1997

Lake Winona dredging finance group

Cal R. Fremling
Winona State University

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The final enactment of this act, the city of Two Harbors may impose a sales and use tax at a rate of up to one-half of one percent for the purposes specified in subdivision 3. The provisions of Minnesota Statutes, section 297A.48, govern the imposition, administration, collection, and enforcement of the tax authorized under this subdivision.

Subd. 2. [EXCISE TAX AUTHORIZED.] Notwithstanding Minnesota Statutes, section 477A.016, or any other contrary provision of law, ordinance, or city charter, the city of Two Harbors may impose by ordinance, for the purposes specified in subdivision 3, an excise tax of up to $20 per motor vehicle, as defined by ordinance, purchased or acquired from any person engaged within the city in the business of selling motor vehicles at retail.

Subd. 3. [USE OF REVENUES.] Revenues received from the taxes authorized under subdivision 1 must be used for sanitary sewer separation, wastewater treatment, and harbor refuge development projects.

Subd. 4. [BONDING AUTHORITY.] (a) The city may issue bonds under Minnesota Statutes, chapter 475, to finance the capital expenditure and improvement projects. An election to approve the bonds under Minnesota Statutes, section 475.58, may be held in combination with the election to authorize imposition of the tax under subdivision 1. Whether to permit imposition of the tax and issuance of bonds may be posed to the voters as a single question. The question must state that the sales tax revenues are pledged to pay the bonds, but that the bonds are general obligations and will be guaranteed by the city's property taxes.

(b) The issuance of bonds under this subdivision is not subject to Minnesota Statutes, section 275.60.

(c) The bonds are not included in computing any debt limitation applicable to the city, and the levy of taxes under Minnesota Statutes, section 475.61, to pay principal of and interest on the bonds is not subject to any levy limitation. The aggregate principal amount of bonds, plus the aggregate of the taxes used directly to pay eligible capital expenditures and improvements may not exceed $20,000,000, plus an amount equal to the costs related to issuance of the bonds.

(d) The taxes may be pledged to and used for the payment of the bonds and any bonds issued to refund them, only if the bonds and any refunding bonds are general obligations of the city.

Subd. 5. [TERMINATION OF TAXES.] The authority granted under subdivision 1 to the city of Two Harbors to impose sales and use taxes expires when the costs of the projects described in subdivision 3 have been paid.

Subd. 6. [EFFECTIVE DATE.] This section is effective the day after compliance by the governing body of the city of Two Harbors with Minnesota Statutes, section 645.021, subdivision 3.

Sec. 46. [CITY OF WINONA; TAXES AUTHORIZED.]

Subdivision 1. [SALES AND USE TAX AUTHORIZED.]

Notwithstanding Minnesota Statutes, section 477A.016, or any other provision of law, ordinance, or city charter, if approved by the city voters at a general election held within one year of the date of final enactment of this act, the city of Winona may impose by ordinance a sales and use tax of up to one-half of one percent for the purposes specified in subdivision 3. The provisions of Minnesota Statutes, section 297A.48, govern the
imposition, administration, collection, and enforcement of the
tax authorized under this subdivision.

Subd. 2. [EXCISE TAX AUTHORIZED.] Notwithstanding
Minnesota Statutes, section 477A.016, or any other contrary
provision of law, ordinance, or city charter, the city of Winona
may impose by ordinance, for the purposes specified in
subdivision 3, an excise tax of up to $20 per motor vehicle, as
declared by ordinance, purchased or acquired from any person
engaged within the city in the business of selling motor
vehicles at retail.

Subd. 3. [USE OF REVENUES.] Revenues received from taxes
authorized by subdivisions 1 and 2 must be used by the city to
pay the costs of collecting the taxes and to pay all or a part
of the capital and administrative costs of the dredging of Lake
Winona, including paying debt service on bonds or other
obligations issued to finance the project under subdivision 4.

Subd. 4. [BONDING AUTHORITY.] (a) The city may issue bonds
under Minnesota Statutes, chapter 475, to finance the capital
expenditure and improvement projects. An election to approve
the bonds under Minnesota Statutes, section 475.58, may be held
in combination with the election to authorize imposition of the
tax under subdivision 1. Whether to permit imposition of the
tax and issuance of bonds may be posed to the voters as a single
question. The question must state that the sales tax revenues
are pledged to pay the bonds, but that the bonds are general
obligations and will be guaranteed by the city's property taxes.
(b) The issuance of bonds under this subdivision is not
subject to Minnesota Statutes, section 275.60.
(c) The bonds are not included in computing any debt
limitation applicable to the city, and the levy of taxes under
Minnesota Statutes, section 475.61, to pay principal of and
interest on the bonds is not subject to any levy limitation.
The aggregate principal amount of bonds, plus the aggregate of
the taxes used directly to pay eligible capital expenditures and
improvements may not exceed $4,000,000, plus an amount equal to
the costs related to issuance of the bonds.
(d) The taxes may be pledged to and used for the payment of
the bonds and any bonds issued to refund them, only if the bonds
and any refunding bonds are general obligations of the city.

Subd. 5. [TERMINATION OF TAXES.] The taxes imposed under
subdivisions 1 and 2 expire when the city council determines
that sufficient funds have been received from the taxes to
finance the dredging of Lake Winona and to prepay or retire at
maturity the principal, interest, and premium due on any bonds
issued for the project under subdivision 4. Any funds remaining
after completion of the project and retirement or redemption of
the bonds may be placed in the general fund of the city. The
taxes imposed under subdivisions 1 and 2 may expire at an
earlier time if the city so determines by ordinance.

Subd. 6. [EFFECTIVE DATE.] This section is effective upon
compliance by the governing body of the city of Winona with
Minnesota Statutes, section 645.021, subdivision 3.

Sec. 47. [REPEALER.] Minnesota Statutes 1996, section 297A.02, subdivision 2, is
repealed.

Sec. 48. [EFFECTIVE DATE.] Sections 1, 3, 8, 9, 19, and 21 are effective for sales and

Sections 6 and 7 are effective for rentals after June 30, 1998. Section 10 is effective for purchases made after June 30, 1998. Sections 12, 14, 15, and 34 are effective the day following final enactment. Section 16 is effective for purchases made after December 1, 1997. Section 18 is effective for purchases made after June 30, 1998, and before July 1, 2003. Section 20 is effective for local laws enacted after June 30, 1998.

Sections 22 and 23 are effective July 1, 1998. Section 24 is effective December 31, 1997. Sections 25 to 27 are effective upon approval by the governing body of the city of Duluth and compliance with Minnesota Statutes, section 645.021, subdivision 3. Section 28 is effective upon approval by the governing body of the city of Mankato and compliance with Minnesota Statutes, section 645.021, subdivision 3. Section 29 is effective upon approval by the governing body of the city of Rochester and compliance with Minnesota Statutes, section 645.021, subdivision 3. Sections 30 to 32, 36, and 37 are effective the day after the governing body of the city of St. Paul complies with Minnesota Statutes, section 645.021. Section 35 is effective for transfers after November 30, 1997, and before January 1, 1998.

ARTICLE 9
BUDGET RESERVES

Section 1. Minnesota Statutes 1997 Supplement, section 16A.152, subdivision 2, is amended to read:

Subd. 2. [ADDITIONAL REVENUES; PRIORITY.] If on the basis of a forecast of general fund revenues and expenditures after November 1 in an odd-numbered year, the commissioner of finance determines that there will be a positive unrestricted budgetary general fund balance at the close of the biennium, the commissioner of finance must allocate money as follows:

(a) first, to the budget reserve until the total amount in the account equals $522,000,000; then
(b) 60 percent to the property tax reform account established in section 16A.1521; and
(c) 40 percent is an unrestricted balance in the general fund.

The amounts necessary to meet the requirements of this section are appropriated from the general fund within two weeks after the forecast is released.

Sec. 2. [EXCESS REVENUE; TO REDUCE BORROWING.]
Subdivision 1. [TAX REFORM AND REDUCTION ACCOUNT.] A tax reform and reduction account is established in the general fund. Amounts in the account are available only to provide tax reform and reduction, as enacted by law. The governor shall make recommendations to the legislature regarding uses of the money in the account to reduce taxes and to reform the Minnesota tax system.

Subd. 2. [PRIORITIES.] If on the basis of a forecast of general fund revenues and expenditures after November 1 in 1998, the commissioner of finance determines that there will be a positive unrestricted budgetary general fund balance at the close of the biennium, the commissioner of finance must allocate money as follows:
MEMORANDUM

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Mayor Jerry Miller
Harland Knight
Dieter Mielimonka
Bob Bollant
Mary Burrrichter
Cal Fremling
Dick Larson

FROM: Judy Bodway, Director of Economic Development

DATE: April 13, 1998

SUBJECT: Lake Winona Dredging - Finance Group

There will be a meeting for the Lake Winona Dredging Project Financing Group on Wednesday, April 15, 1998, at 3:00 p.m. in the Wenonah Room at City Hall. The following items will be discussed:

1. Legislation Passed
2. Expand Committee Membership
3. Develop Marketing Program

Should you have any questions, please free to contact me.

JB/kp
March 16, 1998

Call to Bill Thompson, MPCA, re sediment trap for LW, as per request from B. Bollant, Steve Morse insists we get funding in addition to sales tax. This would be through Clean Water Partnership program. Bill wantd to know where there is more info on LW. One of his commuters will pick up LW Compend. I told him re Dave McConville and Rory's GIS. Bill's phone numbers are 507-285-7343, 800-657-3864, Internet-

bill.thompson@pca.state.mn.us

Made appt to meet at my house March 27, 10AM

Bill
MPCA
2116 Campus Drive SE.
Rochester MN
55904
COST ESTIMATE
DREDGING LAKE WINONA
FILLING RIVERBEND
INDUSTRIAL PARK

SECTION I – DREDGING EAST LAKE WINONA AND FILLING RIVERBEND
INDUSTRIAL PARK

1. Dredging sand
   1,260,000 cy @ 2.20/cy $2,772,000
2. Dredging muck to be placed on top of sand 2.0' deep
   125,200 cy @ 2.40/cy 300,480
3. Clearing
   46 ac @ 200/ac 9,200
4. Grubbing
   46 ac @ 1100/ac 50,600
5. 42" RCP 950 Lf @ 62.00 58,900
6. Storm MH 1 ea. @ 2,000 2,000
7. Mobilization LS 110,000

   TOTAL CONSTRUCTION COST 3,303,180
   ENGINEERING & TESTING 196,820

   TOTAL COST SECTION I $3,500,000

SECTION II – CONSTRUCT SILT POND IN WEST LAKE WINONA

1. Construct silt pond below Woodlawn Cemetery L. S. $500,000

   TOTAL COST SECTION II $500,000

   TOTAL Sections I & II $4,000,000

Date: January 23, 1998

Robert J. Boland, Director of Public Works
To: Judy Bodway
From: Robert J. Bollant
Subject: Riverbend Industrial Park Infrastructure Costs
Date: July 1, 1997

Following are the infrastructure costs to develop Riverbend Industrial Park between TH 61 and the Lake Outlet Ditch:

A) FRONTENAC DRIVE & LOUISA STREET
   1. Utilities, fill & base
      Construction       $889,168
      Engineering       88,932
                       $978,100
   2. Street Surfacing       $357,600

B) BRUSKI DRIVE - NORTH OF FLEET FARM
   Utilities & Street Surfacing       $277,400

C) BRUSKI DRIVE - FLEET FARM TO FRONTENAC DRIVE
   1. Utilities       $263,700
   2. Street Surfacing       $499,000

D) STREET EAST OF BRUSKI DRIVE
   1. Utilities       $266,000
   2. Street Surfacing       $448,000

TOTAL COST       $2,560,800

Respectfully submitted,

Robert J. Bollant
Director of Public Works

RJB/acf
To: Judy Bodway  
From: Robert J. Bollant  
Subject: Riverbend Industrial Park Infrastructure Costs  
Date: July 1, 1997

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Utilities & Street Surfacing $277,400

C) BRUSKI DRIVE - FLEET FARM TO FRONTENAC DRIVE
1. Utilities $263,700

2. Street Surfacing $236,000  
   - Total $499,000

D) STREET EAST OF BRUSKI DRIVE
1. Utilities $266,000

2. Street Surfacing $182,000  
   - Total $448,000

TOTAL COST $2,560,800

Respectfully submitted,

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Respectfully submitted,

[Signature]
Robert J. Bollant  
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      $ 263,700
   2. Street Surfacing
      $ 499,000

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      $ 266,000
   2. Street Surfacing
      $ 448,000

TOTAL COST
      $2,560,800

Respectfully submitted,

Robert J. Bollant
Director of Public Works
RJB/acf
# COST ESTIMATE

**DREDGING LAKE WINONA**

**FILLING RIVERBEND**

**INDUSTRIAL PARK**

## SECTION I – DREDGING EAST LAKE WINONA AND FILLING RIVERBEND INDUSTRIAL PARK

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dredging sand</td>
<td>1,260,000 cy</td>
<td>@ 2.20/cy</td>
<td>$2,772,000</td>
</tr>
<tr>
<td>Dredging muck to be placed on top of sand 2.0' deep</td>
<td>125,200 cy</td>
<td>@ 2.40/cy</td>
<td>300,480</td>
</tr>
<tr>
<td>Clearing</td>
<td>46 ac</td>
<td>@ 200/ac</td>
<td>9,200</td>
</tr>
<tr>
<td>Grubbing</td>
<td>46 ac</td>
<td>@ 1100/ac</td>
<td>50,600</td>
</tr>
<tr>
<td>42&quot; RCP 950 Lf</td>
<td>@ 62.00</td>
<td>58,900</td>
<td></td>
</tr>
<tr>
<td>Storm MH 1 ea.</td>
<td>@ 2,000</td>
<td>2,000</td>
<td></td>
</tr>
<tr>
<td>Mobilization LS</td>
<td></td>
<td></td>
<td>110,000</td>
</tr>
</tbody>
</table>

**TOTAL COST SECTION I** $3,500,000

## SECTION II – CONSTRUCT SILT POND IN WEST LAKE WINONA

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct silt pond below Woodlawn Cemetery L. S.</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

**TOTAL COST SECTION II** $500,000

**TOTAL Sections I & II** $4,000,000

Date: **January 23, 1998**

[Signature]

Robert J. Bollant, Director of Public Works
COST ESTIMATE  
DREDGING LAKE WINONA  
FILLING RIVERBEND  
INDUSTRIAL PARK

SECTION I – DREDGING EAST LAKE WINONA AND FILLING RIVERBEND  
INDUSTRIAL PARK

1. Dredging sand  
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   $2,772,000

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   300,480

3. Clearing  
   46 ac @ 200/ac  
   9,200

4. Grubbing  
   46 ac @ 1100/ac  
   50,600

5. 42" RCP 950 Lf @ 62.00  
   58,900

6. Storm MH 1 ea. @ 2,000  
   2,000

7. Mobilization LS  
   110,000

   TOTAL CONSTRUCTION COST  
   3,303,180

   ENGINEERING & TESTING  
   196,820

   TOTAL COST SECTION I  
   $3,500,000

SECTION II – CONSTRUCT SILT POND IN WEST LAKE WINONA

1. Construct silt pond below Woodlawn Cemetery L. S.  
   $500,000

   TOTAL COST SECTION II  
   $500,000

   TOTAL Sections I & II  
   $4,000,000

Date: JANUARY 23, 1998  
Robert J. Bollant, Director of Public Works
Date: February 26, 1998

To: Mayor Jerry Miller  
Bob Bollant  
Judy Bodway  
Cal Fremling

From: Stephanie Kirkey, Executive Director

Re: Invitation to Address Riverbend Fill Issue

I would like to invite the four of you to address the Chamber Board of Directors and the Winona Area Industrial Development Association (WAIDA) Board of Directors at the next Chamber Board meeting on:

**Date:** Thursday, March 19, 1998  
**Time:** 4:00 p.m.  
**Place:** Westfield Golf Club

Both groups would like to be educated on the funding issues connected with the Riverbend Industrial Park that needs fill and the lake that needs dredging.

The Chamber board has commented that they think the dredging part of this equation is not the issue; they feel most people want to preserve the lake. They have expressed interest in learning more about the financing part as they feel that is where the education and decision making comes into play.

The WAIDA Board is being invited to this meeting as I work for both groups and know that both are interested in learning more of the facts. The Executive Committee was receptive to the invitation.

I have included a list of the members from each Board for your information. These are the individuals who have been invited to attend.

Please call me, 452-2272 by March 3 to respond to this meeting either yes or regrets. Thank you.
1998 Officers\Executive Committee

Dave Arnold  DCM Tech, Inc.  President
Barb Laufenberg  Winona Agency  Vice President
Steve Slaggie  Fastenal Company  Treasurer
Dave Trickett  Winona Printing  At Large
Roger Metz  Independent  At Large
William Doerer  Doerer's  Past President
Stephanie Kirkey  Winona Area Chamber of Commerce  Secretary

1998 Slate of Directors

David Arnold  DCM Tech. Inc.  1998  452-4043
Jerry Papenfuss  Winona Radio  1998  452-2867
Keith Schwab  Schwab Company  1998  454-5000
Dave Trickett  Winona Printing  1998  454-5743
Steve Slaggie  Fastenal Company  1999  454-5374
Roger Metz  Independent  1999  452-1384
Barb Laufenberg  Winona Agency  1999  452-3366
William Doerer  Doerer's  2000  452-5630
Tom Graham  1755 Edgewood Drive  2000  454-5588
Tom Severson  Severson Oil  2000  452-4743

Bank Directors

Bob Hoodecheck  Winona National & Savings Bank  454-4320
Pete Roehl  Merchants National Bank  457-1100
Dennis Cleveland  Town & Country State Bank  454-5500
Ray Brueggemeier  Norwest Bank  457-1300
<table>
<thead>
<tr>
<th>Representative</th>
<th>Company</th>
<th>ID</th>
<th>S A/C Telephone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brueggemeier, Ray</td>
<td>Norwest Bank</td>
<td>01238-AA</td>
<td>507 457-1300</td>
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<tr>
<td>Daniels, Donna</td>
<td></td>
<td>01397-AB</td>
<td>A 507 454-4664</td>
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<tr>
<td>DauSchmidt, Keith A.</td>
<td>Behrens Inc.</td>
<td>03270-AD</td>
<td>A 507 452-6057</td>
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<tr>
<td>Filzen-Larson, Diane</td>
<td>Taco Johns</td>
<td>01427-AB</td>
<td>A 507 454-3650</td>
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<tr>
<td>Gettler, Rand</td>
<td>Community Memorial Hospital</td>
<td>01045-AB</td>
<td>A 507 454-4977</td>
</tr>
<tr>
<td>Hiatt, Debbie</td>
<td>Hiatt Manufacturing Inc.</td>
<td>01137-AB</td>
<td>A 507 452-4430</td>
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<tr>
<td>Marek, Cindy</td>
<td>Saint Mary’s University Of</td>
<td>01287-AO</td>
<td>A 507 454-4738</td>
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<tr>
<td>Mikrut, Richard</td>
<td>RTL Distribution Services</td>
<td>02912-AA</td>
<td>A 507 452-4738</td>
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<tr>
<td>Nelson, Bruce A.</td>
<td>Robertson, Blahnik, &amp; Nelson</td>
<td>01277-AB</td>
<td>A 507 454-4661</td>
</tr>
<tr>
<td>Northam, Jan</td>
<td>Winona Agency, Inc.</td>
<td>01339-AM</td>
<td>A 507 452-3366</td>
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<tr>
<td>Skeels, Bob</td>
<td>Coldwell Banker, Skeels/Moore</td>
<td>01061-AG</td>
<td>A 507 454-6750</td>
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<tr>
<td>Svendsen, Brenda</td>
<td>Home 101 - KHME-FM</td>
<td>03667-AC</td>
<td>A 507 454-4663</td>
</tr>
<tr>
<td>VanLoon, Tim</td>
<td>Winona Technical College</td>
<td>01508-AC</td>
<td>A 507 453-2700</td>
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<tr>
<td>Walsh, Peter K.</td>
<td>Walsh and Associates</td>
<td>02560-AA</td>
<td>A 507 452-8966</td>
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<tr>
<td>Wendler, E. Dean</td>
<td>Ticona Celstran, Inc.</td>
<td>01257-AH</td>
<td>A 507 454-4150</td>
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<tr>
<td>Zeches, Craig</td>
<td>Zeches Institution Supply,</td>
<td>01433-AB</td>
<td>A 507 452-4485</td>
</tr>
</tbody>
</table>

Count: 16
3/19/98

Al Schmidt MN DNR

Spooner, Welch

L Survey Report?
COST ESTIMATE
DREDGING LAKE WINONA
FILLING RIVERBEND
INDUSTRIAL PARK

SECTION I – DREDGING EAST LAKE WINONA AND FILLING RIVERBEND
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6. Storm MH I ea. @ 2,000                    2,000

7. Mobilization LS                           110,000

     TOTAL CONSTRUCTION COST  3,303,180
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1. Construct silt pond below Woodlawn Cemetery L. S.  $500,000

     TOTAL COST SECTION II         $500,000

     TOTAL Sections I & II        $4,000,000

Date: JANUARY 23, 1998

Robert J. Boliant, Director of Public Works
Winona City Council
Special Meeting Notice

The Winona City Council will hold a Special Meeting on Monday, January 26, 1998, at 5:00 p.m., in the Council Chamber on the third floor of the Winona City Hall at 207 Lafayette Street.

The purpose of the meeting is to consider and act upon the recommendations of the Lake Winona Dredging/Riverbend Industrial Park Fill Committee regarding potential financing sources for the above project, which includes a local option sales tax of one half of one percent, which would increase the sales tax in the City of Winona from 6.5% to 7.0% on taxable sales with certain exceptions.

Information regarding this matter is attached.

Please note that this is an open meeting.


James G. Pomeroy
Winona City Clerk
SUMMARY OF REQUESTED ACTION:

The Lake Winona Dredging/Riverbend Industrial Park Fill Project Committee members; Councilmember Harland Knight, Councilmember Dieter Mielimonka, Dr. Cal Fremling, Dick Larson from Representative Gutnecht’s office, Bob Bollant, Mary Burrichter and Judy Bodway, have met and explored numerous options for the funding of this project. As a result of this funding option review, the Committee would recommend that the City Council approve the attached resolution supporting the state legislation on a local option sales tax of one-half of one percent, as a potential funding source.

The Committee has met a number of times and has reviewed information concerning state and federal grant programs, property taxes, and sales tax. At this time, there are no commitments on any grant programs, although the Committee and staff will keep looking for these funding possibilities. Staff is preparing to submit an application to the Minnesota Department of Trade and Economic Development for the Brownfields Program. This application will be submitted in May 1998 with a funding decision being made a few months later. Additional sources will also be explored for this project. Any grant obtained would reduce the amount of money needed from the local option sales tax. However, the Committee recommends the legislation include the full project cost, since no commitments have been made on other funding sources.

The Committee reviewed using property taxes to pay for this project. If the City were to sell bonds for 20 years at five percent, the tax rate increase for the City would be 1.6452%. The amount of the increase for the different tax classifications is shown on the attached Comparison: Estimated City Tax. The Committee felt that the increase in property taxes for 20 years was not a viable option for funding in light of other property tax increases for City residents. As importantly, only City residents would pay for the improvements if the property tax was used.

The dredging of Lake Winona and its subsequent improvement is a regional project, which will impact all persons who come to Winona not just our own residents. Local residents, people from the surrounding area and all the tourists whom come to our City, use Lake Winona. Improvements to the Lake impact everyone. The local option sales tax would be paid by all that purchase goods and service in the City of Winona which are currently taxed by the State of Minnesota.
The fill site of Riverbend Industrial Park will provide over 70 acres of much needed development property. As businesses locate in the new industrial park, Winona will continue to be a regional labor market employer. Industrial growth will provide additional jobs and tax base to our city, county, region and state. New industrial land will provide for expansions of our existing businesses and allow new businesses the opportunity to locate here. This growth is important to the area’s continued viability.

The Lake Winona Dredging/Riverbend Industrial Park Fill Project is a significant undertaking for the City. The Project meets two important objectives of the City. The first is to improve the quality and sustainability of Lake Winona. The second is to provide for industrial land for economic growth. This one Project will accomplish both objectives.

The Project is estimated to cost up to $4,000,000. This includes $3,500,000 for the dredging of East Lake Winona and placing the fill materials in the Riverbend Industrial Park and $500,000 for building a sedimentation basin adjacent to West Lake Winona. The sedimentation basin will be used to collect silt materials from run off into the Lake, thereby improving the East and West Lake’s water quality.

The Riverbend Industrial Park will require over $2,500,000 of infrastructure improvements to make the land usable for businesses. Currently a portion of the infrastructure in being built with the completion of Frontenac Drive. Additional roads and utilities will be needed to develop the industrial park. These improvements are scheduled within the City of Winona’s Five-Year Capital Improvements Program but the funding has been identified only for the 1998 projects, which includes Frontenac Drive. The City has identified and has planned for these improvements with the funding yet to be determined.

The local option one-half of one percent sales tax was felt to be the best funding source for this Project. The sales tax could raise approximately $900,000 per year. This is based on the sales tax information provided by the Minnesota Department of Revenue form 1993 to 1995. This is the most current information available. The legislation proposed excludes motor vehicle sales from the local option sales tax but does charge $20 fee for each motor vehicle sale. This $20 fee would not be enough to discourage customers from purchasing vehicles in Winona while the sales tax on such a large sales item might have an impact on customers purchasing vehicles outside the City because of the extra tax.

The proposed legislation is only for this Project. When enough funds have been collected to pay the debt for the Project, the sales tax will end. It is estimated that the Project could collect enough revenue in five years to pay off the debt. If other funding sources are found, this time period for the sales tax may be even less than the estimated five years.

The process for the local option sales tax requires the City Council to approve and request that our Senator and Representative introduce legislation for the local option sales tax on behalf of the City. The Minnesota State Legislature must review and approve the local option sales tax for the City of Winona. The legislation further calls for a vote of the citizens of the City of Winona to approve use of the local option sales tax for this project. This vote most likely would be on November’s election ballot. Without citizen approval, the sales tax cannot be used. The first step in the process is to get legislative approval.
Attached to this agenda item are the following items:
- Proposed Legislation
- Property Tax Information
- Map Showing the Project Areas
- Cost Estimates for the Project
- Question and Answer Report on the Project

If the Council approves the recommendation of the Lake Winona Dredging/Riverbend Industrial Park Fill Project Committee to request legislation to use a local option sales tax of one-half of one percent not to exceed $4,000,000, a motion to approve the following resolution would be appropriate:

RESOLUTION

WHEREAS, the City of Winona has identified the Lake Winona Dredging/Riverbend Industrial Park Fill Project as a major priority for 1998, and

WHEREAS, a committee was formed to review and make a recommendation to the City Council of Winona concerning the financing of such project, and

WHEREAS, the committee has met and reviewed financing options and recommends use of a local option sales tax,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winona that the Minnesota State Legislature consider and approve a local option one-half of one percent sales tax for the City of Winona to be used for the purposes of dredging Lake Winona and using the fill for the Riverbend Industrial Park.

BE IT FURTHER RESOLVED that such legislation will sunset once revenues have been collected to pay the debt for such project.
A bill for an act relating to taxation; authorizing the city of Winona to impose sales and use taxes for certain purposes.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

Section 1. [CITY OF WINONA; TAXES AUTHORIZED.]

Subdivision 1. [SALES AND USE TAX AUTHORIZED.] Notwithstanding Minnesota Statutes, section 477A.016, or any other provision of law, ordinance, or city charter, if approved by the city voters at an election held within one year of the date of final enactment of this act, the city of Winona may impose by ordinance a sales and use tax of up to one-half of one percent for the purposes specified in subdivision 3. The provisions of Minnesota Statutes, section 297A.48, govern the imposition, administration, collection, and enforcement of the tax authorized under this subdivision.

Subd. 2. [EXCISE TAX AUTHORIZED.] Notwithstanding Minnesota Statutes, section 477A.016, or any other contrary provision of law, ordinance, or city charter, the city of Winona may impose by ordinance, for the purposes specified in subdivision 3, an excise tax of up to $20 per motor vehicle, as defined by ordinance, purchased or acquired from any person engaged within the city in the business of selling motor vehicles at retail.

Subd. 3. [USE OF REVENUES.] Revenues received from taxes,
authorized by subdivisions 1 and 2 must be used by the city to
pay the costs of collecting the taxes and to pay all or a part
of the capital and administrative costs of the dredging of Lake
Winona, including securing or paying debt service on bonds or
other obligations issued to finance the project under
subdivision 4.

Subd. 4. [BONDS.] Pursuant to the approval of the city
tvoters under subdivision 1, the city of Winona may issue without
additional election general obligation bonds of the city in an
amount not to exceed $4,000,000 to pay capital and administrative
expenses for the dredging of Lake Winona. The debt represented
by the bonds must not be included in computing any debt
limitations applicable to the city, and the levy of taxes
required by Minnesota Statutes, section 475.61, to pay the
principal of and interest on the bonds must not be subject to
any levy limitation or be included in computing or applying any
levy limitation applicable to the city.

Subd. 5. [TERMINATION OF TAXES.] The taxes imposed under
subdivisions 1 and 2 expire when the city council determines
that sufficient funds have been received from the taxes to
finance the dredging of Lake Winona and to prepay or retire at
maturity the principal, interest, and premium due on any bonds
issued for the project under subdivision 4. Any funds remaining
after completion of the project and retirement or redemption of
the bonds may be placed in the general fund of the city. The
taxes imposed under subdivisions 1 and 2 may expire at an
earlier time if the city so determines by ordinance.

Sec. 2. [EFFECTIVE DATE.] Section 1 is effective upon compliance by the governing
body of the city of Winona with Minnesota Statutes, section
645.021, subdivision 3.
**CITY OF WINONA, MINNESOTA**

**COMPARISON: ESTIMATED CITY TAX FOR 1998 AND PLUS $200,000**

(Amounts in Dollars)

<table>
<thead>
<tr>
<th>PURPOSE</th>
<th>1998 ADOPTED</th>
<th>1998 ADOPTED PLUS $200,000</th>
<th>DIFFERENCE</th>
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<tr>
<td>General Purpose</td>
<td>3,326,375</td>
<td>3,326,375</td>
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<tr>
<td>Street Construction</td>
<td>314,500</td>
<td>314,500</td>
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<td>City w/o Debt</td>
<td>3,640,875</td>
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<td>City-Debt Service</td>
<td>468,107</td>
<td>668,107</td>
<td>200,000</td>
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<tr>
<td><strong>TOTAL w/o PORT</strong></td>
<td><strong>4,108,982</strong></td>
<td><strong>4,308,982</strong></td>
<td><strong>200,000</strong></td>
</tr>
<tr>
<td>Port Authy.-Debt</td>
<td>37,912</td>
<td>37,912</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL CITY + PORT</strong></td>
<td><strong>4,146,894</strong></td>
<td><strong>4,346,894</strong></td>
<td><strong>200,000</strong></td>
</tr>
</tbody>
</table>

| MARKET VALUE             | 717,890,000  | 717,890,000                | 0          |
| NET TAX CAPACITY**       | 12,156,911   | 12,156,911                 | 0          |

**CITY ONLY**

| TAX RATE                  | 33.7996%     | 35.4447%                   | 1.6452%    |
| LEVY                      | 4,108,982    | 4,308,982                  | 200,000    |

<table>
<thead>
<tr>
<th>MARKET VALUE</th>
<th>TAX*</th>
<th>TAX*</th>
<th>TAX*</th>
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<tr>
<td>HOMESTEAD</td>
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<tr>
<td>64,100</td>
<td>217</td>
<td>227</td>
<td>11</td>
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<tr>
<td>81,400</td>
<td>294</td>
<td>308</td>
<td>14</td>
</tr>
<tr>
<td>94,500</td>
<td>375</td>
<td>394</td>
<td>18</td>
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<tr>
<td>COMMERCIAL</td>
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</tr>
<tr>
<td>1,000,000</td>
<td>12,861</td>
<td>13,487</td>
<td>626</td>
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</table>

**PORT ONLY**

| TAX RATE | 0.312% | 0.312% |
| LEVY      | 37,912 | 37,912 |

<table>
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<tr>
<th>MARKET VALUE</th>
<th>TAX*</th>
<th>TAX*</th>
<th>TAX*</th>
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</thead>
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</tr>
<tr>
<td>81,400</td>
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</tr>
<tr>
<td>94,500</td>
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<td>COMMERCIAL</td>
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<tr>
<td>1,000,000</td>
<td>119</td>
<td>119</td>
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</table>

*CITY TAX CALCULATIONS ARE ESTIMATES*

**For 1998, from Winona County Auditor (11/20/97): Estimated Net Tax Capacity-**

- The decrease in 1998 from 1997 is due to property tax classification changes-
- Commercial is down 11% (apprx), industrial is down 13% (apprx), railroad is down by 50% (apprx), and residential is up 3.7% (apprx).
Lake Winona Dredging and Riverbend Industrial Park Fill Project
COST ESTIMATE
DREDGING LAKE WINONA
FILLING RIVERBEND
INDUSTRIAL PARK

SECTION I – DREDGING EAST LAKE WINONA AND FILLING RIVERBEND
INDUSTRIAL PARK

1. Dredging sand
   1,260,000 cy @ 2.20/cy  $2,772,000
2. Dredging muck to be placed on top of sand 2.0' deep
   125,200 cy @ 2.40/cy  300,480
3. Clearing
   46 ac @ 200/ac  9,200
4. Grubbing
   46 ac @ 1100/ac  50,600
5. 42" RCP 950 Lf @ 62.00  58,900
6. Storm MH 1 ea. @ 2,000  2,000
7. Mobilization LS  110,000

TOTAL CONSTRUCTION COST
ENGINEERING & TESTING  3,303,180
196,820

TOTAL COST SECTION I  $3,500,000

SECTION II – CONSTRUCT SILT POND IN WEST LAKE WINONA

1. Construct silt pond below Woodlawn Cemetery L. S.  $500,000

TOTAL COST SECTION II  $500,000

TOTAL Sections I & II  $4,000,000

Date: JANUARY 23, 1998

Robert J. Bollant, Director of Public Works
To: Judy Bodway  
From: Robert J. Bollant  
Subject: Riverbend Industrial Park Infrastructure Costs  
Date: July 1, 1997

Following are the infrastructure costs to develop Riverbend Industrial Park between TH 61 and the Lake Outlet Ditch:

<table>
<thead>
<tr>
<th>Area</th>
<th>Utilities, fill &amp; base</th>
<th>Street Surfacing</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) FRONTENAC DRIVE &amp; LOUISA STREET</td>
<td>$889,168</td>
<td>$357,600</td>
</tr>
<tr>
<td>1. Utilities</td>
<td>$889,168</td>
<td></td>
</tr>
<tr>
<td>2. Street Surfacing</td>
<td>$357,600</td>
<td></td>
</tr>
<tr>
<td>B) BRUSKI DRIVE - NORTH OF FLEET FARM</td>
<td>$277,400</td>
<td></td>
</tr>
<tr>
<td>Utilities &amp; Street Surfacing</td>
<td></td>
<td></td>
</tr>
<tr>
<td>C) BRUSKI DRIVE - FLEET FARM TO FRONTENAC DRIVE</td>
<td>$263,700</td>
<td></td>
</tr>
<tr>
<td>1. Utilities</td>
<td>$263,700</td>
<td></td>
</tr>
<tr>
<td>2. Street Surfacing</td>
<td>$182,000</td>
<td></td>
</tr>
<tr>
<td>D) STREET EAST OF BRUSKI DRIVE</td>
<td>$266,000</td>
<td></td>
</tr>
<tr>
<td>1. Utilities</td>
<td>$266,000</td>
<td></td>
</tr>
<tr>
<td>2. Street Surfacing</td>
<td>$182,000</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL COST**  
$2,560,800

Respectfully submitted,

Robert J. Bollant  
Director of Public Works  
RJB/acf
QUESTIONs AND ANSWERS REGARDING A PLAN TO FILL RIVERBEND INDUSTRIAL PARK BY DREDGING LAKE WINONA

January 23, 1998

Question - What is the basic plan?

Answer - The principal purpose of the proposed project is to construct Riverbend Industrial Park. The proposed dredging of Lake Winona is an environmentally sound way to get the necessary sand fill.

Filling Riverbend and Schain Industrial Parks with sand (and providing utilities) would make them attractive to industry, ultimately resulting in jobs and an increased tax base for the City of Winona. The plan would make it possible to accomplish several vital projects for the approximate cost of the dredging alone. It affords a window of opportunity for dredging the lake that will never exist again. It is inevitable that Riverbend will be filled, but if it is filled with sand from some other source it will not be possible to ever dredge Lake Winona because there will be no place to legally put the dredged sediments.

Question - How would the project be accomplished?

A hydraulic dredge would mine 1,300,000 cubic yards of sand from the east basin of Lake Winona. The area to be dredged is dictated by the volume of sand needed at Riverbend Industrial Park. The sand would be pumped to Riverbend Industrial Park (the wooded area between Fleet Farm and Shive Road) where 72 acres would be filled with 950,000 cubic yards of the sand. The rest of the sand (350,000 cubic yards) would be stockpiled at Riverbend and later used to fill low portions of Schain Industrial Park (the field north of Homer Road just beyond MediaWerks) and to raise sunken parkland and athletic fields around Lake Winona. Additionally, 180,000 cubic yards
of soil and organic ooze would be pumped out of the 14-acre bay adjacent to Winona Knits to form a two-foot deep layer atop the sand at Riverbend. This layer would dry to a topsoil depth of about one foot.

The floating 12-inch hydraulic dredge would extend its cutter head downward, removing sand to a depth of 30 feet. The dense, cohesive overlying soil layer would cave in behind the cutterhead, remaining at the lake bottom. Much of the two-foot deep organic ooze layer that covers the soil would be sucked up with the sand that would be piped through the Mankato Avenue culvert, down County Ditch No. 4 to Riverbend Industrial Park. The sand would drop out close to the outlet of the dredge pipe, but the water, silt and organics would flow to a containment basin where the silt and organics would settle out, to be mined later. The clear dredge effluent would be discharged into County Ditch No. 4 which drains into the Mississippi River.

The sand deposits beneath Lake Winona extend downward for over a hundred feet, making the deep dredging feasible. In the design of the proposed dredging project, we consulted with two independent dredging contractors and with the U.S. Army Corps of Engineers.

**Question - How would Lake Winona benefit from the dredging?**

**Answer -** As a result of this dredging and previous dredgings, over one-half of the east lake would be at least 16 feet deep (too deep for weeds to grow). The proposed dredging would create a weed-free corridor for the entire length of the lake, providing anglers access to the lake's weedy perimeter. The weed-free corridor would increase ecological diversity by creating more "edge" habitat. It would enhance sailing and canoeing, and would connect to all launching ramps. Decreased weeds would make the lake more attractive.

Presently, predatory fish are unable to operate effectively because of excessive weed growth. Decreasing the size of weed beds should assist
predators in keeping stunted populations of bluegills and crappies in check, resulting in faster growth. The deepened area will also provide more living space for fish, also facilitating their growth. Ideally, a good panfish lake should have less than 20% weed cover.

Deepening the lake would increase its useful life span. The deepened area would serve as a "sink" for organic sediments and nutrients. Because aquatic weeds would not grow in the deepened area, less organic sediments would be produced.

Dredging the soil and organic sediments from the southeast bay would create a deepened open-water area that would be accessible to shore anglers and would be continuous with the main weed-free corridor. This bay is very visible to motorists, users of the bike path, patrons of the Winona Knit Outlet Store, and those who use the adjacent picnic areas. Dredging would increase the aesthetic appeal and usefulness of the bay.

A portion of the dredged sand would be used to raise the public parks and athletic fields around the lake. They were created by earlier dredging projects, but were constructed of sediments rich in organic matter. Over the years the organic fraction has oxidized, causing the lands to subside. Consequently, they are often wet and unusable.

Question - How do you know that there are sand deposits in Lake Winona?

Answer - Lake sediments were sounded to a depth of 30 feet at 40 locations in 1986. They showed that the east basin is underlain with sand deposits that are over 100 feet deep, but that these deposits are covered by a layer post-settlement agricultural soils washed in by floods of Gilmore and Burns Creeks. The soil layer varies in thickness, and is covered by a layer of organic ooze about two feet thick. Only the sand is suitable for fill. Dredging would be done where the soil layer is thinnest and the sand and gravel deposits are closest to the surface.
Question - Wouldn't it be less expensive to fill Riverbend with sand from the Mississippi River (as was done at Fleet Farm)?

Answer - No, because the Corps of Engineers would have to transport dredged sand to an off-loading area near Peerless Chain. The sand would then have to be pumped or trucked to Riverbend. This distance is greater than the average dredging distance from Lake Winona. This option would provide no benefit to Lake Winona. Obtaining sand from the river would mainly benefit the towing industry and agribusiness. Dredging sand from Lake Winona is the least expensive way to obtain good fill for Riverbend Industrial Park.

Question - Would the dredged silt and organic sediments be valuable as top soil?

Answer - They would be sterile for at least two years, but after they have aged they would make good soil, as evidenced by the fertility of Winona's energy gardens. The resultant soil would be used for lawns in the industrial park and in public parks. Using these soils for landscaping will save money for developers and the City, as well as improving the lake.

Question - Hasn't Lake Winona been dredged before?

Answer - Yes, several times from 1913 to 1952, mainly to create Lake Park, the Huff Street causeway, part of Highway 61, and the land that the hospital, high school, Maxwell Athletic Field, and many homes are built upon. The earlier dredgings were never done to improve the lake, but only to build land. This created isolated deep holes. The last dredging was done to improve the swimming area at Lake Park.
Question - Won't the lake fill again with sediment?

Answer - Yes, eventually. However, the sediment input to East Lake Winona is now minimal, and comes mainly from storm sewers. The Lake initially filled with agricultural soil washed in with floods from Gilmore Valley and Burns Valley because of poor land management during the 1855-1941 period. Since 1944, soil from Gilmore Valley has been intercepted by Boller Lake, which serves as a settling basin. Burns Creek is now flanked by levees and flows directly into the Mississippi River.

Organic sediments are produced constantly within Lake Winona from dead weeds, plankton, and fish, but they accumulate relatively slowly. About two feet of organic sediments have formed in the last 50 years.

West Lake Winona acts as a trap for sediment from the valley that runs through Woodlawn Cemetery. The cemetery no longer contributes a significant amount of sediment. However, erosion in the valley has become extreme because it collects runoff water from the Wincrest Subdivision. Sediment from the valley has created a delta in West Lake Winona. Some of the suspended load from the valley passes through the Huiff Street culvert into East Lake Winona.

As part of the proposed project, a sediment trapping basin will be constructed within the delta, between the bicycle path and West Lake Winona.

Question - Would the West basin be dredged also?

Answer - Not as part of the proposed project because: 1) it contains no significant sand deposits near enough to the surface to be dredged, 2) there are no basins nearby where sediment could be legally pumped, and 3) the cost of pumping to Riverbend would be prohibitive due to the great pumping distance.
Question- Does the City of Winona have a permit to fill Riverbend?

Answer- Yes, after 22 years of negotiations with the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, U.S. Environmental Protection Agency, U.S. Soil Conservation Service, Minnesota Department of Natural Resources, and Minnesota Pollution Control Agency. Because Riverbend Industrial Park contains soils determined to be hydric, it has been classified as a wetland, even though the pumping station in County Ditch No 4 adjacent to the waste treatment plant keeps it drained. Because it has been classified as a wetland, the City was required to mitigate for its loss by contributing $100,000 to a fund for wetland rehabilitation along the Zumbro River. We think the money could have been better spent controlling loosestrife and improving the marshes along the south side of both basins, but this seems unlikely under present regulations.

Question - Does the City of Winona have a permit to dredge Lake Winona?

Answer - Yes. The permit was received in 1997.

Question - What would the project cost?

Answer - Site preparation, mitigation costs, and dredging would total almost $3,500,000. Unfilled and without permits, 72 acres of Riverbend Industrial Park is worth $40,500. With permits, filled and supplied with utilities it would be worth $2,025,000. The 350,000-cubic yard stockpile of sand for Lake Park and Schain Industrial Park would have an additional value of at least $735,000.

The sediment trapping basin adjacent to West Lake Winona would cost less than $500,000. Plans for the basin have not been completed at this writing.
Question - How would the project be financed?

Answer - It could be financed by a 0.5% city sales tax. State or federal grants may defray some of the cost.

Question - Would the dredging make Lake Winona into a crystal clear, walleye-filled lake that never has weed or algae problems?

Answer - No. Lake Winona is highly eutrophic (enriched) because it receives nutrient-rich storm sewer effluent from about one-half of Winona and part of Goodview. Consequently, it produces lush growths of weeds and algae, and supports a huge fish population (about 700 pounds per acre).

Severe winter kills of fish in 1965 and 1969 led to a reclamation project in 1973 to restore the lake as a sport fishery, designed especially for children, the elderly, and the handicapped. Since then, Lake Winona has been on a "life support system", wherein winter kills are prevented by artificial aeration at two sites. The lake now has four fishing piers and is encircled by an asphalted path used extensively for walking, jogging, bicycling, and rollerblading. By most measures, the reclamation project has been successful, but weeds are a problem because the lake is so rich and shallow (78% of the east basin is no deeper than 10 feet). Weeds grow to a depth of 15 feet, providing so much protective cover for bluegills and crappies that their populations have become overabundant and stunted.

In spite of intensive stocking of predator species (northern pike, dogfish, and flathead catfish), bluegills and crappies have proliferated. Excessive weed growth has decreased habitat diversity and provided so much cover that predators cannot function. Trapnet catches of bluegills have increased dramatically in numbers, but the average weight of bluegills greater than five inches has decreased from 0.25 pound to 0.11 pound, a size unacceptable to most anglers. The growth rate of Lake Winona
bluegills is below the statewide average and well below that of bluegills from the adjoining Mississippi River. Because of the overabundance of small bluegills, zooplankton populations are dominated by less desirable small species that can pass through the bluegills' gill rakers.

During spring and early summer, nearly all of the weeds in Lake Winona are of a single species, curlyleaf pondweed. This undesirable exotic has little wildlife value and monopolizes all areas of the lake that are 15 or less feet deep. This includes the entire lake except the deep holes created by earlier dredging projects. Curlyleaf pondweed thrives in cool water and dies back during the heat of summer. In Lake Winona, it grows upward to the lake surface as early as May 8 and becomes a nuisance and an eyesore about May 20. Growths become so thick in early summer that they are virtually impenetrable to outboard motor boats.

In late May, the curlyleaf pondweed produces seedheads that appear on the lake's surface, giving it a brown, scummy appearance that is made worse by masses of filamentous green algae which become entangled in the seedheads and stems. Cottonwood trees release their fluffy white seeds at about the same time, causing patches of white "scum" among the brown and green patches. Without closer observation, casual observers interpret the "scum" as some type of pollution. Water circulation within the lake is hindered by the weed beds, and areas of stagnation occur in spite of the aeration systems. Mats of bluegreen algae develop rapidly in the warm areas, and as the algae dies and decomposes it causes foul odors.

By July 10, the curlyleaf pondweed dies. Its decay creates a sudden biological oxygen demand that often causes summer-kills of fish. Its decay also releases nutrients to the water, especially phosphorus that the plants have extracted from bottom sediments and from the water column. The released nutrients cause dense blooms of algae. The algae makes the lake pea-soup green. This decreases the depth to which light can penetrate. This, in turn, hastens the die-off of curlyleaf pondweed and prevents the growth of more desirable native aquatic plants.
Lake Winona will always have weeds growing in areas less than 15 feet deep. Like eutrophic lakes the world over, it will also be subject to algae blooms. With the proposed improvements, however, Lake Winona could provide aesthetic and recreational enjoyment for generations.

**Question** - Couldn't the weed problem be solved by stocking carp into the lake?

**Answer** - There have been carp in Lake Winona ever since the reclamation project was completed in 1973. They are commonly seen in weed beds during spring and early summer as they thrash around during spawning. Presently, their numbers are kept in check by the many predators in the lake. Large carp are safe from predation, but their eggs and young are devoured by most other fish, even bluegills and crappies. Contrary to popular belief, carp do not eat many weeds. They destroy them mainly by rooting in the bottom, and making the water so muddy that sunlight cannot penetrate, causing the plant to be shaded out.

Folks like to remember the winterkill years (1965-1973) as the "good old days" because the lake was weed-free, having had all of its weeds destroyed by immense populations of stunted carp and buffalofish that dominated the lake after the winterkills of 1965 and 1969. Most people have forgotten that sportfishing was virtually nonexistent during those years and that the lake was an opaque, slate-gray soup of water, mud, and fish feces - that teemed with hordes of stunted fish. Because there were no weeds, there were no muskrats or ducks. It is very doubtful if most people, especially anglers, would like to see the lake returned to that condition.

Prepared by Calvin Fremling with the assistance of Robert Bollant, Neal Mundahl, and Stanley Spooner.
MEMORANDUM

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO:       Harland Knight
           Dieter Mielimonka
           Bob Bollant
           Mary Burrichter
           Cai Fremling
           Dick Larson

FROM:     Judy Bodway, Director of Economic Development

DATE:     January 16, 1998

SUBJECT:  Lake Winona Dredging - Finance Group

There will be a meeting for the Lake Winona Dredging Project Financing Group on Thursday, January 22, 1998, at 3:00 p.m. in the Heritage Room at City Hall. The topic of discussion will be financing options.

Should you have any questions, please let me know.

JB/kp
Memorandum

Department of Community Development

To: Lake Winona Dredging/Riverbend Fill Project

From: Judy Bodway, Director of Economic Development

Date: January 22, 1998

Subject: Agenda

1. Costs of project
   - Dredging the east lake
   - Improvements to west lake
   - Infrastructure in industrial park

2. Review potential funding sources
   - Property taxes
   - Local option sales tax
   - Brownfields
   - Other

3. Recommendation to Council
sediment trap?

Friday

update questionnaire sheets
given to Judy to distribute
review description of project

Dept. Trade & Economic Development

clean water partnership
They have $6M
3-7% interest

Target - $851,000/yr property tax
J. Bodnar

July 28, 97

Meeting date: not set yet

Brownfield - pick up today

Kathy Schultz MPCA
612-296-7999
July 8, 97

Phineas 017
Bob Bollant -

More expensive to fill P.B. from the lake B. from S.W. more salt

How much more?

about the same.
Pumping distance about same.
Would get sand from near Peerses chain.

Dodgers still for it's feasible -

$1.75 - 2.00 - Brennan

He suggested I

call Eric Sorrento

(Brennan's estimate)

2.50 / yd^3
Phone call to Eric Bronson will pressure Steve for more. He's for sales tax.

July 8, '97
July 2, '97

Pre development cost - dredging - eligible for grants.

Development - infrastructure get help from Economic Dev. authority.

Brownfield - have a site that exceeds 1/3 available land (Wisconsin clause).

$7M for biennium.

Need response action plan.
CITY OF WINONA, MINNESOTA

ESTIMATED CITY TAX - LAKE WINONA DREDGING PROJECT
FOR 1997: ADOPTED BUDGET TAX RATES

(Amounts in Dollars)

<table>
<thead>
<tr>
<th>PURPOSE</th>
<th>1997 ADOPTED</th>
<th>OTHER LEVY</th>
<th>LAKE WINONA DREDGE PRJ</th>
</tr>
</thead>
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<td>General purpose</td>
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<td>1,711,879</td>
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<td>Street Construct</td>
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<tr>
<td>Total w/o Debt</td>
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<td>Total w/o Port</td>
<td>3,972,994</td>
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<tr>
<td>Port Authy.-Debt</td>
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<td>TOTAL</td>
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CITY ONLY

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*CITY TAX CALCULATIONS ARE ESTIMATES
(Copied from bud97p20)

**From C. MacLennan, 4/21/97-revised for calculated tax capacity for payable 1997
(from C. MacLennan 4/21/97-adjusted tax capacity of $12,681,921 for payable 1997)

(07/02/97: REVISED)
CITY OF WINONA, MINNESOTA
ESTIMATED CITY TAX-LAKE WINONA DREDGING PROJECT
FOR 1997: ADOPTED BUDGET TAX RATES
(Amounts in Dollars)

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<td>Port Authy.-Debt</td>
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<td>86,486</td>
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(07/02/97: REVISED)
MEMORANDUM

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Lake Winona Funding Group
FROM: Judy Bodway, Director of Economic Development
DATE: July 2, 1997
SUBJECT: Agenda

1. Review costs of project
2. Potential funding sources
   • Brownfields legislation
   • Sales tax – review Rochester info
   • Property taxes
   • Federal
3. Next meeting
To: Judy Bodway  
From: Robert J. Bollant  
Subject: Riverbend Industrial Park Infrastructure Costs  
Date: July 1, 1997

Following are the infrastructure costs to develop Riverbend Industrial Park between TH 61 and the Lake Outlet Ditch:

<table>
<thead>
<tr>
<th>Section Description</th>
<th>Utilities</th>
<th>Fill &amp; Base Construction</th>
<th>Engineering</th>
<th>Street Surfacing</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>A) FRONTENAC DRIVE &amp; LOUISA STREET</td>
<td>$889,168</td>
<td>$88,932</td>
<td>$978,100</td>
<td>$357,600</td>
<td>$2,113,700</td>
</tr>
<tr>
<td>B) BRUSKI DRIVE - NORTH OF FLEET FARM</td>
<td>$277,400</td>
<td></td>
<td></td>
<td></td>
<td>$277,400</td>
</tr>
<tr>
<td>C) BRUSKI DRIVE - FLEET FARM TO FRONTENAC DRIVE</td>
<td>$263,700</td>
<td></td>
<td></td>
<td>$499,000</td>
<td>$762,700</td>
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<tr>
<td>D) STREET EAST OF BRUSKI DRIVE</td>
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<td></td>
<td>$182,000</td>
<td>$448,000</td>
<td>$900,000</td>
</tr>
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<td><strong>TOTAL COST</strong></td>
<td><strong>$2,560,800</strong></td>
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</tbody>
</table>

Respectfully submitted,

Robert J. Bollant  
Director of Public Works

RJB/acf
# COST ESTIMATE

**DREDGING LAKE WINONA**

**FILLING RIVERBEND**

**INDUSTRIAL PARK**

<table>
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<tr>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Total</th>
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<tbody>
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<td>Dredging sand</td>
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<td>2.20/cy</td>
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</tr>
<tr>
<td>Dredging muck to be placed on top of sand 2.0' deep</td>
<td>125,200 cy</td>
<td>2.40/cy</td>
<td>300,480</td>
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<tr>
<td>Clearing</td>
<td>46 ac</td>
<td>200/ac</td>
<td>9,200</td>
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<tr>
<td>Grubbing</td>
<td>46 ac</td>
<td>1100/ac</td>
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<tr>
<td>42” RCP 950 Lf</td>
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<td>Mobilization LS</td>
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**TOTAL CONSTRUCTION COST**

**ENGINEERING & TESTING**

**TOTAL COST**

$3,500,000

---

**Date:** June 30, 1997

Robert J. Bollant, Director of Public Works
1-cent tax would raise $125 million

By Charles Tombarge

Extending and doubling the city's half-cent sales tax might be the best option available to fund projects important to Rochester's future, says a recommendation by a city task force.

The special tax should be sought by the city to boost water quality, improve U.S. 52, develop the area's higher education resources and fund 21 other projects the Infrastructure Needs Task Force says Rochester needs.

A 1 percent city sales tax would raise an estimated $125 million during the next 15 years. In addition to that, the task force also recommends the city use about $38.9 million in property taxes to pay for the projects.

The task force will present its recommendations to the Rochester City Council next month.

A city sales tax would spread the cost of infrastructure projects more evenly than other options, task force members said. Because many of the projects—improvements to U.S. 52, Mayo Civic Center renovations and improving the area's public safety communication systems—would benefit people outside of Rochester.

"We think it's fair to ask them to share some of the costs," said John Withers, task force chairman.

According to Withers, customers from outside city limits pay about 45 percent of Rochester's sales tax. "Every single day, about 25,000 people who don't live in the city travel into Rochester to earn their livings," Withers added.

Rochester customers now pay a special 0.5 percent city sales tax on top of the 6.5 percent state tax. This means customers pay 7 cents of tax on every $1 spent in the city. The 0.5-cent tax, adopted in 1993, is set to expire next year.

In the 14 years since Rochester instituted a city sales tax—Rochester customers paid a 1 percent city sales tax from 1983 to 1993—the city has collected more than $80 million. The money has been used to pay for flood control, a new public library, a new city hall and a new fire station.

The task force considered other funding sources, such as a substantial increase to the property tax or the addition of a payroll tax, but decided they would be too unpopular and would pay for even fewer of the $259 million in requests than a city sales tax could.

The Task Force report also will include the list of 24 projects, divided among the topics of health and public safety, economic development and education, quality of life, and city and county infrastructure. Among those projects are improvements to the area's water quality facilities, the city's $9 million share of improvements to U.S. 52 and $32 million, by far the largest allocation, to expand University Center Rochester.

Task force members will meet again in about two weeks to review the final report, which will then be forwarded to the City Council for approval. If City Council members accept the Task Force's findings, they would need to pursue a sales tax with the Legislature. Ultimately, voters would need to pass a referendum for the special 1 percent tax.
MEMORANDUM

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Harland Knight
Dieter Mielimonka
Bob Bollant
Mary Burrichter
Cal Fremling

FROM: Judy Bodway, Director of Economic Development

DATE: May 22, 1997

SUBJECT: Lake Winona Dredging - Financing Group

This memo is to confirm the rescheduled meeting with the Financing Group for the Lake Winona Dredging Project, which will be held on Tuesday, June 3, 1997, at 2:00 p.m., in the Heritage Room at City Hall.

Should you have any questions, please let me know.

JB/kp

cc: Tiffany Thibideau

Cal
This was the best time to meet for the rest of the group. We will keep you informed on the activities.
Judy
Subject: Delivery Notification: Delivery has failed
Date: Sat, 26 Jul 1997 12:36:14 -0600 (CST)
From: PMDF e-Mail Interconnect <postmaster@VAX2.WINONA.MSUS.EDU>
To: cfremling@VAX2.WINONA.MSUS.EDU

This report relates to a message you sent with the following header fields:

Message-id: <33D9E2F7.82E@vax2.winona.msus.edu>
Date: Sat, 26 Jul 1997 11:43:51 +0000
From: "Calvin R. Fremling" <cfremling@VAX2.WINONA.MSUS.EDU>
To: leec@exl.wes.army.mil
Subject: soil manufacture

Your message cannot be delivered to the following recipients:

Recipient address: leec@exl.wes.army.mil
Reason: Illegal host/domain name found

Subject: soil manufacture
Date: Sat, 26 Jul 1997 11:43:51 +0000
From: "Calvin R. Fremling" <cfremling@VAX2.WINONA.MSUS.EDU>
Organization: Winona State University - Emeritus
To: leec@exl.wes.army.mil
CC: IN%bbollant@cityhall.luminet.net

The City of Winona, MN is planning to do extensive hydraulic dredging of a 314-acre lake within the city, using the dredged sand to create an industrial park. We would like to use the accompanying silt for landscaping in city parks and within the industrial park. Please send information about manufacturing soil from dredged material as described in EEPP to: Calvin R. Fremling, 1383 Gilmore Valley Road, Winona, MN 55987. Thank you.

Dr. Robinson - I had to resort to snail mail. Thanks for your help.