



**City Council Workshop Meeting
Ash Conference Rooms
February 11, 2026 | 5:30 PM**

This City Council Workshop meeting is taking place virtually and at Woodbury City Hall in the Ash Conference Rooms. Members of the public may attend the meeting in person and may also join the meeting using a computer, tablet, or smartphone and accessing the virtual meeting link at woodburymn.gov/VirtualMeetings.

[Watch the Live Meeting](#)

Public comments will be accepted during the meeting both in person and virtually. Virtual questions should be submitted via the online Q&A feature within the virtual meeting link.

Questions regarding the meeting will be taken between the hours of 8:00 a.m. to 4:30 p.m. at 651-714-3524 or at council@woodburymn.gov. Questions received after 4:30 p.m. will be responded to in the next three to seven business days.

Please note that all agenda times are estimates. Unfinished workshop items will be carried over to the end of the Council meeting.

5:00 p.m. Dinner – Birch Conference Room

The intent of the workshop session is to provide a forum for City Council and City staff to discuss more in-depth Council items, exchanging viewpoints and visions prior to the item being set for Council action at a regular meeting of the City Council. Workshop sessions are neither a public hearing nor an open microphone session. No formal votes will be taken and any direction from Council will be in consensus format. The workshop session is not recorded.

Workshop Agenda

1. Workshop Discussion Items
 - 1A. Conduct Interviews of South Washington Watershed District (SWWD) Board Manager Applicants 26-20
 - 1B. Update of Public Safety Campus Improvements Project Bid Results 26-21
2. Administrator Comments and Updates*
3. Mayor and City Council Comments and Commission Liaison Updates*
4. Adjournment

Woodbury City Council Workshop Agenda
February 11, 2026 | 5:30 PM

- * Items under comments and updates are intended to be informational or of brief inquiry. More substantial discussion of matters under comments and updates should be scheduled for a future agenda.

The City of Woodbury is subject to Title II of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability by public entities. The City is committed to full implementation of the Act to our services, programs, and activities. Information regarding the provisions of the Americans with Disabilities Act is available from the Administration office at 651-714-3500. Auxiliary aids for disabled persons are available upon request at least 72 hours in advance of an event. Please call the ADA Coordinator at 651-714-3500 (TDD 731-5796) to make arrangements.

City of Woodbury, Minnesota
Office of City Administrator

Council Workshop Letter 26-20

February 11, 2026

To: The Honorable Mayor and Members of the City Council
From: Jeffrey J. Dahl, City Administrator
Subject: Conduct Interviews of South Washington Watershed District (SWWD) Board Manager Applicants

Summary

Applications were solicited by Washington County for the vacant board seat on the South Washington Watershed District (SWWD) Board of Managers following Mike Madigan’s decision not to seek reappointment. Four applications were received by Washington County, and thus per the mandated process, the four applicants have been invited to interview in front of the City Council to inform the Council’s recommendation to Washington County Board of Commissioners.

John Loomis, SWWD Administrator, will be present at 5:30 to provide Council a brief overview of the SWWD, and the appointment process, prior to the start of interviews.

Interviews will be conducted with applicants based on the following schedule:

Time	Applicant Name
5:35 – 5:50 p.m.	Andrea Date
5:50 - 6:05 p.m.	Daniel Belka
6:05 – 6:20 p.m.	Daniel Henely
6:20 – 6:35 p.m.	David Nuccio

Recommendation

Staff recommends Council conduct interviews with each applicant. Following interviews, Council should discuss a recommendation to provide to Washington County by the end of February.

Governance Mode¹

- **Fiduciary** - Stewardship of tangible assets, oversees operations and ensures efficient and appropriate use of resources, legal compliance and fiscal accountability.

Fiscal Implications

¹ Items marked “fiduciary” are primarily business-oriented topics; “strategic” items are primarily related to long-term strategies or goals; and “generative” items are primarily meant to produce new thoughts or ideas.

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Not applicable; board managers serve on a volunteer basis.

Policy

Minn. Statute 103D. Watershed Districts
2010 Watershed Boundary Agreement

Public Process

Previously applications were solicited separately by the City as part of the annual advisory commission process. Following the 2024 recruitment cycle, the City no longer solicits applications for watershed positions and provides recommendations based on the applications submitted to Washington County. This is the first public process for appointments to the SWWD for the term beginning in May 2026.

Background

The Board of Water and Soil Resources has prepared several videos that explain the history and purpose of Watershed Districts, as well as the structure and roles for board managers and administrators. The videos can be accessed online at <https://bwsr.state.mn.us/node/14946>.

The City's recommendation is due to the Washington County Board of Commissioners no later than Friday, February 27, 2026. Without a recommendation, the County Board will make their determination without input from the City.

Written By:	Ashleigh Sullivan, Assistant City Administrator/City Clerk
Approved Through:	Angela Gorall, Deputy City Administrator
Attachment:	Interview Questions

Interview Questions – South Washington Watershed Board Manager

Pre-interview checklist (complete these things with every applicant)

- ✓ Greet applicants as they come into the room
- ✓ Invite the applicants to have a seat
- ✓ Briefly introduce yourself.
- ✓ Thank the applicant for their interest and for taking the time to apply and interview today.
- ✓ Let the applicant know that the interview will be brief (roughly 12-15 minutes) and that you will be asking a few questions to get to know them better and learn more about their interest in serving.

Interview Questions

1. SWWD's updated plan covering the next decade prioritizes an increase in community engagement and protection and restoration of natural resources to benefit comprehensive watershed health. How does your background/experience support or inform these priorities?
 2. Much of SWWD's work is implemented in partnership with its Cities, Washington County, and non-profits. How can you support and expand those partnerships?
 3. What questions do you have for us?
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**City of Woodbury, Minnesota
Office of City Administrator**

Council Workshop Letter 26-21

February 11, 2026

To: The Honorable Mayor and Members of the City Council

From: Jeffrey J. Dahl, City Administrator

Subject: Update of Public Safety Campus Improvements Project Bid Results

Summary

Bids for the Public Safety Campus Improvements Project were received on January 27, 2026, and indicate favorable pricing relative to the Engineer's Estimate. The apparent low bids reflect a total project cost of approximately \$59.3 million, including design, construction with all alternates, and indirect costs, which is about 3 percent below the \$61 million estimate.

The proposed scope includes the base bid and all alternates, such as the Darcy Geothermal Well System, Rapid Response Garage, EPDM roofing, solar array, bi-fold fire bay doors, and bird-safe glazing. These elements support long-term operational readiness, improved emergency response, and the City's sustainability goals outlined in the Environmental Stewardship Plan. Securing competitive bids at this time is particularly advantageous given continued construction cost escalation, labor shortages, and material price inflation.

Staff is completing a detailed review of bid responsiveness and responsibility. While minor adjustments may occur during final clarifications, overall results remain favorable in terms the Council will be able to award the full project as designed, is below the approved budget, and represents the best overall value for the City. The project aligns with the City's Critical Success Factor of Safety and supports long-term fiscal stewardship, strategic objectives, and sustainability commitments.

Between now and construction, staff will continue to monitor key risks related to bid verification, permitting, right-of-way coordination, tax reimbursements, and final regulated materials assessments. Staff will return to Council if any material changes to cost, scope, or schedule arise. Subject to successful completion of bid review and negotiations, staff anticipates bringing a formal award recommendation to the City Council in February 2026.

Bidding Results and Alternates

Bids for the Public Safety Campus Improvements Project were received on January 27, 2026. Initial results indicate favorable pricing for both the base bid and all alternates when compared to the Engineer's Estimate. The apparent low bids reflect a total project cost of approximately \$59.3 million, including design, construction with alternates, and indirect costs. This total is approximately 3 percent below the Engineer's Estimate of \$61 million and remains within the 2026 Adopted Annual Budget.

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The proposed scope includes Base Bid A, the Darcy Geothermal Well System (\$2.0M+), and all alternates, including the Rapid Response Garage (\$933K), fully adhered EPDM roofing membrane (\$110K), solar array installation (\$820K), bi-fold fire bay doors (\$195K), and bird-safe glazing (\$20K). The scope of the project also includes relocation costs for Public Safety personnel, which includes security camera installation, door access hardware, shelving, security enhancements at City Hall, and other miscellaneous items (\$294K). These improvements support long-term operational readiness, enhanced emergency response capabilities, enhanced security for personnel, and the City's sustainability objectives outlined in the Environmental Stewardship Plan.

These results are particularly favorable given current market conditions. Engineering News Record reports construction cost escalation of approximately 2.8 to 4.1 percent year over year, with continued increases in material costs for steel and cement, along with regional labor shortages and wage inflation. By securing competitive bids at this time, the City reduces exposure to future cost escalation while investing in systems that are expected to deliver long-term operational savings and resilience.

Staff is completing a detailed review of all bid submissions to verify responsiveness and responsibility. While bid totals may be subject to minor adjustments during final clarifications or if any bids are deemed nonresponsive, overall pricing remains favorable and below the approved project budget.

Recommendation

Based on the favorable bid results, staff recommends proceeding with award of the construction contract to the apparent low, responsible bidders, including acceptance of all bid alternates.

This recommendation maintains the total project cost below the approved budget while delivering the full project scope as designed. Acceptance of all alternates ensures the facility will meet current and future operational needs of the Public Safety Departments and advance the City's long-term sustainability and environmental performance goals.

Staff believes this approach represents the best overall value for the City and is consistent with the project intent approved by the City Council.

Governance Mode¹

- Fiduciary - Stewardship of tangible assets, oversees operations and ensures efficient and appropriate use of resources, legal compliance and fiscal accountability.
- Strategic - Setting priorities, reviewing and modifying strategic plans, and monitoring performance against plans. Focus is the "ends" rather than the "means".

Fiscal Implications

The project is primarily funded through the voter-approved \$50 million Local Option Sales Tax. Additional funding has also been recently secured through competitive grant awards, including \$1.031 million from the U.S. Department of Justice COPS Technology and Equipment Program and \$100,000 from the Ramsey-Washington Metro Watershed District.

The project is anticipated to be fully funded as follows:

¹ Items marked "fiduciary" are primarily business-oriented topics; "strategic" items are primarily related to long-term strategies or goals; and "generative" items are primarily meant to produce new thoughts or ideas.

Revenue Source	Proposed ¹
Bond Issuance Premium	\$500K
Capital Improvement Fund	\$3.19M
Federal - Congressionally Directed Spending	\$1.03M
Interest Earnings	\$1M
IRA Tax Credits	\$975K
Local Option Sales Tax	\$50M
Street Reconstruction/Maintenance Fund	\$100K
General Fund ²	\$1.33M
Public Safety Tax Rebate	\$750K
Ramsey-Washington Metro Watershed District	\$100K
Stormwater Utility Fund	\$300K
Xcel Energy Rebates	\$60K

- 1. No tax levy supported debt is proposed for the project.*
- 2. This revenue is subject to change based on responsiveness of bid submissions and contract negotiations.*

Policy

This project is in accordance with the City's Critical Success Factors – Safety.

Project Risks

As the project transitions into the construction phase, staff will continue to monitor and manage the following risks to maintain appropriate contingency and fiscal control:

- Final verification of bid responsiveness and responsibility, which may result in minor contract adjustments
- Ongoing coordination with Washington County related to encroachment within County right of way, with formal agreement execution pending
- State and regional permitting timelines, including review by the Minnesota Department of Labor and Industry, which may affect schedule
- Sales tax reimbursement amounts, which are based on actual contractor receipts and cannot be precisely estimated in advance
- Coordination challenges associated with a project that includes both renovation and new construction
- Finalization of the asbestos and regulated materials assessment, which may result in additional scope depending on final findings

Staff will continue to track these items closely and will return to Council if any material changes to project cost, scope, or schedule occur.

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Public Process

Description	Date
Council Workshop No. 1	January 24, 2024
State of the City, Community Expo, National Police Week, National EMS Week, Night to Unite, Woodbury Days, Tour with the Mayor, National Crime Prevention Month, Open House, Various meetings with Community Members	February 2024 – November 2024
Council Workshop No. 2	April 24, 2024
Local Option Sales Tax Referendum	November 5, 2024
Council Workshop No. 3	November 6, 2024
Council Workshop No. 4	January 22, 2025
Council Workshop No. 5 <i>Architectural design, Afton Fire Station, staff relocation</i>	May 28, 2025
Finalize design development, move to construction documents	June 2025
Council Workshop No. 6 <i>Schedule update, bid-day cost estimates, remaining details</i>	November 19, 2025
Bid advertisement	January 2026
Bid Opening	January 2026
Council Workshop No. 7	February 2026
Award of Bid	February 2026
Begin Construction – Groundbreaking	April/May 2026
Substantial Completion	Late Fall 2028

Staff anticipates returning to the City Council on General Discussion with a formal recommendation to award construction contracts to the apparent low, responsible bidders for the base bid and all alternates and authorize necessary professional service contracts, subject to successful completion of bid review and contract negotiations prior to the February 25th Council Meeting.

Background

The Public Safety building at the corner of Valley Creek Road and Radio Drive no longer meets the needs of the growing department and community. In 2023, the State of Minnesota authorized the City to pursue a local option sales tax for the Public Safety Campus project. Voter approval in November 2024 enabled the implementation of this funding strategy, effective April 2025.

On April 24, 2024, the Council directed staff to move forward with schematic design for a facility with a 20+ year design life, emphasizing site safety, flexibility for long-term growth, and sustainable design principles.

The Public Safety Campus project will provide significant benefits to residents, businesses, and regional visitors. The local sales tax funding model ensures that the costs are equitably distributed among facility users.

Written By: Peter Selb, Engineering Project Coordinator
Chris Hartzell, Engineering Director

Approved Through: Jeffrey J. Dahl, City Administrator

Attachment: None