

**Lanesboro Public Utilities Commission
Special Meeting Agenda
Thursday, August 6, 2026 – 8:00 a.m.
Lanesboro City Council Chambers**

Zoom is provided to offer more accessibility to council and committee meetings. Full functionality is not guaranteed.

<https://us02web.zoom.us/j/82669235043?pwd=MDQPkZM8Rf0s2vI5MnmO4Wst1eCdu4.1>

Meeting ID: 826 6923 5043 | Passcode: 374112

Call to Order

- A. Agenda Approval

Motion _____ **Second** _____

- B. Consider Bids for North Water Tower Rehabilitation Project

Motion _____ **Second** _____

Next Meeting: Monday, August 17, 2026 at 7:15 a.m.

Adjourn Regular Meeting

Commission Members: Jon Pieper, Joe Cullen, Brian Roelofs



**BOLTON
& MENK**

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BID TABULATION

Project Location: City of Lanesboro, Minnesota
Project Title: North Water Tower Rehabilitation
Project No.: 26X.144255
Addendum(s): None

Bid Day/Date: Tuesday, July 28, 2026
Bid Time: 2:00 p.m.

BIDDERS		TOTAL PROJECT BASE BID PRICE
1.	Slack Painting LLC Brandon, MN	\$167,250
2.	TANKSCO, INC. Decatur, TX	\$173,000
3.	TMI Coatings, LLC Eagan, MN	\$268,400



Real People. Real Solutions.

2900 43rd Street NW
Suite 100
Rochester, MN 55901

Ph: (507) 208-4332
Fax: (507) 208-4155
Bolton-Menk.com

MEMORANDUM

Date: July 29, 2026

To: Mitchell Walbridge
City Administrator | City of Lanesboro, MN

From: Jake Pichelmann, P.E. – Bolton & Menk, Inc.

Copy: Brian Malm, P.E. – Bolton & Menk, Inc.

Subject: Quote Evaluation – North Water Tower Rehabilitation
City of Lanesboro, Minnesota

On Tuesday, July 28, 2026 at 2:00 p.m., quotes were received for the North Water Tower Rehabilitation project. The bid documents were distributed to three (3) qualified contractors that specialize in protective coatings for water towers. The Engineer's opinion of probable cost for this project was \$170,000.

#	BIDDERS	TOTAL PROJECT BASE BID PRICE
1	Slack Painting, LLC – Brandon, MN	\$167,250.00
2	Tanksco, Inc. – Decatur, TX	\$173,000.00
3	TMI Coatings, LLC – Eagan, MN	\$268,400.00

Based on the quotes received, Slack Painting, LLC out of Brandon, Minnesota is the lowest, responsive, and responsible bidder for quote of \$167,250.00. Slack Painting, LLC specializes in industrial and commercial painting services and has experience with water tower rehabilitation, including recent projects in Eden Prairie, Sartell, Shakopee, New Brighton, and Dodge Center.

The proposed work includes complete sandblasting and reconditioning of the interior wet and center column riser pipe of the existing tower, while the exterior surface receives an overcoat and replacement of the existing logos. The work also includes replacement of the pressure relief roof vent, overflow pipe screens, and miscellaneous concrete repairs at the column legs and wet riser foundation, along with a new cable-style safety climb system. This work is expected to extend the service life of the tower for an additional 15 to 20 years before the next rehabilitation is required.

We recommend the contract be awarded to Slack Painting, LLC for the quote price of \$167,250.00. Enclosed with this memorandum are copies of the quote documents and Notice of Award for execution by the City of Lanesboro.

SECTION 00 41 00 – QUOTATION FORM

FOR

North Water Tower Rehabilitation

26X.144255

City of Lanesboro, Minnesota

The undersigned, being familiar with your local conditions, having made the field inspection and investigation deemed necessary, having studied the Drawings and Specifications for the Work, including Addenda (letters), and being familiar with all factors and other conditions affecting the Work and costs thereof, hereby proposes to furnish all labor, tools, material, skills, equipment, and all else necessary to completely construct the Project in accordance with the Drawings and Specifications, as follows:

BID of Slack Painting LLC
(Name of Bidder)

THIS QUOTATION IS SUBMITTED TO:

Email Proposals to Bolton & Menk, Inc. by
2:00 p.m., Tuesday, July 28, 2026
Jakeb.Pichelmann@bolton-menk.com

If QUOTER is:

A Corporation, an Individual, or a Partnership (Circle One)

Name (typed or printed): Slack Painting LLC

By: [Signature]
(Signature)

Title: owner
[Signature]
(Signature)

Business Street Address (No P.O. Box #'s):

309 2nd St W Brandon, MN 56315

Phone No.: 612-991-6493 Fax No.: _____

*** END OF SECTION ***

Schedule of Prices for Construction of:

North Water Tower Rehabilitation

26X.144255

City of Lanesboro, MN

Bidder agrees to perform all of the work described in the CONTRACT DOCUMENTS for the following unit prices.

NOTE: BIDS shall include sales tax and all applicable taxes and fees.

BIDDER must fill in the TOTAL UNIT PRICE BID" amount.

UNIT PRICE BID SCHEDULE

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Price	
1.	Mobilization and site maintenance	L.S.	1	\$ 20,000	\$ 20,000	
2.	Grinding (misc.)	Hour	10	\$ 60	\$ 600	
3.	Welding (misc.)	L.F.	10	\$ 80	\$ 800	
4.	Caulking (misc.)	L.F.	500	\$ 2	\$ 1000	
5.	Pit filler (misc.)	Hour	1	\$ 100	\$ 100	
6.	Complete sandblasting and reconditioning of tower (interior wet) and inclusive of the interior ("Dry") of the center column riser pipe and inlet/outlet pipe	L.S.	1	\$ 67,250	\$ 67,250	
7.	Complete pressure wash/spot blast repair (<5% entire surface) / overcoat system of tower (exterior)	L.S.	1	\$ 60,000	\$ 60,000	
8.	New pressure relief roof vent	L.S.	1	\$ 8,500	\$ 8,500	
9.	Replace logos	Each	2	\$ 1,500	\$ 1,500	\$3,000
10.	New overflow pipe screens	L.S.	1	\$ 500	\$ 500	
11.	Remove existing cracked/loose grout and concrete and replace with new grout/concrete on all column legs and wet riser foundations	L.S.	1	\$ 500	\$ 500	
12.	New cable-style safety climb system	L.S.	1	\$ 1,500	\$ 1,500	
13.	Disinfection	L.S.	1	\$ 3,000	\$ 3,000	
14.	Site restoration	L.S.	1	\$ 500	\$ 500	
TOTAL BASE BID PRICE				\$	165,750	\$167,250

Bidder acknowledges that estimated quantities are not guaranteed and are solely for the comparison of Bids, and final payment for all Unit Price Bid items will be based on actual quantities determined as provided in the Contract Documents.

In submitting this Quotation, it is understood that the Owner retains the right to reject any and all Quotations and to waive irregularities and informalities therein and to award the Project in the best interest of the Owner.

NOTICE OF AWARD

Date of Issuance: August 4, 2026

Owner: City of Lanesboro, MN

Owner's Project No.:

Engineer: Bolton & Menk, Inc.

Engineer's Project No.: 26X.144255

Project: North Water Tower Rehabilitation

Contract Name:

Bidder: Slack Painting LLC

Bidder's Address: 309 2nd St. W., Brandon, MN 56315

You are notified that Owner has accepted your Bid dated July 28, 2026, for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

- Rehabilitation of existing 150,000-gallon elevated storage tank

The Contract Price of the awarded Contract is \$167,250.00. Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

Three (3) unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award or has been transmitted or made available to Bidder electronically.

☐ Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner three (3) counterparts of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
3. Deliver to Owner executed Section 00 51 11 "RESPONSIBLE CONTRACTOR SUBCONTRACTORS LIST". Delivery is a condition precedent to execution of this contract and failure to submit this form shall be cause for the Owner to cancel Award of Contract and declare your Bid security forfeited.
4. Other conditions precedent (if any):
 - None.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: City of Lanesboro, MN

By (signature): _____

Name (printed): Mitchell Walbridge

Title: City Administrator

Copy: Engineer

LANESBORO PUBLIC UTILITIES

08/04/26 8:42 AM

*Cash Balances

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Cash Account: 10101

August 2026

Fund	2026 Begin Balance	Receipts	Disbursements	Transfers	Journal Entries	Payroll JEs	Balance	
10101 - Checking								
310 - WATER DEBT SERVICE FUND	\$615,595.68	\$125,314.91	(\$133,152.50)	0	(\$290,000.00)		\$317,758.09	In Balance
315 - CONSTRUCTION DEBT SERVIC	\$0.00			0			\$0.00	In Balance
320 - SEWER DEBT SERVICE FUND	\$180,628.55	\$73,644.45	(\$194,858.11)	0			\$59,414.89	In Balance
323 - 2024A HWY 250 WATER	\$0.00	\$454,648.74	(\$454,671.74)	0			(\$23.00)	In Balance
324 - TH 250 ROAD/UTILITY PROJECT	\$0.00		(\$52,000.00)	0			(\$52,000.00)	In Balance
340 - ELECTRIC DEBT SERVICE FUN	\$0.00			0			\$0.00	In Balance
410 - WATER CAPITAL	\$531,068.24	\$32,367.53		0			\$563,435.77	In Balance
420 - SEWER CAPITAL	\$67.00			0			\$67.00	In Balance
422 - WWTF DESIGN	(\$27,191.50)	\$125,000.00	(\$125,563.50)	0			(\$27,755.00)	In Balance
423 - 2024A HWY 250 SEWER	\$0.00	\$454,648.72	(\$454,671.72)	0			(\$23.00)	In Balance
424 -	\$0.00			0			\$0.00	In Balance
425 - VEHICLE REPLACEMENT FUND	\$49,834.92			0			\$49,834.92	In Balance
440 - ELECTRIC CAPITAL	\$185,633.96	\$1,344.95		0			\$186,978.91	In Balance
604 - UTILITES	\$0.00			0			\$0.00	In Balance
610 - WATER FUND	(\$99,722.67)	\$102,569.26	(\$219,581.80)	0	\$290,000.00	(\$36,529.92)	\$36,734.87	In Balance
620 - SEWER FUND	(\$268,248.33)	\$205,539.89	(\$106,226.99)	0		(\$36,529.92)	(\$205,465.35)	In Balance
640 - ELECTRIC FUND	\$461,686.71	\$673,895.48	(\$551,843.15)	0		(\$28,384.36)	\$555,354.68	In Balance
650 - GARBAGE FUND	\$0.00			0			\$0.00	In Balance
	\$1,629,352.56	\$2,248,973.93	(\$2,292,569.51)	\$0.00	\$0.00	(\$101,444.20)	\$1,484,312.78	

LANESBORO PUBLIC UTILITIES

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*Cash Balances

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Cash Account: 10104

August 2026

Fund	2026 Begin Balance	Receipts	Disbursements	Transfers	Journal Entries	Payroll JEs	Balance	
10104 - 4M Fund								
410 - WATER CAPITAL	\$151,363.62	\$2,771.31	\$0.00	0	\$0.00	\$0.00	\$154,134.93	In Balance
420 - SEWER CAPITAL	\$66,722.85	\$1,143.28	\$0.00	0	\$0.00	\$0.00	\$67,866.13	In Balance
422 - WWTF DESIGN	\$0.00		\$0.00	0	\$0.00	\$0.00	\$0.00	In Balance
425 - VEHICLE REPLACEMENT FUND	\$194,283.98	\$3,492.61	\$0.00	0	\$0.00	\$0.00	\$197,776.59	In Balance
440 - ELECTRIC CAPITAL	\$302,684.29	\$5,532.02	\$0.00	0	\$0.00	\$0.00	\$308,216.31	In Balance
620 - SEWER FUND	\$0.00		\$0.00	0	\$0.00	\$0.00	\$0.00	In Balance
640 - ELECTRIC FUND	\$0.00		\$0.00	0	\$0.00	\$0.00	\$0.00	In Balance
	<u>\$715,054.74</u>	<u>\$12,939.22</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$727,993.96</u>	