

CITY OF FREEPORT

125 Main Street E - PO Box 301 - Freeport, MN 56331 - 320-836-2112 For TTY/TDD Users 1-800-627-3529 or 711 Minnesota Relay Service www.freeportmn.org

September 30, 2025 - Regular Meeting Agenda Freeport City Hall - 7:00 pm

Call to Order

- I. Approve Agenda
- II. Public Forum
- III. Consent Agenda
 - a. August 26, 2025 Council Meeting Minutes (1-3)
 - b. Claims Report (4-6)
 - c. Sheriff's Report (N/A)
- IV. Reports
 - a. Clerk-Treasurer Report (7)
 - b. Fire Department Report (N/A)
 - c. Public Works Report (8-9)
 - d. Engineer Report (10-11)
 - e. Attorney Report (N/A)
- V. Old Business
 - a. Welle IV Traffic Calming (12)
- VI. New Business
 - a. Fire Hydrant Painting (13)
 - b. Meeting Date Change Wednesday (14)
 - c. Clerk-Treasurer Nelson's Review
 - d. Administrative Assistant Tschida's Review
- VII. Adjourn



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August 26, 2025 – Council Meeting Minutes

A regular meeting of the Freeport City Council was convened at 7:00 pm by Mayor Mike Eveslage and councilors Nick Arnzen, Sarah Blake, Tim Hennen, and Jake Renneker.

Staff in attendance: Clerk-Treasurer Jon Nelson, Public Works Director Loren Goebel, Fire Chief Andy Grieve, City Engineer Dave Blommel, City Financial Advisor Ashley Feldewerd, City Attorney Joe Krueger

Others in attendance: Carol Moorman – Star Post, Tom Middendorf, Mark Middendorf, Ken Goebel, Judy Glass, Branden Roering.

Approval of Agenda

Nelson added claim #6440, 6499, 6500, 6501. Arnzen motioned to approve the agenda with the additions, seconded by Renneker. Motion carried 5-0.

Public Forum

Mayor Eveslage opened the public forum. Mark Middendorf would like to see streetlights put back up along Main Street East. Mayor Eveslage expressed that the item would be talked about later on in the meeting and after hearing no other comments, Mayor Eveslage closed the public forum.

Consent Agenda

Hennen motioned to approve the consent agenda, seconded by Blake. Motion carried 5-0.

Reports

Clerk-Treasurer Report – Jon Nelson

Workers Comp Audit has been completed.

Nelson will be attending a Stearns County Hazard Mitigation meeting. The County puts together a plan and attendance and input is required by cities if they want to qualify for grant money for mitigation after an event occurs in their jurisdiction.

Hailstorm damage project has been wrapped up. All repairs have been made and we received our final insurance check today.

Windows 10 security updates are coming to an end in October. Nelson reached out to David Waletzko of Community Technology Center. We have two computers in need of replacement and Waletzko quoted \$2,122 plus set up to replace. Arnzen motioned to replace the computers, seconded by Renneker. Motion carried 5-0.

Fire Department Report – Chief Andy Grieve

Calls this month: 4 medicals, 1 I-94 fire, & 1 cancelled house fire

Grieve is ordering seven AED machines. They will put a couple of them in the trucks and five of the fire members that live outside of town that may be the first to respond to a medical call nearby on their own will be in charge of a machine. Funds from the Ham BBQ will be used to purchase but Grieve is also applying for grant money.

<u>Public Works Report</u> – Public Works Director Loren Goebel

Goebel conducted and received results for lead and copper line testing. He collected 10 samples, they were analyzed, and the state used the 9th highest-testing sample to classify the City. Freeport's water system ranks in the 90th percentile and is well below the action level for lead and copper levels.

MP Asphalt will start the crack sealing project after Labor Day.

Engineer Report – City Engineer Dave Blommel

Blommel presented Keuchle Undeground's pay application #6 in the amount of \$56,421.11 for Welle IV improvements. There are a few items to wrap up but he expects to see the final payment request next month. Arnzen motioned to approve pay application #6, seconded by Hennen. Motion carried 5-0.

Design Electric completed the punch list for the streetlight project. They were unable to put together the final pay request before the meeting but will likely see that next month.

Blommel and Goebel toured the City to coordinate future road projects. 2nd & 3rd by the church are of high priority, and it would make sense to tie in the Manor alley and possibly the fire hall alley with that project.

Blommel and Nelson met with Tom Middendorf, Chris Middendorf, & Dave Welle to discuss drainage concerns in Welle's field east of town that the Middendorfs rent. Although we've had a wet year and it's naturally a wetter property, there has been increasing pressure over the years due to residential and industrial development. The meeting was informational only.

Attorney Report – Attorney Joe Krueger

Attorney Krueger had nothing to report on at this time.

Old Business

Culvert Repair – Industrial Park

Nelson received two proposals for repairing the "speed bump" in Industrial Park. Kuechle Underground - \$16,090.00; Hoppe's Dirtwork - \$5,200.00. Blommel provided a scope of work and Hoppe's Dirtwork proposal covers all that he is asking to be repaired. Hennen motioned to accept the proposal from Hoppe's Dirtwork, seconded by Arnzen. Motion carried 5-0.

New Business

Streetlights - Main Street East

Xcel Energy has been working on their transmission line replacement project this year. During the planning phases, it was a concern that with Stearns County's upcoming project that will widen CSAH 157 that the new poles would be pushed too far into residents' yards in that area. Xcel and the City were able to get the new power poles installed along the trail. The new location is further away from the street and Xcel said that they would not be installing light fixtures on the new poles as the light would not reach the roadway. Residents have expressed their concerns and would like to see streetlights reinstalled.

Nelson received quotes for replacing the streetlights in the amounts of \$7,200 or \$19,200 per light, depending on the style. Blommel mentioned an option for breakaway poles that could be installed as close as 6 feet away from the shoulder of the road but did not have a cost for that option.

The residents present said that they aren't expecting this to happen immediately but wanted council to consider the replacement. Hennen said he would like to wait until the County finishes the road improvement project before making any decisions on placing lights along the road. The rest of council agreed with Hennen and no action was taken.

Preliminary 2026 Budget

Feldewerd reviewed the unchanged preliminary budget with Council.

Arnzen motioned to approve Resolution 2025-10 to adopt the proposed 2026 budget and to order certification to the County, seconded by Blake. Motion carried 5-0.

2025 Second Quarter Report

Feldewerd reviewed the unaudited second quarter report with council. The City's finances are on track at the moment.

EDA Appointments

Mayor Eveslage has chosen to reappoint EDA Members Tom Middendorf and Joe Hennen. Council must vote to approve the appointments.

Arnzen motioned to approve reappointing Middendorf and Hennen, seconded by Renneker. Motion carried 5-0.

CSAH 11 Sidewalk Project

Mayor, Mike Eveslage

Bid opening for the sidewalk project was yesterday. The sole bidder was JR Ferche in the amounts of \$408,174 for fall construction and \$407,274 for spring construction, both amounts are under budget. After discussion, Arnzen motioned to approve JR Ferche's bid in the amount of \$408,174 for fall construction, seconded by Hennen. Motion carried 5-0.

Arnzen motioned to approve Resolution 2025-11 to enter into a cooperative construction agreement with MnDOT, seconded by Renneker. Motion carried 5-0.

Before adjourning, Arnzen asked if the City was responsible for maintenance on the north end park as he would like to see more wood chips put down. The City is responsible due to an agreement between the City and school so Goebel will order a load of chips.

City Clerk-Treasurer, Joan Wall

Arnzen motioned to adjourn, seconded by Blake. Motion carried 5-0.

For the Accounting Period: 9/25

For doc #s from 6514 to 6541

* ... Over spent expenditure

Claim	Check Vendor #/Name/	Document \$/	Disc \$				Cash
Line #	Invoice #/Inv Date/Description	Line \$	PO #	Fund	Org Acct	Object Proj	Account
6514	829 ABDO	9,260.00					
1	510853 08/31/25 Payroll Prep - Aug 2025	510.00		101	41000	300	10100
2	511063 09/01/25 Monthly Fee - Sept 2025	8,750.00		101	41000	300	10100
6515	913 ALERT-ALL CORP.	279.00					
1	225090273 09/11/25 Supplies	279.00		225	42200	210	10100
6516	581 ALEX AIR APPARATUS, INC	174.32					
1	INV-52952 09/15/25 Hose/Coupler	174.32		225	42200	401	10100
6517	777 ANDY GRIEVE	40.00					
1	09/15/25 Chief Meeting Meals	40.00		225	42200	335	10100
6518	647 BADGER METER INC	795.27					
1	80209684 08/29/25 Mobile Read Module Service	204.00		601	43225	433	10100
2	80209684 08/29/25 Mobile Read Module Service	204.00		602	43250	433	10100
3	80209684 08/29/25 User Login Annl License	180.00		601	43225	433	10100
4	80209684 08/29/25 User Login Annl License	180.00		602	43250	433	10100
5	80209684 08/29/25 Beacon MBL Hosting Unit	13.63		601	43225	433	10100
6	80209684 08/29/25 Beacon MBL Hosting Unit	13.64		602	43250	433	10100
6519	717 CARR'S TREE SERVICE, INC	500.00					
1	17423-I 09/11/25 Herbicide Treatment	500.00*		101	43100	311	10100
6520	155 FREEPORT FARM CENTER, INC	14,854.67					
1	110888 08/15/25 Mower Tire Repair	61.67		101	43100	220	10100
2	110948 08/19/25 Mower Tire Repair	43.00		101	43100	220	10100
3	111012 08/12/25 New Mower-Ferris 1SX 3300 ZT	14,750.00*		101	43100	510	10100
6521	718 GERALD WIECHMANN CONSTRUCTION,	, 1,500.00					
1	09/21/25 Redo Post & Concrete - FH	1,500.00*		405	42200	220	10100
6522	174 GOPHER STATE ONE CALL, INC	44.55					
1	5080409 08/31/25 Email Tickets - Aug 2025	44.55		601	43225	300	10100
6523	577 GREAT PLAINS FIRE, INC	2,865.00					
1	9072 08/15/25 Lights	2,865.00		225	42200	401	10100
6524	187 HAWKINS, INC	1,998.26					
1	7196895 09/15/25 Chlorine Cylinders	30.00*		601	43225	440	10100
2	7199304 09/15/28 LPC-4/Chlorine	1,968.26*		601	43225	440	10100

For the Accounting Period: 9/25

For doc #s from 6514 to 6541

* ... Over spent expenditure

Claim	Check Vendor #/Name/	Document \$/ Disc \$					Cash
Line #	Invoice #/Inv Date/Description	Line \$	PO #	Fund	Org Acct	Object Proj	Account
6525	194 HENNEN LUMBER CO, INC	963.55					
1	INV101100 08/05/25 #20 Comm Door	839.83*		101	43100	366	10100
2	INV1012625 08/18/25 WD-40	8.39		101	41000		10100
3	INV1011045 08/05/25 Concrete Mix	75.60		225	42200	210	10100
4	INV1012369 08/14/25 GRK RSS	32.28		225	42200	210	10100
5	INV1012361 08/14/25 Treated Post	68.28		225	42200	210	10100
6	09/25/25 Misc Items	464.89*		101	41000	366	10100
7	RO12770 08/15/25 Credit	-518.16*		101	41000	366	10100
8	09/25/25 Credit	-7.56		225	42200	210	10100
6526	725 HOPPE'S DIRTWORK	1,130.00					
1	907 08/06/25 Repaired Storm Sewer	1,130.00		602	43250	311	10100
6527	219 JOANN TIMP	250.00					
1	09/25/25 Cleaning Services Aug/Sept	250.00		101	41000	300	10100
6528	670 JOHNSON JET-LINE, INC	7,960.81					
1	4517 09/18/25 Jetting & Vacuum	7,960.81		602	43250	311	10100
6529	889 LAMAR COMPANIES	515.00					
1	117421416 09/01/25 Bulletins	515.00*		101	41000	340	10100
6530	257 LEAGUE OF MN CITES INSURA	NCE 398.00					
1	09/03/25 5/28/24-5/28/24 Addl Premium	3.98*		101	41100	360	10100
2	09/03/25 5/28/24-5/28/24 Addl Premium	15.92*		101	41400	360	10100
3	09/03/25 5/28/24-5/28/24 Addl Premium	179.10*		101	43000	360	10100
4	09/03/25 5/28/24-5/28/24 Addl Premium	199.00		225	42200	360	10100
6531	268 MARC	1,743.73					
1	0858777-IN 09/05/25 Bacteria/Enzym	1,743.73*		602	43250	210	10100
6532	269 MARCO	155.86					
1	40109772 09/10/25 Copier Agreement	155.86		101	41000	410	10100
6533	309 MINNESOTA LIFE INSURANCE	CO 1.60					
1	08/29/25 Goebel-Life Ins-Oct 2025	1.60		101	43000	131	10100
6534	914 MP ASPHALT MAINTENANCE	16,000.00					
1	25234 09/15/25 Crack Sealing	16,000.00*		101	43100	311	10100

For the Accounting Period: 9/25

For doc #s from 6514 to 6541

* ... Over spent expenditure

Claim Line #		r #/Name/	Document \$/	Disc \$	PO		7	Obdata Bard	Cash
Tille #	Invoice #/Inv Da	te/Description	ттие \$		PO #	runa org	ACCL	Object Proj	ACCOUNT
6535	915 QUINLIVAN	& HUGHES PA	852.50						
1	17673 08/21/25 Council Me	eting - July 2025	412.50			101	41000	302	10100
2	18191 09/17/25 Council Me	eting - Aug 2025	440.00			101	41000	302	10100
6536	389 RAMLER TRU	CK & TRAILER REPAIR,	110.72						
1	RIO67417 09/12/25 Rescue	Rig Oil Change	110.72*			225	42200	220	10100
6537	782 RMB ENVIRO	NMENTAL LABORATORIES	322.91						
1	D080135 09/08/25 Predisch	arge	140.03*			602	43250	460	10100
2	D080148 09/16/25 Quarterl	y Influent	182.88*			602	43250	460	10100
6538	802 SCHERPING	TREE & STUMP REMOVAL	350.00						
1	213326 09/12/25 30 yards	of Mulch	350.00*			101	43100	311	10100
6539	418 SEH, INC		9,181.90						
1	489849 06/16/25 2020 Free	port Facilty Plan	3,534.20*			420	41000	300	10100
2	494573 09/15/25 2020 Free	port Facility Plan	3,407.70*			420	41000	300	10100
3	494601 09/15/28 CSAH 11 S	idewalk	953.00*			401	41000	300	10100
4	494616 09/15/25 2025 Gene	ral Engineering	1,287.00			101	41000	300	10100
6540	916 SKYLER MII	LER	41.81						
1	09/25/25 Water/Sewer Bil	1 Overpayment	20.90			601	43225	430	10100
2	09/25/25 Water/Sewer Bil	l Overpayment	20.91*			602	43250	430	10100
6541	809 VALLI INFO	RMATION SYSTEMS, INC	75.00						
1	102145 08/31/25 Online Mo	nthly Maintenance	75.00			101	41000	300	10100

From: Jon Nelson - Clerk-Treasurer

To: Freeport City Council

Date: 09/26/25

Re: Clerk-Treasurer Report

1. Attended the Stearns County Hazard Mitigation meeting.

- 2. Wrote up purchase agreement no. 11 in Welle IV. The first certificate of occupancy has been issued and a couple spec homes are expected to be closed on shortly.
- 3. Main Street Trick-or-Treat emails have been sent out to businesses, scheduled from 3-5 on Halloween. New this year, we invited businesses that are out of the downtown area to set up in our parking lot across the street if they wish to participate.

Job Duty	Date	Initial
Will, tower, prod checks	>AT	
	7/19/25	37
Well, tower, pand checks, garbages, Fix Flags Will, tower, 1: Froton, pond checks, garbages, took Flags down, shop	7/20/25 Man	01
Will town, pond checks, moved -	TUE	
well tower, pends, rained 4", checked storm drain ends, Barts, Escapa	Wed as	X
well tower. Fretaty pond chocks, nater samples install to let & brillpack, moned	Thus	RV.
Well, tower, pand checks, garbages, moved -	712 5 45	XM
well tower, pand checks	5AT	81
Will, tower, pond dreaks	300	RN
Well, to me, 1. Ft status pond checks, water samples, garbages, storm	MON	M
drain collapse on county Rd 11 south, mowed -	11	Al
Well, tower, pand checks, moved lawn, locates	TVE 7129/25	81
Will, tower, pour checks, gopher tocates, Adam Hoppe Fixed sink	7/30/25	Sel
note on a Rd II so moved -	11	RI
Well, tower, 1. Ft state, pand checks, water samples, meter reading,	7/31/25	Ry
sprayed woods.	.53	SEP
Will, tower, pond checks - VAC - moved	FR1 3/1/25	NB/LA
Well, tower, pond checks	8/2/25	X
will, tower, good checks	8/3/25	Sp
well, tower, 1. Ft state, prond checks, water sample s, load & copper	MON 8/4/25	RA
sesults, mat & mech seports, coment at Freehall, garbages	1,41	XILIF
well, to wer, pond checks, moved, cement new holes For poles	FUE 815/25	Ry
will, tower pond checker, got cold patch, clean ballpark +	8/6/25	Ry/NF
tein park.		XY AB
Will, tower, 1. Ft state, pond checks, water sarples, moved	Thy 8/7/25	RIS
put esta patch dam.	17	Ry/NR
well, tower, pond sheeks, garbages, paper work.	8/8/25	Ly
Will, town, pond checks	8/9/25	My
Well, tower, pond shecks	5/10/25	Ry
Well, tones, part, lift stating checks, water samples, gartages, moved, Flushel dead	1	RY/NB
Ends, Rural nather was out.	ADV	
Well, tower pand checks, moved, gapter calls, ballouck	8/12/25	MINA
well, tomes, pand checks, cold patch, Flushad D hydrants, mowed, gopher calls	8/13/25	24) VE
will, toward iFt state pond cheeks, water samples, locates, meter read banks, bullpack	8/19/25 d	8/) NB
clean up, moved,	FRI	Ry
Well tower, pand checks, garbages, locates,	8/15/25	
well, tower, pand checks	8/16/25	
Well tower, pand checks	8/17/25 MON	
Will to very . Ft status pond checks notice suppliage 810 14, metre & sity hold, locating	5/17/25	

Job Duty	Date	Init
ROUNDS - MOWED	E/19-SUN 924	ALP
well, towns, 1. Et state, pond checks, water sangles, garbages, groter locates	8/25/25	2/
well, tower pand checks, ander lacates, Flag down ballpark, water hook up on 112h st.	TYE	as
Will, toke, pard druks, grapher calls, moved lawn.	8/93/52 MM	X1/
Well to year, 1: Ft state, pond chocks, water scenples, gapher calls, shop maint.	2/32/32 Juni	11
Will, tower pand checks, Flags up, noisance letters, shop maint -	8/29/25	24
well, to wer, pand checks	SAT 8/30/25	X/
Well, tower, pand charles	150N 2/31/25	81
Well, to we, 1: I total, porch checks, water samples, garbages	mon 9/1/25	Jos
will, tower, pond doods, water sangles, applier calls - moter readings	9/a/25	My
ASPL + CHON - Sports mand laws reports - MOH, & MPCA	Wed 9/3/25	Xy
well, tower and I Frestoth charles water samples, with words at pends	914725	Je.J
moned laws Flushed dead ends -	114	Ry
well, tower pond charks, shop man, garbages mater install man at F. wells	915/25	xes
well, to me, pand checks	SAT 916/25	Zes
Well, to we, pond checks	30N	XI
wantena, Ford cheeks, water samples, gapher calls, Filed paper work	mon 9/25	XT.
darpage 2 word.	11	XI
well tower pend cheeks, appear rolls, sidewalk meating, mulch at North Park,	TUE 9/9/25	84
moved, maint on Ton truck new hattery -	11	RI
Well tower and thacks, approx calls, most, my Fild paperbook,	9/10/25	æ
would be a second of the secon	1/11/25	XM
well tower, port dreeks, paperwork, shop maint.	9/12/25	X
will to we pond checks	9/13/25	X
Will, to wer, pond checks	9/14/25	RA
Well tower lift state, pond checks, water samples, side walk start, moved, Johnson	10.4.40	XI
Joling started, meetin SCH -	11	XI
well tower pand charks appear calls, moved usinson letting lifts four	TUE	KI
Will town, pand checks, another calls, lodustring STREET Blue Fix, sheep even	Wid	ry.
1211) travel 1. Ft state good checks make smakes show paperwork Filing migher cells	Thur 7118/25	XI
well tower pand checks as back suit bull maint, ballouck bathrooms	FR1	24
Well, to year pond checks	5AT	VA
Well, tower, and checks	54 N	RI
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MEMORANDUM

TO: Freeport City Council

FROM: Dave Blommel, PE (Lic. MN)

DATE: September 24, 2025

RE: Council Update

SEH No. FREEP GEN 14.00

County Road 11 Sidewalk

The sidewalk construction is well underway. We have seen pretty good weather and the contractor has made good progress. Concrete is expected to be placed in early October well in advance of the October 15th MnDOT restrictions. Concrete can still be placed after the 15th, but there are extra restrictions and tracking.

We did come across one challenge in the project right after we started. Excessive topsoil (3' or more) was found on either side of 7th Street. Thankfully there was less topsoil than planned to the south, so we are hopeful that the planned quantities are close to those in the contractors bid.

All of the final documents have been approved for payment from MnDOT as well as the permits issued. We anticipate that the city can request reimbursement as soon as the contractor is paid for their work. We anticipate 2 pay applications in 2025 and a final in the spring / summer of 2026.

The contractor ordered the flashing crosswalk signs for 3rd Ave on 9/24/25 and is expecting a 4 week turnaround. It is possible that won't be active until later fall once installed and connected.

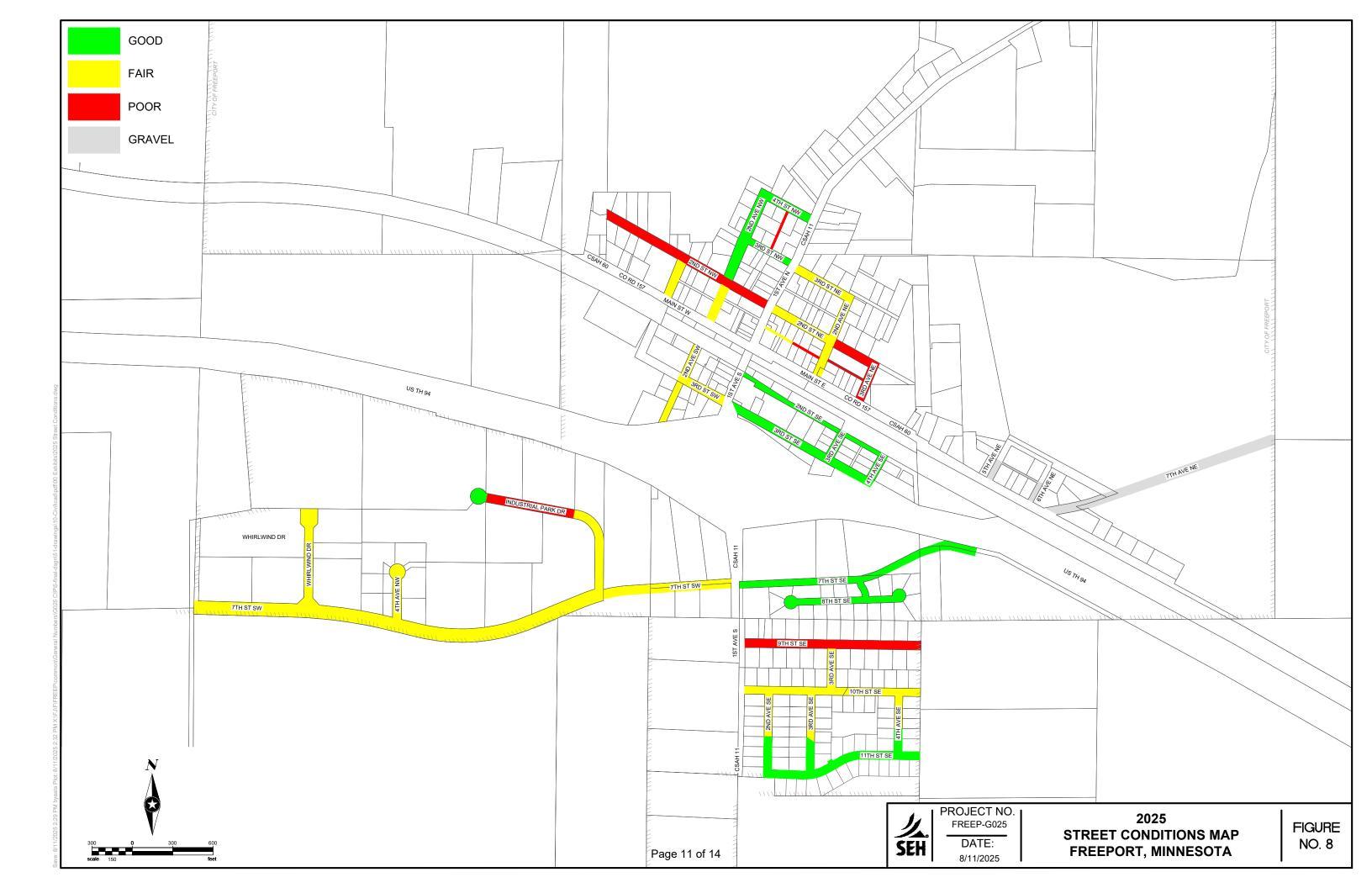
2026 Project

I have been working with your financial consultant for pricing and timing of the recommended improvements. Look for an update at the meeting.

SE Freeport Drainage

We reviewed the drainage from Interstate 94 to 11th Street South and the area in the industrial park. As expected, there has been a modest increase in the volume of water draining through the tile running from the wetland east of 8th street since it was originally installed. Rough calculations show a 14% increase in water volume as a result of development going back to the installation of 8th Street in the 1980's. This increase is a result of additional impervious. The rate at which it flows has been mitigated by ponding limiting the flow rate to pre-development flows, but the volume increase is very difficult to avoid with the underlying soils. To model exactly what is happening with each rainfall event, taking into account ponding, is a more significant effort and would require council consideration.

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From: Jon Nelson, Clerk-Treasurer

To: Freeport City Council

Date: 09/26/25

Re: Welle Traffic Calming

You may have noticed that the speed bumps and additional stop signs have not been installed in the Welle development. Mike & I have passed along our approved plan to law enforcement and traffic engineers who have been in contact with us. We are wanting to be sure that we are taking appropriate action for speed control so that our traffic calming efforts are as effective as possible.

From: Jon Nelson, Clerk-Treasurer

To: Freeport City Council

Date: 09/26/25

Re: Fire Hydrant Painting

I reached out the Stearns County Diversion Program to see if they have any clients available for painting our fire hydrants and they do not at this time.

Prepare to discuss if you would like to see this as a fall project for the City to take on.

From: Jon Nelson, Clerk-Treasurer

To: Freeport City Council

Date: 09/26/25

Re: Council Meeting Change to Wednesdays

Prepare to discuss the option of changing our meetings from Tuesday to Wednesday evening.