



City Council – Meeting Agenda
July 21, 2026 – 5:30 P.M. – Foley City Hall

1. Call the meeting to order.
2. Pledge of Allegiance.
3. Approve the agenda.
4. Consent Agenda:
 -
5. Minor Subdivision Request – Alliance Building/John Rudnitski
 - Adopt Resolution #2026-22 Approving Subdivision Request
6. Update on 5th Avenue Overlay – Joint City-County Initiative
7. Discussion on Water Treatment Plant Feasibility Study
8. Other Business
 -
 -
9. Adjourn

City of Foley

Subdivision Development Plat Review Application

Street Location of Property: 11th Ave + Start Hwy 23
 Legal Description of Property: on Survey
 Current Zoning of Property: R1 Proposed Zoning: R3
 Type of Request: Splitting of tract A for proposed 60 unit Apt complex
 *** (Attach narrative describing details of project scope) ***

Property Owner: John D Rudinski Trust 320-249-5799
 Name Phone
7050 55th St NE
 Address Fax
South Rapids MI 56379 Email

Applicant: Alliance Building Corporation 320-253-3524
 Name Phone
3709 Quail Road NE
 Address Fax
South Rapids MI 56379 Email

Type of Request & Fee Amount:

☒ Rezoning/Amendment	\$250.00
☐ Conditional Use Permit	\$250.00
☐ Variance	\$250.00
☐ Planned Unit Development	\$250.00

☐ Preliminary Plat	\$500.00
☐ Final Plat	\$
☐ Annexation	\$400.00 +
☐ Site Plan Review/Other	
Total Fees Paid	\$

Has a request been made previously on this property? ☐ Yes ☒ No Explain: _____

This application must be completed in full, be typewritten or clearly printed, and must be accompanied by all information, supporting documents and plans as required by applicable City Ordinance provisions. A determination of completeness of the application shall be made within ten business days of the application submittal. A written notice of application deficiencies shall be mailed to the applicant.

This is to certify that I am making application for the described action by the City and that I am responsible for all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application. I have attached a copy of proof of ownership (either copy of Owner's Duplicate Certificate of Title, Abstract of Title or purchase agreement), or I am the authorized person to make this application and the fee owner has also signed this application.

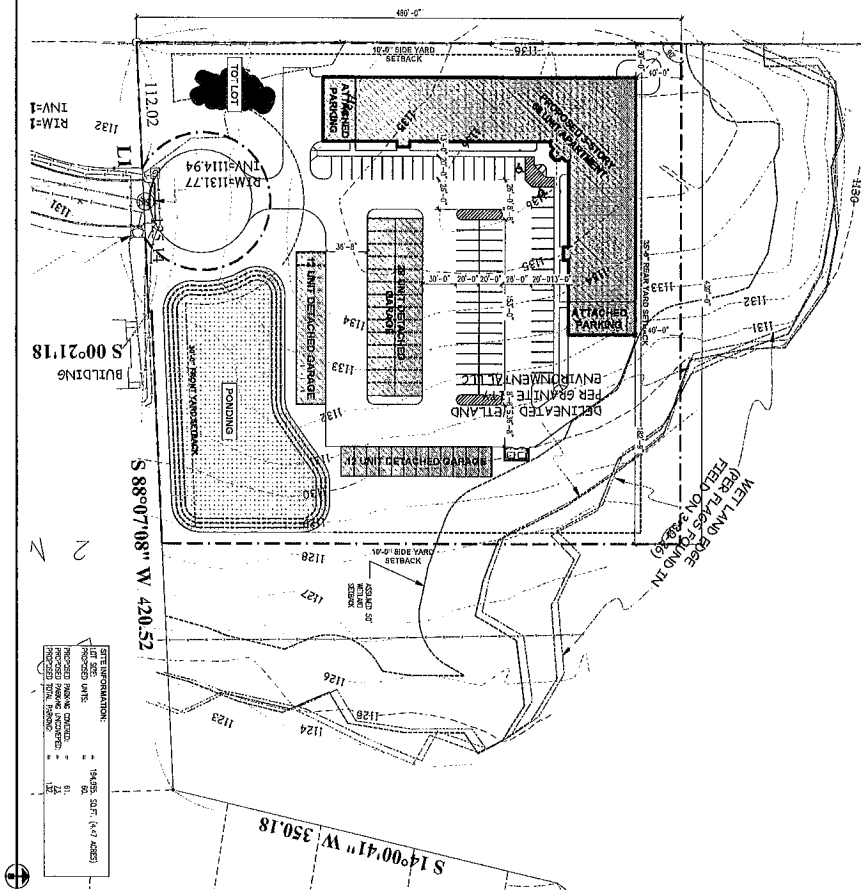
- ☐ Supporting Documents Attached
- ☐ Appropriate Fees Paid
- ☐ Review by City Staff
- ☐ Completed Application Accepted

Application Filed: 6/2/26
 Date Fees Paid: 6/2/26
 Staff Initials: SB
 Date Application Accepted: _____

[Signature] 6/2/26
 Signature of Applicant Date

[Signature] 6-2-2026
 Signature of Fee Owner Date

1 SITE PLAN - SITE NORTH OF Saint Paul's Lutheran Church) - OPTION 1



AS-101	DATE	2508
	DATE	05/12/2025
	DATE	AS INDICATED

FOLEY APARTMENTS
11TH AVE
FOLEY, MN 56329
COREY GERARDS
320-262-3524

No.	Revision/Issue	Date

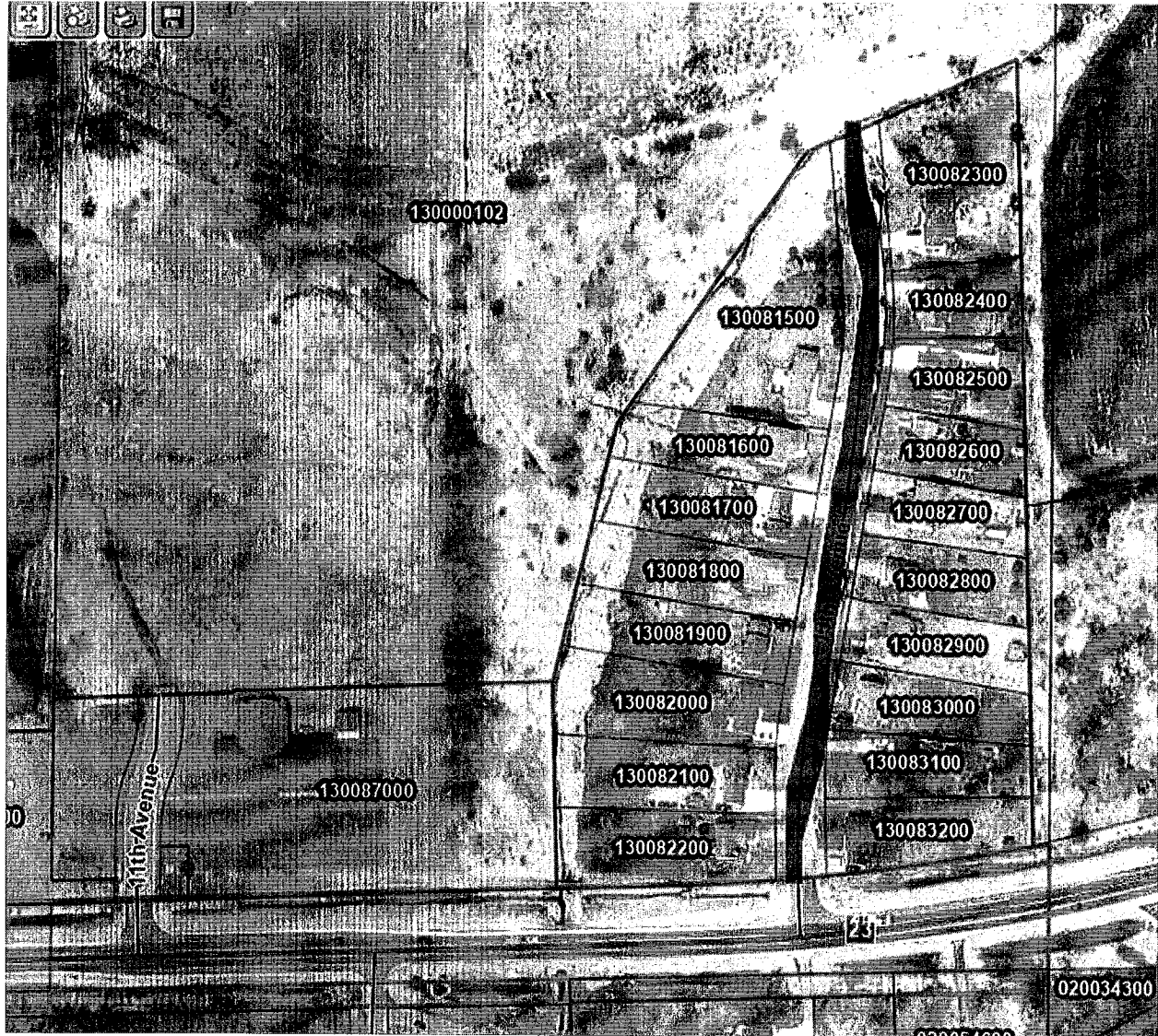
PRELIMINARY
NOT FOR
CONSTRUCTION

ALLIANCE
BUILDING CORP.
SAUK RAPIDS, MN

MAHLER & ASSOCIATES
ARCHITECTURE
Drew H. Mahler, AIA
Principal
325 N. 3RD AVE., SUITE 107
ST. CLOUD, MN 56303
TEL: (320) 357-9754
FAX: (320) 357-9755

Hi Sarah,

The remaining property would be accessed by 13th Avenue which was dedicated on the plat of Eastview Meadows and they plan to use that property for farm use.



Thank you,

Adam Christenson, PLS
O'Malley and Kron Land Surveyors
340 Chapel Hill Road
Cold Spring, MN 56320
(320) 685-5905
1250 Highway 15 South
Hutchinson, MN 55350
(320) 234-1223

(EXISTING LEGAL DESCRIPTION PER DOC. NO. 457143)

The East Half of the Northwest Quarter (E 1/2 of NW 1/4) of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine (29) West, Fourth Principal Meridian, Benton County, Minnesota, lying northerly of the northerly right of way line of Minnesota Trunk Highway No. 23 LESS AND EXCEPT the following:

1. The West 238 feet of the South 225 feet of that part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) lying The West 238 feet of the South 225 feet of that part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) lying Northerly of the Northerly right of way line of Minnesota Trunk Highway #23; and 2. The right of way of Minnesota Trunk Highway #23; and The right of way of Minnesota Trunk Highway #23; and 3. That part of the East Half of the Northwest Quarter of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine That part of the East Half of the Northwest Quarter of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine (29) West, Benton County, Minnesota, described as follows: Commencing at the northeast corner of the said East Half of the Northwest Quarter; thence South 87 degrees 27 minutes 28 seconds West, assumed bearing, along the north line of the said East Half of the Northwest Quarter, a distance of 80 feet; thence South 1 degree 40 minutes 00 seconds East a distance of 1498.00 feet to the actual point of beginning of the land to be described; thence South 65 degrees 08 minutes 11 seconds West a distance of 301.74 feet; thence South 34 degrees 39 minutes 20 seconds West a distance of 435.83 feet; thence South 13 degrees 30 minutes 41 seconds West a distance of 350.18 feet; thence South 1 degree 43 minutes 50 seconds East a distance of 269.65 feet to the northerly right of way line of Minnesota State Highway Number 23, thence easterly along said northerly right of way line to a line that bears South 1 degree 40 minutes 00 seconds East from the point of beginning; thence North 1 degree 40 minutes 00 seconds West a distance of 1031.36 feet to the point of beginning; said parcel having been platted as Eastview Meadows and, thereafter, replatted as Eastview Meadows Two; and 4. That part of the East Half of the Northwest Quarter of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine That part of the East Half of the Northwest Quarter of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine (29) West, Benton County, Minnesota, platted as Eastview Meadows Three, according to the plat and survey thereof on file and of record in the office of the County Recorder in and for Benton County, Minnesota. 5. The South 444.8 feet of that part of the East Half of the Northwest Quarter (E 1/2 of NW 1/4) of Section Twenty-five (25), Township The South 444.8 feet of that part of the East Half of the Northwest Quarter (E 1/2 of NW 1/4) of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine (29) West, Benton County, Minnesota, that lies easterly of the following described line: Commencing at the northeast corner of said said East Half of the Northwest Quarter (E 1/2 of NW 1/4); thence South 87 degrees 27 minutes 28 seconds West, assumed bearing, along the north line of the said East Half of the Northwest Quarter (E 1/2 of NW 1/4), a distance of 80.00 feet to the actual point of beginning of the line to be described; thence South 1 degree 40 minutes 0 seconds East a distance of 2529.36 feet to the northerly right of way line of Minnesota State Highway No. 23 and said line terminating.

TRACT A

That part of the East Half of the Northwest Quarter of Section 25, Township 37, Range 29, Benton County, Minnesota, described as follows: Commencing at the northwest corner of said East Half of the Northwest Quarter; thence South 00 degrees 40 minutes 37 seconds West, assumed bearing, along the west line of said East Half of the Northwest Quarter, a distance of 1837.68 feet, to the point of beginning of the tract of land to be described; thence South 89 degrees 19 minutes 23 seconds East, 463.26 feet; thence South 00 degrees 43 minutes 52 seconds West, 456.69 feet, to a northerly line of EASTVIEW MEADOWS THREE, according to the recorded plat thereof, Benton County, Minnesota; thence South 88 degrees 07 minutes 08 seconds West, along said northerly line of EASTVIEW MEADOWS THREE, 226.15 feet, to a westerly line of EASTVIEW MEADOWS THREE, thence South 00 degrees 21 minutes 18 seconds West, along said westerly line of EASTVIEW MEADOWS THREE, 2.63 feet, to a northerly line of EASTVIEW MEADOWS THREE; thence South 88 degrees 07 minutes 08 seconds West, along said northerly line of EASTVIEW MEADOWS THREE, 237.16 feet, to said west line of the East Half of the Northwest Quarter; thence North 00 degrees 40 minutes 37 seconds East, along said west line of the East Half of the Northwest Quarter, 480.00 feet, to the point of beginning.

TRACT B

The East Half of the Northwest Quarter (E 1/2 of NW 1/4) of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine (29) West, Fourth Principal Meridian, Benton County, Minnesota, lying northerly of the northerly right of way line of Minnesota Trunk Highway No. 23 LESS AND EXCEPT the following:

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ALSO LESS AND EXCEPT

That part of the East Half of the Northwest Quarter of Section 25, Township 37, Range 29, Benton County, Minnesota, described as follows: Commencing at the northwest corner of said East Half of the Northwest Quarter; thence South 00 degrees 40 minutes 37 seconds West, assumed bearing, along the west line of said East Half of the Northwest Quarter, a distance of 1837.68 feet, to the point of beginning of the tract of land to be described; thence South 89 degrees 19 minutes 23 seconds East, 463.26 feet; thence South 00 degrees 43 minutes 52 seconds West, 456.69 feet, to a northerly line of EASTVIEW MEADOWS THREE, according to the recorded plat thereof, Benton County, Minnesota; thence South 88 degrees 07 minutes 08 seconds West, along said northerly line of EASTVIEW MEADOWS THREE, 226.15 feet, to a westerly line of EASTVIEW MEADOWS THREE, thence South 00 degrees 21 minutes 18 seconds West, along said westerly line of EASTVIEW MEADOWS THREE, 2.63 feet, to a northerly line of EASTVIEW MEADOWS THREE; thence South 88 degrees 07 minutes 08 seconds West, along said northerly line of EASTVIEW MEADOWS THREE, 237.16 feet, to said west line of the East Half of the Northwest Quarter; thence North 00 degrees 40 minutes 37 seconds East, along said west line of the East Half of the Northwest Quarter, 480.00 feet, to the point of beginning.



SURVEYOR'S NOTES

Q-Malley and three local Surveyors, Inc. were not employed with a title commitment at the time of this survey. There may be estimates of record not graphically shown.

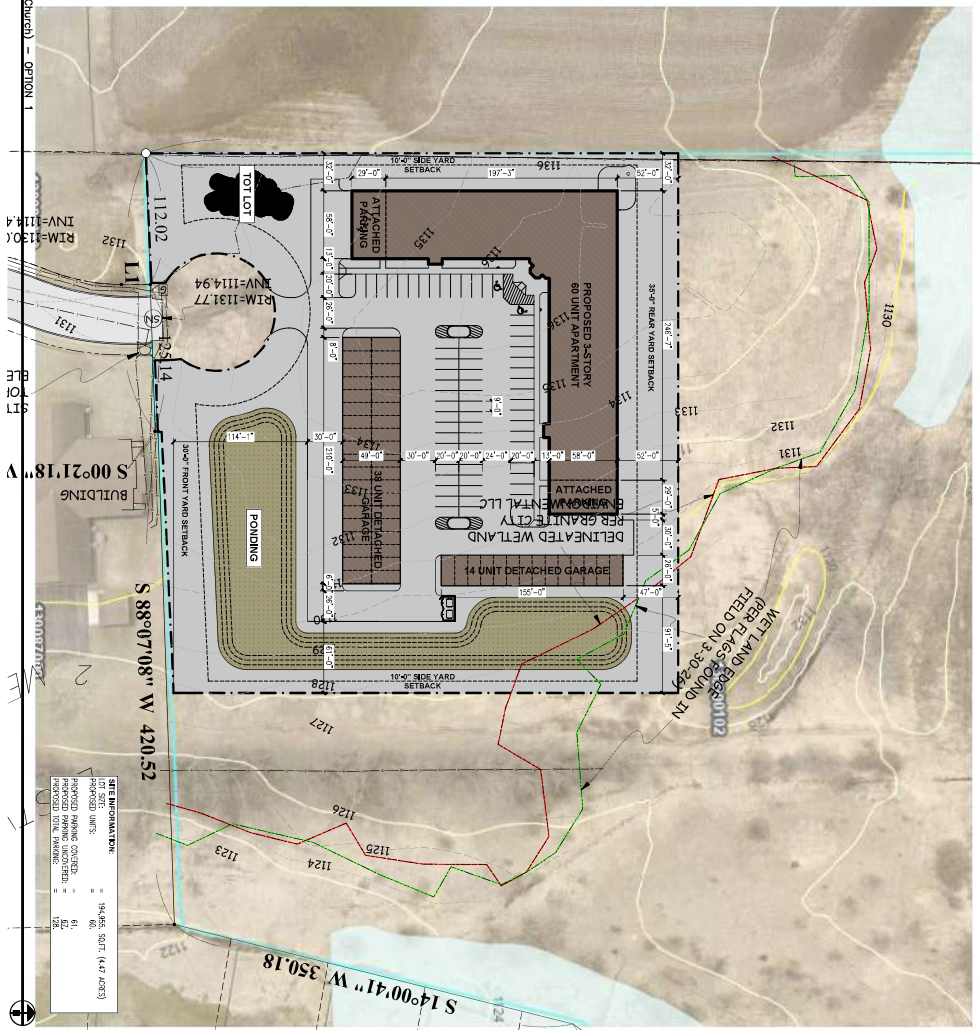
The diagram includes a north arrow pointing upwards, a scale bar from 0 to 200 feet, and a north arrow pointing to the right. The scale bar is labeled "SCALE IN FEET" and has markings at 0, 100, and 200. The north arrow pointing to the right is labeled "N".

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Adam K. Christenson DATE: 06-01-26
ADAM K. CHRISTENSON

SHEET 1 OF 1

1 SITE PLAN - SITE NORTH OF Saint Paul's Lutheran Church - OPTION 1



SITE INFORMATION:

LOT SIZE:	184,965 SQ. FT. (4.27 ACRES)
APPROXIMATE DRAINAGE:	60
APPROXIMATE DRAINAGE COEFFICIENT:	61
APPROXIMATE DRAINAGE AREA:	130
APPROXIMATE DRAINAGE PERCENTAGE:	130

AS-101

Project	2508
Date	05/12/2026
Notes	AS INDICATED

FOLEY APARTMENTS
11TH AVE
FOLEY, MN 56329
COREY GERADS
320-252-3524

No.	Revision/Issue	Date

PRELIMINARY
NOT FOR
CONSTRUCTION

ALLIANCE
BUILDING CORP.
 SAUK RAPIDS, MN

MAHLER & ASSOCIATES
ARCHITECTURE
 Greenville, MA, MA
 325 N. 25TH AVE, SUITE 107
 ST. CLOUD, MN 56303
 TEL: (320) 257-0724
 FAX: (320) 257-0725
 Principal

Attachment A

Request for Delineation Review, Wetland Type Determination, or Jurisdictional Determination

By submission of the enclosed wetland delineation report, I am requesting that the U.S. Army Corps of Engineers, St. Paul District (Corps) and/or the Wetland Conservation Act Local Government Unit (LGU) provide me with the following (check all that apply):

☒ **Wetland Type Confirmation**

☒ **Delineation Concurrence.** Concurrence with a delineation is a written notification from the Corps and a decision from the LGU concurring, not concurring, or commenting on the boundaries of the aquatic resources delineated on the property. Delineation concurrences are generally valid for five years unless site conditions change. Under this request alone, the Corps will not address the jurisdictional status of the aquatic resources on the property, only the boundaries of the resources within the review area (including wetlands, tributaries, lakes, etc.).

☐ **Preliminary Jurisdictional Determination.** A preliminary jurisdictional determination (PJD) is a non-binding written indication from the Corps that waters, including wetlands, identified on a parcel may be waters of the United States. For purposes of computation of impacts and compensatory mitigation requirements, a permit decision made on the basis of a PJD will treat all waters and wetlands in the review area as if they are jurisdictional waters of the U.S. PJDs are advisory in nature and may not be appealed.

☐ **Approved Jurisdictional Determination.** An approved jurisdictional determination (AJD) is an official Corps determination that jurisdictional waters of the United States are either present or absent on the property. AJDs can generally be relied upon by the affected party for five years. An AJD may be appealed through the Corps administrative appeal process.

In order for the Corps and LGU to process your request, the wetland delineation must be prepared in accordance with the 1987 Corps of Engineers Wetland Delineation Manual, any approved Regional Supplements to the 1987 Manual, and the *Guidelines for Submitting Wetland Delineations in Minnesota* (2013).

<http://www.mvp.usace.army.mil/Missions/Regulatory/DelineationJDGuidance.aspx>

TO: FOLEY CITY COUNCIL
FROM: SARAH BRUNN, CITY ADMINISTRATOR
SUBJECT: ALLIANCE/RUDNITSKI MINOR SUBDIVISION REQUEST
DATE: JUNE 26, 2026

Rudnitski/Alliance Minor Subdivision

Staff as provided the following comments:

I would make sure that you have adequate water to supply a fire suppression system throughout.

No additional comments on the subdivision. Assuming a more detailed site plan will be forthcoming.

Nancy J. Scott, CBO#2099
AllSpec Services, LLC
(320)293-5298

We do have a 10" main servicing all the way out to that area so we should be good – although an actual flow test was never completed.

Thanks, Mark

Mark Pappenfus
City of Foley Public Works Director
320-290-9186

The ordinance says “not likely to precipitate the extension of municipal facilities or public improvements.” I think we need to be clear that they would be on the hook for the cul du sac, fire hydrants and utility improvements additions necessary for their project. Public dedication of those items by a separate document would be required and I think we need to think about drainage and utility easements around the perimeter. Usually we’d do that all on the plat-- which I understand might not make sense here—so I would condition approval on the developer agreeing to dedications if necessary once we see a final site plan. I assume we will rezone and in doing so we should require a development agreement (it need not be elaborate) addressing this stuff.

Adam A. Ripple
Attorney

RINKE NOONAN
Suite 300, US Bank Plaza
P.O. Box 1497
St. Cloud, MN 56302
(320) 251-6700 General
(320) 257-3868 Direct
(320) 656-3500 Fax

Good Afternoon Sarah-
I have the following civil comments.

Wetland Report

- Report doesn't include a Notice of Decision "NOD". Once this is given, we will know the approved wetland delineations.

Cert of Survey

- Sanitary and Water Mains appear to be stubbed into this property off 11th Ave. Are there any existing easements over those city utilities?
- There are 3 wetland delineations (2 in the northeast corner and 1 in the southwest corner). Which delineation line in the northeast corner is correct will be determined with the "NOD".
- 13th Avenue does provide legal access to Tract B since they share a frontage. Accessible access may be difficult/expensive with the permitting and mitigation costs needed for crossing the wetland. I don't believe this holds up the subdivision but should be noted for if/when Tract B is developed. Adam, do you have any additional comments.
- It was mentioned that the plan is to continue to farm the property to the north. Is the plan to access from 13th Ave? How is the property to the west (Herbst) currently accessed to farm?

Site Plan

- I agree with adding a D&U easement around the property. 20' along the public ROW and 10' along the private ROW.
- Not enough information is provided to confirm the cul-de-sac ROW but we will need enough room for a 96' diameter cul-de-sac with 8-10 feet for green space.
- 3 handicap stalls for 61 stalls
- The wetland in the southwest corner is not shown in color like the other two. Is the plan to build a place set there?
- Storm water pond should not cut into the wetlands.
- I don't see any setback requirements from wetlands in the City's ordinance so my understanding is that the 14 unit garage is ok.

We also would review the utility plan, drainage plan, and storm calcs when those are available.

Thank

Jarod R. Griffith, PE (MN)
Engineer IV
Short Elliott Hendrickson, Inc.
320.229.4304 direct | 218.849.0539 mobile | 320.229.4300 main
Building a Better World for All of Us®
100% Employee Owned
Follow SEH on [Twitter](#) | [Facebook](#) | [LinkedIn](#) | [Instagram](#)

Jarod and I talked about the access yesterday. That should really be included in the development agreement (which probably needs to be recorded against the whole property) so that it does not become an issue in the future when there is separate ownership. We want it to be clear that development of the northern parcel requires not just frontage, but physically usable access. Maybe the wetlands make future development nearly impossible, but we should still endeavor to manage expectations for everyone now.

Adam A. Ripple
Attorney

RINKE NOONAN
Suite 300, US Bank Plaza
P.O. Box 1497
St. Cloud, MN 56302
(320) 251-6700 General
(320) 257-3868 Direct
(320) 656-3500 Fax

[website](#) | [email](#) | [bio](#) | [map](#)

Good Afternoon Sarah-
The following comments were addressed with the approved NOD

Wetland Report

- Report doesn't include a Notice of Decision "NOD". Once this is given, we will know the approved wetland delineations.

Yes, received.

Cert of Survey

- There are 3 wetland delineations (2 in the northeast corner and 1 in the southwest corner). Which delineation line in the northeast corner is correct will be determined with the "NOD".

The red wetland delineation in the northeast corner is the approved delineation.

Thanks

Jarod R. Griffith, PE (MN)
Engineer IV
Short Elliott Hendrickson, Inc.
320.229.4304 direct | 218.849.0539 mobile | 320.229.4300 main
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**CITY OF FOLEY
COUNTY OF BENTON
STATE OF MINNESOTA**

RESOLUTION 2026-22

RESOLUTION APPROVING A MINOR SUBDIVISION REQUEST

WHEREAS, the City of Foley has received a request from Alliance Building Corporation and John Rudnitski for approval of a Minor Subdivision involving the division of approximately five (5) acres from an existing larger parcel of approximately fifty-five (55) acres located within the City of Foley; and

WHEREAS, pursuant to the City of Foley Subdivision Ordinance, a Minor Subdivision is defined as:

“Any subdivision containing not more than two (2) lots and which does not involve any new street or road, and that is not likely to precipitate the extension of municipal facilities or public improvements shall be considered a Minor Subdivision.”

WHEREAS, the proposed subdivision creates one additional parcel from an existing parcel and does not create more than two (2) lots; and

WHEREAS, the proposed subdivision does not involve the dedication or construction of a new street or road; and

WHEREAS, access to the remaining agricultural acreage will continue to be provided from an adjoining property owned by John Rudnitski and will not require access through 13th AVE; and

WHEREAS, the proposed subdivision area represents the highest and most feasible building location on the property due to existing site conditions, elevation, and natural drainage patterns; and

WHEREAS, Alliance Building Corporation has proposed development of the subdivided parcel for an approximately 60-unit, three-story multi-family residential apartment building containing one-, two-, and three-bedroom units; and

WHEREAS, the proposed apartment building is anticipated to include a fully sprinklered structure with an elevator, community room, fitness room, outdoor patio, tot lot, and dog run area; and

WHEREAS, a wetland delineation report has been completed for the property, with the final signed documentation maintained on file with the City of Foley; and

WHEREAS, the City of Foley Planning Commission reviewed the Minor Subdivision request at its meeting on July 13, 2026, and recommended approval to the City Council subject to staff-recommended conditions; and

WHEREAS, City staff recommended approval of the Minor Subdivision request subject to compliance with comments from the City Attorney, City Engineer, Public Works, and other applicable City requirements; and

WHEREAS, a hydrant flow test shall be completed to confirm adequate water pressure and availability for fire suppression requirements associated with the proposed development; and

WHEREAS, the City Council has reviewed the application, staff comments, and Planning Commission recommendation and finds that the requested subdivision satisfies the criteria for consideration as a Minor Subdivision under the City of Foley Subdivision Ordinance.

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

Section 1. Approval

The City Council of the City of Foley hereby approves the Minor Subdivision request submitted by Alliance Building Corporation and John Rudnitski for the division of approximately five (5) acres from the existing approximately fifty-five (55) acre parcel, subject to the conditions contained herein.

Section 2. Conditions of Approval

Approval of the Minor Subdivision is subject to the following conditions:

1. The applicant shall comply with all comments and requirements of the City Attorney, City Engineer, Public Works, Fire Department, and other applicable City departments.
2. A hydrant flow test shall be completed and reviewed by the City to confirm adequate water pressure and availability for fire suppression purposes.
3. The final wetland delineation documentation shall be provided to and maintained on file with the City.
4. Any future development of the subdivided parcel shall comply with all applicable City zoning, subdivision, building, stormwater, utility, and other applicable regulations.
5. The applicant shall obtain all required permits and approvals from applicable governmental agencies prior to commencement of construction.
6. The legal descriptions of the new parcels are found in **Exhibit A**.

Section 3. Effective Date

This Resolution shall become effective immediately upon its adoption.

Adopted by the City Council of the City of Foley this 21st day of July, 2026.

Brandon Voit, Mayor

ATTEST:

Sarah A. Brunn, Administrator

EXHIBIT A

EXISTING LEGAL DESCRIPTION PER DOC. NO. 457143

The East Half of the Northwest Quarter (E 1/2 of NW 1/4) of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine (29) West, Fourth Principal Meridian, Benton County, Minnesota, lying northerly of the northerly right of way line of Minnesota Trunk Highway No. 23 LESS AND EXCEPT the following:

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minutes 0 seconds East a distance of 2529.36 feet to the northerly right of way line of Minnesota State Highway No. 23 and said line terminating.

NEW LEGAL DESCRIPTIONS

TRACT A

That part of the East Half of the Northwest Quarter of Section 25, Township 37, Range 29, Benton County, Minnesota, described as follows: Commencing at the northwest corner of said East Half of the Northwest Quarter; thence South 00 degrees 40 minutes 37 seconds West, assumed bearing, along the west line of said East Half of the Northwest Quarter, a distance of 1837.68 feet, to the point of beginning of the tract of land to be described; thence South 89 degrees 19 minutes 23 seconds East, 463.26 feet; thence South 00 degrees 43 minutes 52 seconds West, 456.69 feet, to a northerly line of EASTVIEW MEADOWS THREE, according to the recorded plat thereof, Benton County, Minnesota; thence South 88 degrees 07 minutes 08 seconds West, along said northerly line of EASTVIEW MEADOWS THREE, 226.15 feet, to a westerly line of EASTVIEW MEADOWS THREE, thence South 00 degrees 21 minutes 18 seconds West, along said westerly line of EASTVIEW MEADOWS THREE, 2.63 feet, to a northerly line of EASTVIEW MEADOWS THREE; thence South 88 degrees 07 minutes 08 seconds West, along said northerly line of EASTVIEW MEADOWS THREE, 237.16 feet, to said west line of the East Half of the Northwest Quarter; thence North 00 degrees 40 minutes 37 seconds East, along said west line of the East Half of the Northwest Quarter, 480.00 feet, to the point of beginning.

TRACT B

The East Half of the Northwest Quarter (E 1/2 of NW 1/4) of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine (29) West, Fourth Principal Meridian, Benton County, Minnesota, lying northerly of the northerly right of way line of Minnesota Trunk Highway No. 23 LESS AND EXCEPT the following:

1. The West 238 feet of the South 225 feet of that part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) lying The West 238 feet of the South 225 feet of that part of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) lying Northerly of the Northerly right of way line of Minnesota Trunk Highway #23; and 2. The right of way of Minnesota Trunk Highway #23; and The right of way of Minnesota Trunk Highway #23; and 3. That part of the East Half of the Northwest Quarter of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine That part of the East Half of the Northwest Quarter of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine (29) West, Benton County, Minnesota, described as follows: Commencing at the northeast corner of the said East Half of the Northwest Quarter; thence South 87 degrees 27 minutes 28 seconds West, assumed bearing, along the north line of the said East Half of the Northwest Quarter, a distance of 80 feet; thence South 1 degree 40 minutes 00 seconds East a distance of 1498.00 feet to the actual point of beginning of the land to be described; thence South 65 degrees 08 minutes 11 seconds West a distance of 301.74 feet; thence South 34 degrees 39 minutes 20 seconds West a distance of 435.83 feet; thence South 13 degrees 30 minutes 41 seconds West a distance of 350.18 feet;

thence South 1 degree 43 minutes 50 seconds East a distance of 269.65 feet to the northerly right of way line of Minnesota State Highway Number 23, thence easterly along said northerly right of way line to a line that bears South 1 degree 40 minutes 00 seconds East from the point of beginning; thence North 1 degree 40 minutes 00 seconds West a distance of 1031.36 feet to the point of beginning; said parcel having been platted as Eastview Meadows and, thereafter, replatted as Eastview Meadows Two; and 4. That part of the East Half of the Northwest Quarter of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine That part of the East Half of the Northwest Quarter of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine (29) West, Benton County, Minnesota, platted as Eastview Meadows Three, according to the plat and survey thereof on file and of record in the office of the County Recorder in and for Benton County, Minnesota. 5. The South 444.8 feet of that part of the East Half of the Northwest Quarter (E 1/2 of NW 1/4) of Section Twenty-five (25), Township The South 444.8 feet of that part of the East Half of the Northwest Quarter (E 1/2 of NW 1/4) of Section Twenty-five (25), Township Thirty-seven (37) North, Range Twenty-nine (29) West, Benton County, Minnesota, that lies easterly of the following described line: Commencing at the northeast corner of said said East Half of the Northwest Quarter (E 1/2 of NW 1/4); thence South 87 degrees 27 minutes 28 seconds West, assumed bearing, along the north line of the said East Half of the Northwest Quarter (E 1/2 of NW 1/4), a distance of 80.00 feet to the actual point of beginning of the line to be described; thence South 1 degree 40 minutes 0 seconds East a distance of 2529.36 feet to the northerly right of way line of Minnesota State Highway No. 23 and said line terminating.

ALSO LESS AND EXCEPT

That part of the East Half of the Northwest Quarter of Section 25, Township 37, Range 29, Benton County, Minnesota, described as follows: Commencing at the northwest corner of said East Half of the Northwest Quarter; thence South 00 degrees 40 minutes 37 seconds West, assumed bearing, along the west line of said East Half of the Northwest Quarter, a distance of 1837.68 feet, to the point of beginning of the tract of land to be described; thence South 89 degrees 19 minutes 23 seconds East, 463.26 feet; thence South 00 degrees 43 minutes 52 seconds West, 456.69 feet, to a northerly line of EASTVIEW MEADOWS THREE, according to the recorded plat thereof, Benton County, Minnesota; thence South 88 degrees 07 minutes 08 seconds West, along said northerly line of EASTVIEW MEADOWS THREE, 226.15 feet, to a westerly line of EASTVIEW MEADOWS THREE, thence South 00 degrees 21 minutes 18 seconds West, along said westerly line of EASTVIEW MEADOWS THREE, 2.63 feet, to a northerly line of EASTVIEW MEADOWS THREE; thence South 88 degrees 07 minutes 08 seconds West, along said northerly line of EASTVIEW MEADOWS THREE, 237.16 feet, to said west line of the East Half of the Northwest Quarter; thence North 00 degrees 40 minutes 37 seconds East, along said west line of the East Half of the Northwest Quarter, 480.00 feet, to the point of beginning.

Melissa Studanski

From: Sarah Brunn
Sent: Friday, July 17, 2026 9:27 AM
To: Melissa Studanski
Subject: FW: Council Packet
Attachments: BCGC Civil Plans.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Sarah A. Brunn
City Administrator
sbrunn@ci.foley.mn.us



City of Foley
251 4th Avenue North
P.O. Box 709
Foley, MN 56329
www.ci.foley.mn.us
320-968-7260 Office
320-968-6325 Fax

From: Jarod Griffith <jgriffith@sehinc.com>
Sent: Friday, July 17, 2026 9:20 AM
To: Sarah Brunn <sbrunn@ci.foley.mn.us>; Mark Pappenfus <mpappenfus@ci.foley.mn.us>
Subject: RE: Council Packet

Good Morning-

Please see the attached County plans for my rough measurements, scope, and comments for the City's portion of a mill and overlay of 5th Ave and Main St.

Below is a high level estimate for the City construction costs based on recent unit price municipal projects. My understanding is that the County project was bid as a lump sum, so I don't have unit prices to go from.

	Unit	QTY	UNIT PRICE	COST
Remove Bit	SF	2380	\$5.00	\$11,900.00
Remove Conc	SF	95	\$5.00	\$475.00
Adjust Valve & Box	EA	2	\$600.00	\$1,200.00
Adjust Casting	EA	2	\$1,000.00	\$2,000.00
Ballards	EA	2	\$3,500.00	\$7,000.00
SP 9.5	SF	210	\$90.00	\$18,900.00
SP12.5	SF	280	\$92.00	\$25,760.00
Tack	SF	120	\$2.00	\$240.00
B618 Curb	LF	148	\$30.00	\$4,440.00
4" Conc Walk	SF	888	\$7.00	\$6,216.00
CL5 (LV)	CY	60	\$30.00	\$1,800.00
Mill Surface Prep	STA	7	\$400.00	\$2,800.00
				\$82,731.00

Let me know if you would like me to send something over to the County or Erik (Contegrity Group)

Thanks

Jarod R. Griffith, PE (MN)
 Engineer IV
 Short Elliott Hendrickson, Inc.
 320.229.4304 direct | 218.849.0539 mobile | 320.229.4300 main

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From: Sarah Brunn <sbrunn@ci.foley.mn.us>

Sent: Thursday, July 16, 2026 9:54 AM

To: Mark Pappenfus <mpappenfus@ci.foley.mn.us>; Jarod Griffith <jgriffith@sehinc.com>

Subject: Council Packet

I will be sending out a small council packet for Tuesday – if you want to add a brief item on the 5th Avenue and include something in the packet – please have it to me by 8am tomorrow! I have to attend a funeral so will be leaving around 10am.

Thanks.

Sarah A. Brunn
City Administrator
sbrunn@ci.foley.mn.us



City of Foley

251 4th Avenue North

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320-968-7260 Office

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- LEGEND:**
- PROPOSED BP MAP
 - NEW TOPBACK OF CURB ELEVATION
 - NEW FLOW LINE OF CURB ELEVATION
 - NEW BERM/PAVEMENT ELEVATION
 - NEW TOP OF PAVEMENT ELEVATION
 - NEW TOP OF GRADE ELEVATION
 - EXISTING GRADE ELEVATION
 - EXISTING ELEVATION
 - PROPOSED CONTOUR
 - EMERGENCY OVERFLOW
 - SOIL CORRECTION AREA
 - EXIST

GRADING GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND UTILITIES LOCATION AT THE SITE PRIOR TO BEGINNING CONSTRUCTION. WHEN THE PLANS ARE SHOWN AND ALERT THE ENGINEER BEFORE BEGINNING THE PROJECT AND BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES WHICH MAY AFFECT THE WORK AND NOTIFY THE OWNER OF ANY UTILITIES LOCATED. CONTRACTOR SHALL LOCATE UTILITIES COMPANIES OR EXACT LOCATIONS PRIOR TO BEGINNING THE PROJECT AND BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT BLT AND DEBRIS DURING GRADING.
- CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND EXISTING DRIVEWAYS. CONTRACTOR SHALL VERIFY CRITICAL ELEVATIONS TO ENSURE CONFORMANCE WITH GRADING PLAN, PARTICULARLY WITH EXISTING STRUCTURES AND PAVEMENTS TO REMAIN. MEET EXISTING GRADES ALONG STREETS, PROPERTY LINES AND EXISTING DRIVEWAYS.
- THE BENTON COUNTY ENGINEER SHALL REVIEW THE GRADING PLAN AND VERIFY THE GRADING PLAN. THE GRADING PLAN SHALL BE APPROVED BY THE BENTON COUNTY ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THE GRADING PLAN SHALL BE APPROVED BY THE BENTON COUNTY ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- PROPOSED ELEVATIONS ARE TO THE TOP OF CURB UNLESS NOTED OTHERWISE. ELEVATION OF FLOW LINE IS IF FLOW LINE OF CURB UNLESS NOTED OTHERWISE.
- THE GRADING PLAN SHALL BE APPROVED BY THE BENTON COUNTY ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THE GRADING PLAN SHALL BE APPROVED BY THE BENTON COUNTY ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
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