026 Charges
16943	LINCOLN NATIONAL LIFE INS	05/20/26	$378.95	Life Ins
16944	MCFOA REGION 3	05/20/26	$60.00	Region 3 Training - AF, SG,
16945	MEEKER COUNTY SHERIFF	05/20/26	$394.20	Motorola Battery
16946	RAIN DECK, LLC	05/20/26	$987.55	Freds - Splashpad part - Waterfall Post
16947	RAMSEY PRINTING	05/20/26	$33.10	Child Fingerprint Cards
16948	SCHREIFELS WATER WORKS	05/20/26	$650.00	Sprinkler System Repairs - Hawks
16949	WATKINS HARDWARE	05/20/26	$33.95	Waterplant parts
16950	WEST CENTRAL TECHNOLOGY	05/20/26	$2,712.50	Annual Microsoft 365 x 4
16951	WRUCK SEWER AND PORTABLE RENTA	05/20/26	$115.00	April ADA - Watertower Park
16952	XCEL ENERGY	05/20/26	$2,120.17	OTHER RECURRING
16953	AFSCME LOCAL 65	05/27/26	$236.88	May 2026 Dues
16954	BOLTON & MENK. INC	05/27/26	$48,864.31	Lead and Copper Site Plan
16955	D. ERVASTI SALES CO	05/27/26	$149.00	White Field Marking Chalk
16956	EV-W SCHOOLS ISD #463	05/27/26	$35.00	Ad for School Sports Poster
16957	MN DEPARTMENT OF HEALTH	05/27/26	$130.00	America250 License - Special Event Food Stand
16958	DG MINNESOTA CS 2021, LLC.	05/27/26	$3,029.61	304391197- 464 State St
16959	STOCKMEN'S GREENHOUSE	05/27/26	$415.07	Hanging Flower Baskets - 7
401830	CITY UTILITIES	05/11/26	$490.56	April 2026 Water Usage
			$174,484.32	

City Ordinance Noise Standards & Outdoor Performance Hours

Subject: Proposed Revisions to Weekend Noise Ordinance – Support for Local Hospitality and Economic Growth

From: 2forksinc@gmail.com on 5/23/26

To: chiefborscheid@edenvalleymn.city

Cc: canderson@edenvalleymn.city, therustyspur2025@gmail.com, sassiestavern@gmail.com, afofanah@edenvalleymn.city

I would like an opportunity to present this, so please let me know further details.

Dear Members of the City Council, I am writing to express my strong opposition to the proposed 10:00 p.m. weekend noise ordinance for local restaurants and bars. While I respect the desire to maintain peace and quiet in residential areas, enforcing a rigid 10:00 p.m. curfew on Friday and Saturday nights will severely harm our town's economy, workforce, and long-term tax base. Broad data from the National Restaurant Association emphasizes that food and beverage establishments serve as economic anchors, driving substantial spillover impacts and supporting millions of jobs nationwide. This economic engine is fueled significantly by weekend traffic. Research on the nighttime economy indicates that post-7:00 p.m. activity generates up to roughly 30% to 32% of total weekly consumer spending, with the 10:00 p.m. to midnight window serving as a peak profit margin for hospitality venues. Forcing these businesses to silence live music, close outdoor patios, or curb operations at 10:00 p.m. deletes their most profitable hours. This policy will lead to immediate revenue losses, making it difficult for independent venues to absorb rising overhead and commercial rents. When local hospitality businesses suffer, the financial impact ripples directly into our community's workforce and city funds: Worker Wages: Across the nightlife and evening economy, approximately 57% of positions are part-time, flexible roles relied upon by students, working parents, and second-income earners. Cutting operational hours translates directly to fewer shifts and reduced tip income for local servers, bartenders, cooks, and musicians. Loss of Public Revenue: Our municipal budget relies heavily on sales and hospitality taxes generated by downtown businesses to fund public infrastructure and safety. Studies on localized nighttime commerce confirm it keeps tax dollars within the local economy. A local curfew simply shifts this revenue away; patrons will drive to neighboring towns with more balanced ordinances, taking our tax base with them. The Threat to Local Tourism Furthermore, an early noise curfew poses a direct threat to our town's tourism economy. Visitors who travel here for weekend getaways, seasonal festivals, and outdoor recreation expect a welcoming evening atmosphere with

options for dinner, drinks, and entertainment. When a town forces its downtown district to go silent at 10:00 p.m. on a Friday or Saturday night, it severely diminishes the visitor experience. Travelers do not want to feel trapped in a ghost town after a long day of exploring. Instead of keeping their spending local, tourists will simply choose destinations with more vibrant, accommodating nightlife. This hurts not only our restaurants and bars but also our local hotels, bed-and-breakfasts, boutique shops, and seasonal attractions that rely on a thriving tourism ecosystem to survive. Beyond the numbers, an early curfew carries unintended safety consequences. Closing structured, legally regulated venues early does not stop people from socializing; it pushes them into unregulated house parties in residential zones. This forces our local law enforcement to manage scattered neighborhood disturbances rather than a centralized, monitored business district. A thriving small town requires a delicate balance between commerce and quiet. Rather than implementing a sweeping restriction that stifles our local economy, I urge the council to consider a compromise. Extending the weekend noise threshold to 11:30 p.m. or midnight on Friday and Saturday nights would protect our local businesses, safeguard worker income, and preserve city tax revenues, while still respecting the community's need for rest.

Thank you for your time, your hard work, and your dedication to the future of our town. I hope you will consider the severe economic impacts of this ordinance on our local business owners and workers before casting your final vote.

Sincerely,

Tiffany Farrier

2 Forks Tavern

Owner

763 923 3120

From: chiefborscheid@edenvalleymn.city on 5/22/26

To: therustyspur2025@gmail.com, 2forksinc@gmail.com, sassiestavern@gmail.com

Cc: afofanah@edenvalleymn.city

If you have any qualms with this decision, please request some time at the next council meeting, June 3rd, 2026 @ 7 PM. I'd reach out to Abe who is cc'd on this email.

It seems the representation at the last meeting was one-sided. As it stands for now, patio music would need to cease at 10 PM unless a special permit is obtained.

Evan

From: canderson@edenvalleymn.city on 5/21/26

To: therustyspur2025@gmail.com, 2forksinc@gmail.com, sassiestavern@gmail.com

Cc: afofanah@edenvalleymn.city, chiefborscheid@edenvalleymn.city

Good morning,

Last night the City Council held discussions regarding the City of Eden Vally's noise regulations and permitted hours for outdoor entertainment. Please be advised that all outdoor live music, amplified sound, and performances must conclude by 10:00 PM. This regulation includes all outdoor patios, decks, and screened areas. Any music or entertainment held indoors after 10:00 PM must be kept at a volume level that does not spill over onto adjacent or residential properties.

§ 92.01 PUBLIC NUISANCE.

You can read about this ordinance 92.04 under (F) and (G). I have also included the language below for your reference.

(F) The using or operation or permitting the using or operation of any radio receiving set, musical instrument, phonograph, paging system, machine or other device for producing or reproduction of sound in a distinctly and loudly audible manner so as to disturb the peace, quiet and comfort of any person nearby. Operation of any device referred to above between the hours of 10:00 p.m. and 7:00 a.m. in a manner so as to be plainly audible at the property line of the structure or building in which it is located, or at a distance of 50 feet if the source is located outside a structure or building shall be prima facie evidence of violation of this section;

(G) No person shall participate in any party or other gathering of people giving rise to noise, unreasonably disturbing the peace, quiet, or repose of another person. When a police officer determines that a gathering is creating such a noise disturbance, the officer may order all persons present, other than the owner or tenant of the premises where the disturbance is occurring, to disperse immediately. No person shall refuse to leave after being ordered by a police officer to do so. Every owner or tenant of such premises who has knowledge of the disturbance shall make every reasonable effort to see that the disturbance is stopped

If you would like to discuss this ordinance with the City Council can put you on the agenda for the June 3rd meeting. Abe (who will be replacing me as City Clerk) and I are also available to answer any questions regarding these compliance standards, please feel free to reach out.

Southwest Improvement Project

Preliminary Engineering Report

City of Eden Valley, MN
February 26, 2024
Revised May 26, 2026

Submitted by:
Bolton & Menk, Inc.
2040 East Highway 12
Willmar, MN 56201
P: 320-231-3956
F: 320-231-9719

Real People. Real Solutions.

Certification

Preliminary Engineering Report

For

Southwest Improvement Project

City of Eden Valley, MN

0W1.133007

February 26, 2024
Revised May 26, 2026

PROFESSIONAL ENGINEER

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

Signature: _____

Typed or Printed Name: Kent Louwagie, P.E.

Date: 05/26/ 2026 License Number: 44252

Table of Contents

I. PROJECT INTRODUCTION 1
A. Purpose 1
B. Scope 1
C. Update 1
II. EXISTING CONDITIONS 1
A. Sanitary Sewer 1
B. Watermain 2
C. Storm Sewer 2
D. Streets and Alleys 2
III. ALTERNATIVES CONSIDERED 2
IV. PROPOSED IMPROVEMENTS 3
A. Sanitary Sewer 3
B. Watermain 3
C. Storm Sewer 4
D. Streets, Alleys, and Sidewalks 4
V. ESTIMATED COSTS 5
VI. FUNDING 5
A. Public Facilities Authority (PFA) 5
B. City Funds 5
C. Special Assessments 5
VII. CONCLUSION & IMPLEMENTATION SCHEDULE 6
A. Conclusion 6
B. Implementation Schedule 6

Tables

TABLE 1 - ESTIMATED PROJECT COSTS & FUNDING SOURCES 5
TABLE 2 – PRELIMINARY ASSESSMENT RATES 5
TABLE 3 – PROPOSED SCHEDULE 6

Appendix

Appendix A: Preliminary Cost Estimates

Appendix B: Figures

Appendix C: Preliminary Assessment Roll

I. PROJECT INTRODUCTION

A. Purpose

The City of Eden Valley has completed multiple projects over the past several years to improve deteriorated infrastructure throughout the city. The City has a continued need to improve other areas with deficient infrastructure, which have been identified and prioritized. This report has been prepared to discuss the next proposed infrastructure improvement project, tentatively planned for construction in 2026.

B. Scope

The proposed improvements, referred to as the Southwest Improvement Project, consist of sanitary sewer, watermain, and storm sewer improvements along with street reconstruction and alley surface improvements. The proposed improvements are located on the following streets:

- Rails Avenue W, from the west dead-end to State Street (TH 22).
- Park Avenue W, from the west dead-end to State Street (TH 22).
- Church Street S, from the south dead-end to the CP Rail right of way.
- Alley west of Church Street S, from Rails Avenue to Meeker Avenue (TH 55).
- Alley east of Church Street S, from Rails Avenue to Meeker Avenue (TH 55).

Figure No. 1 shows a map of the project area described above. ***Figures No. 2-4*** indicate the proposed utility improvements and ***Figure No. 5*** shows the proposed street improvements.

C. Update

This report was originally prepared in February 2024. It has been revised to remove the proposed work along the TH 55 corridor, update the estimated costs, and add a preliminary assessment roll.

II. EXISTING CONDITIONS

A. Sanitary Sewer

The existing sanitary sewer within the proposed project area is shown on ***Figure No. 2***. The sanitary sewer mains in both alleys flow towards Park Avenue. There are short segments of sewer mains in Rails Avenue that flow east to the alley sewers. The sewer mains along Park Avenue and Meeker Avenue (TH 55) flow east across State Street (TH 22), to Brooks Street. The sewer main in Brooks Street is deep, and ultimately flows north across Highway 55 and the railroad tracks. The sanitary sewer along Meeker Avenue is near the north curb.

There is no sanitary sewer in Church Street or in the alley west of Church Street south of Rails Avenue. The sanitary sewer in the alley east of Church Street and south of Rails Avenue is an 8-inch clay pipe that was lined in the 2018 Improvement Project.

These sewer mains are all 8-inch diameter vitrified clay pipe (VCP). The exact age of the sewer mains is unknown, however they are believed to have been installed around 1960, when watermain was installed in the area. Aged VCP is prone to groundwater infiltration, sags, root intrusion and pipe deterioration.

Groundwater infiltration is evident in the sewer mains throughout the project area. Some of

the sewer segments in the alleys have flat slopes. Tree root intrusion has been a problem in the alley west of Church Street and south of Park Avenue, as well as in the main on Park Avenue. Flat slopes and root intrusions require additional maintenance and increase the risk of sewer backups. The sewer system in the proposed project area is in poor condition and needs to be replaced.

B. Watermain

The existing watermain is shown on ***Figure No. 3***. The watermain along Park Avenue and Rails Avenue, and Church Street is 4-inch cast iron pipe, installed in 1961. The existing watermain along Meeker Avenue (MN TH 55) is 4-inch cast iron pipe installed in 1964, located near the south curb. There are no watermain loops in the project area. The entire neighborhood is fed from the 4-inch watermain on Park Avenue, which connects to the main along the west side of State Street. There is poor water pressure and flow throughout the system due to the lack of looping, especially at the dead ends. Some of the properties in the project area have shared water services, and some have excessively long services.

Cast iron pipe tends to corrode and deteriorate over time, leading to diminished water quality and an increased risk of breaks. The cast iron mains are undersized, have reached the end of their service life and should be replaced.

C. Storm Sewer

Figure No. 4 shows the existing storm sewer. There is no existing storm sewer within the proposed project area. This area relies on overland drainage to the low area to the west and to the existing storm sewer system on State Street (MN Hwy 22). There is a storm sewer main along State Street, which flows north towards Meeker Avenue. There are storm sewer inlets on State Street at the Park Avenue and Rails Avenue intersections. The streets are relatively flat, and the neighborhood relies on surface drainage for storm water. Surface drainage flows east towards State Street and west towards the existing low ground. There are some areas that drain poorly, with ponding occurring from rain and snowmelt.

D. Streets and Alleys

The streets are shown on ***Figure No. 5***. All the streets within the proposed project area south of TH 55 are bituminous surfaced roadways, approximately 20-30 feet wide. There is no curb and gutter in place. The streets have settlements, extensive cracking, and potholes. The street surfacing has deteriorated to the extent that routine maintenance will not correct the issues. Church Street north of TH 55 is gravel surfaced, approximately 18 feet wide.

The alley west of Church Street is gravel surfaced, approximately 12-feet wide. The alley east of Church Street is paved, approximately 11-13 feet wide. The alley pavement condition is similar to the street pavement.

III. ALTERNATIVES CONSIDERED

1. Do Nothing

a) The city could make no improvements to the existing street and utilities. The City's operation and maintenance costs will continue to increase as the infrastructure continues to deteriorate. Since this will not meet the city's goal to improve deficient infrastructure, this alternative was discarded.

2. Trenchless Utility Replacement

a) Trenchless utility construction was considered. Trenchless construction typically

involves cured in place pipe (CIPP) lining or pipe bursting of the existing mains. Trenchless construction requires less disruption to the surface, potentially saving on surface restoration costs. However, trenchless construction is not feasible in all cases as it does not allow the opportunity to correct sagging pipes, flat slopes, and extreme structural failures. Manholes, hydrants, valves, pipe junctions, service connections, and connections to existing mains would all require open trench construction at those locations. Since the street surfaces are also in need of replacement, the additional cost due to trenchless construction methods would not be offset by reduced surface restoration costs. Accordingly, this alternative was discarded as a viable solution for the entire project area. Trenchless installation methods will be utilized where possible to cross the highways.

3. Open Trench Utility Replacement

a) Under this alternative, the utilities would be replaced using conventional open trench construction methods. This is the most cost-effective technique in a project of this nature, for the reasons outlined in the previous two alternatives. This alternative was selected and is the basis for the estimated costs.

4. Utility Replacement beneath Trunk Highway 55

a) The existing sanitary sewer and watermain beneath TH 55 require replacement. Preliminary discussions with MnDOT indicated no concerns with the proposed work; however, the City would be responsible for 100% of the highway reconstruction costs. Given the significant expense, the City has elected to defer utility replacement within TH 55 and instead coordinate with MnDOT to include this work in a future highway reconstruction project through a cooperative agreement.

IV. PROPOSED IMPROVEMENTS

A. Sanitary Sewer

The proposed sanitary sewer improvements are shown on ***Figure No. 2***. All sewer mains are planned to be replaced with new 8” PVC pipe. New mains would be extended where necessary to allow long services to be re-routed to the new mains. The depth of the sewer system will be designed to accommodate future needs as much as possible. The new mains will be installed at a depth to correct any freezing issues that may exist. Sanitary manholes will be replaced with pre-cast concrete manholes. Existing sanitary sewer services are planned to be replaced with 6” PVC service pipe from the new main to the edge of the public right of way. Shared services will be separated where encountered.

The sanitary sewer main on Meeker Avenue (TH 55) is generally located near the north curb. Replacement of this sanitary sewer main and sewer services was considered for inclusion in this project. Replacing this portion of the sewer system would require significant reconstruction of highway 55, at city cost. Therefore it has been excluded from the scope of this project with the intent to coordinate with MnDOT for inclusion on a future TH 55 project.

B. Watermain

The watermain improvements are shown on ***Figure No. 3***. All cast iron mains are planned to be replaced with new 8-inch PVC mains. A new water main loop is planned along Park Avenue to improve water distribution. A new watermain is planned to extend north on Church Street, terminating at a hydrant to be installed near the CP Rail right of way. New

gate valves and hydrants are planned at every intersection. Water services are planned to be replaced, including a new corporation stop at the main and a new curb stop and box at the right-of-way line. Long water services will be straightened and shortened by re-routing the water service to the new water main loops wherever possible. Shared services will be separated where encountered.

Any lead or galvanized water services encountered in the project area are proposed to be replaced from the main to the meter.

The watermain on Meeker Avenue (TH 55) is generally located near the south curb. Replacement of this water main and services was considered for inclusion in this project. Replacing this portion of the water system would require significant reconstruction of highway 55, at city cost. Therefore it has been excluded from the scope of this project with the intent to coordinate with MnDOT for inclusion on a future TH 55 project.

C. Storm Sewer

The proposed storm sewer is shown on ***Figure No. 4***. New storm sewer is planned to extend throughout the project area. Catch basins are planned at most intersections to improve the drainage in the area. The storm sewer for the eastern portion of the area is planned to discharge to the existing system in State Street. Storm drainage in the western portion of the area will be collected and discharged to the low area west of the improvement area. New storm sewer improvements outside of the right-of-way in the western portion of the project area will require easements to cover the new pipe extending to the low area through private property. These improvements will maintain existing drainage patterns and not overwhelm existing storm sewer/drainage systems.

Additional study of the existing drainage patterns will be completed during the design phase to determine if improvements are necessary to the low area west of the project.

D. Streets, Alleys, and Sidewalks

Proposed street, alley and sidewalk improvements are shown on ***Figure No. 5***. The existing streets are proposed to be milled and excavated in order to install new utilities. Surmountable concrete curb and gutter is proposed along all streets to facilitate drainage. All streets in the project area have 66-feet wide right of way. All residential streets are proposed to be reconstructed to be 36-feet wide.

Alleys will be excavated in order to install new utilities. Alleys will be regraded, compacted, and paved with bituminous surfacing to facilitate access and drainage. All alleys have existing right-of-way widths of 16-feet and will be reconstructed to be 14-feet wide.

Utility replacement that extends into the TH 55 and TH 22 roadways will require removing and replacing the curbs, walks, and street pavements to meet MnDOT standards.

A new sidewalk extension is proposed on the south side of Meeker Avenue, extending west to the Dollar General store from the existing sidewalk dead-end.

New concrete aprons are planned at all driveways. The driveways beyond the concrete apron will be restored with concrete, bituminous, or gravel, matching the existing driveway surface. Private sidewalks that extend to the road will be replaced.

Boulevard trees may require removal to construct the new streets to their proposed widths and to replace sewer and water services. Boulevards will be re-graded as necessary to facilitate drainage and restored with topsoil and seed.

V. ESTIMATED COSTS

The estimated costs and a potential funding breakdown are shown in Table 1 below. The estimated construction costs include a 10% contingency factor for unforeseen items of work and variance in unit prices. The unit prices used for each item of work are based on previous projects similar in nature and are subject to change. Also included are estimated engineering, administration, and legal costs. Final costs and assessments will be determined using actual bid construction costs of the proposed work. See **Appendix A** for an itemized breakdown of the preliminary cost estimate.

TABLE 1 - ESTIMATED PROJECT COSTS & FUNDING SOURCES

Street	Estimated Costs	Potential Funding		
		CWRF	DWRF	City
Rails Avenue W	$1,241,000	$352,800	$604,400	$283,800
Park Avenue W	$1,087,700	$507,800	$441,300	$138,600
Church Street	$1,304,500	$68,800	$1,103,400	$132,300
Alley west of Church St	$231,400	$231,400	$0	$0
Alley east of Church St	$233,300	$233,300	$0	$0
Total	$4,097,900	$1,394,100	$2,149,100	$554,700

VI. FUNDING

A. Public Facilities Authority (PFA)

The City plans to apply for funding through the Minnesota Public Facilities Authority (PFA) Clean Water Revolving Fund (CWRF) and Drinking Water Revolving Fund (DWRF). The City has utilized these funding sources successfully on previous projects.

B. City Funds

The City may need to utilize reserve funds or bond proceeds to pay for a portion of the project that may not be eligible for funding through the PFA.

C. Special Assessments

The City also plans to utilize special assessments to pay for a portion of the project, following the Minnesota State Statute Chapter 429 process. A preliminary assessment roll showing the estimated assessments for each benefiting parcel is shown in **Appendix C**. The following table summarizes the Preliminary Assessment Rates. The total amount to be assessed on this project, based on the preliminary assessment rates, is $326,327.80. The final assessment rates and amount is determined using as-bid prices.

TABLE 2 – PRELIMINARY ASSESSMENT RATES

Item	Amount Assessed	Preliminary Assessment Rates
Street	40%	$68.00 / Lin Ft
Curb (New)	100%	$27.50 / Lin Ft

VII. CONCLUSION & IMPLEMENTATION SCHEDULE

A. Conclusion

From an engineering standpoint, the proposed improvements are feasible, cost effective and necessary. The City, its financial consultant, and the persons assessed will have to determine the economic feasibility of the proposed improvements.

B. Implementation Schedule

If this Preliminary Engineering Report is accepted by the City Council, the schedule shown in the following table is proposed, subject to change depending on funding availability.

TABLE 3 – PROPOSED SCHEDULE

Item	Completion Date
Present Preliminary Engineering Report to Council	February 2024
Conduct Public Improvement Hearing & Submit PFA Funding Application	March 2024
PFA's 2025 Intended Use Plan Published	October 2024
Update Preliminary Engineering Report and Present to Council	June 2026
Conduct Public Improvement Hearing & Order Plans and Specifications	June 2026
Approve Plans and Specifications & Authorize Advertisement for Bid	January 2027
Bid Opening	February 2027
Accept Bids & Award Contract	February 2027
Construction	May – Nov. 2027
Assessment Hearing / Adopt Final Assessment Roll	November 2027
Construction (top layer of pavement) & Project Closeout	May – June 2028

Appendix A: Preliminary Cost Estimates

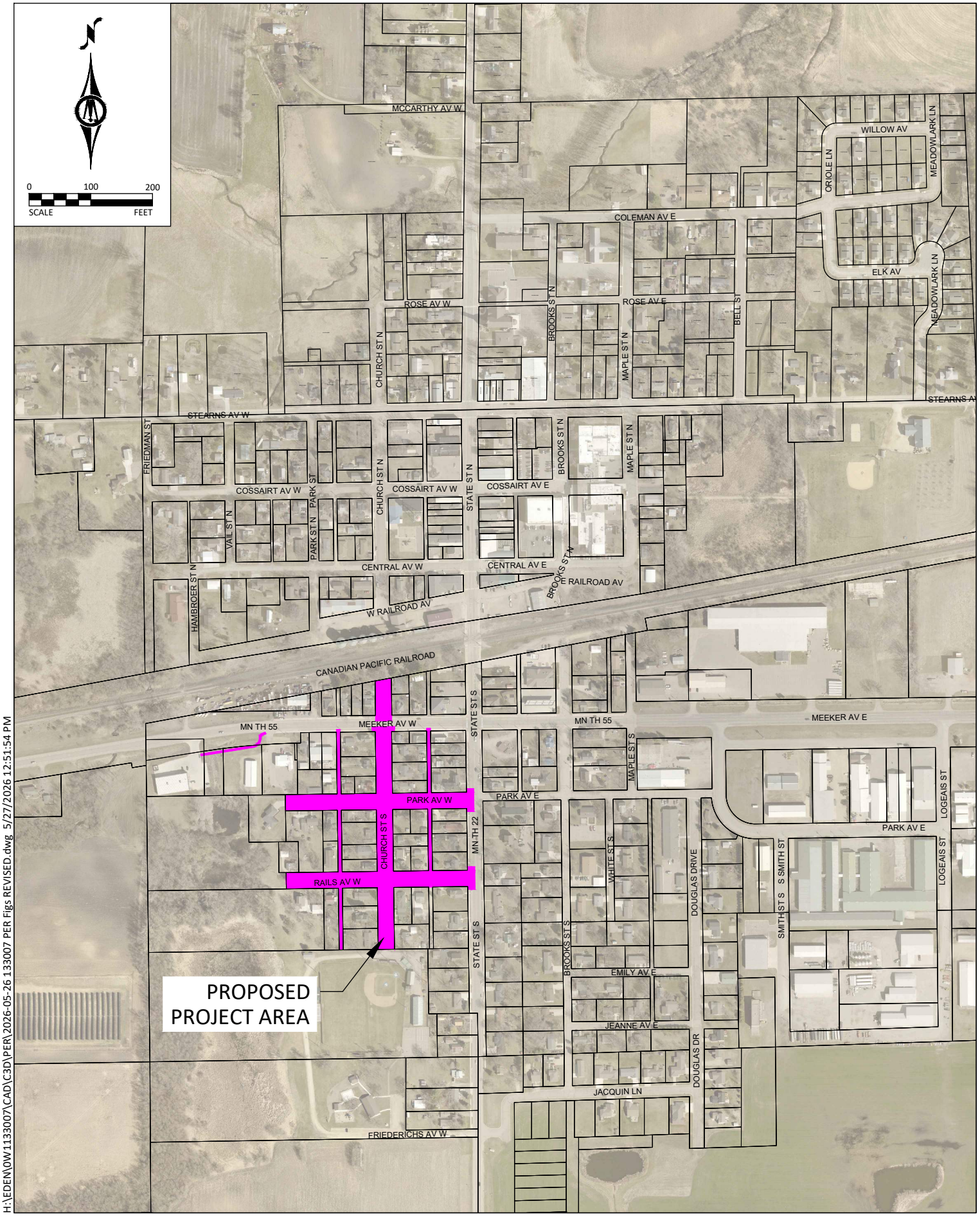
PRELIMINARY COST ESTIMATE
SOUTHWEST IMPROVEMENTS
CITY OF EDEN VALLEY, MINNESOTA
BMI PROJECT: 0W1.133007
5/26/2026

ITEM NO.	ITEM	UNIT	ESTIMATED UNIT PRICE	TOTAL ESTIMATED QUANTITY	TOTAL ESTIMATED COST
STREET AND RESTORATION					
1	MOBILIZATION	LUMP SUM	$ 300,000.00	1.00	$ 300,000.00
2	CLEARING & GRUBBING	TREE	$ 700.00	49.00	$ 34,300.00
3	CLEARING	ACRE	$ 40,000.00	0.10	$ 4,000.00
4	REMOVE CONCRETE CURB & GUTTER	LIN FT	$ 4.00	110.00	$ 440.00
5	BITUMINOUS PAVEMENT RECLAMATION	SQ YD	$ 4.00	6,985.39	$ 27,941.56
6	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	$ 10.00	452.54	$ 4,525.44
7	REMOVE CONCRETE SIDEWALK	SQ FT	$ 2.00	160.00	$ 320.00
8	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	$ 9.00	849.36	$ 7,644.28
9	COMMON EXCAVATION (P)	CU YD	$ 25.00	7,815.36	$ 195,383.95
10	SUBGRADE EXCAVATION (EV)	CU YD	$ 25.00	742.80	$ 18,569.94
11	COMMON EMBANKMENT	CU YD	$ 50.00	12.34	$ 616.77
12	SELECT GRANULAR BORROW (CV)	CU YD	$ 20.00	4,456.78	$ 89,135.70
13	GEOTEXTILE FABRIC TYPE V	SQ YD	$ 3.00	1,114.20	$ 3,342.59
14	TOPSOIL BORROW	CU YD	$ 30.00	2,234.26	$ 67,027.92
15	SALVAGE AGGREGATE FROM STOCKPILE	CU YD	$ 15.00	1,027.60	$ 15,414.00
16	AGGREGATE BASE, CLASS 5 (CV) (P)	CU YD	$ 30.00	3,138.44	$ 94,153.20
17	BITUMINOUS PATCH - DRIVEWAY RESTORATION	SQ YD	$ 42.00	269.61	$ 11,323.67
18	STATE HIGHWAY DRIVE LANE PATCH	SQ YD	$ 200.00	54.00	$ 10,800.00
19	TYPE SP 12.5 WEARING COURSE MIXTURE (2,B)	TON	$ 100.00	920.46	$ 92,045.70
20	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (2,B)	TON	$ 100.00	1,227.28	$ 122,727.60
21	CONCRETE CURB & GUTTER, SURMOUNTABLE	LIN FT	$ 20.00	4,970.00	$ 99,400.00
22	CONCRETE CURB & GUTTER, B624	LIN FT	$ 30.00	300.00	$ 9,000.00
23	4" PERF PIPE DRAIN	LIN FT	$ 8.00	800.00	$ 6,400.00
24	TRUNCATED DOMES	SQ FT	$ 76.00	166.00	$ 12,616.00
25	6" CONCRETE SIDEWALK	SQ FT	$ 15.00	1,946.00	$ 29,190.00
26	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	$ 75.00	697.53	$ 52,314.83
27	TRAFFIC CONTROL	LUMP SUM	$ 100,000.00	1.00	$ 100,000.00
28	STORM DRAIN INLET PROTECTION	EACH	$ 300.00	16.00	$ 4,800.00
29	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EACH	$ 2,000.00	3.00	$ 6,000.00
30	SEED 270, FERTILIZER & BONDED FIBER MATRIX	ACRE	$ 20,000.00	1.85	$ 36,929.98
31	EROSION & SEDIMENT CONTROL	LUMP SUM	$ 50,000.00	1.00	$ 50,000.00
SUBTOTAL STREET AND RESTORATION COSTS					**$ 1,506,363.14**
STORM SEWER					
32	REMOVE SEWER PIPE	LIN FT	$ 14.00	32	$ 448.00
33	12" RC PIPE SEWER	LIN FT	$ 70.00	580	$ 40,600.00
34	15" RC PIPE SEWER	LIN FT	$ 70.00	560	$ 39,200.00
35	18" RC PIPE SEWER	LIN FT	$ 80.00	710	$ 56,800.00
36	12" FES	EACH	$ 1,200.00	1	$ 1,200.00
37	18" FES	EACH	$ 1,200.00	2	$ 2,400.00
38	RANDOM RIP RAP	CU YD	$ 110.00	30	$ 3,300.00
39	CONSTRUCT DRAINAGE STRUCTURE, R-1 (2'X3')	LIN FT	$ 700.00	63	$ 44,100.00
40	CONSTRUCT DRAINAGE STRUCTURE, DES 48-4020	LIN FT	$ 700.00	10	$ 7,000.00
41	CONSTRUCT DRAINAGE STRUCTURE, DES 60-4020	LIN FT	$ 1,000.00	10	$ 10,000.00
42	CONSTRUCT DRAINAGE STRUCTURE, DES 48-4022	LIN FT	$ 800.00	40	$ 32,000.00

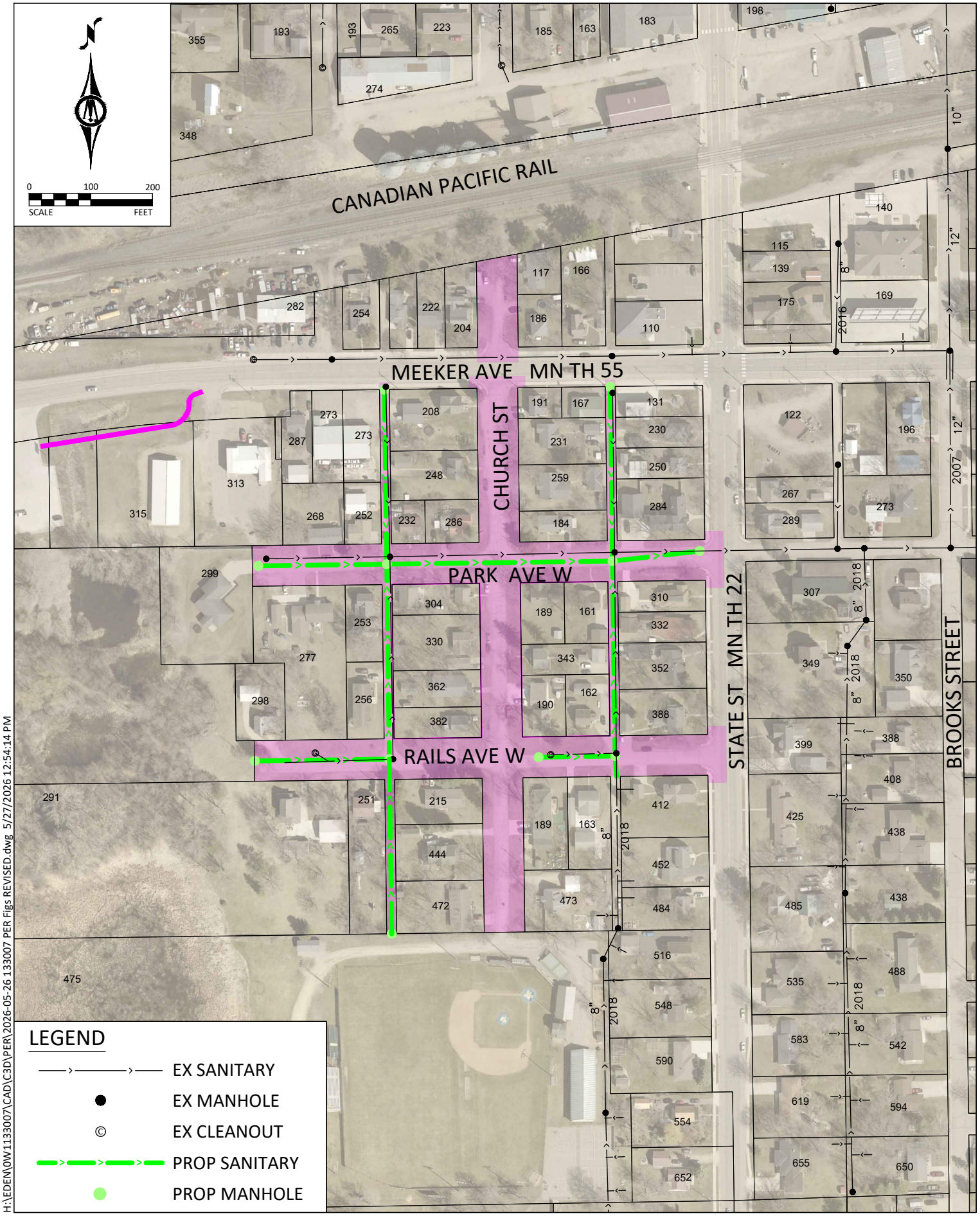
PRELIMINARY COST ESTIMATE
SOUTHWEST IMPROVEMENTS
CITY OF EDEN VALLEY, MINNESOTA
BMI PROJECT: 0W1.133007
5/26/2026

ITEM NO.	ITEM	UNIT	ESTIMATED UNIT PRICE	TOTAL ESTIMATED QUANTITY	TOTAL ESTIMATED COST
43	CONSTRUCT DRAINAGE STRUCTURE, DES 60-4022	LIN FT	$ 800.00	5	$ 4,000.00
44	CONNECT TO EXISTING STORM SEWER PIPE	EACH	$ 2,500.00	2	$ 5,000.00
45	CULVERT EXTENSION	EACH	$ 5,000.00	1	$ 5,000.00
46	ADJUST FRAME AND RING CASTING	EACH	$ 450.00	4	$ 1,800.00
47	CASTING ASSEMBLY NEENAH R-1733	EACH	$ 800.00	4	$ 3,200.00
48	CASTING ASSEMBLY NEENAH R-3067-V	EACH	$ 800.00	24	$ 19,200.00
SUBTOTAL STORM SEWER COSTS					**$ 275,248.00**
WATERMAIN					
49	REMOVE HYDRANT	EACH	$ 800.00	4	$ 3,200.00
50	REMOVE WATERMAIN	LIN FT	$ 8.00	2,108	$ 16,864.00
51	CONNECT TO EXISTING WATERMAIN	EACH	$ 4,200.00	5	$ 21,000.00
52	ADJUST VALVE BOX	EACH	$ 550.00	17	$ 9,350.00
53	HYDRANT 8.5' BURY	EACH	$ 7,500.00	8	$ 60,000.00
54	6" GATE VALVE AND BOX	EACH	$ 3,100.00	8	$ 24,800.00
55	8" GATE VALVE AND BOX	EACH	$ 4,000.00	19	$ 76,000.00
56	DEWATERING	LUMP SUM	$ 100,000.00	1.00	$ 100,000.00
57	1" CORPORATION STOP & SADDLE	EACH	$ 750.00	35	$ 26,250.00
58	1" CURB STOP & BOX	EACH	$ 900.00	35	$ 31,500.00
59	1" WATER SERVICE PIPE	LIN FT	$ 37.00	1,155	$ 42,735.00
60	1" WATER SERVICE PIPE REPLACEMENT - PRIVATE	EACH	$ 2,500.00	3	$ 7,500.00
61	6" PVC WATERMAIN C-900 DR 18	LIN FT	$ 60.00	180	$ 10,800.00
62	8" PVC WATERMAIN C-900 DR 18	LIN FT	$ 65.00	2,670	$ 173,550.00
63	8" PVC WATERMAIN - TRENCHLESS	LIN FT	$ 200.00	80	$ 16,000.00
64	WATERMAIN FITTINGS	POUND	$ 15.00	1,711	$ 25,665.00
SUBTOTAL WATERMAIN COSTS					**$ 645,214.00**
SANITARY SEWER					
65	REMOVE MANHOLE	EACH	$ 450.00	7	$ 3,150.00
66	REMOVE CLEANOUT	EACH	$ 300.00	2	$ 600.00
67	REMOVE SANITARY SEWER	LIN FT	$ 3.00	2,173	$ 6,519.00
68	CONNECT TO SANITARY PIPE	EACH	$ 5,000.00	2	$ 10,000.00
69	DEWATERING	LUMP SUM	$ 100,000.00	1.00	$ 100,000.00
70	8"x6" PVC WYE, SDR 26	EACH	$ 700.00	29	$ 20,300.00
71	6" PVC PIPE SEWER, SDR 26 - SANITARY SERVICE PIPE	LIN FT	$ 60.00	632	$ 37,920.00
72	8" PVC PIPE SEWER, SDR 35	LIN FT	$ 80.00	2,646	$ 211,680.00
73	CONSTRUCT SANITARY MANHOLE, DES 4007	LIN FT	$ 550.00	112	$ 61,600.00
74	CASTING ASSEMBLY (SANITARY)	EACH	$ 800.00	11	$ 8,800.00
75	ADJUST FRAME AND RING CASTING	EACH	$ 450.00	11	$ 4,950.00
SUBTOTAL SANITARY SEWER COSTS					**$ 465,519.00**
			SUBTOTAL		$ 2,892,344.14
			CONTINGENCIES (10%)		$ 289,255.86
			TOTAL CONSTRUCTION COST		**$ 3,181,600.00**
			ENGINEERING, ADMINISTRATION & LEGAL (25%)		$ 916,300.00
			ESTIMATED TOTAL PROJECT COST		**$ 4,097,900.00**

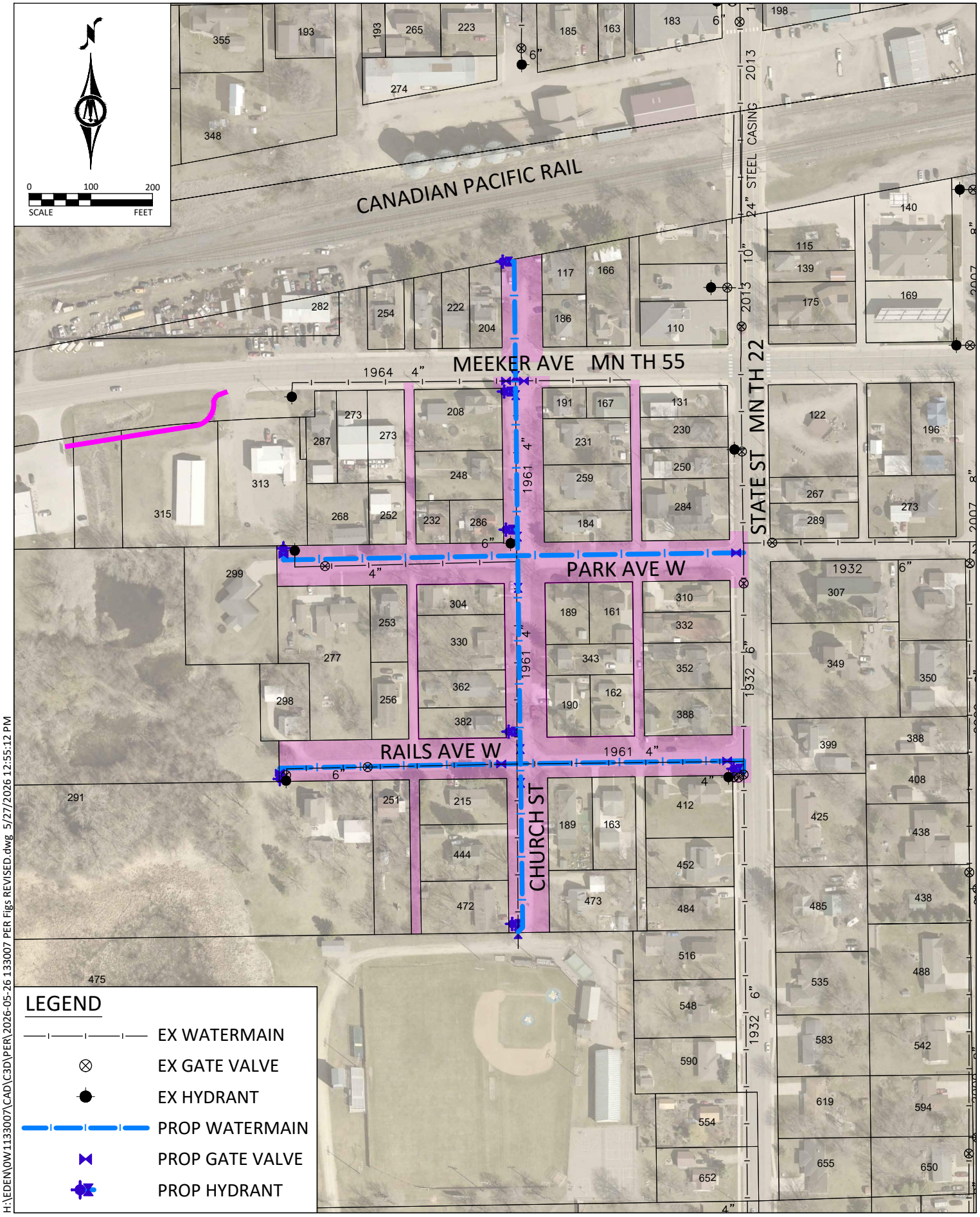
Appendix B: Figures



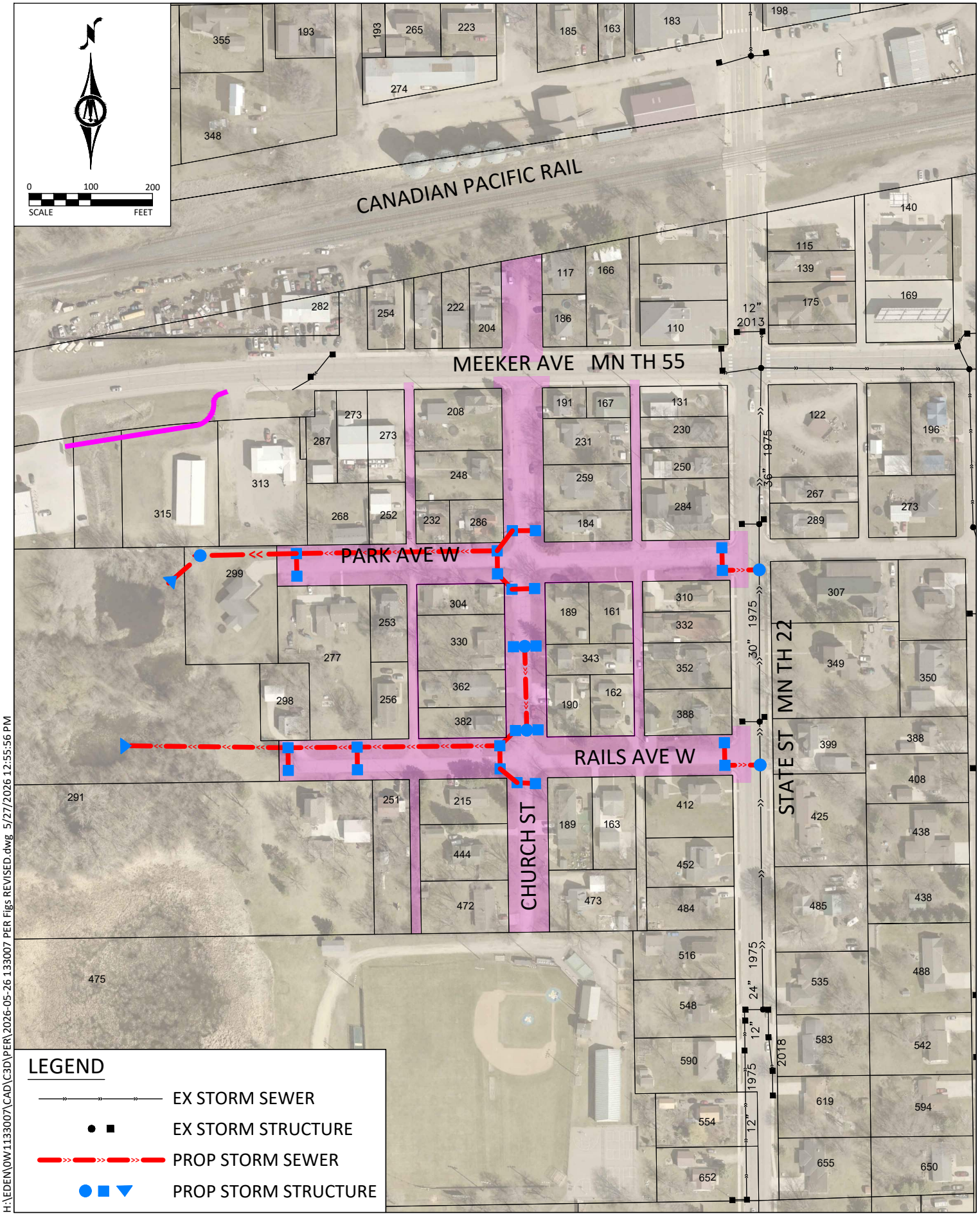
H:\EDEN\0W1133007\CAD\C3D\PER\2026-05-26 133007 PER Figs REVISED.dwg 5/27/2026 12:51:54 PM



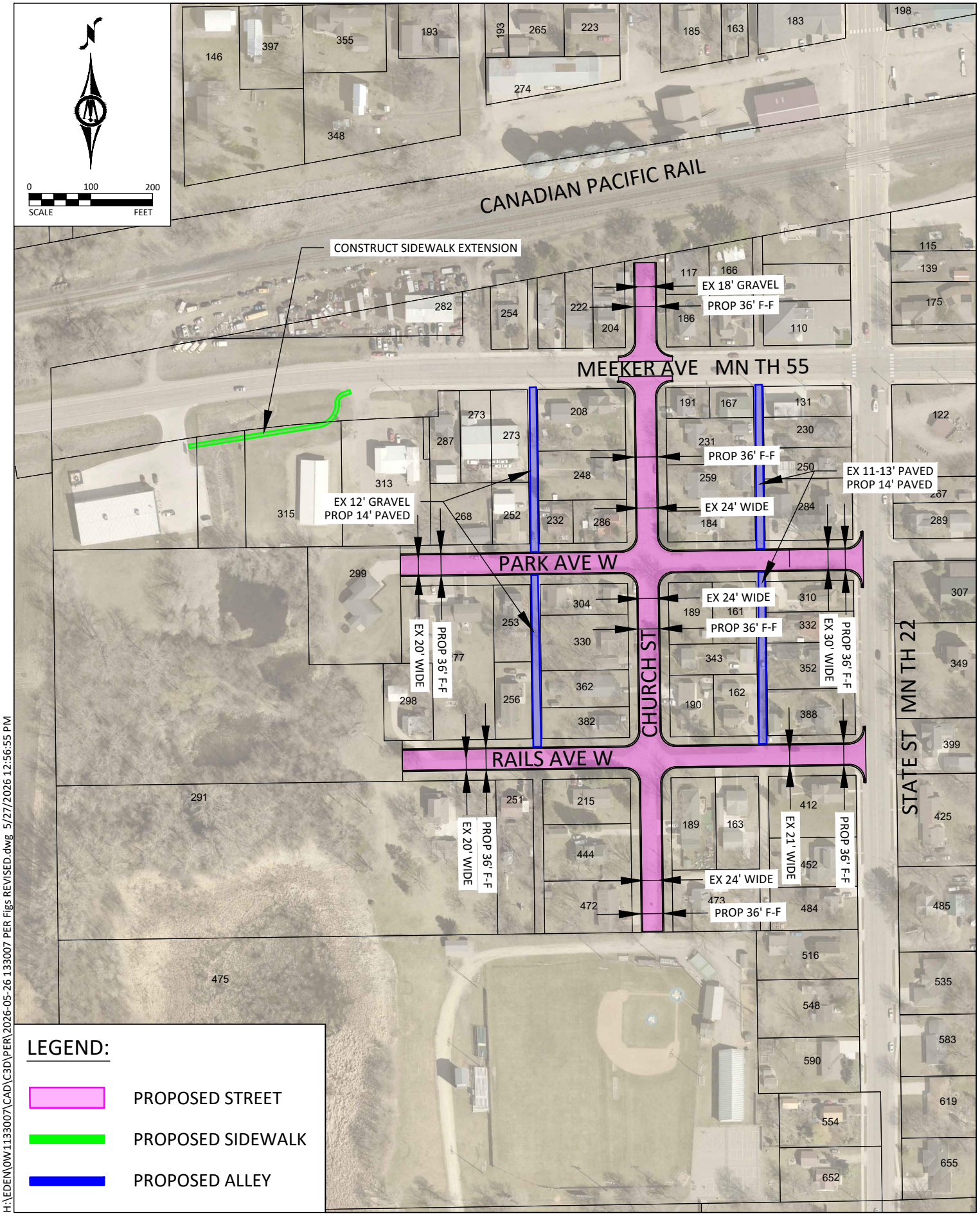
H:\EDEN\0W\133007\CAD\C3D\PER\2026-05-26 133007 PER Figs REVISED.dwg 5/27/2026 12:54:14 PM



H:\EDEN\0W\1133007\CAD\C3D\PER\2026-05-26 133007 PER Figs REVISED.dwg 5/27/2026 12:55:12 PM



H:\EDEN\0W1133007\CAD\C3D\PER\2026-05-26 133007 PER Figs REVISED.dwg 5/27/2026 12:55:56 PM



H:\EDEN\0W1133007\CAD\C3D\PER\2026-05-26 133007 PER Figs REVISED.dwg 5/27/2026 12:56:55 PM

Appendix C: Preliminary Assessment Roll

PRELIMINARY ASSESSMENT ROLL

SOUTHWEST IMPROVEMENT PROJECT
CITY OF EDEN VALLEY, MINNESOTA
BMI PROJECT: 0W1.133007
MAY 2026

ITEM	ASSESSMENT RATE
STREET	$68.00 / LF
CURB & GUTTER (NEW)	$27.50 / LF

					Frontage Calculations				ASSESSABLE UNITS		ASSESSMENT AMOUNTS		
Line	Taxpayer Name	Parcel #	Legal Description	Physical Address	SHORT SIDE LOT LENGTH (LF)	LONG SIDE LOT LENGTH (LF)	CORNER LOT ADJUST?	ASSESSABLE FRONT FOOTAGE (LF)	STREET (LF)	CURB & GUTTER, NEW (LF)	STREET	CURB & GUTTER, NEW	TOTAL ESTIMATED ASSESSMENT
CHURCH STREET - SOUTH TO NORTH - WEST SIDE													
1	LEYVA CARDENAS/ELIZABETH S	24-0222000	RAIL'S ADD; LOT 5 & S 35' LOT 4, BLOCK 6	472 CHURCH ST S	85.00		NO	85.00	85.00	85.00	$ 5,780.00	$ 2,337.50	**$ 8,117.50**
2	KIERZEK/GRANT R/& BRITTANY E STEIN	24-0223000	RAIL'S ADD; LOT 2 & LTS 3 & 4 EX N 23.5' LT 2 & EX S 35' LT 4, BLOCK 6	444 CHURCH ST S	91.50		NO	91.50	91.50	91.50	$ 6,222.00	$ 2,516.25	**$ 8,738.25**
3	MILLER/MONTE F	24-0221000	RAIL'S ADD; LOT 1 & N 23 1/2' LOT 2, BLOCK 6	215 RAILS AVE W	73.50	142.00	YES	144.50	144.50	144.50	$ 9,826.00	$ 3,973.75	**$ 13,799.75**
4	MATHIES/RONALD & CONSTANCE	24-0201000	RAIL'S ADD; LOT 5, BLOCK 3	382 CHURCH ST S	50.00	142.00	YES	121.00	121.00	121.00	$ 8,228.00	$ 3,327.50	**$ 11,555.50**
5	BLOMKER/WILLIS	24-0202000	RAIL'S ADD; LOT 4 & S 10' LOT 3, BLOCK 3	362 CHURCH ST S	60.00		NO	60.00	60.00	60.00	$ 4,080.00	$ 1,650.00	**$ 5,730.00**
6	KOHLHOFF/RENE ELIZABETH	24-0200000	RAIL'S ADD; LOT 2 & LOT 3 EX S 10' OF LOT 3, BLOCK 3	330 CHURCH ST S	90.00		NO	90.00	90.00	90.00	$ 6,120.00	$ 2,475.00	**$ 8,595.00**
7	FEMRITE/RANDY G & SHEREE D	24-0199000	RAIL'S ADD; LOT 1, BLOCK 3	304 CHURCH ST S	50.00	142.00	YES	121.00	121.00	121.00	$ 8,228.00	$ 3,327.50	**$ 11,555.50**
8	ALBERS/DAVID/& MISTY ALBERS LOVELAND/KATHY JO	24-0195000	RAIL'S ADD; LT 4 EX N 30' & EX W 55' & LT 5 EX W 55', BLOCK 2	286 CHURCH ST S	70.00	87.00	YES	113.50	113.50	113.50	$ 7,718.00	$ 3,121.25	**$ 10,839.25**
9	GABRELCIK/KEVON A & KIM M	24-0194000	RAIL'S ADD; LOT 3 & N 30 FT OF LOT 4, BLOCK 2	248 CHURCH ST S	80.00		NO	80.00	80.00	80.00	$ 5,440.00	$ 2,200.00	**$ 7,640.00**
10	LARSON/SCOTT A & SHANNON M	24-0193000	RAIL'S ADD; LOT 1 & LOT 2, BLOCK 2	208 CHURCH ST S	100.00		YES	100.00	100.00	100.00	$ 6,800.00	$ 2,750.00	**$ 9,550.00**
11	KRAEMER/CHRISTOPHER & MATTHEW	24-0110000	EDEN VALLEY PLAT; E 52' LOTS 1-2, BLOCK 12	204 MEEKER AVE W		143.25	YES	71.63	71.63	71.63	$ 4,870.50	$ 1,969.69	**$ 6,840.19**
CHURCH STREET - SOUTH TO NORTH - EAST SIDE													
12	LONGHENRY/WILL S EHRIN D ELLIOTT	24-0217000	RAIL'S ADD; LOT 6 & LOT 7, BLOCK 5	473 CHURCH ST S	100.00		NO	100.00	100.00	100.00	$ 6,800.00	$ 2,750.00	**$ 9,550.00**
13	HAGLUND/MICHAEL D /& SARA E WENDROTH	24-0218000	RAIL'S ADD; LOTS 8-9-10 EX E 70', BLOCK 5	189 RAILS AVE W	72.00	150.00	YES	147.00	147.00	147.00	$ 9,996.00	$ 4,042.50	**$ 14,038.50**
14	SCHUTZ/JAMIE MATTHEW	24-0209000	RAIL'S ADD; W 1/2 LOTS 6-7, BLOCK 4	190 RAILS AVE W	71.00	100.00	YES	121.00	121.00	121.00	$ 8,228.00	$ 3,327.50	**$ 11,555.50**
15	DINGMANN/ASHLEY M	24-0211000	RAIL'S ADD; LOT 8, BLOCK 4	343 CHURCH ST S	50.00		NO	50.00	50.00	50.00	$ 3,400.00	$ 1,375.00	**$ 4,775.00**
16	MIRHASHEM/SHAHRAM	24-0212000	RAIL'S ADD; W 1/2 OF LOTS 9-10, BLOCK 4	189 PARK AVE W	71.00	100.00	YES	121.00	121.00	121.00	$ 8,228.00	$ 3,327.50	**$ 11,555.50**
17	HESSE/PATRICIA L	24-0189000	RAIL'S ADD; LOT 6, BLOCK 1	184 PARK AVE W	50.00	142.00	YES	121.00	121.00	121.00	$ 8,228.00	$ 3,327.50	**$ 11,555.50**
18	FEMRITE/SAM R & KARA L	24-0190000	RAIL'S ADD; LOT 7 & S 1/2 OF LOT 8, BLOCK 1	259 CHURCH ST S	75.00		NO	75.00	75.00	75.00	$ 5,100.00	$ 2,062.50	**$ 7,162.50**
19	LEE/NICHOLAS W & STACY K	24-0188000	RAIL'S ADD; LOT 9 & N 1/2 OF LOT 8, BLOCK 1	231 CHURCH ST S	75.00		NO	75.00	75.00	75.00	$ 5,100.00	$ 2,062.50	**$ 7,162.50**
20	KOLTES/RONALD & BARBARA A	24-0191000	RAIL'S ADD; W 1/2 OF LOT 10, BLOCK 1	191 MEEKER AVE W	50.00		YES	50.00	50.00	50.00	$ 3,400.00	$ 1,375.00	**$ 4,775.00**

PRELIMINARY ASSESSMENT ROLL

SOUTHWEST IMPROVEMENT PROJECT
CITY OF EDEN VALLEY, MINNESOTA
BMI PROJECT: 0W1.133007
MAY 2026

ITEM	ASSESSMENT RATE
STREET	$68.00 / LF
CURB & GUTTER (NEW)	$27.50 / LF

Line	Taxpayer Name	Parcel #	Legal Description	Physical Address	Frontage Calculations				ASSESSABLE UNITS		ASSESSMENT AMOUNTS		TOTAL ESTIMATED ASSESSMENT
					SHORT SIDE LOT LENGTH (LF)	LONG SIDE LOT LENGTH (LF)	CORNER LOT ADJUST?	ASSESSABLE FRONT FOOTAGE (LF)	STREET (LF)	CURB & GUTTER, NEW (LF)	STREET	CURB & GUTTER, NEW	
21	MASTERS/MITCHELL/& JASMINE M NIETO	24-0117000	EDEN VALLEY PLAT; W 71 FT OF LOTS 5, 6 EXCEPT N 15', BLOCK 13	186 MEEKER AVE W		85.00	YES	42.50	42.50	42.50	$ 2,890.00	$ 1,168.75	**$ 4,058.75**
22	LANG/BRADLEY A	24-0118000	EDEN VALLEY PLAT; W 71' LOT 7 & W 71' OF N 15' LOT 6, BLOCK 13	117 CHURCH ST S	69.42		NO	69.42	69.42	69.42	$ 4,720.56	$ 1,909.05	**$ 6,629.61**
RAILS AVENUE - WEST TO EAST - SOUTH SIDE													
23	NEU/DENNIS & BEVERLY BREUCHEL/KELLY /& KYLE NUE & KIMBERLY SOGGE & KURTIS NEU	24-0028000	PT SE 1/4 NE 1/4; BEG NW COR LT 7, BK 6, RAIL'S ADD, S 250' W 716.7' N 250' E 715.9' TO BEG	291 RAILS AVE W	144.00		NO	144.00	144.00	144.00	$ 9,792.00	$ 3,960.00	**$ 13,752.00**
24	SCHROEDER/EDMUND L	24-0220000	RAIL'S ADD; LOT 6 & LOT 7, BLOCK 6	251 RAILS AVE W	60.00		NO	60.00	60.00	60.00	$ 4,080.00	$ 1,650.00	**$ 5,730.00**
25	MEYER/CODY M	24-0219000	RAIL'S ADD; E 70' LOTS 8-9-10, BLOCK 5	163 RAILS AVE W	70.00		NO	70.00	70.00	70.00	$ 4,760.00	$ 1,925.00	**$ 6,685.00**
26	MOENCH/ELLEN M	24-0214000	RAIL'S ADD; LOT 1 & LOT 2, BLOCK 5	412 STATE ST S		142.00	YES	71.00	71.00	71.00	$ 4,828.00	$ 1,952.50	**$ 6,780.50**
RAILS AVENUE - WEST TO EAST - NORTH SIDE													
27	EUERLE/DONALD B & NANCY	24-0031000	PT OF SE 1/4 NE 1/4; BEG 100' W OF SW COR L 6 B 3 RAILS ADD TH W 80' N 125' E 80' S 125'	298 RAILS AVE W	44.00		NO	44.00	44.00	44.00	$ 2,992.00	$ 1,210.00	**$ 4,202.00**
28	MEYER/JEFFREY & MARTINA	24-0203000	RAIL'S ADD; LOT 6, BLOCK 3	256 RAILS AVE W	60.00		NO	60.00	60.00	60.00	$ 4,080.00	$ 1,650.00	**$ 5,730.00**
29	BISCHOF/MARY LOU	24-0210000	RAIL'S ADD; E 1/2 LOTS 6-7, BLOCK 4	162 RAILS AVE W	71.00		NO	71.00	71.00	71.00	$ 4,828.00	$ 1,952.50	**$ 6,780.50**
30	FIELD/CHAD C & SARAH	24-0208000	RAIL'S ADD; LOT 5 & LOT 4 EX N 25' LOT 4, BLOCK 4	388 STATE ST S		142.00	YES	71.00	71.00	71.00	$ 4,828.00	$ 1,952.50	**$ 6,780.50**
PARK AVENUE - WEST TO EAST - SOUTH SIDE													
31	MONTANEZ/JENNIFER L	24-0023002	PT SE 1/4 NE 1/4 COMM SW COR LT 6 BLK 2 RAILS ADDITION W 150' S 7.5' POB W 150' S 183.5' E 150' N 183.5' TO POB	299 PARK AVE W	66.00		NO	66.00	66.00	66.00	$ 4,488.00	$ 1,815.00	**$ 6,303.00**
32	MEYER/LYLE & DIANE	24-0033000	PT OF SE 1/4 NE 1/4 BEG NW COR BLK 3 RAILS ADDN TH SE 249.19' TO SW COR BLK 3 SW 100' NW 124.19' SW 75' NW 125' NE 175' TO POB	277 PARK AVE W	100.00	148.00	YES	174.00	174.00	174.00	$ 11,832.00	$ 4,785.00	**$ 16,617.00**
33	CZECH/AMY A	24-0204000	RAIL'S ADD; LOT 7, BLOCK 3	253 PARK AVE W	60.00		NO	60.00	60.00	60.00	$ 4,080.00	$ 1,650.00	**$ 5,730.00**
34	SCHWARZ/LOIS ANN	24-0213000	RAIL'S ADD; E 1/2 OF LOTS 9-10, BLOCK 4	161 PARK AVE W	71.00		NO	71.00	71.00	71.00	$ 4,828.00	$ 1,952.50	**$ 6,780.50**
35	MCNAB/NANCY M	24-0205000	RAIL'S ADD; LOT 1, BLOCK 4	310 STATE ST S		142.00	YES	71.00	71.00	71.00	$ 4,828.00	$ 1,952.50	**$ 6,780.50**
PARK AVENUE - WEST TO EAST - NORTH SIDE													
36	RUHLAND/RANDY L	24-0026000	PT SE 1/4NE 1/4 BEG 283' S NW COR SE 1/4 NE 1/4, TH E 235' N 182' NELY 78.4' S 188' E 156.5' POB TH N 199' NE 131' S TO PT E OF POB TH W TO POB EX E 10' OF N 89.91' SE 1/4 NE 1/4 COMM NW COR TH ELY 469.5' SLY 27.23' POB TH SLY 205.65' ELY 143.79' NLY 209.91' WLY 143.91' TO POB	313 MEEKER AVE W	48.00		NO	48.00	48.00	48.00	$ 3,264.00	$ 1,320.00	**$ 4,584.00**

PRELIMINARY ASSESSMENT ROLL

SOUTHWEST IMPROVEMENT PROJECT

CITY OF EDEN VALLEY, MINNESOTA

BMI PROJECT: 0W1.133007

MAY 2026

ITEM	ASSESSMENT RATE
STREET	$68.00 / LF
CURB & GUTTER (NEW)	$27.50 / LF

Line	Taxpayer Name	Parcel #	Legal Description	Physical Address	Frontage Calculations				ASSESSABLE UNITS		ASSESSMENT AMOUNTS		TOTAL ESTIMATED ASSESSMENT
					SHORT SIDE LOT LENGTH (LF)	LONG SIDE LOT LENGTH (LF)	CORNER LOT ADJUST?	ASSESSABLE FRONT FOOTAGE (LF)	STREET (LF)	CURB & GUTTER, NEW (LF)	STREET	CURB & GUTTER, NEW	
37	KUECHLE/JAY D & CINDY M	24-0023000	PT SE 1/4 NE 1/4 BEG NW COR BLK 3 RAILS ADDN TH SW 100' NW 166' NE 100' SE 166' TO POB	268 PARK AVE W	100.00		NO	100.00	100.00	100.00	$ 6,800.00	$ 2,750.00	**$ 9,550.00**
38	KERN/RICKY J	24-0197000	RAIL'S ADD; LT 6 EX N 25', BLOCK 2	252 PARK AVE W	60.00		NO	60.00	60.00	60.00	$ 4,080.00	$ 1,650.00	**$ 5,730.00**
39	VADNER/ROBERT A & CONSTANCE	24-0196000	RAIL'S ADD; W 55' OF LOT 4 LESS N 30' & W 55' OF LOT 5, BLOCK 2	232 PARK AVE W	55.00		NO	55.00	55.00	55.00	$ 3,740.00	$ 1,512.50	**$ 5,252.50**
40	BERGER/JUSTIN S & ANDREA R	24-0187000	RAIL'S ADD; LOT 4 & LOT 5, BLOCK 1	284 STATE ST S		142.00	YES	71.00	71.00	71.00	$ 4,828.00	$ 1,952.50	**$ 6,780.50**
				TOTALS	**2442.42**	**1949.25**		**3417.05**	**3417.05**	**3417.05**	**$ 232,359.06**	**$ 93,968.74**	**$ 326,327.80**

City of Eden Valley
Meeker County, Minnesota

Resolution 2026-12

Resolution Receiving Feasibility Report and Calling Hearing on Improvement

WHEREAS, pursuant to resolution of the council adopted January 3, 2024, a report was prepared by Bolton & Menk, Inc. with reference to the Southwest Improvement Project, the improvement of the following streets:

- Park Avenue W, from west dead-end to State Street
- Rails Avenue W, from west dead-end to State Street
- Alley west of Church Street S, from Rails Avenue to Meeker Avenue
- Church Street S, from south dead-end to the CP Rail right of way
- Alley east of Church Street S, from Rails Avenue to Meeker Avenue

by reconstructing the streets and utilities and, and this report was presented to the council on February 21, 2024, and

WHEREAS, the report has been revised to include updated cost estimates and a description of the methodology used to calculate individual assessments for affected parcels, and

WHEREAS, the updated report was received by the council on June 3, 2026, and

WHEREAS, the updated report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF EDEN VALLEY, MINNESOTA:

1. The council will consider the improvement of such street in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of $4,097,900.

2. A public hearing shall be held on such proposed improvement on the 23rd day of June, 2026, in the council chambers of the city hall at 6:30 p.m. and the clerk shall give mailed and published notice of such hearing and improvement as required by law.

Adopted by the council this 3rd day of June, 2026.

_____
Brent Bengtson, Mayor

ATTEST:

_____
Cindy Anderson, City Clerk/Treasurer

CITY OF EDEN VALLEY
MEEKER COUNTY, MINNESOTA

RESOLUTION NO. 2026-13

RESOLUTION APPROVING THE ELIMINATION OF PARCELS FROM TAX INCREMENT FINANCING (HOUSING) DISTRICT NO. 4-2A WITHIN MUNICIPAL DEVELOPMENT DISTRICT NO. 4 IN THE CITY OF EDEN VALLEY.

WHEREAS, on August 7, 2002, the City of Eden Valley (the "City") created its Tax Increment Financing (Housing) District No. 4-2A (the "TIF District") within its Municipal Development District No. 4 by approval of a tax increment financing plan (the "TIF Plan) for the TIF District; and

WHEREAS, the properties identified by property identification numbers 24-0260000, 24-0261000 and 24-0259000 were included in the TIF District; and

WHEREAS, the owner of parcel 24-0259000 is attempting to split the north 44 feet of this parcel so that the existing garage can be a part of the apartment complex; and

WHEREAS, the City desires by this resolution to amend the TIF Plan to remove the above-described parcels (less the north 44 feet of parcel 24-0259000) from the TIF District, thereby reducing the size thereof; and

WHEREAS, the total current net tax capacity of the parcels to be eliminated from the TIF District equals or exceeds the original net tax capacity and, therefore this amendment to the TIF Plan is accomplished pursuant to *Minnesota Statutes, Section 469.175, Subdivision 4, clause (e)(2)(A)*.

NOW THEREFORE, BE IT RESOLVED by the City that the TIF Plan for the TIF District is hereby amended to remove the above-described parcels and the City Clerk/Treasurer is authorized and directed to notify the County Auditor thereof pursuant to *Minnesota Statutes, Section 469.175, Subdivision 4, clause (e)*.

Adopted by the Council this 3rd day of June, 2026.

_____
Brent Bengtson, Mayor

ATTEST:

_____

Cindy Anderson, City Clerk/Treasurer

CITY OF EDEN VALLEY
MEEKER COUNTY, MINNESOTA

RESOLUTION NO. 2026-14

RESOLUTION APPROVING AUTHORIZED SIGNER OF CITY FINANCIAL ACCOUNTS

WHEREAS, the City of Eden Valley has various bank accounts at 4M Fund, Farmers and Merchants State Bank, and RBC Wealth Management for the City of Eden Valley; and

WHEREAS, the City of Eden Valley needs to name individuals who have signature authority for those bank accounts; and

WHEREAS, authorized signatories can only be those individuals so named and approved by the Eden Valley City Council; and

WHEREAS, check disbursements from the City of Eden Valley require a minimum of two signatures from authorized signers; and

WHEREAS, one of the two (2) signatures required on each check shall be the signature of the Mayor, or in the absence of the Mayor, the Acting Mayor.

WHERAS, the second required signature shall be the signature of the City Clerk or, in the absence of the City Clerk, the Finance/Utility Billing Clerk.

WHEREAS, the City Council appoints Abraham Fofanah, City Clerk, as an authorized signer on the City of Eden Valley financial accounts; and

WHEREAS, the City Council desires to remove Cynthia Anderson as a previously approved authorized signer on the City of Eden Valley financial accounts effective her last day of employment; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eden Valley, Minnesota, that Abraham Fofanah is hereby approved as an authorized signer on the City of Eden Valley financial accounts

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Eden Valley, Minnesota, that Cynthia Anderson is hereby removed as an authorized signer on said accounts on her last day of employment.

Adopted by the Council this 3rd day of June, 2026.

_____
Brent Bengtson, Mayor

ATTEST:

_____

Cindy Anderson, City Clerk/Treasurer

CITY OF EDEN VALLEY
CASH & INVESTMENT BALANCES
May
2026

FUND		BALANCE
100 GENERAL FUND	$	661,480.52
PETTY CASH 300.00	$	300.00
	$	-
220 BUSINESS INCENTIVES	$	260,853.01
225 DTED HOUSING REHAB	$	17,165.42
230 HEALTHY COMMUNITIES	$	-
240 TAX INCREMENT DISTRICT #3	$	-
245 TAX INCREMENT DISTRICT #4-2A	$	103,686.32
265 PARK DEDICATION	$	111,120.35
271 HENFLING TRUST FUND	$	-
280 TAX INCREMENT DISTRICT #5-1	$	56,742.42
290 HAWKS ATHLETIC FIELD IMPROVEMENTS	$	(11,414.71)
295 LIONS PARK	$	-
310 2003 STREET & UTILITY IMPROVEMENTS	$	-
320 now 360 2012 IMPROVEMENT		
330 2007 G.O. BROOKS ST IMPROVEMENT	$	-
340 2018 IMPROV PROJECT	$	(9,267.95)
360 2021 improv & refunding bond	$	195,854.95
370 2021 STREET PROJ DEBT SERV	$	20,994.89
410 CAPITAL IMPROVEMENT FUND	$	59,548.24
411 AUTO METER READ PROJECT	$	-
412 2021 Improv Project	$	245,545.94
418 2018 ST & UTILITY PROJECT	$	-
421 POLICE EQUIPMENT	$	17,302.88
430 HWY 22 PROJECT	$	-
431 STREETS & PARKS EQUIPMENT	$	201,325.39
432 STORMWATER MAINTENANCE	$	61,259.96
451 FRIEDERICHS PARK PROJECT	$	-
470 FIRE TRUCK EQUIPMENT (FIRE HALL)	$	115,317.73
475 FIRE & RESCUE EQUIPMENT	$	200,659.65
	$	-
510 WATER	$	620,788.35
510 WATER TREATMENT	$	898,617.44
520 SEWER	$	369,294.31
	$	-
TOTAL CASH & INVESTMENTS	**$**	**4,197,175.11**

ABC TECH LLC
23946 145th Ave
Cold Spring, MN 56320

ESTIMATE EST-1506

DRAFT

ESTIMATE FOR

City of Eden Valley

canderson@edenvalleymn.city

ESTIMATE DETAILS

Estimate #:	**EST-1506**
Date:	**May 22, 2026**
Valid Until:	**Jun 21, 2026**

Computer Upgrade and camera

#	Description	Qty	Unit Price	Total
1	Computer	1	$1,499.00	**$1,499.00**
2	PTZ Camera	1	$1,200.00	**$1,200.00**
3	Labor to reporgram and install including camera	1	$1,500.00	**$1,500.00**

Subtotal	**$4,199.00**
TOTAL	**$4,199.00**

TERMS & CONDITIONS

Net 30

May 27, 2026

Meadowlark Lane Bituminous Repair Proposal

Contact
Kyle Neu
(320) 428-5670
kyle@dpipaving.com

Submitted to
Brandon Stanger
City of Eden Valley
(320) 223-3400
evpw@edenvalleymn.city

Meadowlark Lane Bituminous Repair Proposal

Contact
Kyle Neu
(320) 428-5670
kyle@dpipaving.com

Proposal Date 5/27/2026
Project ID 26-0189
Job Site 528 Meadowlark Lane
Eden Valley, MN 55329

Submitted to
Brandon Stanger
(320) 223-3400
evpw@edenvalleymn.city

Services

Meadowlark Lane Bituminous Repair Estimate	
Asphalt Paving Includes the following: -Cutting existing bituminous to make straight edges -Remove and dispose of bituminous and excess aggregate base material -Furnish and install 4" SPWEA240B in two lifts -Compaction and finish rolling of bituminous Does not include the following: -Location or relocation of underground lines, cables, or utilities -Traffic Control -Permits	$6,896.21
Total:	**$6,896.21**

Additional Service Information

Meadowlark Lane Bituminous Repair Estimate

Asphalt Paving

Project Map



Exclusions

Excludes :
Gravel Base Material
Sub Base Preparation
Permits
Testing
Soil Corrections

Meadowlark Lane Bituminous Repair Proposal

Shouldering or Turf Restoration
Damage to Underground Utilities and Lines

Terms
30% Down Payment
Net 15 Days
Price is good for 15 days from sent date.
Fuel surcharge of 1% of contract price for every $0.25 increase at pump price over $4.75.

This is a quotation on the goods named and subject to the conditions noted below:

Diversified Paving provides a one-year warranty on workmanship unless stated otherwise in the description above. Diversified Paving is released from all warranty of the asphalt installation due to cold weather paving as it is not recommended to perform asphalt paving in temperatures under 35 degrees Fahrenheit. Diversified Paving does not guarantee water drainage on any surface that is less than 2% slope at the time of paving as this is the industry standard. Any alterations or deviations from the specifications above which incur an extra cost will be added to the final cost of the work done. These charges will be calculated based on what is usual and customary for the rates used on similar work done by Diversified Paving. Permits are not included in the price stated above unless noted in the proposal. Some jobs may require drainage correction into grass/lawn area. This will require re-grading of that area. The owner or general contractor is responsible for all sprinkler heads and private utilities. No black dirt, seed or sod included in the above price unless otherwise stated.

Payment schedule is specified and expected. Diversified Paving will have the right to cease work immediately and to demand either a payment bond or an escrow of funds for the work it is to do if it has a reasonable basis to believe the owners or general contractors financial responsibility is impaired. Diversified Paving may terminate this agreement if such demand is not met within 14 calendar days. Diversified Paving may file appropriate liens or bond claims, as the case may be, to assure payment of the work completed up to date of termination. The owner or general contractor, by acceptance of this proposal, agrees to pay all cost of collections, including reasonable attorney's fees incurred, in order to recover any amounts due or to become due herein. Liens or bond claims will be filed within the periods prescribed by law if any balance due herein becomes 45 calendar days past due.

_____	_____	_____
Brandon Stanger City of Eden Valley evpw@edenvalleymn.city	Date	Kyle Neu Diversified Paving kyle@dpipaving.com

Quote

HANSON PAVING
3636 QUAIL RD NE
SAUK RAPIDS, MN 56379
(320) 259-7874

HANSON PAVING

Date	Estimate #
5/28/2026	18857

BBB RATING A+ ACCREDITED BUSINESS

Member Since 2007

City of Eden Valley
PO Box 25
Eden Valley MN 55329

Quote good for 30 days

If you have any questions please contact Wally at 320-828-3796

Customer Phone: 320.223.3400

Cash, check, credit card accepted. Please note a 2% processing fee will be applied to any credit card transactions.

Description	Qty	Cost	Total
Patch in cul de sac Closest address is 528 Meadowlark Ln			
Approximately 1674 square feet Price includes - Sawcut edges and remove existing pavement Shape existing gravel Pave 4" compacted asphalt in 2 lifts		5,350.00	5,350.00

**It can take up to 2 years for asphalt to fully cure hard
**New asphalt may be parked on after 14 days but be careful on sunny days as the asphalt when curing will get soft .
**Do NOT put tables and chairs on newly laid asphalt. **New asphalt may be driven ACROSS after 2 to 3 days but not parked on.
** After Seal Coat application wait 2 full days before using the driveway

**OWNER RESPONSIBLE FOR ALL SPRINKLER HEADS AND PRIVATE UTILITIES
**NO BLACK DIRT, SEED, OR SOD INCLUDED
**SOME JOBS MAY REQUIRE DRAINAGE CORRECTION INTO GRASS/LAWN AREA
**CANNOT GUARANTEE COMPLETE DRAINAGE WITHOUT A 2% SLOPE
**PERMITS NOT INCLUDED
**NOT RESPONSIBLE FOR DAMAGE TO EXISTING ASPHALT/CONCRETE THAT WE MAY HAVE TO CROSS

By signing this quote you are accepting the payment terms (including any accrued finance charges) and agreeing to be personally liable for the obligations

_____Signature & Date

HANSON PAVING ASPHALT WARRANTY
5 year warranty on major deterioration of asphalt
1 year warranty on spider cracking
Within the first year it is possible for the asphalt to get relief cracks - these are not warrantied. Relief cracks may occur due to freezing during winter.
Seal coat applications are not warrantied.

EDEN VALLEY POLICE DEPARTMENT

PO Box 25 • Eden Valley, Minnesota 55329
Phone 320-453-5452 • Fax 320-453-5871
chiefborscheid@edenvalleymn.city

"Community and Police Working Together"

Eden Valley Calls for May, 2026

Traffic Stop: 43
Suspicious Person: 5
Emotionally Disturbed Person: 2
Civil: 6
Parking: 2
Gas Drive Off: 1
Theft: 1
Disturbance: 1
Alarm: 1
Domestic: 1
Public Assist: 1
Juvenile Offense: 1
Harassment: 3
Fraud: 1
Trespass: 1
Littering: 2
Medical Alarm: 1
Driving Complaint: 2
ATV Complaint: 1
Public Utilities: 2
Medical: 8
Suicide Threats: 1
Noise: 1
Unsecure Building: 1
Welfare Check: 9

Total Calls for Service: 98

Cites: 3
Arrests: 0

Outside Agency: 0

May History
2021 – 41
2022 – 57
2023 – 115
2024 – 116
2025 – 127