Marty Kelly
Goodhue County Sheriff

430 West 6th Street
Red Wing, MN 55066
Office (651) 267.2600
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TO: Goodhue County Board of Commissioners

FROM: Sheriff Marty Kelly

DATE: May 26, 2026

RE: 2026 Capital Plan Overage for Pine Island Water Tower Refurbish

SUMMARY

This letter is to notify the Goodhue County Board of Commissioners of an anticipated overage in the 2026 Capital Plan for the Pine Island Water Tower Refurbishment project. The overage is estimated at approximately $15,830 plus contingency costs between $30,000 to $35,000. The Goodhue County Sheriff's Office is requesting to use monies available in the Assignments section of the Fund Balance report for Radio Tower Repairs. The balance in this assignment was $77,246 as of 4/30/2026. Depleting this fund could affect emergencies that arise unexpectantly which could affect the ability to pay for a future equipment failure.

The original amount approved in the 2026 Capital Plan was $115,000. On May 22, 2026, the Sheriff's Office received updated information from project consultant Jeff Nelson regarding the anticipated cost of temporarily relocating the County's public safety communications equipment during the water tower refurbishment project.

Mr. Nelson contacted eleven wireless tower contractors and temporary tower suppliers regarding the project. Based on availability, project timing, and the County's operational needs, Vinco Inc. was identified as the only contractor with both a suitable temporary tower and the labor availability to complete the work in June 2026. Vinco's quoted price is $130,830.

In addition, Mr. Nelson recommends including a contingency of approximately $30,000 to $35,000 to cover related project costs, including replacement antennas, engineering and consulting services, shop painting of certain equipment to meet City requirements, and other incidental expenses.

BACKGROUND

Cities within Goodhue County generally refurbish their water towers approximately every 20 years. Several of these water towers support county-owned public safety communications equipment, including antennas, microwave equipment, radio communications systems, cabling, mounting hardware, cabinets, and other related infrastructure.

During the refurbishment process, the Sheriff's Office must contract with a qualified vendor to temporarily relocate public safety communications equipment to a temporary tower site and then reinstall the equipment on the water tower once the project is complete.

The Pine Island water tower refurbishment differs from previous projects because there is no co-located cellular provider equipment, such as Verizon, located on the tower. Historically, when a cellular provider has equipment on a water tower,

the cost associated with the temporary tower has often been covered through that provider's participation, allowing the County to place its public safety communications equipment on the temporary structure.

In this case, Goodhue County will be responsible for the full cost of the temporary tower, equipment relocation, and reinstallation.

RECOMMENDATION

It is the recommendation of the Sheriff that the County Board approve the anticipated overage for the Pine Island Water Tower Refurbishment project in 2026 and use funds in the Radio Tower Repairs Fund Balance.

PSC Alliance Inc.
7900 International Dr., STE 300 PMB3367
Bloomington, MN 55425
e-mail: jeff.nelson@pscalliance.com

MEMORANDUM
Telephone (612) 216-1502

To: Capt. Chad Steffen, Goodhue County (via e-mail)
cc:

From: Jeff Nelson

Re: Pine Island Water Tank Repainting Project

Date: May 21, 2026

We met in early April at the Pine Island water tank with City staff and a representative of KLM Engineering to discuss the planned water tank repainting project. That project involves stripping County (and City) communications equipment from the tank to allow for repainting with the tank work forecast to start in July. The County relies upon this site to enhance coverage in the Pine Island area. Critical to the project is the ability to "link" into the ARMER radio backbone via either fiber optic or microwave radio connectivity. KLM, on City's behalf, also requested that the County's planning include a structural analysis for a new handrail on the reconditioned tank to accommodate future re-installation of the City and County antennas (including County's microwave dish linking the site to the Oronoco MnDOT site). Based on a suggestion from City staff we also contacted Bevcomm, an area fiber optic provider, to explore options for a terrestrial fiber connection. We subsequently learned that a *future* fiber connection was technically possible but could not be delivered in time for the repainting project due to Bevcomm's construction schedules.

Because there are no other co-located cellular carriers operating with equipment at the Pine Island water tank, the majority of the planning and expense to maintain communications falls upon the County. This includes site planning, structural analysis, City approvals, renting a temporary tower structure, its erection, migration of antennas, and then subsequent removal and site restoration. As you know, many of these tasks/costs for the Cannon Falls tank project were absorbed by a commercial wireless carrier with the County "piggy backing" on temporary facilities they provided.

On the County's behalf I contacted eleven (11) wireless tower contractors and temporary tower suppliers and established the the County's requirements for the Pine Island project. From those contacts I determined:

- Some suppliers had temporary towers to rent but could not furnish the labor required; and,
- Some contractors might perform portions of the labor but did not have access to temporary towers; and,
- Some contractors having both temporary towers and labor had already committed those resources through calendar 2026 and were therefore unavailable.

- Only one contractor that we are aware of, Vinco Inc., has both a temporary tower suitable for County's needs *and* the labor/tower crew schedule availability to perform the needed work in June, 2026. This would meet City's target of having equipment removed by July 4, 2026. Vinco's price for the decommissioning from the tank, installation of temporary tower and antennas, and subsequent restoration was quoted at $130,830. (Vinco's quote is attached)

There are also City antennas on the tank which need to be removed, placed temporarily on the substitute tower, and then reinstalled on the tank but Vinco has not included that work in their quote. (The assumption is that the City would use the same wireless tower contractor as the County but pay their own costs.) As background, Goodhue County established the presence at Pine Island in 2011 after receiving the radio and other equipment, microwave radio link, shelter building, and generator free from Olmsted County as surplus property.

Other incidental costs to remove, place temporarily, and then re-install equipment back on the tank include:

- A new, replacement microwave dish & ARMER antennas
- Engineering/consulting costs
- Shop painting of certain equipment to meet City requirements
- Small contingency

This estimated contingency adds $30,000-35,000 to Vinco's quoted price.

The following assumptions apply to contents of this memo:

1. Temporary antenna monopole can be direct buried and no rock is encountered when boring on City's parcel.
2. "Loaner" microwave equipment will be provided by Dakota County to connect the site to ARMER during the transition.
3. "Loaner" antennas are supplied to Goodhue by MnDOT during the transition.
4. New water tank handrail materials will be fabricated and installed by City's tank rehabilitation contractor at City expense. This railing would be used to support antenna re-installation after tank painting.

Vinco Inc.
P.O. Box 907 • Forest Lake, MN 55025
Ph.: 651-982-4642 • Fax: 651-982-4621

May 8, 2025

PSC Alliance
Attn: Mr. Jeff Nelson

Subject: Goodhue County / Pine Island Water Tank Site

Dear Mr. Nelson,

Thank you for providing us the opportunity to submit this proposal for the above-referenced site. We propose to complete the scope-of-work below in support of the city's tank rehabilitation project for the following firm pricing. Proposed pricing is based on the stated qualifications.

Items	Materials	Labor/Equipment	Total
Temp pole Install	$3,000	$28,475	**$ 31,475**
Temp L&A Install	$8,720	$14,400	**$23,120**
Decom Off Water Tank	-	$8,000	**$8,000**
Temp pole lease for three months	-	$3,000	**$3,000**
Reinstall/Pole removal			
L&A Reinstall	$14,360	$14,400	**$28,760**
Temp Pole Equipment Removal	-	$5,000	**$5,000**
Temp Pole Removal	$3,000	$28,475	**$ 31,475**
Total	**$29,080**	**$104,750**	**$130,830**

Scope-of-Work

1. Furnish (rental) and installation of an 80' AGL steel temp pole.
2. Furnish and install mounts and antenna pipe.
3. Furnish and install temp coax from cabinets to temp pole to run temp site.
4. Furnish and install elevated supports on ground from cabinets to temp pole.
5. Furnish and install supports every 4' on temp tower for coax to antennas.
6. Furnish and install all grounding to industry standards.

Reinstall

7. Furnish and install cables from shelter to antenna locations on water tank.
8. Reinstall all grounding and ground bars.
9. Schedule cutover.
10. During cutover,
    a. Relocate antennas back to original location on water tank.
    b. Relocate Dish back to original location on water tank.
11. After cutover:
    a. Remove H-frame and supports from shelter to base of temp pole.
    b. Remove all temp fiber, coax, and power runs.
    c. Remove all temp supports, and mounts from temp pole.
    d. Remove temp pole and transport to Forest Lake, MN.
12. Complete site restoration.
13. Arrange for final inspection by city's 3rd party engineer.

Qualifications

1. Adhere to all 3rd party engineer JOT requirements.
    a. Advance notice of shop painting inspections.
    b. Advance notice of construction start.
    c. Daily update by project manager/construction manager.
    d. Daily login/logout by onsite crew.
2. Pole rental period is 6-1-26 thru 9-1-25. Each additional month will be invoiced monthly at $1,000.
3. This proposal does not include any regulatory work.
4. No rock removal is included in this quote as no geo tech was provided.

If you have any questions or need additional information, let me know.

Sincerely,
Greg Bruss