

WABASHA CITY COUNCIL

WABASHA CITY HALL

Tuesday, August 5, 2025

Council Meeting 6:00 PM

To see Council meeting YouTube videos, go to the City's YouTube page and go to the "LIVE" tab.

All matters listed under the "Consent Agenda" are considered to be routine by the City Council and will be entered by one motion. Unless requested by a Council Member or citizen, there will be no separate discussion on these items. If discussion is required regarding an item, that item will be removed from the Consent Agenda and will be considered separately. This meeting will be held in person at Wabasha City Hall, 900 Hiawatha Dr E, Wabasha, MN 55981. A virtual option is also available. To join, click here <https://us02web.zoom.us/j/82339495094>. To watch the meeting live on your computer or Smartphone, [click here](#) to watch the meeting on YouTube (or search for City of Wabasha YouTube Channel).

Council member Dean Meurer will attend the meeting via Zoom from: 218 Main St. W, Wabasha, MN 55981
Mayor Durand will attend the meeting via Zoom from: 3050 Kangaroo Beach Rd, Baileys Harbor, WI 54202

1. **Pledge of Allegiance**
2. **Guest Speaker -**
3. **Public Comments**
4. **Changes or Additions to Agenda**
5. **Mayor's Presentation - Mayor Emily Durand**
6. **Committee Reports and Wabasha Good News**
 1. Administrators Report
8. **Consent Agenda**
 1. Resolution 37-2025 TZD Grant City of Wabasha and MN Dept of Public Safety Offices
 2. August Warrants
 3. Resolution 38-2025 - Joint Powers between WPD & BCA for ICAC
 4. 7-1-25 Regular Council Minutes
 5. Gambling Application
 6. Approve New Ordinance Junkyard and Outdoor Storage (2nd read)
 7. Approve Athletic Field improvements with WNB Financial Grant
9. **Public Hearing**
 1. Moratorium on Short Term Rentals
10. **General Business**
 1. 2025 Street and Utility Improvement Project- Contract Award and Discussion
 2. Approve Resolution for Abatement Order 918 Grant Blvd, 930 Grant, 936 Grant.
 3. Approve New Ordinance Regulating Public Nuisances within the City of Wabasha (Second Read)
 4. Request to Approve MOU to Pay \$6,000 per Year for 5 years to Provide Matching Funds for Three Rivers Bus
 5. Milligan Street Lot Inquiries
 6. Set Meeting Date for Council Workshop on Building and Discuss Survey Results
11. **Donations**
 1. Resolution 36-2025 August Donations
12. **Information - financials emailed to Council.**
13. **Announcements**

1. Wabasha Athletic Complex Donation Ceremony: WNB Financial/FHLB of Des Moines Thursday, August 14 9AM
 2. 2026 Budget Workshop: Tuesday, August 26 3PM Wabasha Public Library
 3. Skatepark Grand Opening Tuesday August 26 at 11AM
 4. Surveying Council Members to Set Date for Workshop on Buildings
14. **Adjournment**

City Council Regular

1.

Meeting Date: 08/05/2025

ITEM TITLE: Administrators Report

DEPARTMENT: Administration

PURPOSE:

Administrator's Report - Caroline Gregerson

ITEM SUMMARY:

Its national night out !

Highway 60 - A kickoff meeting was held with MnDOT. Work is underway to plan for designs of the highway and undergo the environmental review.

Barge Terminal- We have preliminary approval of our environmental assessment at the federal level.

Apartments- They are still still having some back and forth for the civil engineering designs for the alley and storm water system and corrections. Brian Malm is currently reviewing their plans and will submit revisions. Once that's complete, we can bid out the project. We received a \$90,000 grant to cover the cost of the new mitigation system. Once the bids come in and construction loan amounts are finalized we anticipate closing.

Wabasha County Fair- Officer Jacobs and I participated in the Celebrity Swine Showmanship at the Fair and had a lot of fun. Our Ambulance and Fire also provided support for the bull riding and car racing events.

Building - Community is being surveyed on the new building. We've received a total of 120 responses now.

City Council Regular

8. 1.

Meeting Date: 08/05/2025

ITEM TITLE: Resolution 37-2025 TZD Grant City of Wabasha and MN Dept of Public Safety Offices

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

Officer Jacobs is requesting the approval of the attached resolution for a TZD grant he is working on. The enforcement grant program provides federal funds to law enforcement agencies to conduct enhanced traffic enforcement that focuses on impaired driving, occupant protection, speed, and distracted driving.

Attachments

37-2025 TZD Grant COW and MN Dept of Public Safety Office

City of Wabasha, Minnesota
City Council Resolution 37-2025

Wabasha Police Department

Resolution Authorizing Execution of Agreement

Be it resolved that the **Wabasha Police Department** enter into a grant agreement with the Minnesota Department of Public Safety Office of Traffic Safety, for traffic safety enforcement projects during the period from October 1, 2025, through September 30, 2026.

The Wabasha Police Department (Officer Kenneth Jacobs #906) is hereby authorized to execute such agreements and amendments as are necessary to implement the project on behalf of the **Wabasha Police Department** and to be the fiscal agent and administer the grant.

I certify that the above resolution was adopted by the _____
(Executive Body-Mayor or City Clerk)

of _____ on _____
(Name of Lead) (Date)

SIGNED:

WITNESSETH:

(Signature Mayor)

(Signature City Clerk)

(Title)

(Title)

(Date)

(Date)

City Council Regular

8. 2.

Meeting Date: 08/05/2025

ITEM TITLE: August Warrants

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

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Attachments

August Warrants

CITY OF WABASHA COUNCIL PAYABLES

07/30/25 4:05 PM

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PROG Descr	Search Name	Account Descr	Amount	Comments
	MN DEPARTMENT OF REVENUE	G 100-20400 Sales Tax	\$760.00	General Fund Sales Tax: 2Q 2025
			\$760.00	
Administration				
Administration	RED WING WORDSMITH	E 100-410-41500-311 Contractor Fees	\$128.00	CITY COUNCIL 5-6-25
Administration	RED WING WORDSMITH	E 100-410-41500-311 Contractor Fees	\$179.20	CITY COUNCIL MINUTES
Administration	WATER SYSTEMS COMPANY	E 100-410-41500-311 Contractor Fees	\$31.70	CITY HALL WATER SERVICES
Administration	WATER SYSTEMS COMPANY	E 100-410-41500-311 Contractor Fees	\$14.98	CITY HALL WATER SERVICES
Administration	CINTAS	E 100-410-41500-311 Contractor Fees	\$133.41	RUG SERVICES
Administration	VISA	E 100-410-41500-311 Contractor Fees	\$139.00	AMAZON PRIME MEMBERSHIP
Administration	HBC	E 100-410-41500-321 Telephone	\$244.26	CITY HALL PHONE LINES
Administration	VISA	E 100-410-41500-330 Meeting Expense	\$35.02	COFFEE
Administration	VISA	E 100-410-41500-330 Meeting Expense	\$67.56	MISC SUPPLIES
Administration	CAROLINE GREGERSON	E 100-410-41500-331 Travel Expense	\$291.50	MILEAGE & MEALS FOR CONFERENCE
Administration	VISA	E 100-410-41500-331 Travel Expense	\$292.48	DULUTH CONFERENCE
Administration	AMERICAN LEGAL PUBLISHING COR	E 100-410-41500-350 Printing and Binding	\$554.31	2025 SUPPLEMENTAL PAGES
Administration	AMERICAN LEGAL PUBLISHING COR	E 100-410-41500-350 Printing and Binding	\$56.55	ONLINE CODE SUPPLEMENT PAGES
Administration	VALLEY PUBLICATIONS, INC	E 100-410-41500-351 Legal Notice Publishing	\$122.40	DISCLOSURE OF TAX INCREMENT
Administration	VISA	E 100-410-41500-351 Legal Notice Publishing	\$11.69	FACEBOOK BOOSTS
Administration	VISA	E 100-410-41500-433 Dues and Subscriptions	\$21.46	ADOBE
Administration	VISA	E 100-410-41500-433 Dues and Subscriptions	\$21.46	ADOBE SUBSCRIPTION
Administration	HARTERT S STORE INC	E 501-410-41500-500 CAPITAL OUTLAY	\$13,062.00	CITY HALL AIR CONDITIONING
			\$15,406.98	
Ambulance				
Ambulance	VISA	E 100-420-42500-200 Office Supplies	\$250.79	OFFICE SUPPLIES
Ambulance	VISA	E 100-420-42500-200 Office Supplies	\$47.75	OFFICE SUPPLIES
Ambulance	VISA	E 100-420-42500-200 Office Supplies	\$127.84	OFFICE SUPPLIES
Ambulance	VISA	E 100-420-42500-206 Training Center Expenditures	\$265.02	TRAINING CENTER
Ambulance	VISA	E 100-420-42500-206 Training Center Expenditures	\$55.67	SUPPLIES
Ambulance	KWIK TRIP INC	E 100-420-42500-212 Motor Fuels	\$226.42	AMBULANCE FUEL
Ambulance	WABASHA COUNTY	E 100-420-42500-212 Motor Fuels	\$105.86	AMBULANCE GAS
Ambulance	WABASHA COUNTY	E 100-420-42500-212 Motor Fuels	\$253.50	AMBULANCE DIESEL
Ambulance	AIRGAS USA LLC	E 100-420-42500-215 Oxygen-Supplies	\$69.74	OXYGEN SERVICES
Ambulance	LIFE-ASSIST, INC	E 100-420-42500-217 Medical Supplies	\$437.52	MEDICAL SUPPLIES
Ambulance	LIFE-ASSIST, INC	E 100-420-42500-217 Medical Supplies	\$782.64	MEDICAL SUPPLIES

PROG Descr	Search Name	Account Descr	Amount	Comments
Ambulance	LIFE-ASSIST, INC	E 100-420-42500-217 Medical Supplies	\$163.05	MEDICAL SUPPLIES
Ambulance	ST ELIZABETHS MED-AMB SUPPLIES	E 100-420-42500-217 Medical Supplies	\$160.48	MEDICATIONS
Ambulance	BOUND TREE MEDICAL, LLC	E 100-420-42500-217 Medical Supplies	\$660.32	MEDICAL SUPPLIES
Ambulance	LIFE-ASSIST, INC	E 100-420-42500-217 Medical Supplies	\$122.45	MEDICAL SUPPLIES
Ambulance	LIFE-ASSIST, INC	E 100-420-42500-217 Medical Supplies	\$218.98	MEDICAL SUPPLIES
Ambulance	LIFE-ASSIST, INC	E 100-420-42500-217 Medical Supplies	\$470.91	MEDICAL SUPPLIES
Ambulance	LIFE-ASSIST, INC	E 100-420-42500-217 Medical Supplies	\$52.88	MEDICAL SUPPLIES
Ambulance	LIFE-ASSIST, INC	E 100-420-42500-217 Medical Supplies	\$37.95	MEDICAL SUPPLIES
Ambulance	LIFE-ASSIST, INC	E 100-420-42500-217 Medical Supplies	\$698.09	MEDICAL SUPPLIES
Ambulance	GUNDERSEN ST ELIZ HOSP & CLINIC	E 100-420-42500-217 Medical Supplies	\$33.60	SUPPLY - CONNECTOR IV
Ambulance	BOUND TREE MEDICAL, LLC	E 100-420-42500-217 Medical Supplies	\$149.70	MEDICAL SUPPLIES
Ambulance	HAMILTON MEDICAL INC	E 100-420-42500-217 Medical Supplies	\$1,681.63	T1 CURCUIT 180
Ambulance	LIFE-ASSIST, INC	E 100-420-42500-217 Medical Supplies	\$3.50	MEDICAL SUPPLIES
Ambulance	LIFE-ASSIST, INC	E 100-420-42500-217 Medical Supplies	\$650.69	MEDICAL SUPPLIES
Ambulance	LIFE-ASSIST, INC	E 100-420-42500-217 Medical Supplies	\$209.00	MEDICAL SUPPLIES
Ambulance	BOUND TREE MEDICAL, LLC	E 100-420-42500-217 Medical Supplies	\$124.12	MEDICAL SUPPLIES
Ambulance	BOUND TREE MEDICAL, LLC	E 100-420-42500-217 Medical Supplies	\$146.18	MEDICAL SUPPLIES
Ambulance	LIFE-ASSIST, INC	E 100-420-42500-217 Medical Supplies	\$103.26	MEDICAL SUPPLIES
Ambulance	VISA	E 100-420-42500-219 General Supplies	\$5.32	CLEANING SUPPLIES
Ambulance	VISA	E 100-420-42500-219 General Supplies	\$599.13	MISC SUPPLIES
Ambulance	HILLS HARDWARE HANK	E 100-420-42500-219 General Supplies	\$5.18	AMBULANC ACCT - KEYS
Ambulance	WABASHA FRESH MARKET	E 100-420-42500-219 General Supplies	\$212.59	MISC SUPPLIES
Ambulance	VISA	E 100-420-42500-219 General Supplies	\$201.82	MISC SUPPLIES
Ambulance	RYAN MARKING	E 100-420-42500-219 General Supplies	\$132.31	RIVERBOAT DAYS SUPPLIES
Ambulance	VISA	E 100-420-42500-223 Building Maint/Repair Supplies	\$736.10	BUILDING MAINT
Ambulance	VISA	E 100-420-42500-308 Continuing Ed	\$47.00	TRAINING
Ambulance	ECP SERVICES, LLC	E 100-420-42500-311 Contractor Fees	\$2,090.48	JUNE COMMISSIONS
Ambulance	FIRSTNET BUILT WITH AT & T	E 100-420-42500-321 Telephone	-\$280.40	AMBULANCE MOBILE INTERNET
Ambulance	HBC	E 100-420-42500-321 Telephone	\$60.14	AMBULANCE PHONE LINES
Ambulance	FIRSTNET BUILT WITH AT & T	E 100-420-42500-321 Telephone	\$76.46	INTERNET FOR AMBULANCES
Ambulance	FIRSTNET BUILT WITH AT & T	E 100-420-42500-321 Telephone	\$280.40	AMBULANCE MOBILE INTERNET
Ambulance	VISA	E 100-420-42500-322 Postage	\$8.89	POSTAGE
Ambulance	VISA	E 100-420-42500-350 Printing and Binding	\$30.00	AMERICINN
Ambulance	VISA	E 100-420-42500-350 Printing and Binding	\$30.00	WEMSA
Ambulance	CLEARWAY COMMUNITY SOLAR LLC	E 100-420-42500-381 Electric/Gas Utility	\$121.79	AMBUALNCE SOLAR
Ambulance	XCEL ENERGY	E 100-420-42500-381 Electric/Gas Utility	\$75.24	AMBULANCE
Ambulance	VISA	E 100-420-42500-388 Lodging	\$809.52	LODGING
Ambulance	VISA	E 100-420-42500-388 Lodging	\$329.82	LODGING
Ambulance	VISA	E 100-420-42500-388 Lodging	\$805.00	STAFF LODGING AMERICAN INN
Ambulance	CULLIGAN	E 100-420-42500-409 Maintenance Agreements	\$65.44	WATER SOFTNER SERVICES
Ambulance	CULLIGAN	E 100-420-42500-409 Maintenance Agreements	\$247.08	WATER SOFTNER SERVICES

PROG Descr	Search Name	Account Descr	Amount	Comments
Ambulance	VISA	E 100-420-42500-414 Vehicle Maintenance	\$31.28	VEHICLE MAINTENANCE
Ambulance	DICK S AUTO PARTS	E 100-420-42500-414 Vehicle Maintenance	\$28.94	BLUEDEF PLATINUM
Ambulance	VISA	E 100-420-42500-433 Dues and Subscriptions	\$34.00	PIONEER PRESS
Ambulance	VISA	E 100-420-42500-433 Dues and Subscriptions	\$30.08	FINANCE CHARGE
Ambulance	VISA	E 100-420-42500-433 Dues and Subscriptions	\$34.00	PIONEER PRESS
Ambulance	VISA	E 100-420-42500-433 Dues and Subscriptions	\$34.00	PIONEER PRESS
Ambulance	VISA	E 100-420-42500-581 Uniforms	\$461.50	UNIFORMS
Ambulance	ASPEN MILLS	E 100-420-42500-581 Uniforms	\$335.21	UNIFORMS
Ambulance	ASPEN MILLS	E 100-420-42500-581 Uniforms	\$1,259.40	UNIFORMS
Ambulance	ASPEN MILLS	E 100-420-42500-581 Uniforms	\$82.00	UNIFORMS
Ambulance	ASPEN MILLS	E 100-420-42500-581 Uniforms	\$199.40	UNIFORMS
Ambulance	VISA	E 100-420-42500-581 Uniforms	\$109.98	UNIFORMS
Ambulance			<u>\$17,638.64</u>	
Debt Service Funds				
Debt Service Funds	FIRST INDEPENDENT BANK	E 399-470-47000-611 Bond Interest	\$4,065.00	BOND INTEREST
Debt Service Funds			<u>\$4,065.00</u>	
Elections/Voters Registration				
Elections/Voters Registrati	WABASHA COUNTY	E 100-410-41200-219 General Supplies	\$758.83	DS 200 MAINTENANCE
Elections/Voters Registration			<u>\$758.83</u>	
Emergency Management				
Emergency Management	VISA	E 100-420-42400-387 Emergency Mgmt/Flood Expense	\$294.94	MUTT MITTS
Emergency Management	VISA	E 100-420-42400-387 Emergency Mgmt/Flood Expense	\$376.19	FENCING PARTS
Emergency Management	BOLTON AND MENK INC	E 100-420-42400-387 Emergency Mgmt/Flood Expense	\$3,005.00	FEMA RIP RAP RIVERBANK
Emergency Management	PLAYGROUND RESCUE LLC	E 100-420-42400-387 Emergency Mgmt/Flood Expense	\$15,000.00	REMOVE AND REINSTALL PLAYGROUND
Emergency Management	INTERSTATE BUILDING & SUPPLY	E 100-420-42400-387 Emergency Mgmt/Flood Expense	\$1,352.35	EAGLES BASIN NEW PARK
Emergency Management	DANCKWART COMPANIES LLC	E 100-420-42400-387 Emergency Mgmt/Flood Expense	\$60,739.00	SHORELINE STABILIZATION
Emergency Management	LC CONCRETE LLC	E 100-420-42400-387 Emergency Mgmt/Flood Expense	\$4,250.00	picnic table pads and sidewalk in eagles b
Emergency Management	BOLTON AND MENK INC	E 502-420-42400-472 Grants/Donations	\$8,107.10	SWC Resiliancy Grant
Emergency Management			<u>\$93,124.58</u>	
Engineering				
Engineering	BOLTON AND MENK INC	E 100-410-41300-303 Engineering Fees	\$2,147.50	2025 GENERAL ENGINEERING
Engineering	BOLTON AND MENK INC	E 100-410-41300-303 Engineering Fees	\$110.00	FITZGERAL SUBDIVISON
Engineering	CONSTRUCTION MANAGEMENT SER	E 100-410-41300-315 Building Inspector Fees	\$27,894.30	BUILDING PERMIT FEES
Engineering	VISA	E 100-410-41300-435 Bldg.Permit Surcharge-State	\$2,279.52	2ND QUARTER STATE SURCHARGE
Engineering			<u>\$32,431.32</u>	
Fire Protection				
Fire Protection	HILLS HARDWARE HANK	E 100-420-42200-200 Office Supplies	\$43.97	FIRE DEPARTMENT
Fire Protection	WABASHA COUNTY	E 100-420-42200-212 Motor Fuels	\$441.42	CORRECT AMB DIESEL PD GALLONS NOT

PROG Descr	Search Name	Account Descr	Amount	Comments
Fire Protection	WABASHA COUNTY	E 100-420-42200-212 Motor Fuels	\$205.60	DIESEL
Fire Protection	KWIK TRIP INC	E 100-420-42200-212 Motor Fuels	\$44.48	FUEL
Fire Protection	DICK S AUTO PARTS	E 100-420-42200-212 Motor Fuels	\$423.34	BATTERY PLATINUM AGM
Fire Protection	DICK S AUTO PARTS	E 100-420-42200-212 Motor Fuels	\$11.18	RECEIVER PIN
Fire Protection	WABASHA COUNTY	E 100-420-42200-212 Motor Fuels	\$96.46	GAS
Fire Protection	FIRE SAFETY USA	E 100-420-42200-219 General Supplies	\$119.90	DELUXE STEP IN GEAR BAG
Fire Protection	KEY ELECTRIC & AUTOMATION	E 100-420-42200-221 Equipment Maintenance/Parts	\$1,878.00	INSTALL EXTERIOR MARKER LIGHTS
Fire Protection	HALL ELECTRIC, INC.	E 100-420-42200-221 Equipment Maintenance/Parts	\$1,000.00	WIRING FOR GENERATOR
Fire Protection	HARTERT S STORE INC	E 100-420-42200-221 Equipment Maintenance/Parts	\$110.00	PREVIOS BALANCE FIRE HALL
Fire Protection	CLAREY S SAFETY EQUIPMENT INC	E 100-420-42200-221 Equipment Maintenance/Parts	\$23.50	MAINTENANCE
Fire Protection	KEY ELECTRIC & AUTOMATION	E 100-420-42200-221 Equipment Maintenance/Parts	\$18,778.00	EXTERIOR MARKET LIGHTS AND RECEP
Fire Protection	CLAREY S SAFETY EQUIPMENT INC	E 100-420-42200-221 Equipment Maintenance/Parts	\$540.00	FIRE EXTINGUISHER
Fire Protection	COREY LEWANDOWSKI	E 100-420-42200-308 Continuing Ed	\$1,208.30	TRAVEL EXPENSES
Fire Protection	MN STATE FIRE CHIEFS ASSN.	E 100-420-42200-308 Continuing Ed	\$285.00	JESSE VOLD
Fire Protection	VISA	E 100-420-42200-308 Continuing Ed	\$500.00	148TH ANNUAL CONFERENCE REGISTRA
Fire Protection	HBC	E 100-420-42200-321 Telephone	\$108.09	FIRE DEPARTMEN PHONE LINES
Fire Protection	XCEL ENERGY	E 100-420-42200-381 Electric/Gas Utility	\$8.37	SIREN
Fire Protection	XCEL ENERGY	E 100-420-42200-381 Electric/Gas Utility	\$8.99	SIREN
Fire Protection	CLEARWAY COMMUNITY SOLAR LLC	E 100-420-42200-381 Electric/Gas Utility	\$190.35	FIRE DEPARTMENT SOLAR
Fire Protection	XCEL ENERGY	E 100-420-42200-381 Electric/Gas Utility	\$10.96	FIRE SIREN
Fire Protection	XCEL ENERGY	E 100-420-42200-381 Electric/Gas Utility	\$14.49	FIRE STATION
Fire Protection	WABASHA RUBBISH REMOVAL	E 100-420-42200-384 Refuse Disposal	\$93.60	FIRE HALL DUMPSTER
Fire Protection	ON-SITE COMPUTERS INC	E 100-420-42200-404 Mach & Equip Maint. Agreement	\$837.00	LENOVO THINK PAD
Fire Protection	ANCOM	E 100-420-42200-582 Radio Equipment	\$150.00	RADIO REPAIRS
Fire Protection	ANCOM	E 100-420-42200-582 Radio Equipment	\$160.00	RADIO REPAIRS
Fire Protection	ANCOM	E 100-420-42200-582 Radio Equipment	\$160.00	RADIO REPAIRS
Fire Protection	ANCOM	E 100-420-42200-582 Radio Equipment	\$10.00	charger
Fire Protection			\$27,461.00	

General Govt Bldg City Hall

General Govt Bldg City Hall	VISA	E 100-410-41900-200 Office Supplies	\$31.87	CHARGING AND COMP CABLES
General Govt Bldg City Hall	VISA	E 100-410-41900-200 Office Supplies	\$87.96	OFFICE SUPPLIES
General Govt Bldg City Hall	VISA	E 100-410-41900-200 Office Supplies	\$43.61	OFFICE SUPPLIES
General Govt Bldg City Hall	VISA	E 100-410-41900-200 Office Supplies	\$34.77	OFFICE SUPPLIES
General Govt Bldg City Hall	VISA	E 100-410-41900-200 Office Supplies	\$12.41	POST IT NOTES
General Govt Bldg City Hall	VISA	E 100-410-41900-200 Office Supplies	\$22.49	DESK ORGANIZER
General Govt Bldg City Hall	VISA	E 100-410-41900-211 Cleaning/Janitorial Supplies	\$12.89	CLEANING SUPPLIES
General Govt Bldg City Hall	VISA	E 100-410-41900-211 Cleaning/Janitorial Supplies	\$20.18	CLEANING SUPPLIES
General Govt Bldg City Hall	HILLS HARDWARE HANK	E 100-410-41900-223 Building Maint/Repair Supplies	\$11.99	CITY HALL - LIGHT BULBS
General Govt Bldg City Hall	WABASHA COUNTY D. A. C.	E 100-410-41900-313 Cleaning Services	\$310.00	CLEANING FOR JUNE
General Govt Bldg City Hall	CLEARWAY COMMUNITY SOLAR LLC	E 100-410-41900-381 Electric/Gas Utility	\$630.22	CITY HALL SOLAR
General Govt Bldg City Hall	WABASHA RUBBISH REMOVAL	E 100-410-41900-384 Refuse Disposal	\$117.00	CITY HALL DUMPSTER

PROG Descr	Search Name	Account Descr	Amount	Comments
General Govt Bldg City Hall	METRO SALES INC	E 100-410-41900-413 Office Equipment Rent	\$716.52	BASE RATE CHARGE & COPIES
General Govt Bldg City Hall	HARTERT S STORE INC	E 501-410-41900-500 CAPITAL OUTLAY	\$13,062.00	NEW AC CONDENSER & BALANCE
General Govt Bldg City Hall			\$15,113.91	
Independent Accounting/Audit				
Independent Accounting/A	ABDO ABDO EICK & MEYERS LLP	E 100-410-41700-301 Auditing and Accounting Serv.	\$950.00	PROFESSIONAL SERVICES
Independent Accounting/Audit			\$950.00	
IT Department				
IT Department	ON-SITE COMPUTERS INC	E 100-410-41920-312 Computer Support	\$42.00	FIREWALL AGREEMENT
IT Department	ON-SITE COMPUTERS INC	E 100-410-41920-312 Computer Support	\$131.94	MICROSOFT 365
IT Department	ON-SITE COMPUTERS INC	E 100-410-41920-312 Computer Support	\$253.84	ICLOUD BACKUP
IT Department	ON-SITE COMPUTERS INC	E 100-410-41920-312 Computer Support	\$1,180.00	EXPANDED BUISNESS
IT Department	VISION DESIGN GROUP INC	E 100-410-41920-320 Internet/Website Service	\$360.00	HOSTING WABASHA.ORG 6 MONTHS
IT Department	HBC	E 100-410-41920-320 Internet/Website Service	\$995.06	INTERNET
IT Department			\$2,962.84	
Legal				
Legal	FLAHERTY & HOOD, P.A.	E 100-410-41800-304 Legal Fees	\$150.00	GENERAL MUNICIPAL MATTERS
Legal	WABASHA COUNTY	E 100-410-41800-304 Legal Fees	\$2,000.00	JULY LEGAL SERVICES
Legal	FLAHERTY & HOOD, P.A.	E 100-410-41800-304 Legal Fees	\$262.50	REAL ESTATE MATTERS
Legal			\$2,412.50	
Library				
Library	HBC	E 211-471-47100-321 Telephone	\$98.81	LIBRARY PHONE LINES
Library			\$98.81	
Mayor and Council				
Mayor and Council	VISA	E 100-410-41100-331 Travel Expense	\$300.00	DULUTH CONFRENCE
Mayor and Council			\$300.00	
Miscellaneous				
Miscellaneous	CITY OF PLAINVIEW	E 100-490-45400-430 Miscellaneous	\$2,340.82	TZD per email from Kenny Jacobs June 3
Miscellaneous	WABASHA COUNTY SHERIFF S DEPT	E 100-490-45400-430 Miscellaneous	\$2,808.31	TZD per email from Kenny Jacobs June 3
Miscellaneous	KENDRA MARIE BIRKA	E 100-490-45400-430 Miscellaneous	\$206.42	PAYMENT REFUND INCORRECT CITY
Miscellaneous	CITY OF MAZEPPA	E 100-490-45400-430 Miscellaneous	\$200.00	PAYMENT FOR MIKE BURDICK - GOVEPA
Miscellaneous	SEMMCHRA	E 502-490-45400-430 Miscellaneous	\$40,381.10	Passthrough to SEMMCHA per SWIFT rec
Miscellaneous	MOTOROLA SOLUTIONS INC	E 502-490-45400-478 Reception Center	\$367.50	CORE EARSET
Miscellaneous			\$46,304.15	
Planning & Community Developme				
Planning & Community De	BOLTON AND MENK INC	E 100-420-42300-311 Contractor Fees	\$2,926.00	PLANNING AND ZONING
Planning & Community De	BOLTON AND MENK INC	E 100-420-42300-311 Contractor Fees	\$3,320.00	PLANNING AND ZONING

PROG Descr	Search Name	Account Descr	Amount	Comments
Planning & Community De	RED WING WORDSMITH	E 100-420-42300-311 Contractor Fees	\$92.80	HPC 4-28-25
Planning & Community De	RED WING WORDSMITH	E 100-420-42300-311 Contractor Fees	\$70.40	PLANNING COMMISSION MINUTES
Planning & Community De	VALLEY PUBLICATIONS, INC	E 100-420-42300-317 Consultant Fees	\$68.85	PLANNING HEARING
Planning & Community De	WABASHA MAIN STREET	E 100-420-42300-453 Historic Preservation Commissi	\$657.49	REIMBURSEMENT FOR TRAINING
Planning & Community De	TEXTEIJL	E 350-410-42300-311 Contractor Fees	\$730.00	COMMERCIAL VINYL SIGNS
Planning & Community Developme			\$7,865.54	
Police Protection				
Police Protection	WABASHA COUNTY	E 100-420-42100-212 Motor Fuels	\$1,511.88	POLICE GAS
Police Protection	KWIK TRIP INC	E 100-420-42100-212 Motor Fuels	\$25.80	FUEL
Police Protection	VISA	E 100-420-42100-219 General Supplies	\$41.89	PORTABLE AC FAN
Police Protection	VISA	E 100-420-42100-219 General Supplies	\$17.32	FINANCE CHARGES
Police Protection	VISA	E 100-420-42100-219 General Supplies	\$80.02	NATIONAL NIGHT OUT SUPPLIES
Police Protection	VISA	E 100-420-42100-219 General Supplies	\$37.68	NATIONAL NIGHT OUT SUPPLIES
Police Protection	DICK S AUTO PARTS	E 100-420-42100-221 Equipment Maintenance/Parts	\$34.95	DURAGLOSS CAR WASH
Police Protection	DICK S AUTO PARTS	E 100-420-42100-221 Equipment Maintenance/Parts	\$114.53	ANTIFREESE & OIL
Police Protection	TACTICAL SOLUTIONS	E 100-420-42100-221 Equipment Maintenance/Parts	\$200.00	CERT FOR RADAR & TUNING FORKS
Police Protection	ALLSTATE PETERBILT OF WINONA	E 100-420-42100-221 Equipment Maintenance/Parts	\$6,603.03	W-4 REPAIRS
Police Protection	VISA	E 100-420-42100-308 Continuing Ed	\$617.64	HOLIDAY IN STAY
Police Protection	VISA	E 100-420-42100-308 Continuing Ed	\$283.48	FUEL AND MEAL RECIEPTS
Police Protection	CONFITREK	E 100-420-42100-308 Continuing Ed	\$768.00	BLUE RENEWAL
Police Protection	FIRSTNET BUILT WITH AT & T	E 100-420-42100-321 Telephone	\$280.40	AMBULANCE MOBILE INTERNET
Police Protection	VERIZON WIRELESS	E 100-420-42100-321 Telephone	\$160.12	INTERNET FOR SQUADS
Police Protection	WABASHA TOWING & SERVICE STAT	E 100-420-42100-325 Towing Expenses	\$300.00	RECOVERY & TOW OF VEHICLE
Police Protection	WABASHA COUNTY	E 100-420-42100-412 Building Rent	\$1,102.50	AUGUST RENT
Police Protection	AXON ENTERPRISES	E 100-420-42100-551 Equipment Replacement Fund	\$1,115.00	25 STANDARD CARTRIDGES
Police Protection	AUDIO DESIGNS INCORPORATED	E 100-420-42100-551 Equipment Replacement Fund	\$187.00	LIGHTING FOR SQUAD
Police Protection	VISA	E 100-420-42100-551 Equipment Replacement Fund	\$165.98	NATIONAL NIGHT OUT SUPPLIES
Police Protection	VISA	E 100-420-42100-581 Uniforms	\$47.16	UNIFORM ITESMS
Police Protection	VISA	E 100-420-42100-581 Uniforms	\$163.75	POLICE BADGE
Police Protection	VISA	E 100-420-42100-581 Uniforms	\$205.00	EMS BOOTS
Police Protection			\$14,063.13	
Pool				
Pool	THE DARNING GROUP	E 100-450-45300-207 Training & instructional suppl	\$1,650.00	RED CROSS LIFEGUARD TRAINING
Pool	VISA	E 100-450-45300-207 Training & instructional suppl	\$189.20	WSI TRAINING SUPPLIES
Pool	VISA	E 100-450-45300-207 Training & instructional suppl	\$67.98	CLIP BOARDS
Pool	LINDSEY REHBERG	E 100-450-45300-207 Training & instructional suppl	\$250.00	REIMBURSEMENT OF LIFEGUARD TRAINI
Pool	HAWKINS, INC	E 100-450-45300-216 Chemical and Chemical Products	\$535.68	CHLORINE
Pool	THATCHER POOLS & SPAS	E 100-450-45300-216 Chemical and Chemical Products	\$157.50	SODIUM BICARBONATE
Pool	VISA	E 100-450-45300-219 General Supplies	\$168.18	TEST KIT
Pool	VISA	E 100-450-45300-219 General Supplies	\$42.30	CLEANING SUPPLIES

PROG Descr	Search Name	Account Descr	Amount	Comments
Pool	VISA	E 100-450-45300-219 General Supplies	\$45.49	FOLDING CART
Pool	VISA	E 100-450-45300-219 General Supplies	\$144.25	POOL TEST KIT
Pool	VISA	E 100-450-45300-221 Equipment Maintenance/Parts	\$14.96	THERMOMETER
Pool	VISA	E 100-450-45300-221 Equipment Maintenance/Parts	\$76.19	POOL GOODS
Pool	INTERSTATE BUILDING & SUPPLY	E 100-450-45300-221 Equipment Maintenance/Parts	\$1,085.95	POOL SUPPLIES
Pool	VISA	E 100-450-45300-223 Building Maint/Repair Supplies	\$9.88	RUSTOLEUM
Pool	VISA	E 100-450-45300-223 Building Maint/Repair Supplies	\$119.71	HIGH LEVEL WATER ALARM
Pool	HBC	E 100-450-45300-321 Telephone	\$40.31	POOL PHONE LINES
Pool	VISA	E 100-450-45300-333 Concessions	\$1,256.52	CONCESSIONS
Pool	VISA	E 100-450-45300-333 Concessions	\$915.37	CONCESSIONS
Pool	VISA	E 100-450-45300-333 Concessions	\$137.34	CONCESSIONS
Pool	VISA	E 100-450-45300-333 Concessions	\$163.33	CONCESSIONS
Pool	WABASHA FRESH MARKET	E 100-450-45300-333 Concessions	\$451.24	CONCESSIONS SUPPLIES & STAFF
Pool	VISA	E 100-450-45300-333 Concessions	\$9.95	BULK STRAWS
Pool	VISA	E 100-450-45300-333 Concessions	\$17.28	BAND AIDS
Pool	VISA	E 100-450-45300-333 Concessions	\$16.19	NAME BADGE HOLDERS
Pool	VISA	E 100-450-45300-333 Concessions	\$1,353.47	POOL CONCESSIONS
Pool	VISA	E 100-450-45300-333 Concessions	\$151.12	POOL CONCESSIONS
Pool	VISA	E 100-450-45300-333 Concessions	\$53.22	POOL CONCESSIONS
Pool	VISA	E 100-450-45300-333 Concessions	\$10.99	POOL CONCESSIONS
Pool	AUDIO DESIGNS INCORPORATED	E 100-450-45300-333 Concessions	\$1,554.96	POOL RADIO REPLACEMENT
Pool	CLEARWAY COMMUNITY SOLAR LLC	E 100-450-45300-381 Electric/Gas Utility	\$634.55	POOL SOLAR
Pool	XCEL ENERGY	E 100-450-45300-381 Electric/Gas Utility	\$2,344.31	POOL
Pool	VISA	E 100-450-45300-581 Uniforms	\$91.96	WOMENS BOARD SHORTS
Pool	VISA	E 100-450-45300-581 Uniforms	\$287.92	TANKINIS
Pool	VISA	E 100-450-45300-581 Uniforms	\$143.96	TANKINIS
Pool	VISA	E 100-450-45300-581 Uniforms	\$208.93	BOAR SHORTS, LANYARDS AND PROTEC
Pool	VISA	E 100-450-45300-581 Uniforms	\$8.54	EMERGENCY WHISTLE
Pool			<u>\$14,408.73</u>	
Port Authority & Dev. Agency				
Port Authority & Dev. Agen	BRAUN INTERTEC	E 200-472-46500-472 Grants/Donations	\$1,930.00	Trunk Highway Realignment
Port Authority & Dev. Agen	BRAUN INTERTEC	E 200-472-46500-472 Grants/Donations	\$560.00	Trunk Highway Realignment
Port Authority & Dev. Agen	WABASHA TRANSPORT TERMINAL, L	E 200-472-46500-740 Section 217D	\$908,254.76	Contract Work for USACE FYE 25 DMMP P
Port Authority & Dev. Agency			<u>\$910,744.76</u>	
Public Works				
Public Works	VISA	E 100-430-43100-211 Cleaning/Janitorial Supplies	\$94.47	URINAL BLOCKS
Public Works	ARNOLD S SUPPLY & KLEENIT CO	E 100-430-43100-211 Cleaning/Janitorial Supplies	\$435.00	RESTROOM SUPPLIES
Public Works	CONSOLIDATED ENERGY COMPANY	E 100-430-43100-212 Motor Fuels	\$1,157.24	B20 PREMIUM ULS DYED
Public Works	CONSOLIDATED ENERGY COMPANY	E 100-430-43100-212 Motor Fuels	\$975.09	91 OCTANE GASOLINE
Public Works	VISA	E 100-430-43100-219 General Supplies	\$17.99	DOLLAR GENERAL

PROG Descr	Search Name	Account Descr	Amount	Comments
Public Works	VISA	E 100-430-43100-219 General Supplies	\$76.36	MARKING PAINT
Public Works	VISA	E 100-430-43100-219 General Supplies	\$4.25	MARKING PAINT
Public Works	VISA	E 100-430-43100-219 General Supplies	\$67.98	WEED KILLER
Public Works	VISA	E 100-430-43100-219 General Supplies	\$299.98	WASTE BAGS
Public Works	VISA	E 100-430-43100-219 General Supplies	\$45.47	COFFEE PODS
Public Works	VISA	E 100-430-43100-219 General Supplies	\$1.96	INTERNATIONAL FEES
Public Works	HILLS HARDWARE HANK	E 100-430-43100-219 General Supplies	\$1,681.43	MISC PUBLIC WORKS PURCHASES
Public Works	DICK S AUTO PARTS	E 100-430-43100-221 Equipment Maintenance/Parts	\$35.88	OIL
Public Works	DICK S AUTO PARTS	E 100-430-43100-221 Equipment Maintenance/Parts	\$156.19	BATTERY & FILTER
Public Works	DICK S AUTO PARTS	E 100-430-43100-221 Equipment Maintenance/Parts	\$51.77	BRAKE LINE & CUTTER
Public Works	DICK S AUTO PARTS	E 100-430-43100-221 Equipment Maintenance/Parts	\$2.84	BRASS FITTINGS AND BLEEDER SCREW
Public Works	DICK S AUTO PARTS	E 100-430-43100-221 Equipment Maintenance/Parts	\$26.30	GLOVES
Public Works	VISA	E 100-430-43100-221 Equipment Maintenance/Parts	\$402.65	LAWN MOWER
Public Works	VISA	E 100-430-43100-221 Equipment Maintenance/Parts	\$258.75	BELTS, SEALS, NUTS AND BOLTS
Public Works	JOHN DEERE FINANCIAL	E 100-430-43100-221 Equipment Maintenance/Parts	\$538.86	SHEELS, BELTS, OIL \$ MISC PARTS
Public Works	DICK S AUTO PARTS	E 100-430-43100-221 Equipment Maintenance/Parts	\$31.49	GLOVES AND RAVEN
Public Works	DICK S AUTO PARTS	E 100-430-43100-221 Equipment Maintenance/Parts	\$35.59	BALL MOUNT
Public Works	DICK S AUTO PARTS	E 100-430-43100-221 Equipment Maintenance/Parts	\$38.88	CABIN AIR FILTER
Public Works	DICK S AUTO PARTS	E 100-430-43100-221 Equipment Maintenance/Parts	\$4.66	SPARK PLUG
Public Works	DICK S AUTO PARTS	E 100-430-43100-221 Equipment Maintenance/Parts	\$103.01	SHOP TOWELS AND GLOVES
Public Works	VISA	E 100-430-43100-223 Building Maint/Repair Supplies	\$98.00	EXTERIOR VENT
Public Works	PLUNKETT S PEST CONTROL	E 100-430-43100-223 Building Maint/Repair Supplies	\$583.22	GENERAL PEST CONTROL
Public Works	VISA	E 100-430-43100-240 Small Tools and Minor Equip.	\$99.00	IMPACT DRIVER
Public Works	GUNDERSEN ST ELIZ HOSP & CLINIC	E 100-430-43100-305 Medical/physical fees	\$22.00	MEDICAL PHYSICAL JOHNSON
Public Works	TONY JOHNSON	E 100-430-43100-308 Continuing Ed	\$42.43	MEETING LUNCH
Public Works	HBC	E 100-430-43100-321 Telephone	\$90.88	PUBLIC WORKS PHONE LINES
Public Works	VERIZON WIRELESS	E 100-430-43100-321 Telephone	\$40.02	PUBLIC WORKS IPAD
Public Works	XCEL ENERGY	E 100-430-43100-381 Electric/Gas Utility	\$289.05	PARKS
Public Works	CLEARWAY COMMUNITY SOLAR LLC	E 100-430-43100-381 Electric/Gas Utility	\$263.16	PUBLIC WORKS SOLAR
Public Works	HBC	E 100-430-43100-381 Electric/Gas Utility	\$3.23	PUBLIC WORKS LINE
Public Works	XCEL ENERGY	E 100-430-43100-381 Electric/Gas Utility	\$59.85	175 PEMBROKE AVE
Public Works	XCEL ENERGY	E 100-430-43100-381 Electric/Gas Utility	\$19.38	724 MAIN ST W
Public Works	XCEL ENERGY	E 100-430-43100-381 Electric/Gas Utility	\$150.78	ATHLETIC FIELD
Public Works	XCEL ENERGY	E 100-430-43100-381 Electric/Gas Utility	\$84.94	CAMPGROUND
Public Works	XCEL ENERGY	E 100-430-43100-381 Electric/Gas Utility	\$38.00	311 LAWRENCE & MAIN
Public Works	XCEL ENERGY	E 100-430-43100-381 Electric/Gas Utility	\$72.71	700 10TH ST W
Public Works	XCEL ENERGY	E 100-430-43100-381 Electric/Gas Utility	\$8.17	FIRE SIREN
Public Works	XCEL ENERGY	E 100-430-43100-381 Electric/Gas Utility	\$8.79	FIRE SIREN
Public Works	XCEL ENERGY	E 100-430-43100-382 Street Lights	\$31.24	STREET LIGHTS
Public Works	XCEL ENERGY	E 100-430-43100-382 Street Lights	\$4,128.42	STREET LIGHTS
Public Works	VISA	E 100-430-43100-383 Forestry	\$96.00	PREMIUM PLAN

PROG Descr	Search Name	Account Descr	Amount	Comments
Public Works	VISA	E 100-430-43100-383 Forestry	\$99.99	ANNUAL SUBSCRIPTION
Public Works	WABASHA RUBBISH REMOVAL	E 100-430-43100-384 Refuse Disposal	\$870.48	CAMPGROUND AND BEACH PARK
Public Works	WABASHA RUBBISH REMOVAL	E 100-430-43100-384 Refuse Disposal	\$374.40	HARBOR
Public Works	WABASHA RUBBISH REMOVAL	E 100-430-43100-384 Refuse Disposal	\$527.67	SHOP DUMPSTER
Public Works	WABASHA RUBBISH REMOVAL	E 100-430-43100-384 Refuse Disposal	\$421.20	MISSED PAYMENT ON IKES PARK
Public Works	ROCHESTER SAND & GRAVEL	E 100-430-43100-406 Street Maintenance	\$776.03	ASPHALT PLANT 77
Public Works	ROCHESTER SAND & GRAVEL	E 100-430-43100-406 Street Maintenance	\$2,404.06	ASPHALT PLANT 77
Public Works	VISA	E 100-430-43100-527 PARK MAINTENANCE	\$13.99	MAGNETS FOR WHITE BOARD
Public Works	VISA	E 100-430-43100-527 PARK MAINTENANCE	\$81.68	BASKETBALL NET
Public Works	VISA	E 100-430-43100-527 PARK MAINTENANCE	\$18.49	BATHROOM SIGN - MALONE PARK
Public Works	LAKE CITY CUSTOM CONCRETE	E 100-430-43100-527 PARK MAINTENANCE	\$5,500.00	MALONE PARK WORK
Public Works	POLY LOCK	E 100-430-43100-527 PARK MAINTENANCE	\$360.00	ATHLETIC FIELD RESTROOMS
Public Works	HALL ELECTRIC, INC.	E 100-430-43100-527 PARK MAINTENANCE	\$641.62	LABOR AND REPAIRS
Public Works	EARL F ANDERSEN INC.	E 100-430-43100-583 Signs	\$2,983.75	SIGNS
Public Works	BOLTON AND MENK INC	E 367-430-43100-303 Engineering Fees	\$31,755.50	2025 STREET & UTILITY PROJECT
Public Works	VALLEY PUBLICATIONS, INC	E 367-430-43100-351 Legal Notice Publishing	\$163.20	2025 STREET IMPROVEMENTS
Public Works	VALLEY PUBLICATIONS, INC	E 367-430-43100-351 Legal Notice Publishing	\$163.20	2025 STREET IMPROVEMENTS
Public Works	BOLTON AND MENK INC	E 389-430-43100-303 Engineering Fees	\$1,935.21	2023 STREET & UT PROJECT
Public Works	LAKE CITY CUSTOM CONCRETE	E 501-430-43100-500 CAPITAL OUTLAY	\$10,000.00	MALONE PARK WORK
Public Works	BOBCAT OF COULEE REGION	E 501-430-43100-500 CAPITAL OUTLAY	\$5,000.00	BOBCAT UW56
Public Works	ST CROIX RECREATION	E 502-430-43100-472 Grants/Donations	\$4,572.70	ADA FOUNTAIN AND BOTTLE FILLER STA
Public Works			\$81,436.53	
Sewer Department				
Sewer Department	BOLTON AND MENK INC	E 810-500-49449-303 Engineering Fees	\$5,993.90	Sewer Engineering
Sewer Department	BOLTON AND MENK INC	E 810-500-49449-303 Engineering Fees	\$2,489.13	2023 STREET & UT PROJECT
Sewer Department	WABASHA COUNTY D. A. C.	E 810-500-49449-311 Contractor Fees	\$39.24	JUNE WATER BILL STUFFING
Sewer Department	HBC	E 810-500-49449-321 Telephone	\$49.27	SEWER ALARM LINES
Sewer Department	U S POSTAL SERVICE	E 810-500-49449-322 Postage	\$332.36	July Water Bills
Sewer Department	CLEARWAY COMMUNITY SOLAR LLC	E 810-500-49449-381 Electric/Gas Utility	\$7,297.97	UTILITIES SOLAR
Sewer Department	WABASHA RUBBISH REMOVAL	E 810-500-49449-384 Refuse Disposal	\$93.60	SEWER DUMPSTER
Sewer Department			\$16,295.47	
Water Department				
Water Department	BOLTON AND MENK INC	E 800-500-49000-303 Engineering Fees	\$3,455.16	2023 STREET & UT PROJECT
Water Department	WABASHA COUNTY D. A. C.	E 800-500-49000-311 Contractor Fees	\$39.23	JUNE WATER BILL STUFFING
Water Department	HBC	E 800-500-49000-321 Telephone	\$103.80	UTILITIES PHONE LINES
Water Department	VERIZON WIRELESS	E 800-500-49000-321 Telephone	\$40.02	UTILITIES I PAD
Water Department	U S POSTAL SERVICE	E 800-500-49000-322 Postage	\$332.35	July Water Bills
Water Department	CLEARWAY COMMUNITY SOLAR LLC	E 800-500-49000-381 Electric/Gas Utility	\$2,796.02	UTILITIES SOLAR
Water Department	XCEL ENERGY	E 800-500-49000-381 Electric/Gas Utility	\$162.08	UTILITY LIFT STATION
Water Department	XCEL ENERGY	E 800-500-49000-381 Electric/Gas Utility	\$149.97	WATER BOOSTER

PROG Descr	Search Name	Account Descr	Amount	Comments
Water Department	XCEL ENERGY	E 800-500-49000-381 Electric/Gas Utility	\$7.12	DUGAN LIFT STATION
Water Department	GOPHER STATE ONE CALL	E 800-500-49000-407 Gopher State One-Call	\$62.10	TICKETS
Water Department			\$7,147.85	
			\$1,311,750.57	

City Council Regular

8. 3.

Meeting Date: 08/05/2025

ITEM TITLE: Resolution 38-2025 - Joint Powers between WPD & BCA for ICAC

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

Resolution 38-2025 is a Joint Powers agreement with the City of Wabasha Police Department and the State of Minnesota, Department of Public Safety, and Bureau of Criminal Apprehension to work together to investigate and prosecute crimes committed against children and the criminal exploitation of children that is committed and/or facilitated by or through the use of computers.

ACTION REQUIRED:

motion to approve the Consent Agenda.

City Council Regular

8. 4.

Meeting Date: 08/05/2025

ITEM TITLE: 7-1-25 Regular Council Minutes

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

Read and review the 7-1-25 regular city council minutes.

ACTION REQUIRED:

motion to approve with no or any mentioned changes with the concert agenda.

Attachments

7-1-2025 Minutes

DRAFT

Council Members:

First Ward: John Friedmeyer, Gene Jensen

Second Ward: Tim Wallerich, Brian Wodele

Third Ward: Dean Meurer, Jeff Sulla

Mayor: Emily Durand

City Attorney: Mike Flaherty

City Administrator: Caroline Gregerson

Deputy Clerk: Jessica Leonhardt

Date: July 1, 2025

PROCEEDINGS OF THE CITY COUNCIL

The regular meeting of the City Council of the City of Wabasha was held on Tuesday, July 1, 2025, and was called to order at 6:00 p.m. by Mayor Durand.

Present: Council Member John Friedmeyer; Council Member Brian Wodele; Council Member Jeff Sulla; Mayor Emily Durand; Council Member Eugene Jensen; Council Member Tim Wallerich

Absent: Council Member Dean Meurer

All present stood and recited the Pledge of Allegiance.

1. Pledge of Allegiance

2. Guest Speaker

1. River Junctions Arts Council Presentation

The presentation took place following the public hearing for the 2025 street and utility improvement project (Item 9.2.).

Paul Cushman, President of the River Junctions Arts Council, provided information regarding the organization. He discussed the successful Meet Me Under the Bridge summer concert series and other RJAC activities.

Mr. Cushman discussed an upcoming juried art show, stating that it is hoped that this will become an annual event. He reviewed promotional materials for this event, including a commemorative poster.

Mr. Cushman discussed the RJAC budget and reviewed some of the economic and social benefits that the organization provides to the community. He asked the City Council to consider financial support of RJAC to assist with the cost of portable toilets and other expenses.

3. Public Comments

Bill Kay, Wabasha, spoke in support of limiting the number of short-term rental properties and discussed the need for affordable housing in Wabasha. Mayor Durand commented that this topic would be discussed later during the public hearing.

4. **Changes or Additions to Agenda**
Mayor Durand summarized the agenda and reviewed the public comment procedure. A change in the discussion order was requested. There were no other changes or additions to the agenda.

5. **Mayor's Presentation - Mayor Emily Durand**

6. **Committee Reports and Wabasha Good News**
Street Commission: Public Works Director Tony Johnson summarized topics of discussion during a recent meeting, including 15-minute parking requests and engine repairs to a former squad car for use by Public Works.

Park Board: Public Works Director Johnson summarized topics of discussion during a recent meeting, including swings in Bruegger Park and other park improvement projects.

Utilities Commission: Council Member Wodele summarized topics of discussion during a recent meeting, including utility improvement projects.

Port Authority: Council Member Friedmeyer summarized topics of discussion during a recent meeting, including barge terminal project engineering updates and grant applications.

Planning Commission: Council Member Wallerich summarized topics of discussion during a recent meeting, including a public hearing for discussion of proposed junkyard and nuisance ordinances.

Fire Chief Darren Sheeley provided call statistics and discussed a \$10,000 training grant and other grants toward equipment.

7. **Administrator's Report - Caroline Gregerson**

1. **Administrator's Report**
City Administrator Gregerson discussed her attendance at a recent League of Minnesota Cities conference in Duluth. She reported that WNB Financial has committed an additional \$75,000 toward the athletic field project, noting that staff has been requesting price quotes for pickleball netting, turf, fencing, an automatic sprinkler system, and other potential improvements.

Administrator Gregerson provided an update relating to a lot that is for sale near Cannon Park. She discussed grant funding toward further study of the former athletic field in preparation for the highway project.

Administrator Gregerson stated that Three Rivers Community Action will be requesting a cost share from the City of Wabasha toward a bus replacement, in order to continue transit services in Wabasha. Mayor Durand provided additional comments and suggested gathering information regarding ridership.

Mayor Durand clarified the location of the lot that is for sale.

8. **Consent Agenda**
Mayor Durand reviewed the consent agenda.

Moved by Council Member Tim Wallerich, seconded by Council Member Brian Wodele to approve the consent agenda as presented.

Vote: 7 - 0 Adopted - Unanimously

1. 6-3-25 Regular City Council Minutes
2. 6-9-25 Special City Council Minutes
3. Contract for Police Service with Kellogg
4. Peddlers Permit
5. July Warrants
6. State of MN Joint Powers Agreement CBA
7. 1st Read for Junkyard and Outdoor Storage Ordinance
8. Wabasha Fire Department Front Concrete Apron Replacement
9. Engine Replacement in WPD Squad - Transfer to Public Works in 2026
10. Pay Classification Change
11. Resolution 35-2025 Accepting Grant Navigator Funding

9. **Public Hearings**

1. Adoption of New Nuisance Ordinance (first read)
The public hearing was conducted following discussion of Item 10.1.

Administrator Gregerson provided background information regarding the proposed ordinance language. The regulation of outdoor sales areas and screening requirements were discussed. City Planner Kristi Trisko attended the meeting remotely and provided additional information. Regulations pertaining to outdoor storage on residential properties were also discussed. Regulations relating to the storage of vehicles, materials, equipment, and non-permanent structures were discussed. The storage of recreational vehicles and campers was discussed. It was suggested to grandfather in current businesses with outdoor sales areas. The process of declaring nuisance violations was reviewed. Language relating to vehicles parked in locations other than residential driveways was discussed, and a 72-hour maximum was suggested. Regulation of construction activities and outdoor lighting was discussed. Building code violations were discussed.

Council Member Meurer described deteriorating sidewalks as a nuisance. A motion was made by Council Member Meurer to add deteriorating sidewalks to the nuisance ordinance language. The motion failed due to the lack of a second. It was suggested to add the sidewalk policy to a future meeting agenda for further discussion. Boulevard trees were

also discussed.

Police Chief Joe Stark offered suggestions relating to the nuisance violation enforcement process.

Administrator Gregerson reviewed the suggested language revisions. City Planner Trisko indicated that she will discuss the ordinance approval process with the City Attorney in terms of whether another first reading will be required due to the number of language revisions.

Mayor Durand opened the public hearing for this item at 9:22 p.m.

Kay Kay, Wabasha, expressed agreement with the suggestions offered by Police Chief Stark and suggested adding deadlines to the ordinance language. No one else spoke during the public hearing. Mayor Durand closed the public hearing at 9:23 p.m.

2. 2025 Street & Utility Improvement Public Hearing

This item was discussed following approval of the consent agenda (Item 8).

City Engineer Brian Malm provided an overview of the 2025 street and utility improvement project. He summarized the existing conditions, detailed the project area, and reviewed the proposed improvements. He discussed the spot repair, mill and overlay, reclaim and pave, and total reconstruction components of the project. He provided rationale for utility upgrades. He detailed estimated project costs, discussed the City's assessment policy, and reviewed property owner assessment calculations. He noted that the City Council has the authority to determine the assessments. Council Member Meurer asked about the assessment process that was used in the past, and City Engineer Malm indicated that he will gather this information.

City Engineer Malm reviewed the proposed project timeline. He discussed the public hearing notification process, stating that a neighborhood meeting was planned but was inadvertently not included in the notification. He detailed the bidding process and recommended splitting the project into two separate contracts. He referenced the draft resolutions for Council consideration.

Council Member Meurer commented regarding the alley between Lawrence Boulevard and Main Street, stating that people think this is an actual street. City Engineer Malm summarized staff discussion of this alley. He reviewed some of the issues and offered suggestions to help deter drivers from using this alley as a roadway. Council Member Meurer suggested installing speed bumps.

Mayor Durand opened the public hearing for this item at 6:40 p.m.

Charlie Klein, Wabasha, asked whether Buena Vista Drive could be widened to a consistent 16 feet. He also commented regarding the gutter height in the area of the cul-de-sac. City Engineer Malm stated that drainage issues will be corrected as much as possible. Mr. Klein also asked whether the area where the road goes up a hill will be included in the project, stating that this serves as a driveway for a homeowner. City Engineer Malm provided additional information.

A resident asked about the return on investment for the project. City Engineer Malm reviewed the benefits of the project to the community. He discussed how proper maintenance extends the life of the streets and saves money in the long run. He also discussed property owner responsibilities in terms of utility improvements.

Another resident requested clarification of Buena Vista Drive improvements, and additional information was provided.

Lance Binner, Wabasha, asked about a proposed 4% property tax levy increase to help cover project costs. Administrator Gregerson reviewed the proposed project funding sources, including a 4% property tax levy, property owner assessments, and bond funding. City Engineer Malm further discussed estimated project costs.

Hoss Roemer, Wabasha, requested clarification of the assessment policy, and the assessment policy was further discussed.

A resident commented regarding conflicting information in the agenda materials. Residents offered feedback relating to Skyline Drive. The project area and the scope of the project were further discussed. It was suggested to include more specific information in the resolution language. Mayor Durand and City Engineer Malm further detailed the project planning process. Plans to resurface 11th Street East were detailed.

Assessment repayment options and an income-based deferral option were reviewed.

City Engineer Malm discussed access to homes during the construction project.

Lance Binner asked how the interest rate for assessments is determined, and information was provided in this regard.

Kay Kay, Wabasha, commented regarding the benefits of communication. City Engineer Malm apologized that an open house was not conducted and provided assurances that updates would be provided to residents during the project.

Mayor Durand closed the public hearing at 7:11 p.m.

Moved by Council Member Tim Wallerich, seconded by Council Member John Friedmeyer to authorize staff to proceed with the next steps in the project planning process.

Vote: 7 - 0 Adopted - Unanimously

10. **General Business**

1. Discussion on Further Regulations for Short Term Rental (Air BnB VRBOs)
This item was discussed following discussion of Item 10.2.

Mayor Durand referenced past Council discussion of this topic. City Planner Kristi Trisko attended the meeting remotely and provided background information. She reported that Wabasha currently has 49 registered short-term rental properties and pointed out the locations of these properties on a map. She reviewed regulations and licensing requirements that have been implemented in other communities. She discussed licensing fees and lodging taxes. She reviewed the pros and cons of short-term rental properties and discussed the option to cap the number of short-term rentals that would be allowed. Administrator Gregerson provided additional information and commented that Airbnb has a

process to collect fees and taxes on behalf of cities. City Planner Trisko discussed the process of drafting regulations.

Council Members discussed the issues and spoke in support of considering an Interim Use Permit process and a cap on the number of short-term rental properties. Fees and lodging taxes were further discussed. A potential moratorium on new short-term properties was suggested, while new regulations are considered. Housing impacts, clustering concerns, and legal / law enforcement considerations were discussed. Council Member Wallerich suggested a discussion of zoning regulations as a first step. Potential punitive damages for violations were discussed. It was decided to add this topic to the August meeting agenda for further discussion. Administrator Gregerson indicated that she will request guidance from City Attorney Flaherty in the interim.

2. Adopt City Council Resolution 48-2024 for 918 Grant Blvd, 930 Grant, 936 Grant
This item was discussed following discussion of Item 10.2.

Attorney Kurt Knuesel spoke on behalf of property owner Lance Binner. He summarized a discussion with City staff that took place at the property on June 30. He reviewed improvements that have been made and progress toward construction of a fence. He noted that the vehicles under discussion do not meet the definition of junk as they have been licensed and are operable, with the exception of one pickup truck that will be licensed soon. He discussed plans to screen or sell the remaining items. He stated that Mr. Binner has worked diligently to address the concerns. He noted that the overwhelming majority of the items should not be classified as junk, as these are items that Mr. Binner liquidates as part of his commercial business operation. Administrator Gregerson requested additional information, which Mr. Binner provided. Items being stored on the side of the building were discussed. Attorney Knuesel requested an additional 30 days to complete the fence and final clean-up activities. Administrator Gregerson referenced the nuisance ordinance that is under consideration. She recommended capping the number of items that may be stored outdoors and commented that the vehicles looked crowded together. She reviewed options for Council action at this time. Council Members commented that this discussion has been ongoing for many months.

Moved by Council Member Tim Wallerich, seconded by Council Member Jeff Sulla to grant a 30-day extension, as requested, and add this topic to the August 5 meeting agenda for Council action.

Vote: 7 - 0 Adopted - Unanimously

3. FEMA / DNR Mitigation Program - Acquisition
This item was discussed following the RJAC presentation (Item 2.1).

Administrator Gregerson provided background information regarding a DNR program through which the City could receive funding to acquire and demolish homes located in floodplains. She noted the requirement of a deed restriction stating that the property would remain vacant and owned by the City in perpetuity. She reported that two Wabasha property owners have expressed interest in this program. She expressed concerns about the negative impacts of removing properties from the tax base and adding additional vacant lots for the City to maintain.

Property owner Zachary Phillips discussed the property he purchased about a year ago and provided rationale in support of the program. Administrator Gregerson discussed how the program is structured. She commented that the City would receive the grant funding

and enter into negotiations with the property owner to acquire the property.

Council Member Meurer stated his opinion that it would be in the best interest of the City to remove homes located in floodplains. Council Member Wodele stated that, while he does not like the idea of hamstringing these properties, the floodplain situation creates a burden for the homeowners.

Council Member Meurer asked about the possibility of tearing down the homes and rebuilding on higher ground. Administrator Gregerson discussed a program she was involved with in the past. Mayor Durand stated her opinion that the intention of the program is to remove these homes from flood-prone areas.

Council Member Friedmeyer expressed concerns that the property owner wants the City to acquire the property because the purchase was a mistake. Mr. Phillips commented regarding safety considerations. Council Member Friedmeyer discussed precautions that property owners along the river have to undertake. Administrator Gregerson commented that there may be grant funding available to homeowners toward improvements or demolition.

Assistant Director of Public Works Riley Costello provided additional background information and commented that information about the program was sent to property owners several times. Mr. Phillips encouraged Council Members to at least consider participating in the program. It was discussed that the program may or may not be offered in the future. Mayor Durand reiterated the concerns expressed by Administrator Gregerson. Assistant Public Works Director Costello commented that a recent property purchase may not be eligible for the program. The updated floodplain map and flood insurance were discussed.

A motion was made by Council Member Meurer to submit an application to acquire properties under this program. The motion failed due to the lack of a second.

Moved by Council Member Dean Meurer, seconded by Council Member Brian Wodele to pursue other funding sources toward flood mitigation activities.

Vote: 7 - 0 Adopted - Unanimously

4. Approve Engineering Costs and Stonebrooke Engineering Firm for Highway 60 Realignment Project
This item was discussed following discussion of Item 9.1. Council Member Meurer left the meeting at 9:23 p.m.

Administrator Gregerson provided background information and reviewed the City's cost share for the project and the reimbursement process.

Moved by Council Member John Friedmeyer, seconded by Council Member Tim Wallerich to approve the engineering costs as discussed.

Vote: 6 - 0 Adopted - Unanimously

Other: Council Member Dean Meurer (ABSENT)

5. Approval of Industrial Wastewater Pretreatment Agreement for California Overland
Council Member Wodele summarized discussion of the agreement by the Utilities Commission.

Moved by Council Member Tim Wallerich, seconded by Council Member Eugene Jensen to approve the agreement as presented.

Vote: 6 - 0 Adopted - Unanimously

Other: Council Member Dean Meurer (ABSENT)

11. **Donations**

1. Resolution 29-2025 July Donations
Mayor Durand reviewed the July donations:

WABASHA ATHLETIC COMPLEX
\$75,000 – Federal Home Loan Bank of Des Moines
\$25,000 – WNB Financial

AMBULANCE DEPARTMENT
\$1,000 – Anonymous

FIRE DEPARTMENT
\$1,000 – Anonymous

POOL
\$200 - Anonymous

LIBRARY
\$50 – In memory of Jeanette Miller by Joe Sulentich
\$500 – Bill and Gloria Hager

FIREWORKS
\$500 – American Legion Post 50
\$150 – Bob & Diane Scheel

ELECTRIC VEHICLE CHARGER
\$500 – Mary Funk
\$100 – Laura Frederickson

Moved by Council Member Jeff Sulla, seconded by Council Member Brian Wodele to adopt Resolution 29-2025 accepting the donations.

Vote: 6 - 0 Adopted - Unanimously

Other: Council Member Dean Meurer (ABSENT)

12. **Information - Financials Emailed to Council**

13. **Announcements**

There were no announcements.

14. **Adjournment**

Moved by Council Member Eugene Jensen, seconded by Council Member Tim Wallerich to adjourn the meeting. The meeting adjourned at 9:26 p.m.

Vote: 6 - 0 Adopted - Unanimously

Other: Council Member Dean Meurer (ABSENT)

Jessica Leonhardt, Deputy Clerk

City Council Regular

8. 5.

Meeting Date: 08/05/2025

ITEM TITLE: Gambling Application

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

WabashaKellogg Area Chamber of Commerce is applying for a gambling permit for Octoberfest with the drawing date to be held October 5th, 2025.

ACTION REQUIRED:

motion to approve the concnet agenda.

City Council Regular

8. 6.

Meeting Date: 08/05/2025

ITEM TITLE: Approve New Ordinance Junkyard and Outdoor Storage (2nd read)

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

Updated Definitions, Land Use Chart Amendment and Outdoor Storage Standards. Please see attached staff memo and 2nd Read material.

ACTION REQUIRED:

Motion to approve the zoning edits to Junkyard and Outdoor Storage.

Attachments

8-5 CC Second Read Memo Junkyard & Outdoor Storage

8-5-25 Open Sales Junkyard ZO Recommended Text Amendments



**BOLTON
& MENK**

Real People. Real Solutions.

MEMORANDUM

Date: July 30, 2025
To: Wabasha City Council
From: Kristi Trisko
Subject: Updated Definitions, Land Use Chart Amendment, and Outdoor Storage Standards
SECOND READ

Meeting Date: August 5, 2025

Details: The Planning Commission has been reviewing the recommended four (4) definitions, land use changes for contractor yards, open sales, service, rental lots, mixed uses, and additional standards for outdoor storage since March 11, 2025 and has attached their recommended zoning ordinance changes to more clearly define existing uses and recommended process changes for contractor yards and open sales yards in addition to general standards for all outdoor storage within the City.

Neighborhood Notification / Public Hearing: A brief summary of this ordinance was published in the paper on Tuesday, May 27, 2025, stating that a public hearing would be held on Tuesday, June 10, 2025. No comments were made during the hearing.

Recommendation: After the hearing closed and the Planning Commissions discussion, the Commission voted unanimously that these recommended change to the Zoning Ordinance should be forwarded to the City Council for their First and Second Read and review and final determination.

Documents Attached: Definition, Use Chart, and Outdoor Storage Standards Text Amendment

City Council Review:

RED text is new to the Zoning Ordinance

§ 162.013 DEFINITIONS.

JUNKYARD. Any area, lot, land, parcel, building or structure or part thereof used for the storage, collection, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable motor vehicles or other type of junk and ancillary business offices. A JUNKYARD does not include such uses conducted entirely in an enclosed building. A junkyard is not an allowed use in the City of Wabasha.

Outdoor Sales, service, rental lot: An outdoor space for display and/or sales of automobiles, trucks, motorcycles, boats, trailers, recreational vehicles, lawnmowers, snowblowers, mobile and manufactured homes and similar products, materials or merchandise where the majority of product is located, and business can occur within a permanent structure.

COMMERCIAL RETAIL. The selling of merchandise or goods over a counter to consumers and rendering services incidental to the sale of the goods including services which support agricultural such as soil preparation, crop, farm and breeding services on a fee or contract basis where no more than 5% of items for sale can be seasonally displayed outside within the commercial property if a reasonable turnover of items is occurring. All commercial retail drive-thru uses require an interim use permit.

CONTRACTOR YARD. A site used for storage of equipment and supplies used by a construction or landscape contractor in the operation of their business. All contractor yards will require an interim use permit.

§ 162.060 USE CHART.

RETAIL USES									
	RC	RRLA	RRGT	R-I	R-2	TDC	GC	HC	I
Contractor yard							I	I	I
Open sales, service, rentals lot						I	I	I	I

MISCELLANEOUS USES									
	RC	RRLA	RRGT	R-I	R-2	TDC	GC	HC	I
Mixed use with 4 dwelling units or less and < 1,000 s.f. of institutional uses, and/or <1,500 s.f. office, retail and/or service uses.					C	P	P		
Mixed use with 5 dwelling units or more with any other uses excluding industrial uses.						C	C		

§ 162.110 OUTDOOR STORAGE (New Section Language)

A. The Following standards shall apply to all outdoor storage uses:

- (1) In non-residential districts, all outdoor storage, all outdoor sales and/or all outdoor service uses which are allowed by other provisions of this ordinance, except commercial retail, shall be screened from all public views and from adjacent residential uses and residential zoning districts unless approved in writing by the City.
 - a. Sales uses such as automobile sales lots, located along arterial or collector roadways selling automobiles, boats, and/or recreational vehicles with no outdoor storage or outdoor service, screening will only be required adjacent to residential districts, residential uses, or any incompatible uses as determined by the City.
- (2) All outdoor storage, sales or service uses, excluding residential and commercial retail uses, will require an interim use permit. In the event an outdoor storage use is determined to be a legal nonconforming use, such a use will not be required to obtain a conditional or interim use permit.
- (3) In residential districts, materials and equipment must be stored within a building or be fully screened so as not to be visible from adjoining properties, except for the following in good order: laundry, firewood, agricultural equipment and materials, construction and landscaping materials and equipment, if currently being used on the property, and off-street parking of vehicles if currently being used on the property.
- (4) Required screening or buffering may be achieved with fences, walls, earth berms, established hedges or landscape materials. All walls and fences shall be architecturally harmonious with the principal building. Earth berms shall not exceed a slope of 3:1. The required screen shall be designed with materials which provide an effective visual barrier during all seasons.
- (5) All required screening or buffering must be in place before the use begins unless another specified timeframe is determined by the Planning Commission.
- (6) All required screening or buffering shall be located on the lot occupied by the use or building to be screened. No screening or buffering shall be located on any public right of way or within sight visibility triangles as defined in § 162.014 Building Sight Visibility.
- (7) Screening or buffering required by this section shall be of a height needed to accomplish the goals of this section and will be defined as a condition during the use permit process. All fences and walls constructed must meet the standards found in § 162.092.
- (8) In all districts, the city may require an interim or conditional use permit for any exterior storage if it is demonstrated that such storage is a hazard to the public health and safety or has a depreciating effect upon nearby property values, or impairs scenic views or constitutes a nuisance.

City Council Regular

8. 7.

Meeting Date: 08/05/2025

ITEM TITLE: Approve Athletic Field improvements with WNB Financial Grant

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

WNB financial secured a matching grant to their contribution to the City of Wabasha that will allow the City to make some additional improvements to the Athletic Field. Staff is requesting feedback, to then take final approvals of purchases and obtain quotes for Council.

There is a project to make the playground components in the area more wheelchair or ADA accessible. The Brava Swing was paid through a Blandin Grant but there are additional costs that the WNB financial can now cover. Due to space limitations by Pfielsticker park, this will go behind the well.

Accessible Swing Area Project

- Wood chips plus mats for accessibility for Brava Swing \$8000
- Concrete (goes under mats) \$4000
- Site Preparation \$5000
- Brava Swing, two toddler swings, two seatbelt swings (Blandin grant)
- Fencing (labor by Public Works) \$5000

Total: \$XXXXXXX

Staff considered astroturf as well as this would be more wheelchair friendly, but the cost was \$39,000 with installation and the Parks Board approved the less expensive option of woodchips with a mat providing access to the swing.

Pickleball Lights

Lights will be moved by Public Works
Electrical to pickleball courts \$20,000

Additional Shade Trees: \$4500

Staff received suggestions to add an outdoor AED to the pickleball courts, add a wind screen to the pickleball courts, add a new full court basketball court, and possible extend the walking path to the new skateboard park. Ultimately, staff determined that these two were the higher priority and other projects could be accepted at a later point. A celebration to take place soon and parks board will be invited.

ACTION REQUIRED:

Approve projects listed above and expenditures with grant funds, under procurement policy.

City Council Regular

9. 1.

Meeting Date: 08/05/2025

ITEM TITLE: Moratorium on Short Term Rentals

DEPARTMENT: Administration

PURPOSE:

The purpose and intent of this Ordinance is to prohibit the issuance of short term rental housing licenses, as defined by the City of Wabasha City Code, Title XI, Business Regulations, Chapter 117, Short Term Rental Licenses. The City of Wabasha (the “City”) last conducted a comprehensive plan review in 2022, and the City Council seeks additional time to study, analyze, and evaluate the regulatory framework and impact of short term rental housing throughout the City.

The notification was published in the Wabasha County Herald on July 22, 2025.

Staff has taken several calls and questions related to the future sale of property and what action should be taken. ie. Home sale is scheduled for later in the month of August and the intent was to operate as a short term rental, or a sale of a home is currently contingent on the ability to gain registration as a short term rental.

ITEM SUMMARY:

ACTION REQUIRED:

Hold a public hearing to gather comments on the proposed ordinance. Adoption of the attached Interim Ordinance.

Attachments

2025-01 Interim Ordinance - Short Term Rental Housing 071125

Public Comment Re: STR Moratorium

Ordinance 2025-01

INTERIM ORDINANCE PURSUANT TO MINNESOTA STATUTES SECTION 462.355, SUBDIVISION 4, ESTABLISHING A STUDY PERIOD AND MORATORIUM ON SHORT TERM RENTAL HOUSING LICENSES

THE CITY COUNCIL OF THE CITY OF WABASHA DOES ORDAIN THAT:

Section 1. Purpose and Intent. The purpose and intent of this Ordinance is to prohibit the issuance of short term rental housing licenses, as defined by the City of Wabasha City Code, Title XI, Business Regulations, Chapter 117, Short Term Rental Licenses. The City of Wabasha (the “City”) last conducted a comprehensive plan review in 2022, and the City Council seeks additional time to study, analyze, and evaluate the regulatory framework and impact of short term rental housing throughout the City.

Section 2. Preliminary Findings. The City Council hereby makes the following preliminary findings to serve as the basis for the necessary study to be made during the moratorium. These preliminary findings serve as the reasons why it is in the public interest for the City to so declare a moratorium by virtue of this Ordinance:

1. The current regulations and controls applicable to short term rental housing may not adequately address the increased impacts of short term rental housing, including but not limited to traffic, parking, the increased need for pedestrian safety measures, and other potential impacts of short term rental housing within the City.
2. To serve the public interest, the City needs to research, analyze, evaluate, and study the impacts of increased short term rental housing in relation to the existing City regulatory framework in order to determine the adequacy and effectiveness of current regulations in protecting the public health, safety and welfare of the community.
3. A moratorium is necessary to allow the City to establish baseline measurements and evaluate options prior to any expansion of short term rental housing in the City.
4. This moratorium will ensure any potential ordinance changes will be carefully considered and evaluated; any potential issues can be fully examined; and the planning process and public health, safety, and welfare are protected during the moratorium period.

Section 3. Moratorium Declaration. Until the City has completed a study related to the aforementioned findings, the City shall not accept or process applications, issue licenses for, or allow for the construction or development of short term rental housing in the City.

Section 4. Study. During the period of this moratorium, City staff will conduct a study to determine the potential impacts of expanded short term rental housing; such study to help determine the regulatory controls that may need to be adopted or revised to protect the public’s

health, safety, and welfare related to the aforementioned purpose, intent, and findings. In addition, the City staff shall study the comprehensive plan to determine whether an amendment to the comprehensive plan is necessary or appropriate.

Section 5. Duration. Unless otherwise provided in this section, this Ordinance shall expire, without further City Council action, twelve (12) months from the effective date of this Ordinance following its passage by the City Council pursuant to Minn. Stat. § 462.355, subd. 4; or it may be repealed earlier if the Council determines that no further study is necessary, that no further action is necessary, and/or any revisions of the City Code or Comprehensive Plan have been adopted by the City Council and are effective. The duration of this Ordinance may be extended by the adoption of a subsequent Ordinance for a total time not to exceed the statutory limits in Minn. Stat. § 462.355, subdivision 4.

Section 6. Separability. Every section, provision, or part of this Ordinance is declared separable from every other section, provision, or part; and if any section, provision, part thereof, or action taken under this ordinance is held to be invalid, it shall not affect any other section, provision, part, or action taken hereunder.

Section 7. Effective Date. That this ordinance shall take effect upon adoption.

Section 8. Enforcement. Any violation of this ordinance is punishable as a misdemeanor offense, as outlined in City Code 10.99 (shall be a sentence of not more than 90 days or a fine of not more than \$1000, or both).

Passed by the City Council of the City of Wabasha, Minnesota, this 5th day of August, 2025.

Mayor

Attested By:

City Clerk

Public Comment - 12-month moratorium on short-term rental housing in Wabasha



Jim Mathias <jmathias17@icloud.com>
To: Wendy Busch
Cc: Emily Durand; Jeff Sull; Eugene Jensen

You replied to this message on 7/30/2025 1:10 PM.



Wed 7/30/2025 1:08 PM

City Clerk,

I am emailing to express my support for a 12-month moratorium on short-term rental housing in Wabasha.

I appreciate that some citizens have engaged with the city council regarding this issue, and I commend the council's seriousness in addressing it. I strongly support the moratorium to facilitate a thorough and comprehensive discussion and plan for the future. Our city could potentially look very different in 10-15 years if no action is taken. This includes the viability of our school system and medical facilities due to a lack of permanent, available housing for individuals seeking to reside and work in Wabasha.

There will be arguments in favor of short-term rentals benefiting the city and local businesses. I do believe that a limited number of rentals can be beneficial. However, if their existence exacerbates a housing shortage for families, young adults, and seniors, there could be a detrimental impact on the city, school district, and health care facilities. We cannot diminish the impact of limited housing on the availability of individuals who want to work in Wabasha, both skilled and unskilled. Similar to the student population at W-K, our available labor force is small partially because of limited, affordable housing.

Any plan should ensure that no neighborhood is disproportionately affected by short-term rentals. I propose that a formula be established for determining the number and location of short-term rentals. The formula should lean heavily away from short-term rentals and favor permanent, long-term housing.

In conclusion, I also recommend that a public website be created to list all short-term rentals, allowing citizens to verify whether a rental is properly registered with the city. This should include a mechanism for reporting suspected, unregistered short-term rentals to the city.

Thank you,
James Mathias
630 Prospect Ave
Wabasha, MN 55981

Moratorium



Paul Cushman <cushycushman@gmail.com>
To: Wendy Busch

You replied to this message on 7/31/2025 7:04 AM.



Wed 7/30/2025 8:43 PM

Before, any vote, and the discussion.

Can the City, please organize and release, the numbers.

The total number of houses, the average number of houses, that come available on the market per year, who's buying them, average increase in values, due to the updates and work the hospitality ownership.

How many are there now?

And what kind of income do they generate for the community?

Will moratorium, encourage families to move here, or make it possible to stay in the community, after graduating.

My biggest concern is declining school enrollment.

Short Term Rental Moratorium



Bill Kay <wmkaysr57@gmail.com>
To: Wendy Busch

You replied to this message on 8/4/2025 9:51 AM.



Mon 8/4/2025 9:45 AM

I am in support of a moratorium on short term rentals. I believe that we need to look at these and the impact on long term housing in Wabasha as well as the impact they have on the services provided to the community.

While I haven't heard of any real problems created by the people that stay at these places. It seems that an increase in police, fire, and other city services could increase as a result of short term stay residents. Along with the fact that people owning such places may not care to keep up the property to the standard they would if they lived there and it's cause for having a better look at this.

I am not opposed to rentals of this type. I just don't want them to have an offsetting negative impact on Wabasha.

Thank you

Bill Kay
224 3rd Street East

Comments on VRBO/AirBnB Moratorium



Michelle Meyer <sillymillietoo@gmail.com>

To Wendy Busch



Tue 8/5/2025 2:48 PM

Good afternoon-

I am writing to make official my comments that I recently posted on the FB post regarding this issue. I do plan on attending the meeting this evening, but would still like to send these comments ahead of time.

I do not disagree that the issue as a whole needs to be considered and potential tax implications, especially as how it relates to how it may benefit the city as a whole needs to be looked at, but disagree with putting a moratorium in place, while doing so. AirBnB's/VRBO's and the people that use them, bring money and tourism dollars into our community. These people spend money in the local grocery store, the restaurants, the local coffee shop, the family run local hardware store, and many other places as well. People should be free to do what they want with their real estate. Just because you don't want to live next to an AirBnB, does not give you the right to make that choice for the property owner, or anyone else that decides to do the same thing within the city limits. You do not get to choose who your neighbors are. We are living in the 21st century, not Mayberry, and Wabasha needs to stay relevant and tax payers should be able to decide for themselves how to best manage their own properties.

I keep hearing how having these decreases the amount of single family dwellings that are available for families to purchase, but over the last week, I have done research and currently, there are 30+ single family housing units available for purchase in the Wabasha area. The reasons families are not moving to Wabasha are not because of the number of AirBnB's and VRBO's. This issue is multi-factorial and has been a growing concern for many years.

We should be thankful that so many people from other communities come here in the summer and live in their 2nd home dwellings, along with the visitors and tourists, not trying to push them out. When our family travels, we always look for an AirBnB over a hotel, it's more comfortable and much preferred for our family of 5. Pull up the AirBnB's in Lake City or Red Wing and see what they have to offer, if you decide to go through with this, it won't be a hard decision for travelers to choose the next town up the road, a short 15 miles away, or a few miles across the river and take all their tourism dollars with them.

Michelle Meyer

City Council Regular

10. 1.

Meeting Date: 08/05/2025

ITEM TITLE: 2025 Street and Utility Improvement Project- Contract Award and Discussion

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

City Engineer Brian Malm has provided the Bid Recommendation Letter, Assessment Slides from the Feasibility Report Presentation as well as the draft Resolution awarding the contract.

Bonding for the 2025 street project (\$73,676) and Market Street in 2026 (\$35,597) equals \$109,273 in the 2026 budget. The \$109,273 accounts for a 3.96% levy increase from 2025 to 2026.

Bids were received and opened at City Hall on Wednesday, July 30, 2025, at 10:00am for the project referenced above. One bid was received, and the results of the bids are tabulated below:

Bidder	Base Bid Amount
Rochester Sand & Gravel	\$710,972.66
Engineer's Estimate	\$740,802.82

A detailed bid abstract of all the bids is attached for your review.

2nd Item for Discussion:

The feasibility report for the 2025 Street & Utility Improvement project included a preliminary assessment roll for the project based on the City's Local Improvement Policy. There are two separate assessment rolls, one for the Mill/Overlay/Reclaim project and one for the Market Street Project.

An issue of concern that has been brought to Staff's attention on the Mill/Overlay/Reclaim project is the Coffee Mill Golf Course property's assessment. Based on the City's Local Improvement Policy, the preliminary assessment for the golf course is \$37,462.

Assessments are intended to reflect the increase in property value resulting from a public improvement. Any assessment policy should ensure that similar properties are treated consistently. Because conducting special benefit appraisals is often impractical—especially for smaller cities—most rely on standardized policies instead. Qualified appraisers are hard to find, and even when available, it's difficult to identify comparable sales with both pre- and post-improvement data to support a valuation. As a result, cities typically use policy-based calculations. These policies aim to treat like properties the same and have generally been accepted as a way to estimate the special benefit.

However, these policies can become problematic for properties with large frontages. The calculated assessments can become disproportionately high, potentially exceeding the actual value added. In such cases, it's reasonable for a council to consider adjustments. One common approach is to set a cap on the assessment amount with the purpose being to acknowledge that there is a limit to the special benefit a roadway improvement can provide, regardless of frontage length. The Council has the discretion to reduce the assessments so that they better represent the market value increase of the property. So, in the case of the Coffee Mill Golf Course Assessment, it may be reasonable for the Council to set a cap on the Mill/Overlay/Reclaim project assessments.

In addition to the Coffee Mill Golf Course Assessment, as discussed at the improvement hearing, the assessments for the Market Street project are much higher than the assessments on the recent Downtown Reconstruction Project. This is due to the fact that the Market Street Reconstruction is a small project that includes an intersection with very few parcels to assess. The assessment for sewer/water/street for the Market Street Reconstruction Project, based on City Policy, is \$15,165, as compared to the 2022/2023 Downtown Reconstruction Project which were \$9,122.

As noted above, special assessments must not exceed the special benefit to the property being assessed, and the Council has the discretion to reduce the assessments so that they better represent the market value increase of the property and compare more closely to the Downtown project assessments. So, the council could reduce the assessments to better match the Downtown Project assessments.

The final decision on assessments does not need to be made until the Assessment Hearing, which is not scheduled until April of 2026. However, residents are concerned about the impact of the assessments, so Staff requests that Council consider whether a reduction of the Market Street Reconstruction project assessments and the Coffee Mill Golf Course Assessment would be appropriate.

STAFF RECOMMENDATION:

1st Item:

Staff recommends adoption of the attached Resolution Awarding a Contract to Rochester Sand & Gravel.

2nd Item:

If a reduction in assessments is considered, Staff recommends reducing the assessments on the Market Street Reconstruction Project such that they more closely match the Downtown project assessments, accounting for 3% inflation from 2023 to 2026. For the Coffee Mill Golf Course Assessment, Staff recommends setting a cap on the Mill/Overlay/Reclaim project assessments at \$10,000.

Attachments

Resolution 39-2025 Awarding Contract for 2025 Street Project

Bid Recommendation Letter

Assessment Slides from Feasibility Report Presentation

Resolution No. 39-2028

A RESOLUTION ACCEPTING BID

WHEREAS, pursuant to an advertisement for bids for the 2025 Street Improvements for the improvement of:

- Buena Vista Drive – Between Bruegger Valley road and its terminus
- 4th Street West – Between Maiden Avenue and Shields Avenue
- 3rd Street West – Between Shields Avenue and Cratte Avenue
- Skyline Drive – Between TH 60 and its terminus
- Alley - Between Lawrence Boulevard East and Main Street East
- Washington Avenue – Between Market Street and 240-ft north of Hiawatha Drive
- 11th Street East – Between Broadway Avenue and Pierce Avenue

bids were received, opened, and tabulated according to the law, and the following bids were received complying with the advertisement:

Bidder	Rochester Sand & Gravel
Amount Bid	\$710,972.66

WHEREAS, it appears that Rochester Sand & Gravel of Rochester, MN is the lowest responsible bidder,

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

1. The Mayor and Clerk are hereby authorized and directed to enter into the attached contract with Rochester Sand & Gravel of Rochester, MN in the name of the City of Wabasha for the 2025 Street Improvements Project according to the plans and specifications therefor approved by the city council and on file in the office of the city clerk.
2. The city clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the city council this 5th day of August, 2025

Emily Durand, Mayor

Wendy Busch, City Clerk



Real People. Real Solutions.

2900 43rd Street NW
Suite 100
Rochester, MN 55901

Phone: (507) 208-4332
Bolton-Menk.com

July 30, 2025

Caroline Gregerson, City Administrator
City of Wabasha
900 Hiawatha Drive East
PO Box 268
Wabasha, MN 55981

RE: 2025 Street Improvements
City of Wabasha, MN
Project No.: 25X.138081.000

Dear Caroline:

Bids were received and opened at City Hall on Wednesday, July 30, 2025, at 10:00am for the project referenced above. One bid was received, and the results of the bids are tabulated below:

Bidder	Base Bid Amount
Rochester Sand & Gravel	\$710,972.66
Engineer's Estimate	\$740,802.82

A detailed bid abstract of all the bids is attached for your review. If deemed financially feasible, we recommend awarding the contract to Rochester Sand & Gravel, Rochester, MN.

Please feel free to contact me if you have any questions.

Sincerely,
Bolton & Menk, Inc.

Brian Malm, PE
City Engineer

Enclosures

ABSTRACT OF BIDS

2025 STREET IMPROVEMENTS

CITY OF WABASHA, MINNESOTA

BMI PROJECT NO. 25X.1380810

BID DATE: 7/30/2025
TIME: 10:00 AM

ITEM NO.	MnDOT SPEC NO	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate Bolton & Menk, Inc.		Rochester Sand & Gravel Rochester, MN	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
SECTION A - SURFACE IMPROVEMENTS								
1	2021.501	MOBILIZATION	1	L S	\$ 35,200.00	\$ 35,200.00	\$ 33,575.00	\$ 33,575.00
2	2101.502	CLEARING & GRUBBING	3	EACH	\$ 660.00	\$ 1,980.00	\$ 800.00	\$ 2,400.00
3	2104.502	REMOVE POST	3	EACH	\$ 88.00	\$ 264.00	\$ 25.00	\$ 75.00
4	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	870	L F	\$ 3.30	\$ 2,871.00	\$ 5.25	\$ 4,567.50
5	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	1268	L F	\$ 3.30	\$ 4,184.40	\$ 1.90	\$ 2,409.20
6	2104.503	REMOVE CONCRETE CURB AND GUTTER	207	L F	\$ 17.60	\$ 3,643.20	\$ 14.00	\$ 2,898.00
7	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	23	S Y	\$ 35.20	\$ 809.60	\$ 36.00	\$ 828.00
8	2104.504	REMOVE CONCRETE WALK	11	SY	\$ 4.40	\$ 48.40	\$ 36.00	\$ 396.00
9	2106.619	MINOR GRADING & EXCAVATION	47	ROAD STA	\$ 880.00	\$ 41,360.00	\$ 1,350.00	\$ 63,450.00
10	2215.504	FULL DEPTH RECLAMATION	10460	S Y	\$ 3.96	\$ 41,421.60	\$ 2.00	\$ 20,920.00
11	2231.604	BITUMINOUS PATCH SPECIAL	468	S Y	\$ 83.60	\$ 39,124.80	\$ 82.00	\$ 38,376.00
12	2232.504	MILL BITUMINOUS SURFACE (2")	9350	S Y	\$ 3.52	\$ 32,912.00	\$ 2.50	\$ 23,375.00
13	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	2040	GAL	\$ 2.86	\$ 5,834.40	\$ 0.01	\$ 20.40
14	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B)	1160	TON	\$ 103.84	\$ 120,454.40	\$ 100.30	\$ 116,348.00
15	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2;C)	1290	TON	\$ 103.84	\$ 133,953.60	\$ 104.50	\$ 134,805.00
16	2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (2;C)	1290	TON	\$ 103.84	\$ 133,953.60	\$ 101.30	\$ 130,677.00
17	2521.518	4" CONCRETE WALK	210	SF	\$ 10.56	\$ 2,217.60	\$ 14.45	\$ 3,034.50
18	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	207	L F	\$ 66.00	\$ 13,662.00	\$ 56.50	\$ 11,695.50
19	2535.503	BITUMINOUS CURB	4139	L F	\$ 5.28	\$ 21,853.92	\$ 5.00	\$ 20,695.00
20	2550.602	INSTALL POST	3	EACH	\$ 88.00	\$ 264.00	\$ 150.00	\$ 450.00
21	2563.601	TRAFFIC CONTROL	1	L S	\$ 8,800.00	\$ 8,800.00	\$ 3,300.00	\$ 3,300.00
22	2573.501	EROSION AND SEDIMENT CONTROL	1	L S	\$ 3,520.00	\$ 3,520.00	\$ 4,000.00	\$ 4,000.00
23	2573.502	STORM DRAIN INLET PROTECTION	12	EACH	\$ 242.00	\$ 2,904.00	\$ 150.00	\$ 1,800.00

ABSTRACT OF BIDS

2025 STREET IMPROVEMENTS
CITY OF WABASHA, MINNESOTA
BMI PROJECT NO. 25X.1380810

BID DATE: 7/30/2025
TIME: 10:00 AM

ITEM NO.	MnDOT SPEC NO	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate Bolton & Menk, Inc.		Rochester Sand & Gravel Rochester, MN	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
SECTION A - SURFACE IMPROVEMENTS								
24	2573.503	SEDIMENT CONTROL LOG TYPE ROCK	1150	L F	\$ 4.18	\$ 4,807.00	\$ 18.65	\$ 21,447.50
25		AMENDED TOPSOIL BORROW (LV)	167	C Y	\$ 70.40	\$ 11,756.80	\$ 79.48	\$ 13,273.16
26		SEED, FERTILIZE, & HYDROMULCH	1075	S Y	\$ 4.62	\$ 4,966.50	\$ 2.50	\$ 2,687.50
27	2582.501	PAVT MSSG PAINT (BICYCLE TRAIL MARKING)	1	EACH	\$ 440.00	\$ 440.00	\$ 100.00	\$ 100.00
28	2582.503	4" SOLID LINE PAINT	408	L F	\$ 1.98	\$ 807.84	\$ 1.30	\$ 530.40
29		CONSTRUCTION ALLOWANCE	10000	UNIT	\$ 1.00	\$ 10,000.00	\$ 1.00	\$ 10,000.00
SECTION B - SANITARY SEWER IMPROVEMENTS								
30	2506.502	CASTING ASSEMBLY (SANITARY)	7	EACH	\$ 968.00	\$ 6,776.00	\$ 900.00	\$ 6,300.00
31	2506.502	ADJUST FRAME AND RING CASTING (SANITARY)	2	EACH	\$ 352.00	\$ 704.00	\$ 500.00	\$ 1,000.00
32	2506.502	ADJUST FRAME AND RING CASTING SPECIAL (SANITARY)	5	EACH	\$ 2,112.00	\$ 10,560.00	\$ 1,600.00	\$ 8,000.00
33		SANITARY I & I BARRIER	7	EACH	\$ 352.00	\$ 2,464.00	\$ 325.00	\$ 2,275.00
SECTION C - WATER SYSTEM IMPROVEMENTS								
34	2504.602	ADJUST VALVE BOX	4	EACH	\$ 704.00	\$ 2,816.00	\$ 200.00	\$ 800.00
SECTION D - STORM SEWER IMPROVEMENTS								
35	2104.502	REMOVE PIPE APRON	8	EACH	\$ 198.00	\$ 1,584.00	\$ 400.00	\$ 3,200.00
36	2104.503	REMOVE METAL CULVERT	152	L F	\$ 14.08	\$ 2,140.16	\$ 12.00	\$ 1,824.00
37	2501.502	15" CMP APRON	10	EACH	\$ 528.00	\$ 5,280.00	\$ 300.00	\$ 3,000.00
38	2503.503	15" CMP CULVERT	208	L F	\$ 88.00	\$ 18,304.00	\$ 55.00	\$ 11,440.00
39	2506.502	CASTING ASSEMBLY (STORM)	2	EACH	\$ 968.00	\$ 1,936.00	\$ 900.00	\$ 1,800.00
40	2506.502	ADJUST FRAME AND RING CASTING SPECIAL (STORM)	2	EACH	\$ 2,112.00	\$ 4,224.00	\$ 1,600.00	\$ 3,200.00
TOTAL BID AMOUNT					\$ 740,802.82		\$ 710,972.66	

BID AMOUNT

\$ 710,972.66

Mill/Overlay/Reclaim Assessments

- City's Local Improvement Policy
- Project is a Class E improvement
- Street improvements assessed to benefitting properties on per unit basis
 - 20% of project costs
- Benefitting properties are those abutting the improvement
- Assessable units are calculated using Equivalent Residential Units (ERU)



Mill/Overlay/Reclaim Assessments

- Single Family Residential Lot = 1 ERU
- Multi-family and non-residential properties are adjusted based on a formula in the policy
- Estimated assessments:
 - \$1,825.64 per ERU
 - Individual Assessment Range - \$1,825.64 - \$38,794.84
 - Average Assessment - \$1,854.62
 - Similar to past projects in 2014, 2016, 2019, and 2024
- Properties assessed as a part of 2012 project would receive \$0 assessment



Market Street Assessments

- City's Local Improvement Policy
- Project is a Class D improvement
- Improvements assessed to benefitting properties on per unit basis
 - 20% of project costs
- Benefitting properties are those abutting the improvement
- Assessable units are calculated using Equivalent Residential Units (ERU)



Market Street Assessments

- Single Family Residential Lot = 1 ERU
- Multi-family and non-residential properties are adjusted based on a formula in the policy
- Estimated assessments:
 - Street - \$7,397.74 per ERU
 - Water - \$4,039.28 per ERU
 - Sanitary - \$7,397.74 per ERU
 - Individual Assessment Range - \$7,397.74 - \$15,164.78
 - Average Assessment - \$10,907.63
 - Much higher than recent Downtown project (\$9,122 compared to \$15,164 for full street/sewer/water)
 - Council could consider a blanket reduction
- Properties assessed as a part of 2013 project would receive \$0 assessment



Meeting Date: 08/05/2025

ITEM TITLE: Approve Resolution for Abatement Order 918 Grant Blvd, 930 Grant, 936 Grant.

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

Resolution contains background and information on this item. Since September, Mr. Binner, has built a fence and begun to store much of his inventory behind a fence. He has continued to acquire additional items since September and store them outside (pick up truck). Even with the fence, the nuisance condition is still present on the property as there are still items left outside, that need to be scrapped or stored behind a fence. This resolution declares the property as a nuisance, gives Mr. Binner until August 30, 2025, to address the issue. Afterwards, the resolution directs staff to obtain a administrative search warrants, for staff to contact a Junk Removal company and obtain quotes to remove junk from the property. The junk removal property would be directed to remove everything not stored inside a fence but allow licensed and tabbed vehicles to remain and the trailers to remain, as well as items that do not appear to be junk. As the items are constantly changing, staff would be present with the junk removal company. Exhibit F details all the items that would have to be removed or stored behind a fence or have a fence built in order for Mr. Binner to be in compliance. Mr. Binner has additional fence panels that he had agreed to add.

Mr. Binner says he needs additional time to complete the work. He notes progress in the following areas since June:

- 1) Removal of large orange compressor from property
- 2) Organized all the lawnmowers behind the fence for access and sale
- 3) Went to license bureau to license and tab truck but there is a lien that needs to be resolved
- 4) contacted two local contractors about building additional fencing

STAFF RECOMMENDATION:

No recommendation. Options are to give Mr. Binner more time or to proceed with court action.

ACTION REQUIRED:

Attachments

48-2024 Order of Abatement

Exhibit F Detailing Order

CITY OF WABASHA, MN
CITY COUNCIL RESOLUTION 48-2024

FINDINGS, CONCLUSIONS AND ORDER OF ABATEMENT
OF WABASHA CITY COUNCIL
REGARDING ALLEGED CODE VIOLATIONS AND PUBLIC NUISANCE CONDITIONS
AT 918 GRANT BOULEVARD (WABASHA COUNTY PID# R27.00448.00), 930 GRANT
BOULEVARD (WABASHA COUNTY PID# R27.00448.06), AND 936 GRANT
BOULEVARD (WABASHA COUNTY PID# R27.00447.00),

WHEREAS, pursuant to Wabasha City Code, Section 91.20, and Minnesota Statutes, Chapter 609, the City Council of the City of Wabasha, Minnesota (the “City”) is taking under consideration an Order of Abatement to abate certain conditions on that certain property located at 918 Grant Boulevard, 930 Grant Boulevard, and 936 Grant Boulevard, in Wabasha, MN (the three parcels referenced are cumulatively referred to herein as the “Property”), which constitute a public nuisance under Wabasha City Code Section 91.15; and

WHEREAS, pursuant to Wabasha City Code Section 91.20(A)(2), the City provided written notification to the owner of the Property Lance Binner (the “Owner”) by personal service on September 19, 2024; and

WHEREAS, pursuant to Wabasha City Code Section 91.20(C)(1), on November 21, 2024 the Owner requested a hearing before the Wabasha City Council to determine whether the conditions at the Property constitute a nuisance under Chapter 91 of the Wabasha City Code; and

WHEREAS, a hearing was held on December 18, 2024, January 7, 2025, February 4th, 2025, before the Wabasha City Council to consider the nuisance conditions present on the Property and consideration of an Order of Abatement to abate such conditions, and a list of individuals testifying at the public hearing and written comments received by the City is attached hereto as Exhibit A and staff memo dated 1/28/2025, outlining why staff made the determination it was a nuisance property; and

WHEREAS, at the December 18 hearing, January 7, 2025, February 4th, 2025, public hearing, the Owner was given an opportunity to be heard by the Wabasha City Council, and the City Council received evidence and heard testimony regarding the nuisance conditions present on the Property.

WHEREAS, at the February 4, 2025 meeting, the owner was given until June 3, 2025, to build a fence and store all items behind a fence, and as of June 3, 2025, the fence was built but not all items were screened or stored behind a fence, and the nuisance was not completely abated as of June 3, 2025 and Mr. Binner was given additional time,

WHEREAS, at the July 1, 2025 meeting, Mr. Binner and his attorney agreed to address the items presented by the City Administrator in the power point, attached as part of this record as Exhibit E and received the letter from Mr. Binner’s Attorney,

WHEREAS, as of August 4, 2025, the items attached as Exhibit F, were either not removed or stored behind a fence OR additional items were added for outside storage of the property since July 1st, 2025;

NOW, THEREFORE, the Wabasha City Council, based upon the record, testimony and evidence presented at said hearing, makes and adopts the following:

FINDINGS

1. That Lance Binner is the owner of record (the “Owner”) of the Property located at 918 Grant Boulevard, 930 Grant Boulevard, 936 Grant Boulevard, Wabasha, MN 55981 (the “Property”). *See 2024 Property Tax Statement, attached hereto and incorporated herein by reference as Exhibit B.*
2. That on September 19, 2024, the Wabasha Police Department pursuant to Wabasha City Code Sections 91.20, hand delivered to the Owner a Notice and Order to Abate Nuisance, ordering that the nuisance conditions be removed from the Property not later than the ten (10) days following receipt of said Notice and Order.
3. That after meeting with Lance Binner on September 26, 2024, and learning about his need for additional time to clean up the property, Chief Joe Stark and City Clerk Wendy Busch provided Property Owner an extension to clean up the property until November 15, 2024. *See September 25, 2024 Nuisance Notice, attached hereto and incorporated herein by reference as Exhibit C.*
4. That, after the time had elapsed, Chief Joe Stark met with the Owner on November 21, 2024, and informed him that the property still had nuisance conditions and needed to be cleaned up. The Owner verbally requested a hearing in front of the Council to Police Chief and Administrator Gregerson and the Owner was hand delivered a notice of the date and time of the hearing, of December 3, 2024. The Owner requested an extension and that was granted by the City Administrator to December 18, 2024. Then another extension was granted so that the Owner’s attorney could be present, to January 7, 2025. At the January 7, 2025, public hearing, Council directed staff to re-issue the nuisance ordinance to include all three properties.
5. That on January 21, 2025 Wabasha staff re-issued the nuisance ordinance to clarify that the nuisance notice intended to include all three properties, 930 Grant Boulevard W, 918 Grant Boulevard W, and 936 Grant Boulevard W *incorporated herein by reference as Exhibit D.*
6. That the storage of junk/rubbish, white crates, barrels, lawnmowers, tractors, trailers, various motor parts, building materials, and other vehicle parts, were present in plain view on the premises of the Property, as is depicted in the photographs included in Exhibit C and D.

7. That the staff report presented to City Council, January 28, 2025 and Exhibit A documents complaints that the city has received from neighboring property owners and Google images, present day photos, that demonstrate significant accumulation of junk and vehicles since 2015.
8. On February 4, 2025, Mr. Binner agreed to build a fence and store all items behind the fence by June 3, 2025. On June 3, 2025, Mr. Binner was given additional time to propose an external storage agreement and abate the nuisance. As of June 3rd, 2025 and as of July 1, there were remaining junk materials not stored behind a fence and Mr. Binner requested more time, as outlined in a letter by his attorney and as outlined by the City Administrator in a presentation, attached as **Exhibit E**.
9. As of August 4, 2025, items that were agreed to be removed as of July 1, 2025, were still present, there were vehicles(s) not licensed or tabbed, and additional storage of items had been added to the property.
10. That the accumulation of such junk/rubbish, stored in the open, on the premises of the Property, is in violation of the following City Code Sections (prohibited conditions in parentheses following citation):
 - a) **Chapter 91: Public Nuisances, 91.15 Definitions, Junk/Rubbish.** (Any material or substance stored in the open or not enclosed in a building which does not serve, nor is it intended to serve, any useful purpose or the purpose for which it was originally intended, including, but not limited to: refuse; empty cans; bottles; debris; used furniture; unused appliances; machinery parts; motor vehicle parts; remnants of wood; decayed, weathered or broken construction material no longer usable; metal; or any cast off materials.)
 - b) **91.16 General Policy.**
 - (A) It is hereby determined that the uses, structures, activities and causes of blight factors described within this section, if allowed to exist, will tend to result in blighted and undesirable neighborhoods so as to be harmful to the public welfare, health and safety.
 - (B) No person, firm or corporation of any kind shall maintain or permit to be maintained any public nuisance identified with this section on any platted or subdivided property within the city which is either owned, leased, rented or occupied by the person, firm or corporation.
11. That from the date of the notice of violation from the Police Chief on September 19, 2024 until the date of this resolution, the Owner has had significant time in which to voluntarily remedy, abate, eliminate and remove the nuisance conditions on the Property, and while he has made progress, he has not completely remedied said conditions.

12. That the September 19, 2024 Nuisance Notice ordered removal of the blight and nuisance conditions specifically identified therein and informed the Owners of their right to appeal the Wabasha Police Department's notice, as follows::

“Your failure to either abate the nuisance within ten (10) days or to file a request for a hearing before the City Council will result in the City entering your property and abating the nuisance conditions, which shall include, but is not necessarily limited to, disposing of junk materials, removing and storing junk materials, and towing and storing junk vehicles. If you file a request for a hearing on this matter, a hearing before the Wabasha City Council will be scheduled and you will be given an opportunity to address the Council. The Council will either affirm or overturn this declaration of public nuisance. If affirmed, you will be ordered to comply with the abatement procedures described herein.”

13. That City staff have are seeking an Order of Abatement from the City Council in order to take further legal action against the Owners to abate the blight and nuisance conditions on the Property hereby authorizing City staff and the City Attorney to enforce the City Council's Order of Abatement and to have City personnel or the City's contracted agent subsequently enter upon the Property and remedy, abate, eliminate and remove the blight and nuisance conditions present on the Property following a subsequent motion for summary.
14. That the Owner has been notified that pursuant to Wabasha City Code, 91.20 (E), all costs incurred by the City in abating any of the identified blight and nuisance conditions on the property, including but not limited to, hiring a City contractor or using City personnel to enter upon the Property and clean up, remedy, abate, eliminate and remove the identified blight and nuisance conditions on the Property, as well as, the City's legal fees incurred on this matter and court costs in enforcing this Order of Abatement, are the Owners' obligation.
15. That the Owner have been notified that pursuant to Wabasha City Code, section 91.20 (F) in the event that such costs incurred by the City in this process are not timely paid by the Owner upon the Owner receipt of an invoice for the same from the City, such costs will be subsequently assessed by the City against the Property and certified to taxers for payment by the Owner in like manner as property taxes on the Property.

NOW, THEREFORE, the Wabasha City Council makes and adopts the following:

CONCLUSIONS AND ORDER

1. That the conditions on the Property identified herein, the accumulation of junk materials in plain view, constitute a public nuisance in violation of the above-referenced City Code provisions and those conditions are documented as of August 4, 2025, in **Exhibit F**,

2. That the owner is hereby ordered to remove the nuisance conditions from the Property as identified in **Exhibit F** and completing the steps outlined below:
 - 1) The City will accept no more than 15 pieces of power equipment for sale, stored outside, lined up in an orderly fashion, listed for sale. The power equipment must be operational, have an appearance of good working order, and cannot be pieces or parts of power equipment.
 - 2) Vehicles stored on property must be tabbed, licensed, and operable.
 - 3) If building materials are stacked neatly on the alley, they may remain. No additional junk items other than the ones photographed on the alley may be added.
 - 4) Junk being stored outside between 918 Grant Boulevard W garage and 930 Grant Boulevard W structure must be removed or screened with a fence.
 - 5) Tent, red cab, building materials, random junk items stored on driveway on 930 Grant Boulevard West removed.
 - 6) Items stored under white truck park at 930 Grant Boulevard West Removed.
 - 7) Junk items stored on trailers to be removed.
 - 8) Miscellaneous items removed alongside 930 Grant Boulevard Garage and viewable on the vacant lot.
 - 9) Items photographed along alley and identified in Exhibit F to be removed.
 - 10) Grass should be mowed and weeds removed.
- 10 That the Property Owner shall have until 12 PM on **August 30th, 2025**, to remedy, abate, eliminate and remove or screen the blight and nuisance conditions from the front of the Property as specifically identified in this Order of Abatement, as specifically outlined in the aforementioned paragraph and outlined in Exhibit E.
- 11 That staff are directed to obtain and administrative warrant and then obtain quotes for a junk removal service to be presented and approved by Council. The junk removal service will remove all items identified in Exhibit F or added for outdoor storage on the property at the time of the junk removal services providing a bid on the property. The vehicles, licensed, tabbed and operable, boats, and trailers may remain on the property. The junk removal company will be scheduled after the approval of the quotes.
- 12 That if the Owner shall fail to remedy the nuisance conditions on or before the time specified above herein, the City staff and City Attorney are authorized and directed to take all actions necessary to remedy, abate, eliminate and remove all of the blight and nuisance conditions from the Property as identified this Order of Abatement , including but not limited to or all or any combination of the following:
 - a. At the discretion of the City Administrator and City Attorney, obtaining an administrative search warrant or other court order as may be required to allows City staff or agents of the City to enforce the terms of this order.
 - b. Execute a Consent Agreement with the Property Owner, allow the City or the City's contracted agent to enter upon the Property to remedy, abate, eliminate and

remove the identified blight and nuisance conditions present on the Property and invoice the costs incurred by the City associated with the clean-up to the Owner or subsequently assess such costs to the Property.

- c. Execute a contract with a City contractor to enter upon the Property to remedy, abate, eliminate and remove the identified blight and nuisance conditions present on the Property.
- d. Invoice the Owner for all costs incurred by the City to remedy, abate, eliminate and remove the identified blight and nuisance conditions present on the Property.
- e. In the event that the owners do not timely pay the invoiced costs incurred by the City, initiate a public hearing before the City Council to consider assessing such costs incurred by the City as an assessment on the Property to be certified for payment in like manner as property taxes on the Property.

13 This Order of Abatement shall remain in effect until the Owner remedy, abate, eliminate and remove all of the identified blight and nuisance conditions present on the Property to the satisfaction to the Chief of Police. PASSED by the City Council of the City of Wabasha on this ____ day of _____, 2025.

ATTEST

City Clerk

Mayor

VOTE: ____ DURAND ____ SULLA ____ WALLERICH ____ MEURER
 ____ JENSEN ____ WODELE ____ FRIEDMEYER

EXHIBIT A

List of Individuals Testifying at December 18, 2024 Public Hearing

1. Caroline Gregerson, City Administrator, City of Wabasha
2. Joe Stark, Police Chief, City of Wabasha
3. Amy Glomski, Resident
4. Gary Meidlinger, Resident
5. Sharon Burke, Resident
6. Greg Glomski, Resident

List of Individuals Testifying at January 7, 2024 Public Hearing

1. Caroline Gregerson, City Administrator, City of Wabasha
2. Joe Stark, Police Chief, City of Wabasha
3. Kurt Knuesel, on behalf of Lance Binner
4. Kay Kay, Resident
5. Bill Kay, Resident

List of Individuals Testifying at February 4, 2024 Public Hearing

1. Caroline Gregerson, City Administrator, City of Wabasha

To: Wabasha City Council

From: Caroline Gregerson, City Administrator

Re: Complaints Received

Date: 12/12/2024

The City of Wabasha city staff have received complaints on this property (918 GRANT BOULEVARD, 930 GRANT BOULEVARD (WABASHA COUNTY PID# R27.00448.06), AND 936 GRANT BOULEVARD (WABASHA COUNTY PID# R27.00447.00), over the past couple of years. Many of them are neighbors and requested that their complaints be kept anonymous. There are other complaints that city hall and the police received that were not documented. The City is obligated to investigate complaints that it receives and determine if there are violations.

1. **Neighbor that lives one block away (phone call 11/17/2023, 3/14/2024, phone call 5/15/2024, verbal conversation with city staff 12/12/2024)**

I have called in numerous complaints over the past two years. I live one block away and to reach most destinations traveling along Gambia onto Grant. The trailers and lawn mowers parked all over the property block views in the intersection. I witnessed a close call with a near collision once with a vehicle and a semi-truck passing each other on Grant when his trailer was parked in the street. I've had pretty close calls myself while driving through that intersection. I think it's an eyesore for anyone driving to the hospital. It's gotten much worse over time.

2. **Neighbor 12/9/2024, prior verbal communication with City**

I know there is a meeting scheduled to talk about Lance Binner's trashy yard, but what concerns me most is the amount of oil and gas he has stored, along with a lot of wood chips. As a neighbor he is putting our lives and homes in danger, and the Wabasha Fire Department would not be able to handle that big of fire, which would also put their lives in danger, if something isn't done soon.

3. **Individual RC lived in the neighborhood, recently moved farther away, met with City Administrator 7/29/2024**

Concerned about junk vehicle accumulation the property, what can be done about it, does it comply with the city's ordinances?

4. **Scott Lien** called 12/11/2024 to register written concern about the state of the property. It's not a good view of the City when bring visitors or traveling to St. Elizabeth's.

5. **Jimmy Bador**, called 2/21/2024

My name is Jimmy Bador. I'm living in Wabasha, MN. There is a property here that is covered completely with what I call junk many, many non functional lawn mowers,

various kinds of containers with various kinds of unmarked fluids, various kinds of solids, and other types of possible leaching. And we're right above the Mississippi watershed. I'm very concerned about this property and I would like someone to take a good hard look at it. Thank you very much.

6. **Anonymous Neighbor, verbal communication with staff fall 2024**

What are the plans for making him cleanup his mess. My taxes keep going up and the view I have out my windows have to look at that mess. Trailers and vehicles park more than 72 hrs all the time.

7. Dear Council,

I'm not able to make the meeting next Wednesday but wanted to voice my support in the cleanup of Lance Binner's property. Not only is it an eyesore, but it's extremely dangerous crossing Grant Boulevard. In addition to all of the large items in his front yard, he often has vehicles in the street. This makes it even harder to see oncoming traffic when heading West on Gambia.

Lance was in my shop six or seven years ago when my daughter, Maia, received her driving permit. In an attempt to be neighborly, I mentioned that it's difficult to see traffic with all of the stuff parked in his front yard and in the street. I also mentioned that I had a new driver and before I could continue, he went on a 10 minute rant about how his property was zoned commercial and how he could build up to the curb. (He repeated that statement five or six times.) I had no intention of getting into a fight nor was I trying to be aggressive about removing the junk in his yard. Apparently, this wasn't the first time he had heard this, he became aggravated and started yelling at me.

My youngest daughter just got her drivers permit and I have asked her to avoid the intersection of Gambia and Grant for all of the reasons mentioned above. I'm not sure what options there are, so please let me know the outcome of the meeting and if there's anything I can do.

I fear it may take an act of Congress, but it would also be nice to post no parking along that block.

Thank you for dealing with this issue, I appreciate all that you do.

Brian Fries

1035 3rd St. W
Wabasha, MN 55981
www.PlaidProductions.net
651.565.0096

Date: December 11, 2024

8. **From:** Bill Kay <wmkaysr57@gmail.com>
Sent: Monday, December 16, 2024 10:41 AM
To: Caroline Gregerson <cityadmin@wabasha.org>
Subject: Dec 18 Meeting

Hey Caroline, I won't be able to make it to the 12-18 meeting to talk about the property at 5th Street/Grant, but would like to voice my opinion on it.

This property is an eye-sore and an insult to the community.


This reflects badly on the property owner, the people of Wabasha and the City. It is a collecting place for rodents and other animals that we don't want in the city and could be a health hazard. Please do all that is possible to force a cleanup of this property.

Thank you

Bill Kay
224 3rd Street East

9. Anonymous

-----Original Message-----

 dennis_fiedler@mac.com
Sent: Monday, December 16, 2024 2:32 PM
To: Caroline Gregerson <cityadmin@wabasha.org>
Subject: 918 Grant Boulevard

Hello Caroline.

Thank you for all you do to keep our little town humming along.

I understand there is a council meeting Wednesday night regarding this property. I will be out of town and cannot attend but I wanted to add my voice to others expressing concern.

Over the years, the property at 918 Grant Boulevard has gone from bad to worse. The trash, broken down machines, old political signs, oil drums, pallets, miscellaneous tools, construction materials and equipment have changed that corner from a perfectly fine home to a dangerous (and seemingly toxic) intersection. If there's any action the council can take to direct the homeowner to get rid of all of that stuff, please take it. There are accidents just waiting to happen.

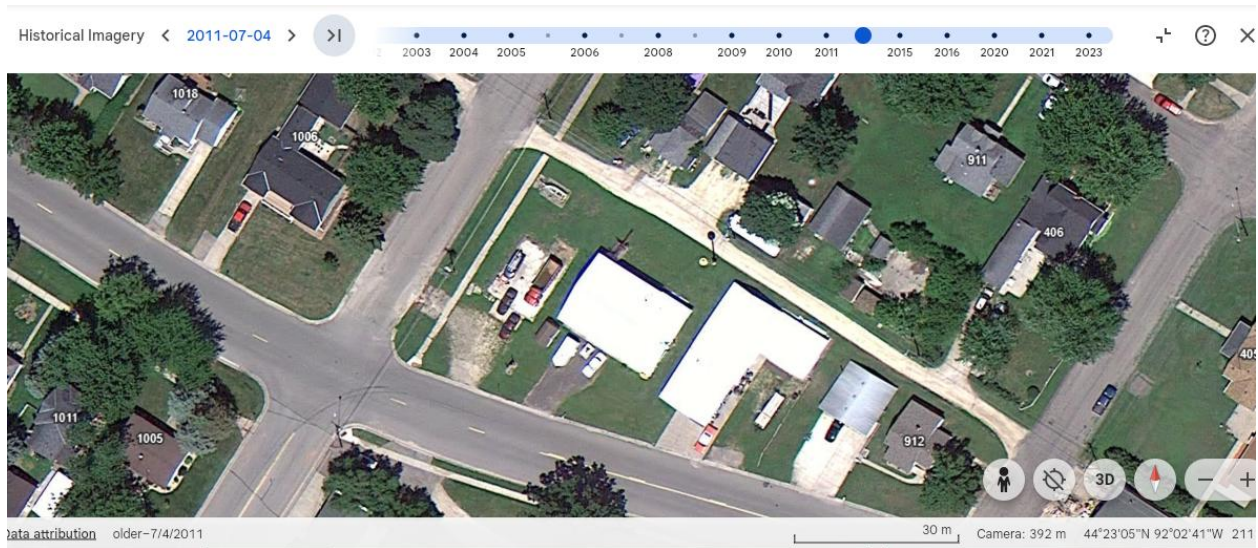
I am an advocate of small government and would hope that city ordinances would not need to be established or enforced in order to see this change. But if all other avenues have been exhausted, please use that authority.

I do not know the owners of this property. I am hopeful that once this person hears the concerns from their immediate neighbors and the community at large, they will choose to be a good neighbor and act accordingly. If the owner is old or disabled or somehow unable to manage removal of their piles of junk, please put me on a list of people who would happily volunteer to help manage the process.

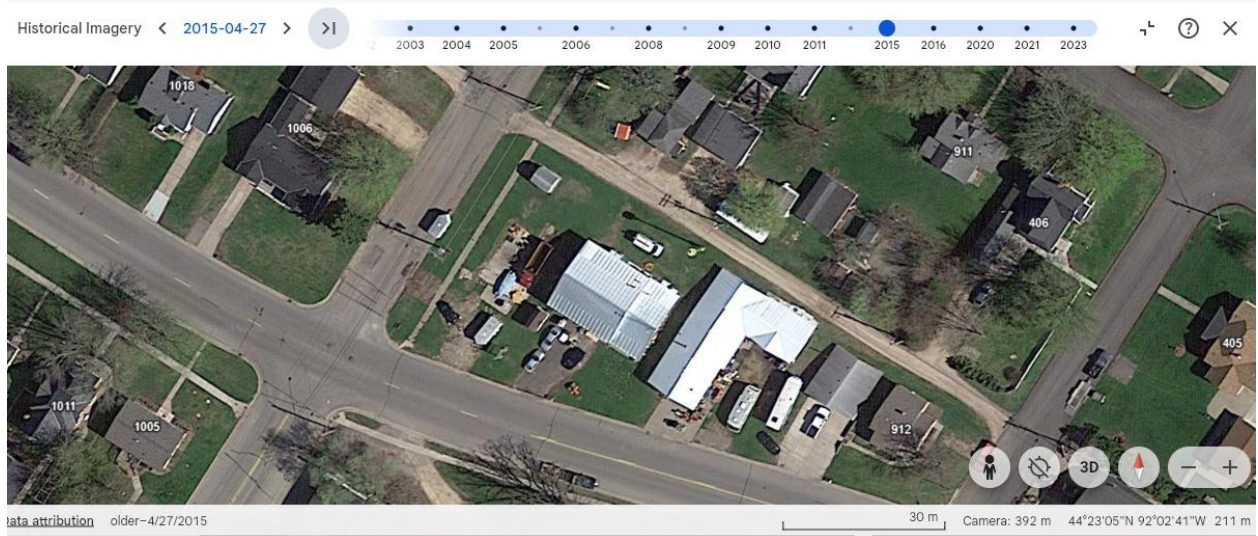
Thank you again for all you do. Please feel free to use this email although I ask that my name and email address not be shared.



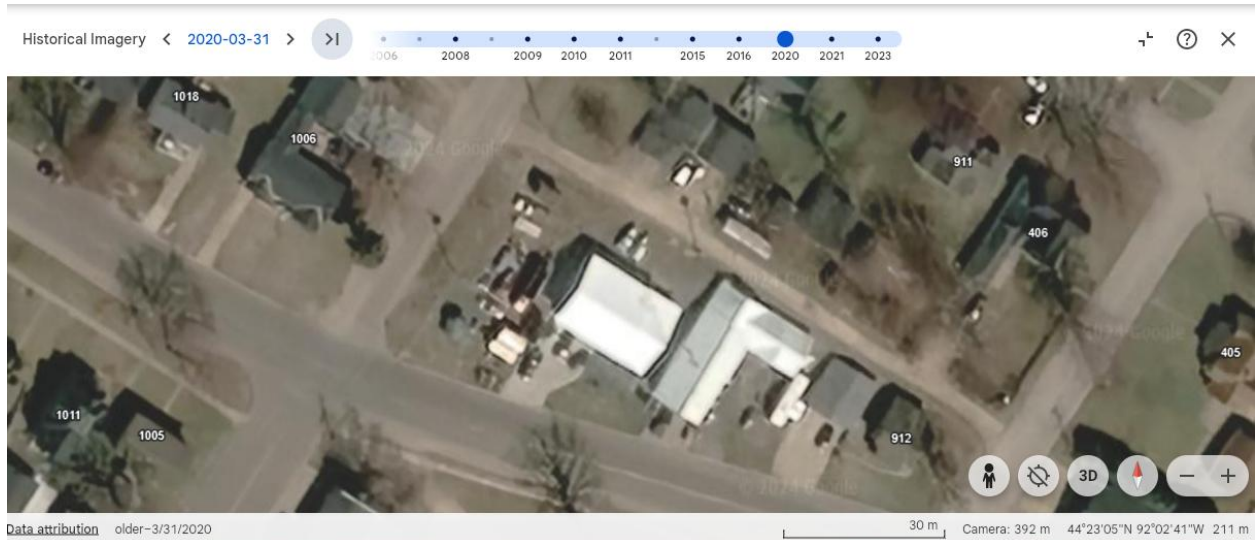
Many of the complaints that the City has received noted that the condition of the property has worsened over time and that is also why, it's been of late where the City has received more frequent complaints than before.



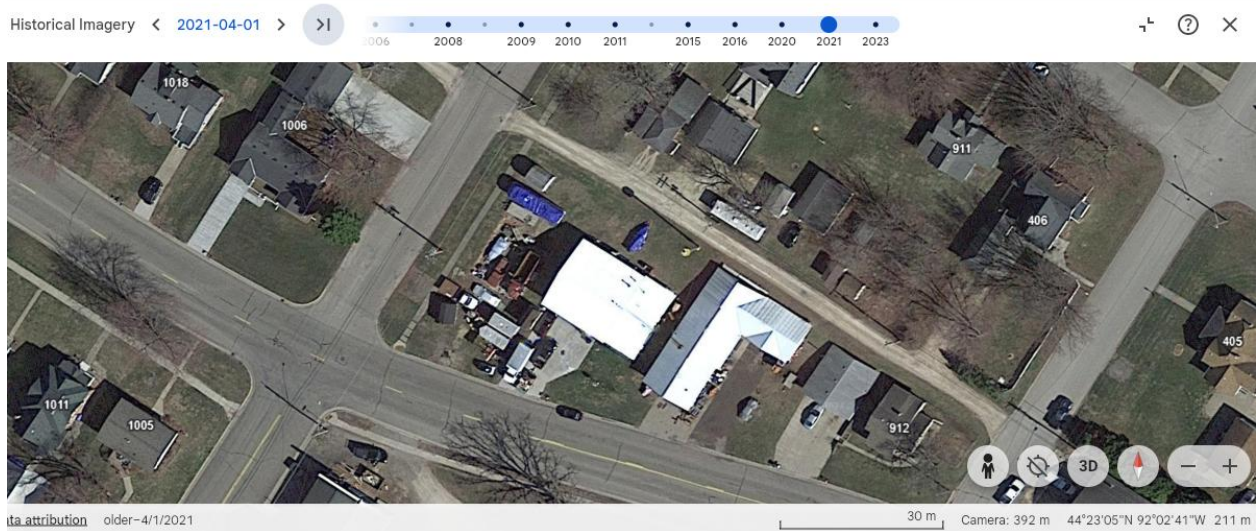
2015



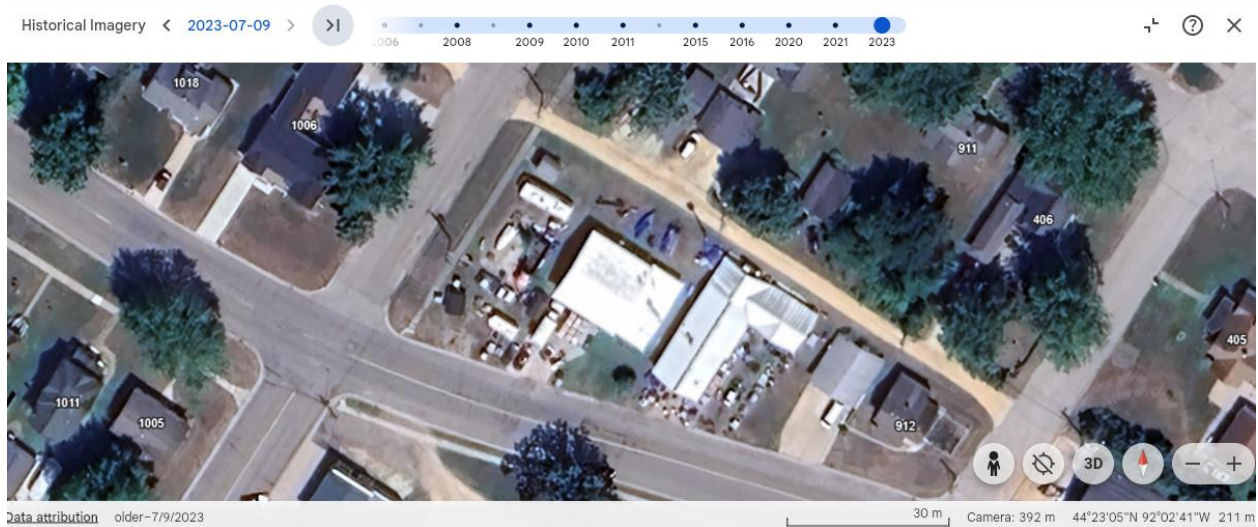
2020



2021



2023



Present 2024- no satellite imagery available

Exhibit B

Wabasha County Taxpayer Records



WABASHA COUNTY
Auditor / Treasurer
625 Jefferson Avenue
Wabasha, MN 55981-1557
651-565-4410 - www.co.wabasha.mn.us

Bill #: 12097
Taxpayer: 95843

Property ID Number: R 27.00448.06

LANCE S BINNER
930 5TH GRANT BLVD
WABASHA MN 55981-1144

Property Description: Sect-29 Twp-111 Range-010 WABASHA (WABASHA CITY) Lot-008 Block-086 & W1/2 OF LOT 9 BLK 86

Property 930 GRANT BLVD W
Address: WABASHA, MN 55981

2024 Property Tax Statement

	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2023	2024
Step 1	Estimated Market Value:	85,900	90,300
	Improvements Excluded:		
	Homestead Exclusion:		
	New Improvements:		
	Expired Exclusions:		
	Taxable Market Value:	85,900	90,300
Step 2	Property Classification:	RES NON-H	RES NON-H
	Sent in March 2023		
Step 3	PROPOSED TAX		
	1,254.00 Sent in November 2023.		
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due MAY 15:		657.00
	Second half taxes due OCTOBER 15:		657.00
	Total Taxes Due in 2024:		1,314.00



REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

Taxes Payable Year

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

☐

Property Tax and Credits

3. Property taxes before credits
4. Credits that reduce property taxes:
 - A. Agricultural Market Value Credits
 - B. Other Credits

5. Property taxes after credits

Property Tax by Jurisdiction

6. County WABASHA COUNTY

7. City or Town WABASHA CITY

8. State General Tax

9. School District 0811

10. Special Taxing Districts

11. Non-school voter approved referenda levies

12. Total property tax before special assessments

Special Assessments on Your Property

13. Special Assessments Int: Principal:

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2023

2024

1,238.00

1,314.00

1,238.00

1,314.00

361.93

348.10

641.21

653.45

95.23

149.36

137.10

160.27

2.53

2.82

1,238.00

1,314.00

1,238.00

1,314.00

FIRST HALF DUE
SECOND HALF DUE

MAY 15
OCTOBER 15

657.00
657.00

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION



WABASHA COUNTY
Auditor / Treasurer
625 Jefferson Avenue
Wabasha, MN 55981-1557
651-565-4410 - www.co.wabasha.mn.us

Bill #: 12094
Taxpayer: 95843

Property ID Number: R 27.00447.00

LANCE S BINNER
930 5TH GRANT BLVD
WABASHA MN 55981-1144

Property Description: Sect-29 Twp-111 Range-010 WABASHA (WABASHA CITY) Lot-007 Block-086

Property 936 GRANT BLVD W
Address: WABASHA, MN 55981

2024 Property Tax Statement

Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2023	2024
Step 1	Estimated Market Value:	14,100	14,100
	Improvements Excluded:		
	Homestead Exclusion:		
	New Improvements:		
	Expired Exclusions:		
	Taxable Market Value:	14,100	14,100
Property Classification:		COMM	COMM
Sent in March 2023			
Step 2	PROPOSED TAX		
	282.00		
Sent in November 2023.			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due MAY 15:		148.00
	Second half taxes due OCTOBER 15:		148.00
	Total Taxes Due in 2024:		296.00



REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

Taxes Payable Year		2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
Property Tax and Credits			
3. Property taxes before credits		296.00	296.00
4. Credits that reduce property taxes:			
A. Agricultural Market Value Credits			
B. Other Credits			
5. Property taxes after credits		296.00	296.00
Property Tax by Jurisdiction			
6. County WABASHA COUNTY		90.17	80.77
7. City or Town WABASHA CITY		158.25	153.41
8. State General Tax			
9. School District 0811			
A. Voter Approved Levies		18.48	29.90
B. Other Local Levies		28.47	31.26
10. Special Taxing Districts		0.63	0.66
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		296.00	296.00
Special Assessments on Your Property			
13. Special Assessments Int: Principal:			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		296.00	296.00

FIRST HALF DUE
SECOND HALF DUE

MAY 15
OCTOBER 15

148.00
148.00

**WABASHA COUNTY**

Auditor / Treasurer

625 Jefferson Avenue

Wabasha, MN 55981-1557

651-565-4410 - www.co.wabasha.mn.us

Bill #: 12095

Taxpayer: 95843

Property ID Number: R 27.00448.00

LANCE S BINNER
930 5TH GRANT BLVD
WABASHA MN 55981-1144

Property Description: Sect-29 Twp-111 Range-010 WABASHA (WABASHA CITY) Lot-010 Block-086 & E1/2 OF LOT 9 BLK 86

Property 918 GRANT BLVD W
Address: WABASHA, MN 55981-1144**2024 Property Tax Statement**

VALUES AND CLASSIFICATION			
Step 1	Taxes Payable Year:	2023	2024
	Estimated Market Value:	88,000	90,000
	Improvements Excluded:		
	Homestead Exclusion:	29,300	29,100
	New Improvements:		
	Expired Exclusions:		
	Taxable Market Value:	58,700	60,900
	Property Classification:	RES HMSTD	RES HMSTD
Sent in March 2023			
Step 2	PROPOSED TAX		
	896.00		
	Sent in November 2023.		
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due MAY 15:	466.00	
	Second half taxes due OCTOBER 15:	466.00	
	Total Taxes Due in 2024:	932.00	

\$\$\$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply

Taxes Payable Year

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.

☐**Property Tax and Credits**

3. Property taxes before credits
4. Credits that reduce property taxes:

- A. Agricultural Market Value Credits
- B. Other Credits

5. Property taxes after credits**Property Tax by Jurisdiction****6. County WABASHA COUNTY****7. City or Town WABASHA CITY****8. State General Tax****9. School District 0811****A. Voter Approved Levies****B. Other Local Levies****10. Special Taxing Districts****A. HRA****11. Non-school voter approved referenda levies****12. Total property tax before special assessments****Special Assessments on Your Property****13. Special Assessments Int: Principal:****14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS****2023 2024**

888.00 932.00

888.00 932.00

888.00 932.00

888.00 932.00

246.45 233.31

438.17 440.70

85.81 121.91

115.84 134.18

1.73 1.90

888.00 932.00

888.00 932.00

**FIRST HALF DUE
SECOND HALF DUE****MAY 15
OCTOBER 15****466.00
466.00**

WABASHA POLICE DEPARTMENT

848 17th Street East, Suite 8

Wabasha, MN 55981

651-565-3361

Fax: 651-565-3843

EXHIBIT C

Nuisance Notice
September 19, 2024

Lance S Binner
930 Grant Boulevard W
Wabasha, MN 55981

YOU ARE HEREBY NOTIFIED that your property located at 936 Grant Boulevard West in the City of Wabasha **is a nuisance in violation of Wabasha City Code Section 91.15.** The following conditions exist at the property that constitute a public nuisance under this code section:

1. Storage of JUNK/RUBBISH, including barrels, wood pallets, lawn mowers, trailers, various motor parts, and other JUNK/RUBBISH which includes any material or substance stored in the open or not enclosed in a building which does not serve, nor is it intended to serve, any useful purpose or the purpose for which it was originally intended, including, but not limited to: refuse; empty cans; bottles; debris; used furniture; unused appliances; machinery parts; motor vehicle parts; remnants of wood; decayed, weathered or broken construction material no longer usable; metal; or any cast off materials.
2. Storage of JUNK CARS, which includes any unlicensed, unregistered or inoperable vehicle stored in the open.

MN 603WGA	2009 Chevrolet Cobalt
MN RVG6661	1999 Ford F550 Motor Home
MN 191WGA	1996 Honda Civic

This nuisance must be abated within ten (10) days of receiving this notice. You have the right to a hearing before the Wabasha City Council, provided that any request for a hearing must be submitted in writing to the City of Wabasha at the City Clerk's Office no later than (10) days following receipt of this notice.

In order to abate the nuisance, you must remove the junk/ rubbish, and any unregistered or inoperable junk cars, as defined above and in Section 91.15 of the Wabasha City Code, from being stored in the open at your property located at 936 Grant Boulevard in the City of Wabasha. Photos of the referenced junk/rubbish are attached hereto. If you have any questions regarding what is required of you to abate the nuisance conditions, you should contact me without delay.

WABASHA POLICE DEPARTMENT

848 17th Street East, Suite 8
Wabasha, MN 55981
651-565-3361
Fax: 651-565-3843

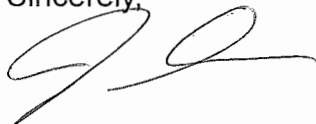
Your failure to either abate the nuisance within ten (10) days or to file a request for a hearing before the City Council will result in the City entering your property and abating the nuisance conditions, which shall include, but is not necessarily limited to, disposing of junk materials, removing and storing junk materials, and towing and storing junk vehicles. If you file a request for a hearing on this matter, a hearing before the Wabasha City Council will be scheduled and you will be given an opportunity to address the Council. The Council will either affirm or overturn this declaration of public nuisance. If affirmed, you will be ordered to comply with the abatement procedures described herein.

Pursuant to Wabasha City Code Section 91.20(C), any costs incurred by the City of Wabasha must be reimbursed by you, and any unpaid balance may be certified to the County Auditor to be collected as a special assessment against the property.

Additionally, the violations described herein constitute misdemeanor offenses under Wabasha City Code Section 91.99.

Please contact me with any questions about this matter at (651) 565-3361.

Sincerely,



Joe Stark
Chief of Police

JS/hj

Enclosures:
Nuisance Violation Property Photos

Nuisance Violation Property Photos







WABASHA POLICE DEPARTMENT

848 17th Street East, Suite 8
Wabasha, MN 55981
651-565-3361
Fax: 651-565-3843

EXHIBIT D

Notice of Public Nuisance January 21, 2025

Lance S Binner
930 Grant Boulevard W
Wabasha, MN 55981

Dear Mr. Binner:

The City previously sent you notice of nuisance conditions related to your property at 936 Grant Boulevard. Subsequent to that notice letter City staff engaged in several conversations with you about the condition of that property and the two adjacent properties you own at 918 Grant Boulevard, 930 Grant Boulevard, and 936 Grant Boulevard. The original notice letter was clearly intended to apply to the nuisance conditions at all three adjacent addresses. You are hereby notified that the nuisance conditions described in the September 19, 2024 notice letter apply to all three properties and are incorporated herein by reference. Please note that an additional section of the nuisance code has been added to support the City's finding of a nuisance – Sections 91.16(B) and 91.17(A).

We acknowledge that you are in the process of cleaning up all three properties and have constructed a fence surrounding portions of the above referenced properties. The City will continue to monitor that clean up to determine if the nuisance conditions have been adequately abated. If you wish to have the property inspected, please contact the Police Chief or City Administrator to schedule the inspection. The nuisance conditions at your properties, including the outdoor storage of junk building materials, barrels, crates, pallets, and disused machinery is depicted in the attached photographs in Exhibit A (taken 1/16/2026) and Exhibit B (taken 1/8/2025).

Based on your attorney's objections and to ensure you have adequate notice of the nuisance conditions on all three adjacent properties, have an opportunity to be heard regarding each property individually, and have the opportunity to be heard regarding all provisions of the city code cited below, the City Council continued the hearing from January 7, 2025. The City will re-notice an additional public hearing for February 4, 2025.

You or your attorney will again be given an opportunity to be heard again by the City Council at that hearing. If you wish to provide any photographic, documentary evidence, or a written argument, please provide that at least by Thursday, January 30th, 2025 so that it can be included in the council's meeting packet and the record of the proceedings.

WABASHA POLICE DEPARTMENT

848 17th Street East, Suite 8

Wabasha, MN 55981

651-565-3361

Fax: 651-565-3843

Section 1 - Nuisance Conditions

YOU ARE HEREBY NOTIFIED that your properties located at 918 Grant Blvd West, 930 Grant Blvd West and 936 Grant Blvd West in the City of Wabasha **constitute a nuisance in violation of Wabasha City Code Section 91.15, 91.16(B) and 91.17(A) and 19.19(k).**

The following conditions exist at the property that constitute a public nuisance under this code section:

1. **Section 91.15. JUNK/RUBBISH.** Any material or substance stored in the open or not enclosed in a building which does not serve, nor is it intended to serve, any useful purpose or the purpose for which it was originally intended, including, but not limited to: refuse; empty cans; bottles; debris; used furniture; unused appliances; machinery parts; motor vehicle parts; remnants of wood; decayed, weathered or broken construction material no longer usable; metal; or any cast off materials.
2. **Section 91.19(k).** The following are hereby declared to be public nuisances affecting peace and safety: Any junk or rubbish, as defined in § 91.15 of this chapter.
3. **Section 91.16(B).** No person, firm or corporation of any kind shall maintain or permit to be maintained any public nuisance identified with this section on any platted or subdivided property within the city which is either owned, leased, rented or occupied by the person, firm or corporation.
4. **Section 91.17(A).** Whoever, by act or failure to act, does any of the following is guilty of maintaining a public nuisance: (A) Maintains or permits a condition which unreasonably annoys, injures or endangers the safety, health, morals, comfort or repose of any considerable number of members of the public; and

In order to abate the nuisances, you must remove the junk/ rubbish, and any unregistered or inoperable junk cars, as defined above in Section 91.15 of the Wabasha City Code, from the three properties referenced herein, or adequately address the nuisance conditions by continuing to clean up and remove machinery items, building materials, barrels, trailers, crates, pallets, from your property or move them to indoors or within a fenced-in location. If you have any questions regarding what is required of you to abate the nuisance conditions, you should contact me without delay.

Pursuant to Wabasha City Code Section 91.20(C), any costs incurred by the City of Wabasha must be reimbursed by you, and any unpaid balance may be certified to the County Auditor to be collected as a special assessment against the property.

WABASHA POLICE DEPARTMENT

848 17th Street East, Suite 8

Wabasha, MN 55981

651-565-3361

Fax: 651-565-3843

Additionally, the violations described herein constitute misdemeanor offenses under Wabasha City Code Section 91.99.

Section 2 – Use Determination

The use of your property fits within the scope of the definition of junkyard in Code Section 162.013.

JUNKYARD. Any area, lot, land, parcel, building or structure or part thereof used for the storage, collection, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable motor vehicles or other type of junk and ancillary business offices. A **JUNKYARD** does not include such uses conducted entirely in an enclosed building.

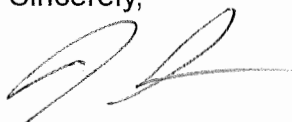
A junkyard is not a permitted use under General Commercial Zoning.

The City is further investigating the use determination of your properties and may make a use determination in the future. The City may request that you provide additional information to make such a determination.

We appreciate your continued ongoing work on the property. We will take your request for the appeal as valid for the upcoming public hearing. We will re-inspect the property, closer to the date of the hearing.

Please contact me with any questions about this matter at (651) 565-3361.

Sincerely,



Joe Stark
Chief of Police

JS/hj

Enclosures:

Nuisance Ordinance

Nuisance Violation Property Photos

Attachment to Nuisance Notice

918 Grant Blvd West, 930 Grant Blvd West, 936 Grant Blvd West

Exhibit A - Photographs taken on January 16, 2025



918 Grant Boulevard – taken from Grant Boulevard West 1



918 Grant Boulevard -930 Grant Boulevard – taken from Grant Boulevard West 2



936 Grant Boulevard – from Gambia Avenue 1



936 Grant Boulevard – from Gambia Ave 2

Attachment to Nuisance Notice

918 Grant Blvd West, 930 Grant Blvd West, 936 Grant Blvd West



936 Grant Boulevard- from Gambia Avenue 3



936 Grant Boulevard -from Alley 1

Attachment to Nuisance Notice

918 Grant Blvd West, 930 Grant Blvd West, 936 Grant Blvd West



930 Grant Boulevard- Alley view 4

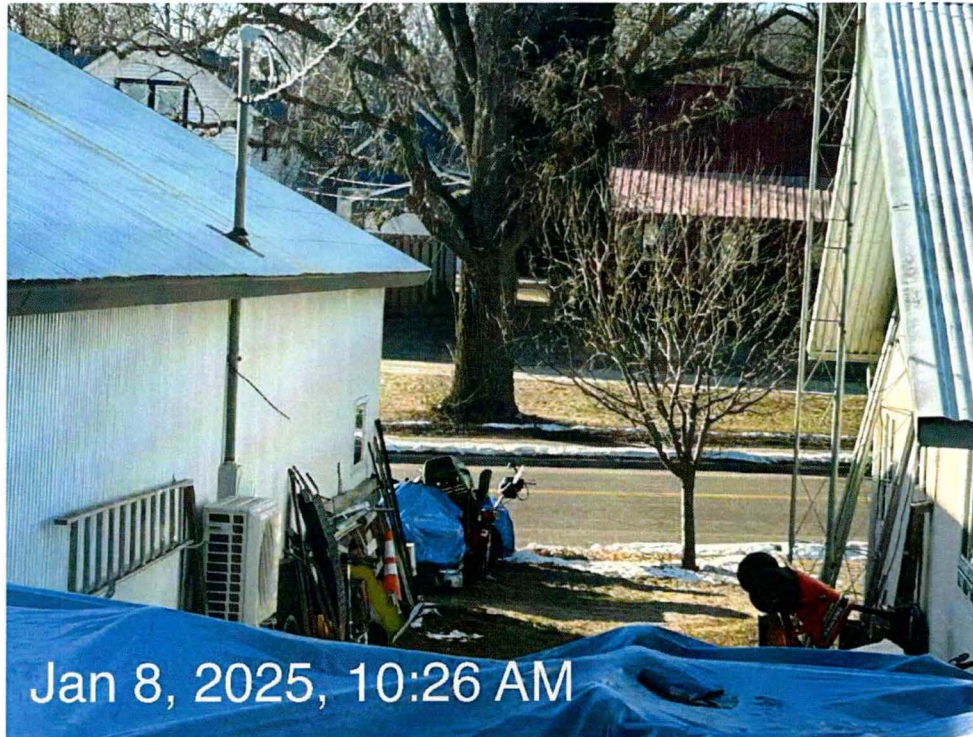
Attachment to Nuisance Notice

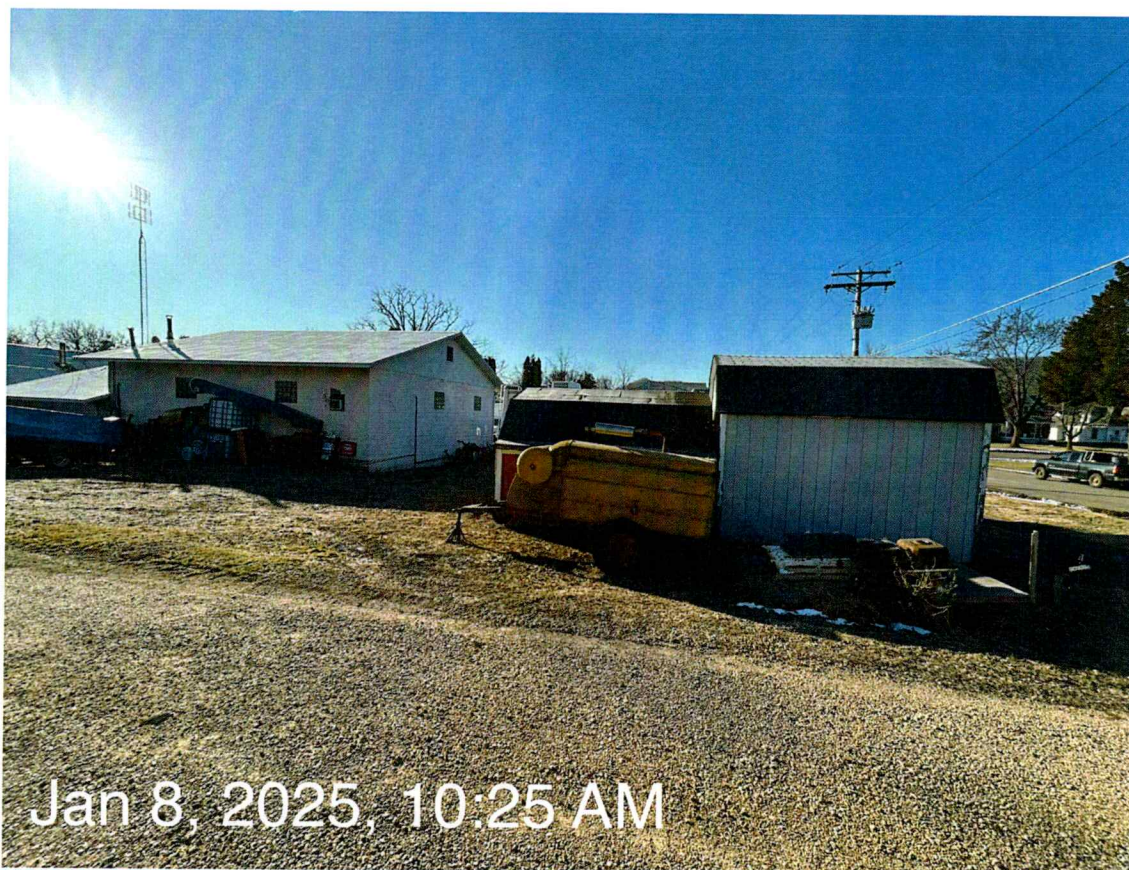
918 Grant Blvd West, 930 Grant Blvd West, 936 Grant Blvd West



918 Grant Boulevard Alley View 1

Exhibit B 1/8/2025 Nuisance Violation Property Photos







Jan 8, 2025, 10:24 AM



Jan 8, 2025, 10:24 AM







PUBLIC NUISANCES

§ 91.15 DEFINITIONS.

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

DETERIORATED STRUCTURES. Any structure or part of any structure which because of fire, wind or other disaster, or physical deterioration is no longer habitable, nor useful.

JUNK/RUBBISH. Any material or substance stored in the open or not enclosed in a building which does not serve, nor is it intended to serve, any useful purpose or the purpose for which it was originally intended, including, but not limited to: refuse; empty cans; bottles; debris; used furniture; unused appliances; machinery parts; motor vehicle parts; remnants of wood; decayed, weathered or broken construction material no longer usable; metal; or any cast off materials.

JUNK CARS. Any unlicensed, unregistered or inoperable vehicle stored in the open.

UNSAFE BUILDINGS. Any building or structure which is structurally unsafe, does not provide adequate egress, is dangerous to human life or constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment.

(Prior Code, § 1225.01)

§ 91.16 GENERAL POLICY.

(A) It is hereby determined that the uses, structures, activities and causes of blight factors described within this section, if allowed to exist, will tend to result in blighted and undesirable neighborhoods so as to be harmful to the public welfare, health and safety.

(B) No person, firm or corporation of any kind shall maintain or permit to be maintained any public nuisance identified with this section on any platted or subdivided property within the city which is either owned, leased, rented or occupied by the person, firm or corporation.

(Prior Code, § 1225.03) Penalty, see § 91.99

§ 91.17 PUBLIC NUISANCE; GENERAL.

Whoever, by act or failure to act, does any of the following is guilty of maintaining a public nuisance:

(A) Maintains or permits a condition which unreasonably annoys, injures or endangers the safety, health, morals, comfort or repose of any considerable number of members of the public; and

(B) Interferes with, obstructs or renders dangerous for passage, any public highway or right-of-way or waters used by the public.

(Prior Code, § 1225.05) Penalty, see § 91.99

§ 91.18 PUBLIC NUISANCES AFFECTING HEALTH.

The following are hereby declared to be public nuisances affecting health:

(A) All diseased animals running at large;

(B) Carcasses of animals;

(C) Accumulation of manure;

(D) Garbage cans which are not rodent-free or fly-tight or which are so maintained as to constitute a health hazard or emit foul and disagreeable odors; and

(E) Dense smoke, noxious fumes, gas and soot, or cinders in unreasonable quantities.

(Prior Code, § 1225.07) Penalty, see § 91.99

§ 91.19 PUBLIC NUISANCES AFFECTING PEACE AND SAFETY.

The following are hereby declared to be public nuisances affecting peace and safety:

(A) All trees, hedges, signs or other obstructions which prevent persons from having a clear view of all traffic approaching an intersection;

(B) All obnoxious noises in violation of M.S. § 116.07, subd. 2 through 4, as it may be amended from time to time, or the state's Pollution Control Agency Rules §§ 7030.0010 through 7030.0080;

(C) Unauthorized obstructions and excavations affecting the ordinary use of the public streets, alleys, sidewalks or public grounds;

(D) Any limbs or trees, shrubs or hedges which are so close to the surface of the street or sidewalk as to constitute a danger to pedestrians or vehicles;

(E) Any well, hole or similar excavation which is left uncovered or in such other condition as to constitute a hazard to any child or other person coming on the premises where it is located;

(F) Obstruction to the free flow of water in a natural waterway or a public street drain, gutter or ditch;

(G) The placing or throwing on any street, sidewalk or other public property of any glass, tacks, nails, bottles or other substance which may injure any person or animal or damage any tire when passing over the substance;

(H) The depositing of garbage or refuse on a public right-of-way or on adjacent private property;

(I) Any junk cars, as defined in § 91.15 of this chapter;

(J) Any deteriorated or unsafe building or structure, as defined in § 91.15 of this chapter; and

(K) Any junk or rubbish, as defined in § 91.15 of this chapter.

(Prior Code, § 1225.09) Penalty, see § 91.99

§ 91.20 ENFORCEMENT.

(A) (1) The city shall determine that conditions exist which may violate this subchapter.

(2) Upon identification of a violation, notification by certified or registered letter or personal service shall be issued to the owner of the property.

(3) The notice shall identify the nature of the nuisance, the violation of this subchapter and order that the nuisance be abated within ten days of receiving notice.

(4) Upon receipt of the notification, the property owner shall proceed with alleviating the nuisance.

(B) The property owner shall have the right to a hearing before the City Council; provided that, any request for hearing must be submitted in writing to the city no later than ten days following receipt of the violation notice.

(C) (1) If the property owner requests a hearing in compliance with the provisions established by this section, a hearing before the City Council shall be scheduled.

(2) Following the hearing, the City Council shall, by resolution, determine whether a violation is evident.

(3) Upon finding of a violation, the City Council shall order that the cited conditions be abated.

(D) If an appeal to the City Council's order is not made within ten days following the City Council's decision and the property is not brought into compliance as ordered, the city will initiate action to eliminate the violation.

(E) The city shall proceed with making the necessary arrangements to have the cited violation abated. Any and all costs that may be incurred by the city to alleviate the cite violation shall be the property owner's obligation.

(F) Failure by the property owner to reimburse the city for any reasonable costs incurred concerning the enforcement of this subchapter shall be cause to certify the costs to the County Auditor as a special assessment against the property.

(Prior Code, § 1225.11)

KNUESEL LAW FIRM

166 WEST THIRD STREET, SUITE 200
WINONA, MN 55987
KnueselLaw.com

KURT J. KNUESEL
Kurt@KnueselLaw.com

Office: (507) 474-6080
Fax: (507) 474-6032

February 4, 2025

VIA EMAIL ONLY

Ms. Caroline Gregerson
Wabasha City Administrator

Re: Lance Binner Properties

Dear Ms. Gregerson:

Please be advised that we are in receipt of your recent email, together with the attachment, both of which are attached hereto. In lieu of a written proposal to include in your resolution as "Option A", please be advised that Mr. Binner will commit to constructing a fence as you propose in your email and using that fence to address the City's concerns. In return for this concession, Mr. Binner requests that the current resolution be tabled until the Council's June meeting to ensure that he has ample time to construct the fence and to continue his cleanup efforts.

Very truly yours,



Kurt J. Knuesel
KJK/llk

Enclosures

Kurt Knuesel

From: Caroline Gregerson <cityadmin@wabasha.org>
Sent: Friday, January 31, 2025 1:59 PM
To: Lancer Binner; Kurt Knuesel
Cc: Mike E Flaherty; Wendy Busch; Kristi Trisko; Joe Stark
Subject: Fence and Storage Container Follow Up
Attachments: Portable Storage Containers.pdf

Dear Lance, If you are willing to administratively combine your properties, a fence such as the one outlined in the below illustration is allowed. I've confirmed with our planners that storage containers are not allowed unless in an industrially zoned area or unless it was a contractor yard or commercial garage, which it is not. Seems like the fence illustrated below is the easiest path forward. That would give you the maximum space to store your items, plus be less costly I would imagine than a large storage container.

I've talked to Mike and I plan to add a specific reference in the resolution to allow Mr. Binner to still be able to appeal before taking enforcement action and make it clear that his only opportunity isn't just 10 days.

Let me know if you have any questions.

Caroline Gregerson
Office Line: 651-560-4860
Work Mobile: 651-412-5553

EXHIBIT E

Photos as of June 30, 2025
Proposal by Mr. Binner and legal
representation

Lawnmowers remain in place, requesting up to 15
lawnmowers stored outside, forklifts removed



Removed



Stored outside

Removed





Remove or screen



Remove or screen



Items stored under truck removed.





Truck tabbed


Proposing that all vehicles will remain parked in the open, kept tabbed

RV is parked on the street but normally parked on the lot




Boats to remain

Items stored on back of
the flat bed will be
removed



Miscellaneous Items removed

Fence gap to remain open



Air compressor
Placement unknown

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Office: (507) 474-6080
Fax: (507) 474-6032

July 1, 2025

VIA EMAIL ONLY

Ms. Caroline Gregerson
Wabasha City Administrator

Re: Lance Binner Properties

Dear Ms. Gregerson:

As you will recall, at the outset of these proceedings, at least after the City corrected its nuisance notice to include all three parcels owned by Mr. Binner, Chief Stark sent a letter to Mr. Binner that indicated that said parcels constitute a nuisance under existing Wabasha City Code. Chief Stark specifically stated that he had determined that Mr. Binner's property was a nuisance because of the presence of "junk/rubbish" and "junk cars", as defined by Wabasha Code. The items listed in support of this conclusion included "unregistered or inoperable junk cars...machinery items, building materials, barrels, trailers, crates, [and] pallets". Chief Stark demanded that said items be immediately removed from the property, moved indoors, or moved to within a fenced in location. Despite our continuing contention that many of the items noted by Chief Stark are not "junk" as defined by Wabasha Code, Mr. Binner has worked diligently to comply with the City's demands.

Since receipt of the notice on January 21, 2025, Mr. Binner has made tremendous progress. He has essentially removed all items that meet the definition of "junk/rubbish" under the Code. Save for relatively small number of items, Mr. Binner has removed all building materials (Except those neatly stacked in the alley), barrels, crates, and pallets. In addition, he has constructed two fences and has moved the vast majority of his business inventory behind those fences. He has also properly licensed and tabbed all vehicles on the properties except for one, which he will have done soon. All vehicles are operable. The remaining machinery outside of the fences are all for sale and are operable for their intended use. The number of items outside and for sale is not unreasonable. In short, Mr. Binner has abated the nuisance noted by Chief Stark.

Based on our conversation yesterday, it would seem you agree, at least in part. With regard to Parcel 918, I believe we were in agreement that the state of that property is not a nuisance. There were two items that you wanted moved, a mower deck and a small plow. Other than those items, which will be moved soon if they haven't been already, I believe that you indicated that the installation of the fence at 918 and the cleanup of the noted items was adequate for abatement. A nuisance determination by the City with regard to that parcel at this time would seem to be ill advised. I have included three photographs of that parcel for inclusion in the record in this matter.

Moving on to Parcel 930, again, it would seem you agree that this parcel has been substantially improved. There were some items, including a tent, a pallet of wood, some loose bike frames, and few other items that you believed should be moved. Mr. Binner has committed to moving them when he is able. In addition, you opined that a fence between the building on 930 and the building on 918 would address any concerns of loose property between the two buildings. Mr. Binner has committed to building such a fence.

On Parcel 930, Mr. Binner has some larger items stored. These are not junk vehicles. They are all licensed, tabbed, and operable, save for the one pickup which will be tabbed within the next few days. There are also several trailers, which are not junk by any definition. You raised concerns about loose property on the flatbed or in a trailer. Mr. Binner has committed to either removing those items from the property entirely or moving them behind the fence. It is our position that the vehicles located on that lot are not junk vehicles under the Code and Mr. Binner is not in violation of the Code as a result of their presence there.

In summary, Mr. Binner has substantially abated the nuisance. He has heard your concerns about the items noted above. He will commit to completing the fence between 918 and 930 within 30 days. He will also commit to addressing the loose property items noted above within 60 days. Given the progress made in the roughly five months since the notice was provided, that seems like a reasonable time frame. While Mr. Binner believes that the progress he has made to date has abated the nuisance condition noted by Chief Stark, he is willing to take these extra steps in an attempt to placate those on the Council that seem dead set on creating an environment that makes his continuing operation of his business all but impossible. That being said, he remains resolute in his commitment to protecting his livelihood and his ability to use his property in the manner in which he is entitled to under its designation as "General Commercial" property under the Code.

Thank you for your consideration. Please include this letter and the attachments in the record of this proposed resolution. I will also plan to attend the meeting tonight, if there are additional questions.

Very truly yours,



Kurt J. Knuesel
KJK/llk

Enclosures

cc via email: Mr. Mike Flaherty

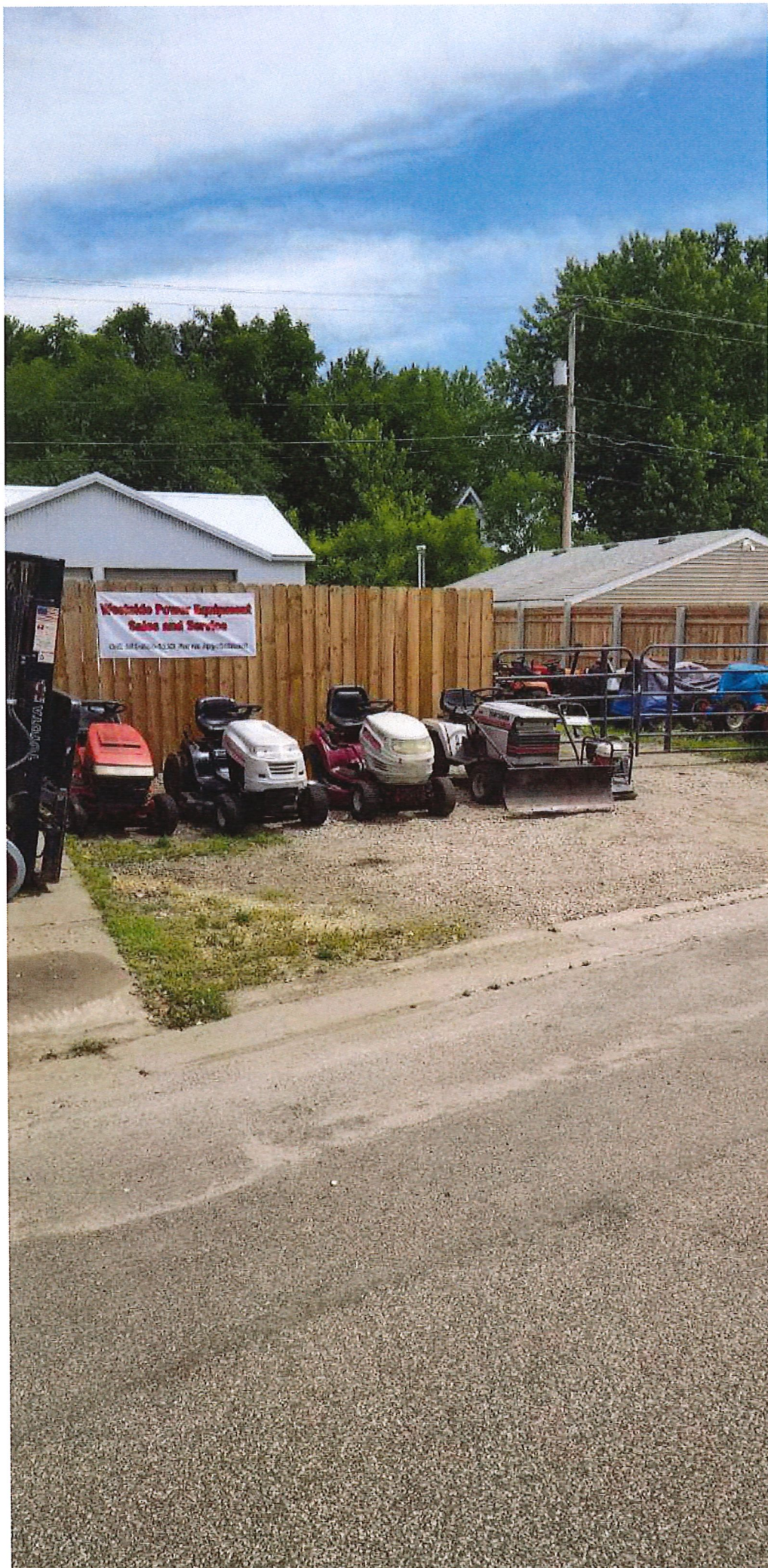






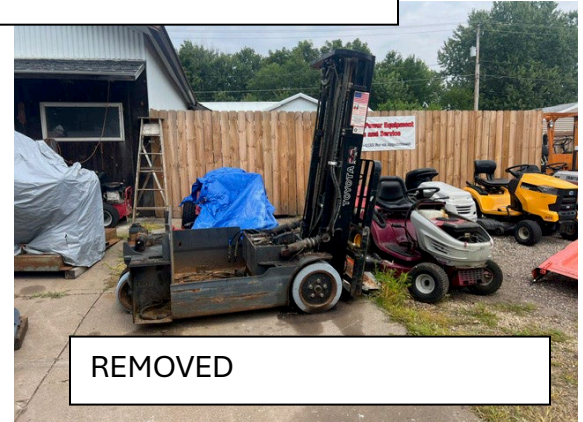
EXHIBIT F

The following items must be removed or screened behind a fence by 12pm on August 30, 2025 or the City will seek an administrative warrant to bring junk removal companies onto the property for their removal. These items were reviewed on August 4, 2025 with a on-site inspection.

Items at 918 Grant Boulevard



All items in this photo are to be removed or put behind fence except for items under blue tarp. New items since July.



All items in this photo are to be removed or put behind fence except for items under blue tarp. These items have been added since last review in July.



Green item requesting to remain outside for outdoor sales.

Riding tractor with missing parts removed.



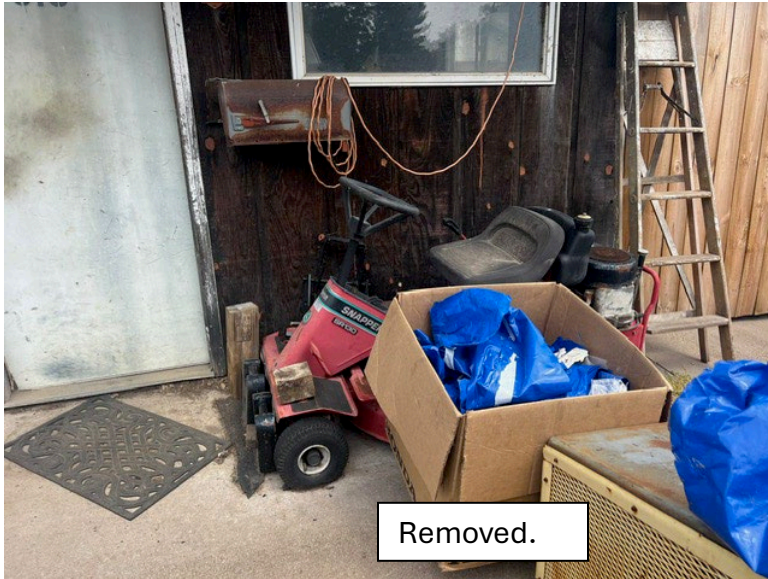
Removed.



Removed.



Removed.



Removed.



Stays.



Removed.

Removed.



Requesting to remain.

Removed.

Items between buildings at 930 Grant and 918 Grant



Fence will be built across here or items removed

Items at 930 Grant Boulevard 8/4/2025



New Item



Freezer remain, rest of
items removed



All items under truck removed



RV being parked on Grant



Blue tarp and wood removed, requesting cannisters remain, wood removed



All event tent items removed



ITEMS TO BE REMOVED ON VACANT LONG 936 GRANT BLV WEST



REMOVED



SIGNS and Barrels removed



"Farm Truck" license plate



All items on flatbed trailer either scrapped or put behind fence.



Removed



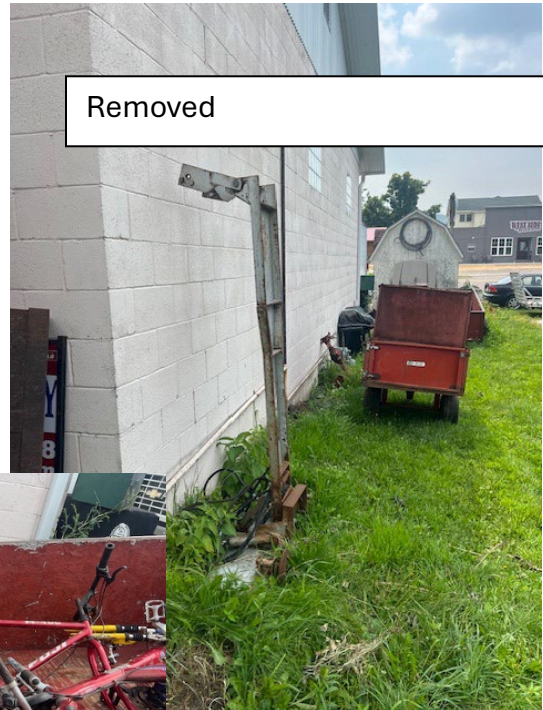
Removed, also need to weed
wack and remove lengthy grass



Removed



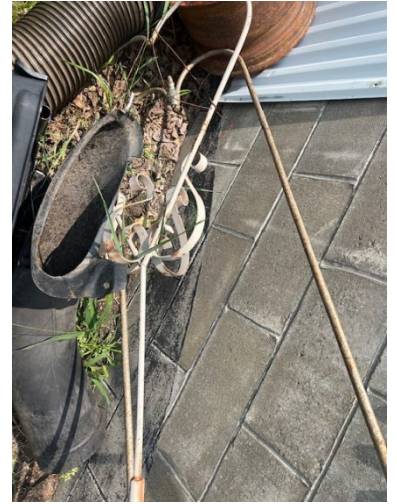
Removed



Removed



All items on flatbed trailer either scrapped or put behind fence.



ALLEY REMOVAL





Requesting fence gap to remain.
Rusting items removed. Other
items displayed for sale.



Saw desk removed. Items stacked up neatly in alley may remain.

Progress Photos (Compressor has been removed)







Items behind fence put in order

Meeting Date: 08/05/2025

ITEM TITLE: Approve New Ordinance Regulating Public Nuisances within the City of Wabasha (Second Read)

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

Key Areas for Compliance:

1. Staff have edited area on inoperable vehicles to include vehicles that have not maintained a license for 6 months or longer. That means a vehicle that was not licensed for more than 6 months is assumed to be inoperable and must be stored indoors or removed. Staff have also added to the definition that it also includes vehicles not licensed for operation on the street or highway.
 2. Any vehicles parked on the grass in the front yard of a **residential** lot, for more than 72 hours, would have to be moved.
 3. Any outside parking and storage of large numbers of vehicles, supplies, or equipment, not customarily used for the permitted purpose of the site, may be considered a public nuisance.
-

Attachments

Final Wabasha Nuisance Ordinance

AN ORDINANCE REGULATING PUBLIC NUISANCES WITHIN THE CITY OF WABASHA, MINNESOTA

The City Council of WABASHA, Minnesota ordains:

Approval of proposed text will rescind the Sections 91.15-91.20
All proposed additional general topic text is underlined:

91.15 DEFINITIONS.

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

DETERIORATED STRUCTURES. Any structure or part of any structure which because of fire, wind or other disaster, or physical deterioration is no longer habitable, nor useful, that is not in the process of being restored.

JUNK/RUBBISH. Any material or substance stored in the open or not enclosed in a building which does not serve, nor is it intended to serve, any useful purpose or the purpose for which it was originally intended, including, but not limited to: refuse; empty cans; bottles; debris; used furniture; unused appliances; machinery parts; motor vehicle parts; remnants of wood; decayed, weathered or broken construction material no longer usable; metal; or any cast off materials.

JUNK CARS. Any unlicensed, unregistered or inoperable vehicle stored in the open.

UNSAFE BUILDINGS. Any building or structure which is structurally unsafe, does not provide adequate egress, is dangerous to human life or constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster damage or abandonment.

91.16. PUBLIC NUISANCE PROHIBITION.

A person must not act, or fail to act, in a manner that is or causes a public nuisance. For the purpose of this ordinance, a person that does any of the following is guilty of maintaining a public nuisance:

- A. Maintains or permits a condition which unreasonably annoys, injures, or endangers the safety, health, morals, comfort or repose of any considerable number of members of the public; or
- B. Interferes with, obstructs, or renders dangerous for passage, any public highway or right-of-way, or waters used by the public; or
- C. Does any other act or omission declared by law or this ordinance to be a public nuisance.

91.17. PUBLIC NUISANCES AFFECTING HEALTH.

The following are hereby declared to be nuisances affecting health:

- A. The exposed accumulation of decayed or unwholesome food or vegetable matter;
- B. All diseased animals running at large;
- C. All ponds or pools of stagnant water;
- D. Carcasses of animals not buried or destroyed within twenty-four (24) hours after death;
- E. Accumulation of manure, refuse, or other debris;
- F. Privy vaults and garbage cans which are not rodent-free or fly-tight, or which are so maintained as to constitute a health hazard or to emit foul and disagreeable odors;
- G. The pollution of any public well or cistern, stream or lake, canal or body of water by sewage, industrial waste, or other substances;
- H. All noxious weeds and other rank growths of vegetation upon public or private property;
- I. Dense smoke, noxious fumes, gas, soot, or cinders in unreasonable quantities;
- J. All public exposure of people having a contagious disease; and
- K. Any offensive trade or business as defined by statute not operating under local license

91.18. PUBLIC NUISANCES AFFECTING MORALS AND DECENCY.

The following are hereby declared to be nuisances affecting public morals and decency:

- A. All gambling devices, slot machines, and punch boards, except otherwise authorized and permitted by federal, state, or local law;
- B. Betting, bookmaking, and all apparatus used in those occupations;
- C. All houses kept for the purpose of prostitution or promiscuous sexual intercourse, gambling houses, houses of ill fame, and bawdy houses;
- D. All places where intoxicating or 3.2 malt liquor is manufactured or disposed of in violation of law or where, in violation of law, people are permitted to resort, for the purpose of drinking intoxicating or 3.2 malt liquor, or where intoxicating or 3.2 malt liquor is kept for sale or other disposition in violation of law, and all liquor and other property used for maintaining that place; and

91.19. PUBLIC NUISANCES AFFECTING PEACE AND SAFETY.

The following are declared to be nuisances affecting public peace and safety:

- A. All snow and ice that is not removed from public sidewalks within twenty-four (24) hours after the snow or other precipitation causing the condition has ceased to fall.
- B. All limbs, trees, hedges, billboards, or other obstructions which prevent people from having a clear view of all traffic approaching an intersection;
- C. All wires and limbs of trees that are so close to the surface of a sidewalk or street as to constitute a danger to pedestrians or vehicles.
- D. Any person participating in any party or other gathering that causes the unreasonable disturbing of the peace, quiet, or repose of another person in such a manner as to be plainly audible at the boundary of the real property, building, structure, or residence from which the noise originates, or at a distance of 50 feet from the source of the noise. "Plainly audible" is defined as sound that can be detected by a person using their unaided hearing faculties.
- E. All unnecessary and annoying vibrations.
- F. Obstructions and excavations affecting the ordinary public use of streets, alleys, sidewalks, or public grounds, except under conditions as are permitted by this ordinance or other applicable law.

- G. Radio aerals or television antennae erected or maintained in a dangerous manner.
- H. Any use of property abutting on a public street or sidewalk or any use of a public street or sidewalk that causes large crowds or people to gather, obstructing traffic and the free use of the street or sidewalk.
- I. All hanging signs, awnings, grass clippings, leaves, and other similar structures over streets and sidewalks, so situated as to endanger public safety, or not constructed and maintained as provided by ordinance.
- J. The allowing of rainwater, ice, or snow to fall from any building or structure upon any street or sidewalk or to flow across any sidewalk.
- K. Any barbed wire fence located less than six (6) feet above the ground and within three (3) feet of a public sidewalk or way.
- L. All dangerous, unguarded machinery in any public place, or so situated or operated on private property as to attract the public.
- M. Wastewater cast upon or permitted to flow upon streets or other public properties.
- N. Accumulations in the open of discarded or disused machinery, junk cars, junk, or rubbish, household appliances, automobile bodies or other materials in a manner conducive to the harboring of rats, mice, snakes, vermin, or the rank growth of vegetation among the items so accumulated, or in a manner creating fire, health, or other safety hazards from such accumulation.
- O. Any well, hole, or similar excavation that is left uncovered or in such other conditions as to constitute a hazard to any child or other person coming on the premises where it is located.
- P. Obstruction to the free flow of water in a natural waterway or a public street drain, gutter, or ditch with trash or other materials.
- Q. The placing or throwing on any street, sidewalk, or other public property of any glass, tacks, nails, bottles, or other substances that may injure any person or animal or damage any pneumatic tire when passing over such substance.
- R. The depositing of garbage or refuse on a public right-of-way or on adjacent private property.
- S. Reflected glare or light from private exterior lighting exceeding 0.5 footcandles as measured on the property line of the property where the lighting is located when abutting any residential parcel, and one (1) footcandle when abutting any commercial or industrial parcel.
- T. Any deteriorated structure, or unsafe building or structure which have not been maintained in a safe and healthy condition under Minnesota State Building Code.
- U. All other conditions or things that are likely to cause injury to the person or property of another.

91.20. NOISE VIOLATIONS.

- A. Prohibited noises. The following are declared to be nuisances affecting public health, safety, peace, or welfare:
 - 1. Any distinctly and loudly audible noise that unreasonably annoys, disturbs, injures, or endangers the comfort, repose, health, peace, safety, or welfare of any person, or precludes their enjoyment of property, or affects their property's value in such a manner as to be plainly audible at the boundary of the real property, building, structure, or residence from which the noise originates, or at a distance of 50 feet from the source of the noise. (this general prohibition is not limited by any specific restrictions provided

Commented [KT1]: Should ask Jay if this is sufficient?

Commented [KT2R1]: Jay said Mn Statute is what they follow. So sufficient.

in this ordinance). “Plainly audible” is defined as sound that can be detected by a person using their unaided hearing faculties. Continuous or frequent noise above 70 decibels between 10 pm and 7 am could be considered a nuisance.

2. All obnoxious noises, motor vehicle or otherwise, in violation of Minn. R. Ch. 7030, as they may be amended from time to time, are hereby incorporated into this ordinance by reference.
3. Construction activities. No person shall engage in or permit construction activities involving the use of any kind of electric, diesel, or gas-powered machine or other power equipment, between the hours of 10:00 p.m. and 6:00 a.m..

Commented [KT3]: Please review.

91.21. NUISANCE PARKING AND STORAGE.

A. Declaration of nuisance. The outside parking and storage on any property of large numbers of vehicles, materials, supplies, or equipment not customarily used for the permitted purpose of the site in violation of the requirements set forth below is declared to be a public nuisance because it:

1. Obstructs views on streets and private property,
2. Creates cluttered and otherwise unsightly areas,
3. Prevents the full use of public streets for parking,
4. Decreases adjoining landowners’ and occupants’ use and enjoyment of their property and neighborhood, and
5. Otherwise adversely affects property values and neighborhood patterns.

B. Unlawful parking and storage.

1. A person must not place, store, or allow the placement or storage of pipe, lumber, forms, steel, machinery, or similar materials, including all materials used in conjunction with a business, outside on any property within the front yard.
2. A person must not cause, undertake, permit, or allow the outside parking and storage of cars and trucks on residential property in the front yard that is not paved or on a graveled parking surface, **for more than seventy-two (72) hours.**

91.22. SPECIAL PROVISIONS- INOPERABLE MOTOR VEHICLES.

A. **Declaration of nuisance.** Any motor vehicle described in this section shall constitute a hazard to the health and welfare of the residents of the community as such vehicles can harbor noxious diseases, furnish a shelter and breeding ground for vermin, and present physical danger to the safety and well-being of children and citizens. Motor vehicles also contain various fluids which, if released into the environment, can and do cause significant health risks to the community.

B. **Inoperable motor vehicles.** It shall be unlawful to keep, park, store, or abandon any motor vehicle, that is apparently inoperable, which is defined as follows:

1. A missing or defective part that is necessary for normal operation of the vehicle;
2. **Has not been properly licensed within the State for at least 6 months; or**
3. **Is not equipped for lawful operation on a public street or highway.**

- C. **Screening.** This section does not apply to a motor vehicle enclosed in a building and/or kept out of view from any street, road, or alley, and which does not foster complaints from a resident of the city. Privacy fencing is permissible as allowed by zoning district and performance standards found in Chapter 162.

91.23. ABATEMENT OF NUISANCES.

City officials may apply and enforce any provision of this ordinance relating to public nuisances within this jurisdiction. Any peace officer or other designated city official shall have the power to inspect private premises and take all reasonable precautions to prevent the commission and maintenance of public nuisances. Except in emergency situations of imminent danger to human life and safety, no peace officer or designated city official will enter private property for the purpose of inspecting or preventing public nuisances without the permission of the owner, resident, or other person in control of the property, unless the officer or person designated has obtained a warrant or order from a court of competent jurisdiction authorizing entry.

91.24. ABATEMENT PROCEDURE.

- A. **Standard Abatement.** Unless a different procedure is specifically authorized by this code or other applicable law, and except as otherwise provided under clauses (b), (c), and (d) below, the following procedure shall apply to abatement of public nuisances.
1. **Notice.** When the City Administrator or the City Administrator designee responsible for enforcement, including but not limited to the Police Chief, the City Clerk, the Building Official, and Police Officers, determines that a public nuisance is being maintained or exists on real property in the City, the City Administrator the City Administrator's designee shall notify in writing the owner and occupant or other responsible party of that fact and order that the nuisance be terminated and abated. The notice shall be served upon the owner of the real property and the occupant, if other than the owner, either personally or by first class mail supported by an affidavit of mailing sent to the last known address of the owner and occupant of the property. Failure of the party to receive the notice does not invalidate the service of the notice. Notice to the owner shall be satisfied by notice to the person listed as the taxpayer on the County's tax records. A notice tag shall also be posted on the real property in a conspicuous place at or near the entrance to the dwelling/building situated on the real property where the dwelling/building number or address is displayed. If the real property is not occupied, the owner is unknown, or no other responsible party can be reasonably identified, notice may be served by posting it on the property for a period of at least 72 hours. The notice must state:
 - a. The property location of the public nuisance
 - b. The nature of the public nuisance, with reference to the appropriate code provision(s);
 - c. The corrective action that must be taken to abate the nuisance and a reasonable amount of time within which the nuisance is to be abated;
 - d. That if the owner, occupant, or other responsible party does not comply with the notice within the time specified, the City may provide for abating the nuisance itself by entering upon the property and taking the corrective actions identified in the notice following the appeal period;

- e. that the owner, occupant, or other responsible party has the right to appeal the designation as a public nuisance by submitting a request in writing to the City Clerk before the earlier of (i) the date by which abatement of the identified nuisance must be completed as stated in the notice, or (ii) seven calendar days after service of the notice, whichever is sooner; and
 - f. that the City may assess its costs incurred in abating the nuisance against the property in accordance with this section and applicable law
2. **Appeal.** The owner, occupant, or other responsible party served with a notice under paragraph (a)(1) above may appeal the nuisance designation to the City Council by the time provided in the notice, typically 30 days, by submitting a request to appeal in writing to the City Clerk. If a timely appeal is submitted, the matter must be scheduled for a hearing before the City Council. A notice of the hearing must state the date, time, and location of the City Council hearing, must be served in the same manner as the abatement notice, and must be given at least ten days before the hearing. After holding the hearing, the City Council may issue an order requiring abatement of the nuisance consistent with paragraph (a)(3). Failure to timely appeal constitutes waiver of such right to appeal and hearing upon the nuisance designation.
3. **Abatement.**
- a. If the City Council, after hearing an appeal under paragraph (a)(2) orders abatement of the nuisance, or if no timely appeal is submitted and the nuisance is not abated as required in the notice of abatement within the deadline given in the notice of abatement, then the City may enter onto the property on which the nuisance exists and cause the same to be abated or removed by the City in any manner it deems appropriate in accordance with the corrective actions stated in the notice of abatement. Abatement may include, but shall not be limited to, removal, cleaning, painting of exterior surfaces, extermination, cutting, mowing, snow removal, grading, sewer repairs, water repairs, draining, securing, boarding unoccupied structures, barricading or fencing, removing dangerous portions of structures, junk, debris or materials, removal of equipment, materials, and vehicles, and demolition of dangerous structures or abandoned buildings in addition to any other corrective actions authorized by state law, regulations or ordinance. If deemed necessary by the City Administrator, the City may seek summary enforcement of the abatement order in the district court by causing a copy of the abatement order and notice of motion for summary enforcement to be served on the owner and occupant in the manner provided for service of a summons in a civil action, or alternatively obtain an administrative search and seizure warrant and abate the nuisance.
 - b. **Summary Abatement.** The City Administrator or the City Administrator's designee responsible for enforcement may provide for abating a public nuisance pursuant to paragraph (a)(3) without following the standard abatement procedure required in paragraphs (a)(1-2) above when
 - i. There is an immediate threat to the public health or safety;
 - ii. There is an immediate threat of serious property damage; or

- iii. A public nuisance has been caused by private parties on public property. If the City summarily abates the nuisance under this paragraph, the enforcing officer must reasonably attempt to notify the owner, occupant, or other responsible party of the intended summary abatement action in advance of such action, and thereafter must serve written notice of the owner's right to appeal the cost recovery for such summary abatement to the City Council in the manner required for service of the abatement notice required in paragraph (a)(1) above. An appeal of a summary abatement under this paragraph shall be limited to the issue of cost recovery by the City.
- c. Major Abatement. When the City Administrator or the City Administrator's designee determines that the cost of abating a nuisance will exceed \$5,000 based on a reasonable, good faith estimate determined by the City, the standard abatement procedure provided in paragraph (a) shall apply as altered in the following manner
 - i. The abatement notice must provide that if the noticed party does not abate the nuisance as provided in the notice within the time specified in the notice, the matter will be referred to the City Council for a hearing.
 - ii. The abatement notice must specify the date, time, and location of the hearing before the City Council.
 - iii. The City must cause notice of the date, time, and location of the hearing before the City Council to be published at least ten days before the hearing and allow any parties who wish to be heard an opportunity to address the City Council during the hearing.
- d. Abatement of Junk Motor Vehicle Nuisance. The owner of the real property on which a junk motor vehicle is located shall be responsible to remove the junk motor vehicle to a duly licensed junk yard or other authorized place of deposit or storage within 10 days of a notice/demand by the City. The term "junk motor vehicle" is defined in section 32.01(b)(19).

Notice. The notice/demand shall be served upon the owner of the real property either personally or by first class mail, supported by an affidavit of mailing sent to the last known address of the person(s) listed as the taxpayer on the County's tax records. If the registered owner of the junk motor vehicle can be ascertained, notice shall also be served on said person(s) in like manner. A notice tag shall also be posted on the real property in a conspicuous place at or near the entrance to the dwelling/building situated on the real property where the dwelling/building number or address is displayed. If the premises are not occupied, the registered owner is unknown, or no other responsible party can be reasonably identified, notice may be served by posting it on the front door of the property for a period of at least 72 hours before abatement action is taken by the City. The notice must state:

1. the property location of the junk motor vehicle and description of the junk vehicle;
2. the nature of the public nuisance, with reference to the appropriate code provision(s);

3. the corrective action that must be taken to abate the nuisance and the time (10 days) within which the nuisance is to be abated;
 4. that if the real property owner or the registered owner of the junk motor vehicle does not comply with the notice within the 10-day time period specified, the City shall tow the junk motor vehicle from the property and impound the vehicle and dispose of the same in like manner as other impounded vehicles pursuant to applicable law, ordinances and City towing/impound contracts;
 5. that the real property owner or the registered owner of the junk motor vehicle has the right to appeal the designation as a junk motor vehicle as provided in the notice/demand from the City by submitting a request in writing to the City Clerk before the earlier of (i) the date by which abatement of the identified nuisance must be completed as stated in the notice, or (ii) seven calendar days after service of the notice/demand, whichever is sooner; and
 6. that the City may assess its costs incurred in abating the nuisance against the real property in accordance with this section and applicable law.
- i. **Appeal of Junk Motor Vehicle Nuisance Notice.** The owner of the real property or the registered owner of the junk motor vehicle served with a notice/demand by the City under paragraph (d)(1) above may appeal the nuisance designation to the City Council within the time provided in the notice/demand by submitting a request to appeal in writing to the City Clerk. If a timely written appeal is submitted, the matter must be scheduled for a hearing before the City Council. A notice of the appeal hearing must state the date, time, and location of the City Council hearing, must be served in the same manner as the abatement notice, and must be given at least ten days before the hearing. After holding the hearing, the City Council may issue an order requiring abatement of the nuisance consistent with paragraph (3). Failure to timely appeal constitutes a waiver of such right to appeal and hearing upon the nuisance designation.
 - ii. **Abatement.** If the City Council, after hearing an appeal under paragraph (d)(2) orders abatement of the nuisance, or if no timely appeal is submitted and the nuisance is not abated within the deadline given in the notice/demand, then the City may enter onto the property on which the nuisance exists and tow and impound the junk motor vehicle and dispose of the same in like manner as other impounded vehicles pursuant to applicable law, ordinances and City towing/impound contracts.
- e. **Cost Recovery.** The owner of property on which a nuisance has been abated by the City, or a person who has caused a public nuisance on property not owned by that person, is personally liable to the City for the cost of the abatement, including, without limitation, administrative costs, court fees and costs, consultant and/or contractor services fees and expenses, and attorneys' fees, if applicable. Unpaid charges constitute a lien against the premises where the abatement occurred on and after the date they were incurred. As soon as the abatement work has been completed and the cost determined, an appropriate official will prepare a

bill for the cost and mail it to the owner or other responsible party for payment thereby. The amount is immediately due and payable to the City within 30 days of the date of the City's invoice.

- f. **Assessment.** If the cost of abatement, or any portion of it, has not been paid under paragraph (e) within 30 days after the date of the City's invoice, the Council may, at any time, certify the unpaid cost against the property to which the cost is attributable. Before certification against the property, reasonable notice of the impending certification and an opportunity to be heard by the Council must be given to the taxpayer of record. Failure of the taxpayer to receive the notice will not invalidate the certification. The Council may certify all unpaid costs so assessed to the county auditor for collection along with current property taxes in the following year or in annual installments, not exceeding ten, as the Council may determine in each case.
- g. **Remedy Not Exclusive.** Abatement action under this section does not preclude any other civil or criminal enforcement procedure.
- h. **"Weeds" Defined.** "Weeds" shall mean and include not only such noxious weeds as defined in Minnesota Rules 1505.0751, but also such undesirable, useless, uncultivated and troublesome plants as are commonly known as weeds to the general public and all pollen producing plants which are a hazard to hay fever sufferers.
- i. **Permitting or Maintaining Growth.** It shall be unlawful for any owner or occupant, if other than the owner, of any occupied or unoccupied lot or land or any part thereof, to permit or maintain on any such lot or land, or on or along the sidewalk, street or alley adjacent to the same between the property line and the curb or middle of the alley or for 10 feet outside the property line if there be no curb, any growth of weeds and/or grass, brush or other rank vegetation to a greater height than 6 inches on the average or any accumulation of dead weeds, grass or brush which may conceal filthy deposits of garbage and refuse and provide harborage for rodents; provided, that in those blocks that are 25% developed or less, weeds, etc., shall be cut at least once during the growing season at the discretion of the weed inspector.
- j. **Duty of Owner and Occupant to Remove.** It shall be the duty of any owner and occupant, if other than the owner, of any lot or land or any part thereof, to cut and remove or cause to be cut and removed all such weeds and/or grass, brush and rank vegetation as often as may be necessary to comply with the provisions of this section; provided, that the cutting and removing of such weeds and/or grass, brush and rank vegetation at least once in every three weeks, between May 15 and September 15, shall be considered compliance with this chapter.
- k. **Publication of General Notice for Control and Eradication.** A general notice for the control and eradication of weeds and/or grass, brush and rank vegetation shall be published in the official newspaper on or before May 15 of each year. Failure of weed inspector to publish a general weed notice or to serve individual notices herein provided does not relieve any person from the necessity of full compliance with any and all provisions and regulations of this chapter. In all cases such published notice shall be deemed legal and sufficient notice.

- l. **Serving Notices.** Whenever the city weed inspector finds it necessary to secure prompt eradication or cutting and removal of weeds and/or grass, brush and rank vegetation in individual cases or in the event of failure to comply with the general published notice, the city weed inspector shall serve individual notices in writing upon the owner and occupant, if other than the owner, giving specific instructions when and how the weeds and/or grass, brush and rank vegetation are to be cut and removed. The notice shall be served upon the owner of the property and on the occupant, if other than the owner, either personally or by first class mail supported by an affidavit of mailing sent to the last known address of the owner and occupant of the property. A notice tag shall also be affixed to the door of any building situated on the property. Service on an owner living temporarily or permanently outside of the city whose property is vacant or unoccupied may be made by sending the notice by first class mail supported by an affidavit of mailing to the last known address of such person, to be ascertained, if necessary, from available public records.
- m. **Removal by City.** If any owner or occupant, if other than the owner, upon whom the individual notice is served, fails to comply with the notice either by refusal or neglect to cut and remove such weeds and/or grass, brush and rank vegetation within 7 days after service of such notice, the city weed inspector shall cause such weeds and/or grass, brush and rank vegetation to be cut and removed. Promptly upon completion of the work of removal of the weeds and/or grass, brush and rank vegetation, the city administrator or his designated representative shall serve upon the owner by first class mail an itemized statement of the actual cost of such cutting and removal plus the actual cost of supervision, including cost of serving notice upon the person responsible for such cutting and removal; such statement to include an administrative fee as set forth in the Section 51.01 of this Code.. If the owner fails to pay, the city administrator shall submit to the city council the itemized accounting of costs and a recommendation that the city council by resolution authorize that an assessment be levied upon such lot or land in accordance with Minnesota Statutes, chapter 429.
- 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 with interest accrued to the date of payment to the city treasurer; except, that no interest shall be charged if the entire assessment is paid within 30 days of the date of adoption of such assessment resolution.
- n. **Penalty.** Any person who shall fail, neglect or refuse to comply with the provisions of the individual notice delivered or sent to him or shall resist or obstruct the city weed inspector or person or persons hired by him to cut and remove weeds and/or grass, brush and rank vegetation, shall, upon conviction thereof, be subject to a fine not exceeding \$500 or imprisonment for a term not exceeding 90 days.

91.27. SEVERABILITY.

If any provision of this ordinance is found to be invalid for any reason by a court of competent jurisdiction, the validity of the remaining provisions shall not be affected.

91.28. EFFECTIVE DATE.

This ordinance becomes effective on the date of its publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat., § 412.191, subd. 4, as it may be amended from time to time, which meets the requirements of Minn. Stat. § 331A.01, subd. 10, as it may be amended from time to time.

Passed by the City Council of _____, Minnesota this _____ day of Month, Year.

Mayor

Attested:

City Clerk

City Council Regular**10. 4.****Meeting Date:** 08/05/2025**ITEM TITLE:** Request to Approve MOU to Pay \$6,000 per Year for 5 years to Provide Matching Funds for Three Rivers Bus**DEPARTMENT:** Administration

PURPOSE:

MOU to pay \$6000/Year for 5 years to provide matching funds for Three Rivers Bus

ITEM SUMMARY:

The City of Wabasha was contacted by Three Rivers Hiawatha Transit Service that to continue bus service for the handicapped and people without cars in Wabasha, we would need to pay our 20% share on a federal match for a grant for a bus that you can currently see in the City of Wabasha. In 2018, 20% on a federal match was \$16,000 which the City of Wabasha paid out of its funds. It also provided funds in 2001 and 2011 and the program has been in Wabasha since 1999. Fast forward, the 20% is much costlier which is why they have devised \$6000 over 5 years.

Even if they decided to go with a van, they are still requesting \$6000 per year for 5 years.

"Regardless of what type of vehicle is chosen to purchase when we are awarded the grant to replace the bus that services Wabasha, we would still ask for the \$6,000 per year for the next 5 years. At the end of the 5-year agreement we would assess to see if we should have requested less or more to cover the cost of these purchases. "

At the time of this meeting publication, ridership information is not known. In prior minutes, the City used to pay for transit to the pool. That no longer occurs. In 2019, they provided 12,000 - 13,000 rides per year but it is unknown how many individuals that is. Funds continue to be tight as cost for equipment increases but residents do not necessarily want to see their property tax increase.

Stats on Hiawathaland Transit service in and around Wabasha:

2020: Disabled – 1,654 Elderly – 580 Adult – 1,182 Student – 350 Children – 438 TOTAL – 4,204	2021: Disabled – 5,757 Elderly – 726 Adult – 1,590 Student – 860 Children – 1,049 TOTAL – 9,982	2022 Disabled – 6,203 Elderly – 661 Adult – 1,183 Student – 498 Children – 646 TOTAL - 9,191	2023 Disabled – 5,992 Elderly – 542 Adult – 1,172 Student – 705 Children – 965 TOTAL – 9,376	
2024 Disabled – 3,457 Elderly – 637 Adult – 913 Student – 477 Children – 778 TOTAL – 6,262	2025 Thru June 30 th Disabled - 1,056 Elderly – 358 Adult – 598 Student – 342 Children – 150 TOTAL – 2,504			

ACTION REQUIRED:

Determine if the City wishes to sign the MOU or provide counterproposal or not sign the MOU.

Attachments

Memorandum of Understanding Between Three Rivers Community Action and City of Wabasha

MEMORANDUM OF UNDERSTANDING BETWEEN THREE RIVERS COMMUNITY ACTION, INC.
AND

THE CITY OF WABASHA

FOR THE PROVISION OF TRANSIT SERVICES

This agreement made this 23 day of June, 2025, between Three Rivers Community Action, Inc., hereinafter referred to as "Three Rivers," and the "City of Wabasha" hereinafter referred to as "City."

Whereas, Three Rivers Community Action, Inc. operates public transit under the name Hiawathaland Transit; and

Whereas, Three Rivers is under contract with the Minnesota Department of Transportation (MnDOT) to provide Demand Response and/or Deviated Route services for the cities in Goodhue, Rice and Wabasha Counties: Cannon Falls, Elgin/Plainview, Faribault, Kenyon/Wanamingo, Lake City, Northfield, Pine Island, Red Wing, Wabasha/Kellogg, and Zumbrota/Mazeppa.

WITNESSETH: That for the consideration of the mutual promises and covenants herein stipulated to be performed by the parties to this Agreement, it is agreed as follows:

1. **Services to be Provided.** Three Rivers agrees to provide City with transit services designed to meet the transportation needs of the public (hereinafter "Services"). All Services shall be provided in a manner consistent with the level of care and skill ordinarily exercised by public transit organizations providing similar services.
2. **Term.** The Term of this Agreement will be for a period of five years. This Agreement shall remain in full force and effect commencing from January 1, 2025, and continuing until December 31, 2029, unless terminated earlier as provided in paragraph 4 or amended pursuant to this Agreement. Every individual calendar year that elapses from January 1, 2025, until December 31, 2029, shall be deemed a "Contract Year".
3. **Payment.** City shall pay Three Rivers the amount of six thousand dollars (\$6,000.00) annually from 2025 through 2029, and Three Rivers will bill in January of each year and payment is due and payable within 30 days of invoicing. The terms for any subsequent years can be renegotiated in 2029. This fee for service payment is replacing the local share amount for bus replacement.
4. **Termination.** This Agreement may be terminated as follows:
 - 4.1. **Mutual Agreement.** The Parties, by mutual written agreement, may terminate this Agreement as outlined in 4.2 and 4.3. Any termination by Three Rivers must be approved by the Minnesota Department of Transportation.

4.2. **City Breach.** Three Rivers can only terminate this Agreement in the event of a breach of the Agreement by City upon providing thirty (30) days' written notice and an opportunity for City to cure the breach before expiration of the thirty (30) days.

4.3. **Termination by City.** City may terminate this Agreement for any reason or no reason at all at any time upon providing thirty (30) days' written notice to Three Rivers. However, City must provide notice of termination prior to December 1st of any year, to not be liable for any portion of the following years' annual payment set forth in Paragraph 3.

In the event of termination during a contract year, City will not be eligible for a prorated refund of the current years contract amount.

5. **Insurance.** For the entire term of this Agreement, Three Rivers will provide insurance for bodily injury and property damage liability and related coverages, including physical damage insurance on the buses in at least the limits set forth in Three Rivers' contract with the state of Minnesota titled "Public Transit Participation Program Operating Grant Agreement."
6. **Licensure and Training.** Three Rivers will ensure that all transportation drivers will maintain the licensure and training required for the class of vehicle driven.
7. **Property of Three Rivers.** The bus fleet is the property of Three Rivers. City shall not be liable for injuries to persons or damage to property associated with the Services outline in Paragraph 1.
8. **Indemnification.** In the performance of this Agreement, Three Rivers agrees to indemnify, save, and hold the City, its agents, and employees harmless from any claims or causes of action arising from the performance of this Agreement by Three Rivers or Three Rivers' agents or employees. This obligation survives termination of this Agreement.

Nothing in this Agreement shall constitute a waiver or limitation of any immunity or limitation on liability to which City is entitled.

9. **Independent Contractor.** All Services provided by Three Rivers pursuant to this Agreement shall be provided by Three Rivers as an independent contractor and not as an employee of City for any purpose, including but not limited to: income tax withholding, workers' compensation, unemployment compensation, FICA taxes, liability for torts and eligibility for employee benefits.
10. **Data Practices Act Compliance.** Any and all data provided to Three Rivers, received from Three Rivers, created, collected, received, stored, used, maintained, or disseminated by Three Rivers pursuant to this Agreement shall be administered in accordance with, and is subject to the requirements of the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13. The remedies in Minnesota Statutes Section 13.08 apply to Three Rivers.

11. **Reporting.** Three Rivers shall make all necessary reports to the Minnesota Department of Transportation.
12. **Costs.** The Parties agree to the following terms related to costs under this Agreement:
 - 12.1. Three Rivers shall be solely responsible for all operating and capital costs that arise during the term of this Agreement. The payments set forth in Paragraph 3 reflect City's only obligation to contribute to Three Rivers operating costs. Other than those payments, City has no obligation to contribute to Three Rivers' operating, capital, or any other costs or expenses, whether anticipated or unanticipated.
 - 12.2. Three Rivers will not be compensated separately for any incidental expenses.
13. **Transit Advisory Council.** City will provide a representative to the Transit Advisory Council to attend meetings and elicit feedback regarding ridership, fare, and transit routes.
14. **Amendments.** Except as expressly permitted by this Agreement, no amendments may be made to this Agreement except upon mutual written agreement signed by both Parties.
15. **Waiver.** No waiver of any provision or of any breach of this Agreement shall constitute a waiver of any other provisions or any other or further breach, and no such waiver shall be effective unless made in writing and signed by an authorized representative of the Party to be charged with such a waiver.
16. **Entire Agreement.** This Agreement, any attached exhibits and any addenda or amendments signed by the Parties shall constitute the entire Agreement between City and Three Rivers and supersedes any other written or oral agreements between City and Three Rivers. This Agreement can only be modified in writing signed by City and Three Rivers. If there is any conflict between the terms of this Agreements and referenced or attached items, the terms of this Agreement shall prevail.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on

the _____ day of _____, 2025

City of Wabasha:

By: _____

Its: Mayor _____

City of Wabasha:

By: _____

Its: City Administrator _____

Three Rivers Community Action, Inc.:

By: _____

Its: Executive Director _____

City Council Regular

10. 5.

Meeting Date: 08/05/2025

ITEM TITLE: Milligan Street Lot Inquiries

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

We have two inquiries from two buyers and staff would like Council feedback before moving forward with accepting an offer.

1. **Buyer #1** is interested in building a duplex or single family depending on setbacks to rent out but would request to pay for the lot price after the home is built. Staff would recommend a deferred to the buyer in second position to the bank loan, for the lot sale that is paid back 18 months after closing or something like that.

2. **Buyer # 2** would like to put a Winona Homes manufactured home on the lot. They would owner-occupy the unit and currently live at Pioneer but for the bank to provide a loan, it needs to be on a lot that they own. Pictures attached.

Since Council owns the lots, they will have to approve the final offer. We could allow Port to decide this question.

STAFF RECOMMENDATION:

I recommend we do not close on the lot until buyers have financing ready to go and evidence of finding. I think both offers seem reasonable.

Attachments

Manufactured Homes

MANUFACTURED

Home





Norman Fast

Manufactured Home

Winona Homes, Winona

City Council Regular

10. 6.

Meeting Date: 08/05/2025

ITEM TITLE: Set Meeting Date for Council Workshop on Building and Discuss Survey Results

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

City Council Regular

11. 1.

Meeting Date: 08/05/2025

ITEM TITLE: Resolution 36-2025 August Donations

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

All donations need to be accepted by the city council.

ACTION REQUIRED:

to approve Resolution 36-2025 August Donations.

Attachments

36-2025 August Donations

CITY OF WABASHA
RESOLUTION No. 36-2025
RESOLUTION ACCEPTING DONATIONS

WHEREAS The City of Wabasha is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens; and

WHEREAS the following persons and entities have offered to contribute the cash amounts or items set forth below to the city for the following.

○ **POOL PASSES**

- \$16,000 – Wabasha Kellogg Area Community Foundation

○ **AMBULANCE DEPARTMENT**

- \$200 – In memory of Patricia Dahl
- \$20 – Cheryl Costello
- \$1,000 – Anonymous Donor

○ **FIRE DEPARTMENT**

- \$1,000 – Anonymous Donor

○ **BIKE SHARE**

- \$360 – Rotary Club of Wabasha

○ **LIBRARY**

- \$3,000 – Carlene & Harold Brosdal
- \$1,000 – Anonymous
- \$500 – Laurie Hassinger
- In memory of Alice Jarstad
 - \$20 – Gary & Edith Ruff, \$25 – Ruby Rhoads White, \$20 – Robert & Tonya Jumbeck, \$20 – John & Lisa Klees, \$50 – John & Jo Lineweaver, \$50 – Jennifer Christoffer, \$50 – June Kasper, \$50 – Marianne Carr, \$20 – Laura Schurhammer, \$25 – Libby & Aaron LaRocque, \$50 – Dr. Bob & Linda Mann, \$50 – Alan & Nancy Pinsonneault, \$25 – Claire Abbott, \$50 – Gary & Deb Golomski, \$100 – William & Mary Keilty, \$200 – Elizabeth & Mathew Melcher, \$35 – Margaret & Peter Klucas, \$10 – Rosanne Wodele, \$25 – Mary & Jerry Arens, \$25 – Jim & Kathy Schurhammer, \$100 – Jim & Anne Miller, \$25 – John & Caren Passe, \$200 – Dr. Phillip & Kate Perry, \$100 – Charlie & Randy Campbell, \$25 – Sandra Fitzgerald, \$25 – Nancy Denzer & Maynard Johnson, \$100 – Jim Nordstrom & Joni Lommen, \$25 – Ed & Luci Plank, \$25 – Janice Glomski, \$25 – David & Diane Mikelson, \$50 – Bonnie Lodermeier, \$100 – Victory Johnson, \$20 – Ronald & Denyse Schroeder, \$100 – Peter & Sharon Riester, \$120 – Charles & Lisa Nicholson, \$50 – Daniel Quam, \$20 – Joanne Zimmerman, \$25 – Steve & Teresa Passe, \$50 – Martin & Gretchen Wilson, \$25 – Charles & Carole Dillerud, \$25 – Mary Funk, \$50 – Jeanne & Robert Hovda, \$25 – Terry & Kathy Arens, \$50 – Dennis & Gail Schneider, \$50 – Michael & Maria Slavik, \$20 – Dean Anderson & Jean Tentis, \$50 – Michael Palmersheim, \$100 – Sharon & Peter Malin, \$100 – Julie & Leland Leichtnam, \$25 – Fred & Diane Schjolberg, \$100 – Werner & Kathleen Beuning, \$50 – Shawn & Kimberly Kockler, \$25 – John & Mary Mattison, \$25 – Brenda Pearson, \$50 – Bev & Bruce Hall/ Library Staff, \$25 – Linda Stamchror, \$50 – Greg Williams, \$25 – Robert & Diane Scheel, \$50 – Kathy Wohlfeil, \$50 – Dan & M.J. Moravec, \$250 – Rollin Hall, \$50 – John & Sarah DeGrood

○ **FIREWORKS**

- \$220 – Edward Jones
- \$250 – Greenfield Township
- \$250 – Wabasha Area Lions Club
- \$250 – Fred & Diane Schjolberg

- \$250 – Heritage Laundrymat

WHEREAS all such donations contributed are determined to be a benefit to the citizens of the City of Wabasha; 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 WABASHA, MINNESOTA, AS FOLLOWS:

1. The donations described above are hereby acknowledged and accepted and shall be used in accordance with the terms prescribed by the donor.
2. The city clerk is hereby directed to issue receipts to each donor acknowledging the city's receipt of the donor's donation.

Adopted by the City Council of the City of Wabasha on August 5, 2025.

Approved:

Mayor - Emily Durand

Attested:

City Clerk – Wendy Busch

City Council Regular

13. 1.

Meeting Date: 08/05/2025

ITEM TITLE: Wabasha Athletic Complex Donation Ceremony: WNB Financial/FHLB of Des Moines Thursday, August 14 9AM

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

Please join the City of Wabasha as we recognize WNB Financial and the Federal Home Loan Bank of Des Moines for their commitment to the Wabasha Athletic Complex. The Federal Home Loan Bank of Des Moines has awarded a donation that matches WNB Financials' \$75,000 donation, bringing their total donation to \$150,000. The additional \$75,000 will be used to add pickleball lighting and accessible playground equipment at the Wabasha Athletic Complex.

To recognize this donation and show our appreciation, WNB Financial and Federal Home Loan Bank of Des Moines staff will be at the Wabasha Athletic Complex for a check presentation on Thursday, August 14th at 9AM. Please plan to join us to recognize this generous donation.

City Council Regular

13. 2.

Meeting Date: 08/05/2025

ITEM TITLE: 2026 Budget Workshop: Tuesday, August 26 3PM Wabasha Public Library

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

The 2026 Budget Workshop will be held on Tuesday, August 26 at 3PM at the Wabasha Public Library.

City Council Regular

13.3.

Meeting Date: 08/05/2025

ITEM TITLE: Skatepark Grand Opening Tuesday August 26 at 11AM

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

To make this not just a city celebration but a celebration with the community, we plan to have some free ice cream available while we do a ceremony and encourage youth to come out and enjoy the new facility!

City Council Regular

13. 4.

Meeting Date: 08/05/2025

ITEM TITLE: Surveying Council Members to Set Date for Workshop on Buildings

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

Water bill has been included for marketing the survey and on Facebook. We are up to 103 responses.
