216 4th Street N, Stillwater, MN 55082
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CITY COUNCIL MEETING MINUTES
October 6, 2026

WORKSHOP MEETING **4:30 P.M.**

Mayor Kozlowski called the meeting to order at 4:30 p.m.

Present: Mayor Kozlowski, Councilmembers Collins, Polehna

Absent: Councilmembers Belland, Odebrecht

Staff present: City Administrator Kohlmann
City Attorney Land
City Clerk Wolf
Administrative Services Director Bechel
Community Development Director Zimmerman
Finance Director Provos
Fire Chief Ballis
Human Resources Manager Rohweder
IT Manager Rice
Police Chief Mueller
Assistant City Administrator Sanders

OTHER BUSINESS

Lily Lake Ice Arena Facility Study and Concept Plans

Assistant City Administrator Sanders introduced Thad Dahling and John Kresmer of ISC Inc., who presented a concept plan and pricing for the ice arena following the facility study they performed.

Councilmember Polehna pointed out the facility is 60 years old, and he has received complaints about the condition of the restrooms in particular.

St. Croix Recreation Center Manager Brady added phasing the project could lead to complaints from users who would have to continue using the old locker rooms, while completing this project would improve facility revenue.

City Administrator Kohlmann noted funding for the improvements would be considered as part of the comprehensive facility plan along with other funding sources.

City Council members agreed on the plan in concept.

2027 Legislative Agenda

City Administrator Kohlmann explained that the City prepares a legislative agenda each year to seek state funding.

The consensus of the Council was to approve the 2027 Legislative agenda as presented.

STAFF REPORTS

Assistant City Administrator Sanders reported the Curve Crest roundabout is now open. The bid opening for the Shoddy Mill project will be later in the week, and the Lumberjack Landing site work is starting. He also updated the Council on the Police Department Locker room renovation.

Police Chief Mueller noted the Art Fest went well and outlined Harvest Fest and United Way Week events, as well as issues expected to come before the State Legislature in 2027. Nuisance complaints regarding local hotels were also discussed.

IT Manager Rice gave updates on the networking project, fiber cable repair, and the installation of equipment at the Aiple House.

Human Resources Manager Rohweder noted she has been on the job for four weeks. Everything has been going well, and she is learning the system.

Fire Chief Ballis gave personnel updates and announced Fire Prevention Week events and attendance at the Chief's Conference.

Finance Director Provos reported on the bond sale that day.

Community Development Director Zimmerman updated the Council on Comprehensive Plan Outreach and new downtown parking signs.

Administrative Services Director Bechel reported on communication strategies for Lumberjack Landing and the new website launch scheduled for Oct. 28.

City Clerk Wolf gave updates on the October mattress collection, liquor and tobacco license renewals mailed without a fee increase, the start of absentee voting, and November meeting date changes.

City Attorney Land discussed a storm sewer easement needed for the Lakeview Hospital project, work on a tunnel lease, and infrastructure damage collection.

City Administrator Kohlmann reported on feedback received on Flock cameras through a dedicated email address and the City's responses.

ADJOURNMENT TO CLOSED SESSION

Motion by Councilmember Collins, seconded by Councilmember Polehna, to adjourn to Closed Session. All in favor. The meeting was adjourned to Closed Session at 5:30 p.m.

CLOSED SESSION

Present: Mayor Kozlowski, Councilmembers Collins, Polehna

Absent: Councilmembers Belland, Odebrecht

Staff present: City Administrator Kohlmann. City Attorney Land, Public Works Director Sanders

The Council met in Closed Session pursuant to Minn. Stat. Section 13D.05 subd. 3(b) to discuss attorney-client privileged communication regarding the assessment appeal of Allan LaValier v. City of Stillwater.

Motion by Councilmember Collins, seconded by Councilmember Polehna, to reopen the meeting. All in favor. The meeting was reopened at 5:37 p.m.

RECESS

Mayor Kozlowski recessed the meeting at 5:37 p.m.

REGULAR MEETING **7:00 P.M.**

Mayor Kozlowski called the meeting to order at 7:00 p.m.

Present: Mayor Kozlowski, Councilmembers Collins, Polehna

Absent: Councilmembers Belland, Odebrecht

Staff present: City Administrator Kohlmann
City Attorney Land
City Clerk Wolf
Administrative Services Director Bechel
Community Development Director Zimmerman
Finance Director Provos
Fire Chief Ballis
Police Chief Mueller
Assistant City Administrator Sanders
Deputy Director of Public Works Farrell
Assistant City Engineer Abdullah

PLEDGE OF ALLEGIANCE

Mayor Kozlowski led the Council and audience in the Pledge of Allegiance.

RECOGNITIONS OR PRESENTATIONS

Proclamation for Fire Prevention Week

Mayor Kozlowski read a proclamation designating October 4-10 as Fire Prevention Week in the City of Stillwater and encouraging safe charging and use of lithium-ion batteries.

2026 General Obligation Bonds, Series 2026B

A representative of Baker Tilly presented the bids received for the City's 2026 General Obligation bonds. Eight bids were received, with a winning bid of 4.09 percent. The City received affirmation of its AA rating.

Motion by Councilmember Collins, seconded by Councilmember Polehna, to adopt **Resolution 2026-108,** Resolution authorizing the issuance and awarding the sale of $2,595,000 General Obligation Bonds, Series 2026B. All in favor.

PUBLIC HEARINGS

Proposed Assessments for Delinquent Abatement Cleanup Fees, Delinquent Administrative Citation Fees, Delinquent Lodging Tax Fees, Delinquent Parking Fees, Delinquent Plan Review Fees, Delinquent Solid Waste Fees and Delinquent Utility Bills

Mayor Kozlowski opened the public hearing.

Paul Bell, no address given, discussed contracts.

Suresh Balasubramanian, 1913 Eastridge Ct., questioned utility billing.

There were no more public comments. The public hearing was closed.

Motion by Councilmember Polehna, seconded by Councilmember Collins, to adopt **Resolutions 2026-109** through **Resolution 2026-115,** resolutions adopting each of the assessments. All in favor.

Proposed Assessments and Deferred Assessments for CSAH 5 Phase 4 Project

Assistant City Engineer Abdullah reviewed the project and assessments.

Mayor Kozlowski opened the public hearing.

Nan Tate, 1529 Olive St., questioned the numbers for the sidewalk portion of the project, stating they did not make sense.

An individual who did not identify himself showed a photo of a concrete pour in front of 1514 Olive St. W. he said it was done incorrectly.

Eric Peterson, 1514 Olive St. W., had additional photos of the work in front of his house.

There were no more public comments. The public hearing was closed.

Motion by Councilmember Polehna, seconded by Councilmember Collins, to adopt **Resolutions 2026-116** and **Resolution 2026-117,** resolutions adopting assessments and deferred assessments for the CSAH 5 Phase 4 Project. All in favor.

Proposed Assessments for 2026 Sidewalk Rehabilitation Project

Assistant City Engineer Abdullah reviewed the project and proposed assessments.

Mayor Kozlowski opened the public hearing. There were no public comments. The public hearing was closed.

Motion by Councilmember Collins, seconded by Councilmember Polehna, to adopt **Resolution 2026-118,** a resolution adopting assessments for the 2026 sidewalk rehabilitation project. All in favor.

Proposed Assessments for 2026 Street Improvement Project

Assistant City Engineer Abdullah reviewed the project and proposed assessments.

Mayor Kozlowski opened the public hearing.

Jeanne Dietrich, 625 5th St N, asked why the rest of the plan isn't being finished until 2027 and contended she had to move out of her house because of the damage to her historic home and business caused by recent road construction. It was noted that her address was not part of the project being heard.

David Paulson, 712 Hickory St., questioned why residents are being assessed before the project is finished.

Greg Swope, 703 Hickory St., called for changes to the way assessments are calculated to be more equitable.

Peg Warner, Brewers Lane, asked for clarification on assessment calculations.

Dan Nelson, 706 Hickory St., also discussed the fairness of small properties paying the same as properties with a larger linear size on the street, adding that communication on the project had been poor.

There were no more public comments. The public hearing was closed.

Motion by Councilmember Collins, seconded by Councilmember Polehna, to adopt **Resolution 2026-119,** a resolution adopting assessments for the 2026 Street Improvement Project. All in favor.

OPEN FORUM

Lynn Renee, Linden St, commented on the scheduled Comprehensive Plan outreach, noting that using events reached only a certain type of citizen.

An unidentified man spoke about Flock cameras and read the responses of individuals who had commented on video from the previous City Council meeting.

RECESS/RECONVENE

Mayor Kozlowski adjourned the meeting at 8:23 p.m.

The meeting was reconvened at 8:33 p.m.

CONSENT AGENDA

September 15, 2026, Regular Meeting Minutes
Payment of Bills
2027 Street Improvement Project Order Preparation of Feasibility Study - **Resolution 2026-120**
Assessment Appeal Waiver Agreement for 723 William Street N. Water Installation - **Resolution 2026-121**
Conditional Use Permit for Private Gym in CBD District at 220 Commercial Street (CD2026-038) **– Resolution 2026-122**
Department of Natural Resources Proposed Land Exchange with National Park Service – **Resolution 2026-123**
Gambling Premise Permit for Stillwater Area Hockey Assoc. at the Lumberjack Lodge – **Resolution 2026-124**
Interim Use Permit for Food Truck in CBD District at 225 Main St. N (CD2026-039) **– Resolution 2026-125**
Lumberjack Landing Exterior Railings Project Agreement
Lumberjack Landing Special Inspection and Construction Testing Services Agreement
Professional Services Agreement with Urban SDK
Short Term Rental License for 225 Martha St. N
Statutory Limit of Liability Coverage
Therapeutic Massage Business License and Massage Therapist License
Police Department Locker Rooms Tile Replacement Agreement
Police Department Locker Rooms Toilet Fixture Replacement Agreement

Motion by Councilmember Collins, seconded by Councilmember Polehna, to adopt the Consent Agenda. All in favor.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

There was no new business.

COUNCIL REQUEST ITEMS

There were no Council Request Items

ADJOURNMENT

Motion by Councilmember Collins, seconded by Councilmember Polehna, to adjourn. All in favor. The meeting was adjourned at 8:33 p.m.

Ted Kozlowski, Mayor

ATTEST:

Beth Wolf, City Clerk

Resolution 2026-108, Resolution Authorizing the Issuance and Awarding the Sale of $2,595,000 General Obligation Bonds, Series 2026B, and Levying a Tax for the Payment Thereof

Resolution 2026-109, Resolution Adopting Assessment for Delinquent Abatement Cleanup Fees, L.I. 040

Resolution 2026-110, Resolution Adopting Assessment for Delinquent Administrative Citation Fees, L.I. 006

Resolution 2026- 111, Resolution Adopting Assessment for Delinquent Lodging Tax Penalties and Interest, L.I. 009

Resolution 2026-112, Resolution Adopting Assessment for Delinquent Parking Fees, L.I. 80

Resolution 2026-113, Resolution Adopting Assessment for Delinquent Plan Review Fees, L.I. 007

Resolution 2026-114, Resolution Adopting Assessment for Delinquent Solid Waste Fees, L.I. 002

Resolution 2026-115, Resolution Adopting Assessment for Delinquent Utility Charges, L.I. 0001

Resolution 2026-116, Resolution Adopting Assessments for CSAH 5 Improvement Project – Phase 4 Project 2024-14, L.I. 447

Resolution 2026-117, Resolution Adopting Deferred Assessment for CSAH 5 Phase 4 Improvement Project, Project 2024-14

Resolution 2026-118, Resolution Adopting Assessment for 2026 Sidewalk Improvement Project, Project 2026-06, L.I. 446

Resolution 2026-119, Resolution Adopting Assessments for 2026 Street Improvement Project, Project 2026-02, L.I. 445

Resolution 2026-120, Resolution Ordering Preparation of Feasibility Report for 2027 Street Improvement Project, Project No. 2027-02

Resolution 2026-121, Resolution Approving Assessment Appeal Waiver Agreement for 723 William Street N Water Service Installation

Resolution 2026-122, Resolution Approving a Conditional Use Permit in the CBD: Central Business District at 220 Commercial Street for the Operation of a Gym (Case Number: CD2026-038)

Resolution 2026-123, A Resolution in Support of the Proposed Property Exchange Between the Minnesota Department of Natural Resources and The National Park Service and Decommissioning of The Saint Croix Boom Site Wayside

Resolution 2026-124, Approving Minnesota Lawful Gambling Premise Permit for Stillwater Area Hockey Association

Resolution 2026-125, Resolution Approving an Interim Use Permit in the CBD: Central Business District at 225 Main Street North for Seasonal Outdoor Sales (Food Vending) (Case Number: CD2026-039)