



COTTAGE GROVE CITY COUNCIL
12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MINNESOTA 55016
COUNCIL CHAMBER - 7:00 PM

September 17, 2025

- 1 Call to Order
- 2 Pledge of Allegiance
- 3 Roll Call
- 4 Open Forum
- 5 Adoption of Agenda
- 6 Presentations
 - A Public Safety Board Drone Donation and Acceptance
Staff Recommendation: 1) Recognize the Public Safety Board for their donation of a DJI Matrice 4 Series Drone. 2) Accept the donation of the DJI Matrice 4 Series drone with the value of \$10,536.15.
- 7 Consent Agenda
 - A Convention and Visitors Bureau Meeting Minutes (2025-06-03)
Staff Recommendation: Approve the June 3, 2025, Convention and Visitors Bureau Meeting Minutes
 - B Parks, Recreation and Natural Resources Meeting Minutes (2025-06-09)
Staff Recommendation: Approve the June 9, 2025, Parks, Recreation, and Natural Resources Minutes.
 - C Public Services Commission Meeting Minutes (2025-07-21)
Staff Recommendation: Approve the July 21, 2025, Public Services Commission meeting Minutes.
 - D Closed Special Meeting Minutes (2025-08-20)
Staff Recommendation: Approve the August 20, 2025, Closed Special Meeting Minutes.
 - E City Council Regular Meeting Minutes (2025-08-20)
Staff Recommendation: Approve the August 20, 2025, City Council Regular Meeting Minutes.
 - F Rental License Approvals
Staff Recommendation: Approve the issuance of rental licenses to the properties listed in the attached table.
 - G Ordinance Amendments Allowing Cannabis Paraphernalia
Staff Recommendation: Adopt Ordinance 2025-1102 allowing the sale of cannabis paraphernalia in tobacco stores and cannabis-related retail stores.
 - H Target Settlement
Staff Recommendation: Approve the Stipulation of Settlement for Parcel 16 by and between Target Corporation and the City, authorize the execution of a Settlement Agreement and payment of the remaining balance of \$217,300.
 - I Assessment of Unpaid Special Charges on Private Property
Staff Recommendation: 1) Adopt Resolution 2025-137, Declaring costs to be assessed and ordering preparation of the proposed assessment roll for unpaid special charges on private property. 2) Adopt

Resolution 2025-138, Calling for a public hearing on proposed assessments for unpaid special charges from private property.

- J 2025 Pavement Management Project - Declare Costs to be Assessed and Call for a Public Hearing**
Staff Recommendation: 1) Adopt Resolution 2025-135 declaring the costs to be assessed for the 2025 Pavement Management Project. 2) Adopt Resolution 2025-136 calling for a Public Hearing to be held on October 15, 2025, for the 2025 Pavement Management Project.
- K Utility and Engineering Division Building Final Payment - City Contracts**
Staff Recommendation: 1) Adopt Resolution 2025-125, authorizing payment in the amount \$12,394.22 to Autumn Ridge Landscaping Inc. for the final payment for the Utility and Engineering Division Building Project. 2) Adopt Resolution 2025-127, authorizing payment in the amount \$22,476.36 to Ebert, Inc. dba Ebert Construction for the final payment for the Utility and Engineering Division Building Project. 3) Adopt Resolution 2025-128, authorizing payment in the amount \$3,818.55 to Ebert, Inc. dba Ebert Construction for the final payment for the Utility and Engineering Division Building Project. 4) Adopt Resolution 2025-129, authorizing payment in the amount \$38,748.00 to Fobbe Electric, Inc. for the final payment for the Utility and Engineering Division Building Project. 5) Adopt Resolution 2025-133, authorizing payment in the amount of \$8,570.77 to Jackson & Associates LLC for the final payment for the Utility and Engineering Division Building. 6) Adopt Resolution 2025-130 authorizing payment in the amount \$997.71 to MCI, Inc. dba Multiple Concept Interiors, Inc. for the final payment for the Utility and Engineering Division Building Project.. 7) Adopt Resolution 2025-131, authorizing payment in the amount \$949.80 to Spartan Steel Erectors, Inc. for the final payment for the Utility and Engineering Division Building Project.
- L Utilities and Engineering Division Building - Kraus Anderson Change Order #1 and Final Payment**
Staff Recommendation: Approve the KA GMP Reduction Change Order #1 in the amount of \$665,642.45 for the Utilities and Engineering Division Building and adopt resolution 2025-132 approving the final payment for the Utilities and Engineering Division Building in the amount of \$300,454.59 to Kraus Anderson Construction Company.
- M Wells 9 and 11 Interim Treatment Facilities Project - Final Payment**
Staff Recommendation: Adopt the attached resolution 2025-123 authorizing the final payment in the amount of \$177,184.37 to Rice Lake Construction Group for the Well 9 and 11 Interim Treatment Facilities project.
- N Lamar Avenue Drainage Easement - Quote Award**
Staff Recommendation: Approve Resolution 2025-139 awarding the 2025 Erosion Repair & Storm Sewer Replacement Project to Dynamic Earth & Civil, LLC in the amount of \$123,084.15, and the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.
- O County 19A/100th St Realignment - TED and TEDI Grant Application**
Staff Recommendation: Adopt Resolution 2025-145 supporting the City's TED and TEDI grant applications for the County 19A/100th Street Realignment Project.
- P MN DNR Outdoor Recreation Grant Agreement-Mississippi Dunes Park**
Staff Recommendation: Authorize MN Department of Natural Resources Outdoor Recreation Grant Agreement for \$350,000 to be used for the Mississippi Dunes Park development project.
- Q River Oaks Solar Power Grant Application and Service Agreement**
Staff Recommendation: 1) Authorize staff to apply for the State of Minnesota's Commerce Department of Energy and Utilities Solar on Public Buildings grant program to fund 70% of the River Oaks solar array project. 2) Upon award of the Solar on Public Buildings grant program, authorize a service agreement with Solar Connection for the installation of the River Oaks Solar Array for a total project cost of \$143,672.
- R Leafline Labs – Medical Cannabis Combination Registration**
Staff Recommendation: Approve the Medical Cannabis Combination Registration for Leafline Labs, LLC at the location of 8235 97th Street South, Cottage Grove, MN.

8 Approve Disbursements

A Approve Disbursements

Staff Recommendation: Approve disbursements from 08-29-2025 through 09-11-2025 in the amount of \$3,346,984.08.

9 Public Hearings

A Pine Hill Elementary School

Staff Recommendation: 1) Hold the public hearing to vacate certain easements within the Pine Hill Elementary School property at 9015 Hadley Avenue South. 2) Adopt Resolution 2025-140 to vacate certain easements within the Pine Hill Elementary School property at 9015 Hadley Avenue South. 3) Adopt Resolution 2025-141 to approve a Conditional Use Permit for an educational facility within a residential district. 4) Adopt Resolution 2025-143 to approve a Variance to allow a six-classroom building addition to Pine Hill Elementary School to encroach within the required 50-foot setback to the residential property line to the north. 5) Adopt Resolution 2025-142 to approve a site plan review for three additions totaling approximately 13,300 square feet and associated site work at Pine Hill Elementary School.

10 Bid Awards

11 Regular Agenda

A Park Grove Library

Staff Recommendation: 1) Adopt Resolution 2025-144 approving a Site Plan Review for a building addition, façade remodel, and exterior site improvements at Park Grove Library. 2) Adopt the Development Agreement with Washington County, subject to minor modifications as approved by the City Attorney.

12 Council Comments and Requests

13 Workshops - Open to Public

14 Workshops - Closed to Public

15 Adjournment



City Council Action Request

6.A.

Meeting Date 9/17/2025

Department Public Safety

Agenda Category Presentation

Title Public Safety Board Drone Donation and Acceptance

Staff Recommendation 1) Recognize the Public Safety Board for their donation of a DJI Matrice 4 Series Drone. 2) Accept the donation of the DJI Matrice 4 Series drone with the value of \$10,536.15.

Budget Implication N/A

Attachments

1.	Public Safety Board Donation Drone Sept 2025
2.	Invoice-12609



To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Peter J Koerner, Director of Public Safety

Date: September 11, 2025

Subject: **PUBLIC SAFETY BOARD DRONE DONATION ACCEPTANCE**

Introduction

The mission of the Cottage Grove Public Safety Board is to promote the partnership between the Cottage Grove Public Safety Department and citizens in support of a safe community, provide financial support for equipment, training, and programs to enhance safety, and provide crime prevention and safety information to the citizens. The department has identified a need for a new drone and the Public Safety Board supported the request. The Public Safety Board purchased a DJI Matrice 4 Series drone along with some accessories including a battery, speaker and spotlight. The total cost is \$10,536.15. This donation will significantly enhance the department's ability to provide safety, crime prevention, and emergency response to the citizens of Cottage Grove.

Drone Program Overview

The Cottage Grove Police Department established its drone program in 1999. Currently, there are 11 police officers trained as drone operators. The drone program aids police in searching for criminal suspects, lost persons, and provides overwatch of large public events. Drones are used in SWAT situations similar to patrol operations, including large area searches and providing command staff with a real-time view of the situation.

Additionally, emergency management uses drones to check water levels during flood seasons or after natural disasters to aid in the search for victims. Drones also assist with fire calls, both structure and wildfires, by providing firefighters and command staff with a different perspective of the scene.

Need for a New Drone

Our two operational drones were produced in 2019. Since then, the Federal Aviation Administration (FAA) has heightened regulations on drone use. The drones do not have a radio ID broadcaster. In March of 2024, the FAA passed a law requiring all active drones to have a radio ID, allowing air traffic control to monitor drones flying above the legal elevation limit. The department was able to purchase one external radio ID broadcaster; however, it was costly and easily lost during flight.

Furthermore, camera systems have advanced significantly since our initial purchase. Our current drones have outdated camera and thermal imaging systems that are almost unusable during night operations. As with any technology, older systems are increasingly difficult to

update and maintain. While the current drones are outdated, there is still uses in the city and one of the drones will be transferred to the Communications team.

Capabilities of the New Drone

The new drone includes state-of-the-art features such as:

- Thermal imaging camera and software that are among the best available
- Map overlays displaying road names, house numbers, and business names
- High-power zoom capability
- AI software that can identify cars, vehicles, and boats

Recommendation

Accept and approve the donation of the DJI Matrice 4 Series drone with the value of \$10,536.15.



INVOICE 12609

ISSUE DATE
AUG. 26, 2025

DUE DATE
AUG. 26, 2025

SUPPLIER

MAVERICK

7385 Highway 13 W

Savage, MN 55378

United States

SHIPPING ADDRESS

BEN D

**COTTAGE GROVE POLICE
DEPARTMENT**

12800 Ravine Pkwy

Cottage Grove, MN 55016

United States

Email:

bdeitner@cottagegrovemn.gov

Phone: +16514586018

BILL TO

COTTAGE GROVE POLICE DEPARTMENT

12800 Ravine Pkwy

Cottage Grove, MN 55016

United States

Email: bdeitner@cottagegrovemn.gov

Phone: +16517560473

PAYMENT METHOD

MANUAL

PURCHASE ORDER NUMBER

#12609

HAVE A BANDIT DAY!

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TAX AMOUNT	TOTAL
DJI Matrice 4 Series	DJI Matrice 4T (Universal Edition) With Care Enterprise Plus - SKU: CP.EN.00000546.SP	1	8,900.00	\$0.00	\$8,900.00
DJI Matrice 4 Series Battery	SKU: 16948526	3	259.00	\$0.00	\$777.00
DJI AS1 Speaker for Matrice 4 Series	SKU: CP.EN.00000578.01	1	289.00	\$0.00	\$289.00
DJI AL1 Spotlight for DJI Matrice 4 Series		1	497.00	\$0.00	\$497.00



Subtotal \$10,463.00

Shipping \$73.15

Total \$10,536.15

Amount Paid \$10,536.15

AMOUNT DUE \$0.00

Maverick

Phone: 6128089838

Email: sales@maverickdrone.com

Website: www.maverickdrone.com

View this document online at <https://maverick-drone-systems-2.sufio.com/cx33zwqfm5pg?nj7pz75r3b>.



City Council Action Request

7.A.

Meeting Date	9/17/2025		
Department	Communications		
Agenda Category	Action Item		
Title	Convention and Visitors Bureau Meeting Minutes (2025-06-03)		
Staff Recommendation	Approve the June 3, 2025, Convention and Visitors Bureau Meeting Minutes		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>6-03-2025 CVB Meeting Minutes</td></tr></table>	1.	6-03-2025 CVB Meeting Minutes
1.	6-03-2025 CVB Meeting Minutes		



MINUTES

JUNE 3, 2025

**CONVENTION AND VISITORS BUREAU
CITY OF COTTAGE GROVE
12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MINNESOTA 55016**

CITY HALL COUNCIL CHAMBER - 7:30 A.M.

A meeting of the Cottage Grove Convention and Visitors Bureau was held on the 3rd day of June, 2025, at 7:30 a.m.

1. CALL TO ORDER

The meeting was called to order at 7:30 a.m. by Chairman Justin Olsen.

2. PLEDGE OF ALLEGIANCE

Chairman Olsen asked everyone to please stand and join him in the Pledge of Allegiance.

3. ROLL CALL

Chairman Olsen asked Alexa Anderson, Communications Specialist, to please do the roll.

Members Present: Justin Olsen, Chairman
Sarah Grecula, Director
Michael Haatvedt, Director
Tony Khambata, Director
Laurie Levine, Director
Erik Olson, Director
Chris Reese, Director

Members Absent: None.

Staff Present: Jennifer Levitt, City Administrator
Jaime Mann, Assistant to the City Administrator
Alexa Anderson, Communications Specialist
Phil Jents, Communications Manager
Courtney Pirsig, Communications Specialist

Others Present: None.

4. ADOPTION OF THE AGENDA

Director Tony Khambata made a motion to approve the agenda, Director Laurie Levine seconded. Motion carried: 7-0.

5. APPROVAL OF MINUTES

5.1 Approval of November 26, 2024 CGCVB Meeting Minutes

Chairman Olsen asked if anyone had any changes or corrections they wanted to make on the minutes.

Director Khambata made a motion to approve the November 26, 2024 CGCVB Meeting Minutes, Director Sarah Grecula seconded. Motion carried: 7-0.

6. PRESENTATIONS - None.

7. BUSINESS ITEMS

7.1 2024 Q4 and 2025 Q1 Lodging Tax Collection

Chairman Olsen said our Communication Manager, Phil Jents, will be speaking on this item.

Manager Jents thanked Chairman Olsen and the Board Members for being here. As Chairman Olsen said, we're here to talk about the 2024 Q4 and 2025 Q1 Lodging Tax Collections, and then a couple other pertinent items for the Board to be aware of.

So, before you are the 2024 Q4 Lodging Tax Collections and 2025 Q1 Lodging Tax Collections: The City collected a total of \$17,449 in Q4 of 2024 and \$16,469 in Q1 of 2025. In total, the 2024 Q4 Lodging Tax Collections was 13.5% over the 2024 Total Budgeted Revenue; the Food Truck Festival contributed heavily to that amount. Moving forward, you have the 2024 Lodging Tax and Revenue Collections numbers. Again noted there under Revenue Breakdown, you have Other Revenue, and that was largely the Food Truck Festival, which is, as you know, a very large, successful, and profitable event for the CVB.

On the next slide, when it comes to Lodging Tax and Revenue, we have a couple pieces of information that we think are very pertinent for the Board to be aware and hopefully good news: When it comes to Lodging Tax Collections, the City will be handing that over to the Minnesota Department of Revenue. There were a couple actions by the City Council not too long ago that has the City now handing over our Lodging Tax Collections to the Minnesota Department of Revenue, as this is a service that they provide to municipalities; I believe Woodbury is also another community that's engaging in this and has provided really amazing feedback about that system. Part of the reasoning for this is a couple fold: 1) When properties are delinquent in their Lodging Tax remissions, the weight and authority that a letter or enforcement actions from the Minnesota Department of Revenue has is far greater, with all due respect to the City of Cottage Grove, than the City going after properties to get those Lodging Taxes in order. 2) Additionally, it saves staff a ton of capacity and increasing efficiency and making sure that those Lodging Tax collections are here and on time. That will begin on July 1, 2025, which staff were very excited about. 3) The next thing is something you may have heard about, the Rentalscape Software from Deckard Technologies. Again, this will hopefully be improving efficiencies as well as overall Lodging Tax collections; this software gives us new and really incredible insight into short-term rentals (STRs) throughout the community, both ones that we know about and ones that are permitted and ones we may not know about and are not potentially permitted. So, this software scans through websites like Airbnb, VRBO, those are just the most well-known ones, to get us insight into those properties that exist out there in our City. So, this will lead ideally to better compliance for our unlicensed STRs and potentially increase our Lodging Tax collections.

With all of that, Manager Jents said I'll stand for any questions you all may have.

Chairman Olsen said thank you, Phil, excellent information there, especially as it relates to the Lodging Tax collection. I'll look to the Board, are there any questions for Phil on his presentation. None were asked, so Chairman Olsen said once again, thank you, Phil.

7.2 2024 Annual Report

Chairman Olsen said this is the 2024 Annual Report, and Courtney Pirsig, Communications Specialist, has this for us today. Good Morning.

Specialist Pirsig replied Good Morning, Chairman, Members of the Board. Today I'm going to go over the 2024 Annual Report with you, and you do have a copy in front of you as well.

So, for the 2024 Visitor Guide, this is our third publication, and we had 7,000 copies printed for about \$10,000; they were distributed to the Mall of America, Welcome and Visitor Centers in Minnesota, City Hall and the Cottage Grove Ice Arena also had them, and we sent them via mail if someone requested that on our website. We had six (6) paid advertisers, and we collected \$4,450 in revenue for that. In 2025, Chandlerthinks recommended that we do a smaller Visitor Guide, kind of streamline the information, and so we saved \$4,346 with our 2025 Visitor Guide.

For the website, we had about 32,000 users visit our website. Our top three pages were event pages, which were for the Food Truck Festival, Strawberry Fest, and the Holiday Train. Our monthly newsletter we send every month for subscribers, and we have about 2,900 subscribers. So, we have a scheduled workshop after this presentation to discuss options for website enhancements, so we'll go over that a little bit more after this.

We worked with various photographers again in 2024 and then also worked with TrueLens Community Media, which was formerly known as SWCTC, and we did 15 videos with them. We also are continuing to build a diverse library that represents all ethnicities and cultures.

City of Cottage Grove Convention and Visitors Bureau

June 3, 2025

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For social media, it's important to note that social media numbers always fluctuate and so they're very volatile and dynamic, so it's hard to explain why numbers go up and down sometimes, but this is kind of an average, just to give you an idea:

- In 2024, we reached 6% less users on Facebook; however, we increased our following by 8%.
- On Instagram, our reach decreased by 38%, but our follower and video count increased.
- Our most popular YouTube videos were "Pickleball in Cottage Grove," "Strawberry Fest," and "Life of a Hunter."
- Our Top-Performing Campaign: Get Out and Explore MN, One Family Fest, we boosted that one for about \$500 and saw about 114,000 impressions off of that.
- Our Top-Performing Video was just a recap video from the Food Truck Festival - That's a Wrap!, and we hit about 2,500 impressions on that one.

Our partners in 2024 were the St. Paul Saints, Cottage Grove Strawberry Fest, the Chamber of Commerce, Explore Minnesota, SoWashCo CARES, and Minnesota Monthly.

Our team engaged with attendees at four events: The Cottage Grove Chamber of Commerce Community Showcase, Community Night at the Saints game, Strawberry Fest, and the Food Truck Festival.

Speaking of the Food Truck Festival, we estimated about 8,000-9,000 attendees. We hosted 40 food trucks, 10 sponsors, and 17 marketplace booths.

Looking to 2025: So, we worked with Chandlerthinks, as you know, to develop a plan for the future, and we have a long list of things that we have put lots of thought towards; the ones on the screen are just kind of the ones that we've already started to implement, that have kind of gone past that brainstorming stage, so these items are currently in the works.

We are currently launching the "Bring a Friend" campaign, which is part of the Strawberry Fest initiative. We did a coloring contest for that as well, and that's just to encourage people who go to Strawberry Fest every year to bring a friend to participate in a tradition with them.

We also are doing Patio Week in July, so we have started reaching out to residents about that, and we'll talk a little bit more about that later in this presentation.

We plan to implement a Tourism Summit, a regular stakeholder meeting, or potential awards, so more to come on that.

We would really love to get out and attend other community events that are not in Cottage Grove, just to kind of promote the community in other cities.

For social media, we plan to focus on local series spotlights; for example, we've been trying to push our parks, giving people examples of what they can do in our parks, what they can do for fun, example itineraries, Date Night in Cottage Grove, that sort of thing.

Specialist Pirsig said with that, I'll stand for any questions.

Chairman Olsen said thank you very much, appreciate all the detailed information. Do we have any questions from the Board on 2024's Annual Report?

Director Grecula said not so much a question, but a comment: I think it would be really neat as part of the social media engagement to see some, you know, "Come spend a day with me in Cottage Grove" TikTok-style videos. I'm too old to make them, but I like watching those, and if you had some young people doing it, I think that would really grab some more engagement.

Specialist Pirsig replied yeah, absolutely, thank you, Director; Chairman Olsen said that's an excellent idea.

Director Reese asked do we know how much reengagement that we have through our social media, as far as people coming back to our site, or do we parcel that out or do we just know we have visitors and we don't really know if they're unique visitors that are coming back?

Specialist Pirsig asked do you mean with the website or social media? Director Reese replied social media. Specialist Pirsig replied we may be able to dig into that a little bit more; offhand, I'm not quite sure where those numbers are pulling from or if they're revisiting or that sort of thing, but we can definitely look into that, thank you. Director Reese said okay, thank you.

Director Khambata you had mentioned paying to boost the impressions on social media. Do you have like a comparison when you, like if you were to just post something vs. post it and pay to have it boosted, like what kind of difference in impressions you get?

Specialist Pirsig replied yeah, definitely. So, I could pull up, okay, for example, our Top-Performing Video only had 2,500 impressions, right? But say we boosted that, so we spent \$2,000 on the Food Truck Festival event, that got us about 162,000 impressions. So, it's not an exact science, but you can kind of tell that it definitely has more numbers when you boost it, for sure. You definitely get your money's worth in that sense.

Director Khambata asked are we utilizing search-engine optimization when we're like hosting?

Specialist Pirsig replied yeah, so, we do, but I will say aren't doing it as well as we could be, and that's part of what we're going to talk about with the website enhancements, because we get over 50% of our audience from SCO (Social Channel Optimization), and so it definitely could be better. Director Khambata said okay, thank you.

Director Levine said I'll just ask one more question on that. When you boost, what is the radius, miles; are you going out 25 miles, 50 miles, 100 miles, do you know? For like Strawberry Fest, I guess.

Specialist Pirsig replied sorry, I'm going to have Jaime come up and answer that for you.

Jaime Mann, Assistant to the City Administrator, replied it really depends on the event. So, with the Food Truck Festival, we kind of stayed to the metro area because we knew that our audience was pulling from that metro area. I believe for Strawberry Fest we extended the area of it further because for a multiday festival, your audience is a little bit bigger for that as well.

Director Levine replied, okay, thank you.

Chairman Olsen said I do want to follow up on the question about boosting our ads. This is coming from somebody who uses that function during campaign season, etc., I know that there's some micro-targeting tools that are available. I don't know how extensively we may be able to use those micro-targeting tools; but one of the things that I've always found helpful is let's say, for example, you're trying to target a specific age group or you're trying to target a specific user group, maybe it's pickleball players or something like that. Those tools seem to give you some leverage as it relates to that. Is that something that we're currently doing or considering doing in terms of, for example, One Family Festival, maybe we're targeting people who are sports enthusiasts because they do a lot of sports at the One Family Festival. I'm just curious if anybody can answer that for me, as far as the micro-targeting goes.

Specialist Pirsig replied yeah, I'm going to call Alexa up to the podium now. She is focusing on our social media now, so she can help you with that.

Alexa said Good Morning, Chairman, and Members of the Board, that is correct, we are currently utilizing that function, and we kind of take it per event and what that may look like. Recently, we were working on, for example, the Egg Hunt with our Parks and Rec Department; that was one that we really honed in on keeping it somewhat local, so we only went 20 miles out, but then focusing on those people who have children within a certain age group that would be attending an event like that.

Chairman Olsen replied good. It seems to me, in my limited experience, like that really helps you gain the most proverbial bang for your buck vs. just sort of throwing it out there and seeing what you catch. So, I'm glad to hear that we're doing that. Thank you very much. Alexa replied yes, thank you.

7.3 2026 Explore Minnesota Tourism Grant

Chairman Olsen said Phil gets back to the podium to talk to us about our 2026 Explore Minnesota Tourism Grant.

Manager Jents said thank you, again, Chairman Olsen and Members of the Board. The 2026 Explore Minnesota Tourism Grant is an exciting opportunity for the Cottage Grove CVB, and it's grant funding that was previously available to municipal Destination Marketing Organizations (DMOs) and the Cottage Grove CVB has successfully utilized this grant funding in the past. Unfortunately, Explore Minnesota recently removed that funding opportunity in recent years and only now just brought that back, which was exciting to see; albeit at slightly-lower levels than anyone would like, you'd always like a little bit more money or opportunity to get that, but nevertheless, it's good to see it coming back.

So the Cottage Grove CVB was eligible for up to \$2,000 in grant funding, they have different eligibility parameters around different types of DMOs. For our particular municipal DMO, we were eligible for up to \$2,000. It was a competitive grant opportunity that closed in late April, 2025, and the grants were funded on a first come, first served basis if awarded. So, given that tight timeline and those parameters, the City thought it would be prudent to submit an application in order to not miss this opportunity, and we were awarded the full \$2,000 for what we're branding a "Savor the Summer" online marketing campaign; that's going to be geared towards the Food Truck Festival, One Family Festival, or other late summer activities, and Chairman Olsen, your comment about targeting is certainly a good one. That would be one campaign where we absolutely would target a certain type of age range or a certain type of plant, if you will, like foodies that live in the greater Twin Cities area, for instance. Namely, this marketing will be, like I said, toward people who enjoy food opportunities, or foodies, if you will, in the Twin Cities metro area and who might be inclined to visit Cottage Grove for a unique Food Truck Festival or other fun dining options.

This grant has a 1:1 Cash Match, and the thinking behind this grant was that we already have budgeted marketing dollars that would normally be spent on marketing Cottage Grove, things like the Food Truck Festival, One Family Fest, etc. So, why not take those dollars and leverage them with this grant in order to double our marketing potential and potentially increase its impact. So, if

you're wondering hey, why didn't the Board hear about this grant opportunity earlier? Again, the tight timeframe of its first come, first served basis, competitive, once all the grant funds are awarded and they've reached the end of their funding pool, that's it. If you apply even within the window, you're not going to get any money, so we again thought it was prudent to not miss that opportunity and take marketing dollars we would already have budgeted and spent towards marketing these events and apply for that grant.

So, with all of that, I'm happy to stand for questions, and also, you have a Recommendation before you.

Recommendation: Approve the Cottage Grove Convention and Visitors Bureau to execute the grant agreement between Explore Minnesota and the Cottage Grove CVB.

Chairman Olsen said thank you, a really great opportunity for us. I mean, it's nice that they've brought this back, I know it's something that we utilized early on with the CVB. Any questions for Phil on this grant; I think it's pretty clear that we definitely want to move forward with this so I am seeking a motion to approve.

Director Khambata made a motion to approve the Cottage Grove Convention and Visitors Bureau to execute the grant agreement between Explore Minnesota and the Cottage Grove CVB. Director Erik Olson seconded the motion.

Chairman Olsen asked if there was any further discussion on this.

Director Khambata said when I was on Council, I always tried to encourage specifically, you know, there's a lot of parks grants, and I always tried to encourage going out for these grants. Even if we weren't going to score the highest score or whatever, because it's just every opportunity that we get like this is one more layer we can add to our approach. So, I would say good work, and thank you to staff for pursuing this. Chairman Olsen said absolutely, yeah, I echo that sentiment for sure.

Motion carried: 7-0.

7.4 2025 Events Update

Chairman Olsen said Alexa, welcome back to the podium.

Alexa replied thank you. Good Morning, Chairman, and Members of the Board. So, we're going to run through some of our upcoming events we have for the rest of the year:

- **Strawberry Fest:** Is just three short weeks away, running from June 19 to June 22. As mentioned previously, this year we are launching our "Bring a Friend" initiative; this is encouraging residents to bring friends from outside of the community to join in this beloved tradition within our community with us this year. This has been really focused on through our communications and will continue to be a large point of our communications going forward, as you'll see. *Discover Cottage Grove* will host a booth in the Strawberry Fields Marketplace this year, and following along with our initiative, we are bringing back our friend, Eric Dowdle. So, he will be there joining us, signing puzzles, meeting attendees, and greeting our talented Coloring Contest artists. Speaking on that a little bit more, we currently have 40 entries for our Coloring Contest, so we will be displaying all of those Coloring Contest entries at our booth, in a binder. We'll be inviting all of those coloring artists to come and see their art, meet Eric Dowdle, and then we will also be giving a certificate to the four finalists of that competition. As you saw at your seat this morning, we will also have those fun giveaways, including a drawstring bag, Visitor Guide, beachball, the color-changing cups, and then a flyer for our Food Truck Festival as well.

- **Our 3rd Annual Food Truck Festival:** Will be at Kingston Park on Saturday, September 13, and it will run from 11:00 a.m. to 6:00 p.m. At the festival, we will be celebrating one year of having the puzzle, so we will be doing puzzle sales and then also have those same giveaways that you had at your seat here this morning. More details and information regarding the festival, including the food truck lineup, marketplace vendors, and bands will come at the August Board Meeting.

- **Patio Week:** *Discover Cottage Grove* will be hosting its first-ever Patio Week; this year it's going to be July 13-July 19. This was a creative idea suggested by the Chandlerthinks team to create a food-centered week within our community to really highlight what we have here. As a team, we landed on Patio Week, and with the warmer weather in July, we thought that was very fitting. There will be one restaurant patio featured each day of that week.

Other Events: Fourth of July Fireworks, hosted by the Cottage Grove Lions, this will be on July 6, it starts at dusk at Kingston Park. The One Family Labor Day Weekend Event; Hometown Holiday, which will be on December 4; and then the Holiday Train for which we do not yet have a date.

With that, I will stand for any questions on upcoming events.

Chairman Olsen said that's an outstanding list of events, lots of exciting things coming up, thank you for that. He asked if there were any questions about the list of the events or any of the details around those.

Director Levine said I'll just make a quick comment on the Patio Week, that's fantastic, I'm super excited about that. So, anything the Chamber can do to help advertise that on our calendar, too, please send my way.

Alexa replied absolutely, thank you, Director Levine. Chairman Olsen said now that could be a lot of fun for sure.

Chairman Olsen asked if there were any other questions, but there were none; he said, all right, I do have a couple. First, with respect to the puzzle, and we have Eric coming back. I've seen a little bit of social media out there already about he'll be here and he'll be signing puzzles and what have you; will there be any other, I guess, interesting events that will feature him, per se, that Strawberry Fest is going to be doing as sort of a nod to hey, this guy's in town again, he's a big deal. Have they come up with anything that you're aware of that they want to do with him?

Alexa replied currently, in terms of Strawberry Fest hosting anything connected to it, we do not know of anything. We did center our Coloring Contest around the puzzle, so it has a "Bring your Friends" and also the puzzle kind of incorporated within the artwork itself. We will have him there signing puzzles as well, meeting with people, and he will be doing some promotion on his own page as well.

Chairman Olsen said it seems like an opportunity for them; I wonder if it would make sense to reach out to members of the Strawberry Fest Committee, whether that's the president, Lori, or I know some others like Erik Witt and Katie Tobritzhofer, and if you guys would like me to do that, I'm happy to do that. Just to plant the seed that he'll be here. I mean, let's find a way to keep him busy, but obviously, we have to also keep in mind his own personal desires and things. Phil, go ahead.

Phil said that's a great point, and I have been in communication with Strawberry Fest, multiple phone calls and emails, as well as attended a Committee Meeting; I forget when the last one was, where I brought the Coloring Contest, before it went out, to them to see what they thought and hopefully get some feedback from them as well. So, we've been in contact with Lori and with the Strawberry Fest.

Chairman Olsen said we do have a certain Council Member who tends to get pretty excited about Strawberry Fest, so that could be a leverage point as well, not that I want to mention Dave's name, but just to make it clear.

Chairman Olsen said the other thing I wanted to mention is I know some of you are aware of this, but the Mississippi River Valley Beyond the Yellow Ribbon team is organizing what they call a Ruck Run fundraiser the morning of the Food Truck Festival at Kingston Park. And this is one of those things that seems to be taking off, I'm seeing a lot of this Ruck Run fundraising going on in various communities; in fact, there was just a big one over the weekend here, somewhere over in Inver Grove and that area. I know that their intent is they want to bring people in for this event to fundraise for military families and veterans, etc.; but they're trying to time it in such a way where all the events are going to end right around 10:30, so that everybody stays because they'll be hungry after running with the rucksack on for the Food Truck Festival. So, there could be some cross promotion opportunities there, just wanted to mention that.

And then the last thing, and this is probably a little early, but we had a lot of trucks last year, a lot. What are we thinking this year? Are we going to be in the same general vicinity? Did we feel like maybe it was one or two, too many, or one or two, too few? What's the game plan?

Jaime replied thank you, Chairman, and Members of the Board, we did reduce our food truck count this year, so we're going to cap it at 35 food trucks. Applications are coming in, the committee has selected the 35 food trucks, I think we had 47 apply; so, I do have wait-list trucks if some of the original trucks that were chosen drop out of the running, which happens quite often. So, we will cap it at 35 trucks for this year. The marketplace is wide open, so we have plenty of space available in the marketplace to add on this year.

Chairman Olsen replied outstanding, good, thank you. Well, hopefully, as the word spreads, more and more people will first of all, want to come as a vendor, and second of all, want to come as an attendee. That's great news, so we're off to a good start.

Chairman Olsen asked if there was any other feedback on 2025 events, there was none.

Chairman Olsen said the next item is a Workshop, Open to the Public, and this is our Convention and Visitors Bureau Website Discussion, which will take place in the St. Croix Room. What that means is we won't actually adjourn the meeting here, we'll adjourn it in the St. Croix Room. So, I'm going to give everybody just a few minutes to matriculate over to the St. Croix Room, where we'll reassemble and we'll go through this discussion. Once that discussion's complete, we will adjourn this meeting. With that, everybody can move over for the Workshop. Thank you.

8. WORKSHOP - OPEN TO THE PUBLIC - ST. CROIX ROOM

8.1 CVB Website Discussion

Phil said Chandlerthinks helped us with this process, and there's still a lot of recommendations for the CVB to consider. I say consider because while they were an excellent consultant, we're very happy with their work and their recommendations, but what they say is not gospel, right? We don't have to do what they say, they're a consultant, and we pay them for a recommendation, and so we consider those, but one of the things that we are considering is the website. One thing that we learned throughout that Strategic Planning process, and then even afterward, is while the website is a nice design and nice website overall, it's certainly not getting a failing grade or anything like that, it is a great opportunity to think about either a refresh or at the very least, considering moving it to a different hosting platform. So, even the website as is, even if we change no design aesthetics of it at all, it is a little difficult to work on, on the back end; and so, for staff and for IT to make changes on where things are located and how things navigate. It's not the most user friendly, and it's very cumbersome to keep updated regularly. As you know, as a DMO and as a tourism destination, fresh new content is very important, right? And, so, as things get more and more tired and out of date, it doesn't look so good for the overall image of our tourism image, for lack of a better word.

Also, we don't have the greatest insights into the website in terms of metrics. We can see traffic, we can see basic information, but again, that information is slow or difficult to come by and not perhaps what it could be in terms of there was a question earlier about kind of reengagement. I think that was around more social media, but who's coming to our website and where are they coming from, why are they there, how much time are they lingering on certain pages, those metrics can be tough to really get at. Right now, our website traffic is not so great, it definitely could be better, who's coming to our website and how much time they're spending on it. You'll see in the next slide it definitely needs improvement. So, with that, the overall design of the website, like I said is ripe for a potential refresh, and at the very least migrating it over to a new hosting platform would be I would consider a minimal improvement; so, even if we keep the website exactly as is but host it on our new platform that is easier to use and easier to update would certainly still be a step in the right direction. So, that's just some background for where we are today.

In terms of website analytics, you can see, just like I can, that it's a lot of red. It's not very exciting, with the exception of September, which miraculously didn't change at all. I don't know how that's even statistically possible, but it happened. As Courtney indicated earlier, over 15% of our traffic is coming from SEO (Search Engine Optimization) and keywords. One of Chandlerthinks' recommendations that we almost certainly will be moving forward with is improving SEO functionality. When you Google weddings in Minneapolis, does Cottage Grove come up? Does the CVB website come up? Now, obviously, we're not in Minneapolis, we know that, but for those that might be looking for a unique venue, say a farm location or River Oaks, they may be interested in some of the wedding offerings that we have here in Cottage Grove. So, a lot of room for improvement in terms of traffic, a lot of room for improvement in terms of SEO, and part of why we're here discussing the website is some of that information there.

So, when looking at other websites as inspiration, you know, why not look to other DMOs, what are they doing, what's working well for them, what looks nice, or what doesn't work very well. We went out and looked at a lot of them, I have a few website examples that I'll pull up here, but we looked at a lot more; we have about two full pages of notes of different DMO websites out there in the world, mostly Minnesota, but some across the country, like Asheville. So, while you're not going to see all two pages of websites that we looked at, we have a few here. Our intent is not to show you, hey, we want to have Asheville, North Carolina's website, it is that there is something in that website that has a design element or a feature that we really liked, that we thought we could bring over to here, at least for consideration.

And so in the case of Asheville, what we really liked is this is the main home page, so right when you go to Asheville's website, you see right off the gate they are a full-year destination, 12-month destination; they have summer, fall, winter, and spring categories right in front of your face on the home page, which to my eyes says to a casual visitor, there's something for me to do here, no matter what time of the year it is. Cottage Grove's obviously an all four seasons destination, so we thought that was very interesting. Another thing that's very interesting about this, in addition to showing you right off the bat that you have something to do here no matter what time of the year it is, is it almost forces you to engage in the website right out of the gate. I see I've got summer, fall, winter, and spring as options of things to do in Asheville, I want to click on one of those; I have a trip that I'm thinking about going in spring, and I want to click on spring and see what's going on in Asheville. So, right out of the gate, I'm thinking there's a lot to do here, and I'm now into the website, into the inner workings of it and into the itineraries that they have built in, and we thought that was really interesting.

Next is Albert Lea and there again, the main home page is very pleasing to look at, a very nice image, very high-quality image, which we liked. But in addition to that, the thing we keyed in on is just their global navigation at the top. So, you see we're hiring, community calendar, monthly email, outstanding senior, but right in the middle is their logo; so, very prominent branding, very easy to identify who they are and what their branding and imagery is, and then literally, I don't know a heck of a lot about Albert Lea. I look at that photo and go, that's the kind of place I might want to go, who doesn't love a Saturday on a pontoon on a lake, right? So, just very pleasing imagery, and then again, the logo branding is very nice in terms of how they have the navigation set up.

Park Rapids, and again, going back to not that we want our website to be Asheville's or Albert Lea's or Park Rapids', but elements that they have in there that we really enjoyed, that we could beg, borrow, or steal from. Park Rapids, this is not their home page,

this is one of many categories that they have for itinerary builders, so this one happens to be Sports and Recreation, there are many others, different categories; what's really neat about this one is as you go through and look at, I'm a kayaker, I'm a biker, I'm an outdoor enthusiast, right? I go in and look at their camp wilderness, Itasca adventures, all of the different things they have listed there, anything that I like, I click that little heart on the top right of the image there, and on the far right, where it says Plan with a little heart on top of it, when you click that, it builds the itinerary of all the things that I just liked. So, now I can see and I can start planning out my Friday, my Saturday, and my Sunday, etc. I can save that itinerary, I can share it with others, very interactive, very easy to use, it was an intuitive way of building an itinerary, which we really liked.

Phil said so if, strong emphasis on the word if, we do anything to change the website, we thought it prudent to look at general cost estimates. Of course, these are estimates, they could change, based on hard quotes from vendors or anything like that, but to move our existing site, like I said earlier, keep it completely as is, in terms of the design, but move it to a new platform, while that seems simple, they do actually technically have to completely rebuild the website, but just keeping the design aesthetics. That's just how that works to move that over to a new platform. So, you may think, well, that's not very expensive, that won't take very long, but actually you are still building the website if that makes sense; and, so, that estimate is roughly in the range of \$5,000-to-\$10,000. For a full website redesign on a new platform, so again, we're going to completely overhaul how it looks, how it navigates, where things are located, and host it on a new platform, you're looking at a slight increase of about \$7,000-to-\$12,000 total. Again, those are estimates, just for the sake of conversation, those aren't like hard quotes.

If we were to move forward with anything, any changes to the website this year, we have looked at potential unspent marketing dollars, approximating up to about \$10,000, or savings from printing costs; Courtney mentioned earlier the Visitor Guide in 2025 was a little smaller and streamlined, and we saved a little over \$4,000, I believe, on printing costs alone for that. So, those savings, again, approximating up to about \$4,000, are some potential funding sources if we move the website to a new platform or completely overhaul it. That is part of why we're here; as you can probably read between the lines, there are essentially three options with the website:

Option 1-Do nothing, leave it as is, keep the design; obviously, we can still update the content, we can write new blogs for it, we can write new itineraries, we can create new images, we can do all sort of fun and cool and creative things with the website to keep it updated and keep it fresh. Essentially, that's business as usual, that's kind of the status quo option.

Option 2-Keep the design but move it to a new platform.

Option 3-The full redesign, again changing aesthetics, all sorts of different things, and moving it to a new platform.

Phil said with all of that, those are our options, and we'll leave it open to questions or discussion.

Chairman Olsen replied, all right, I see hands; before we move forward, I was remiss earlier, I should have done this and I didn't. We have a new addition to the Board. I don't know how many of you know Michael, but Michael is brand new today to the Board. He is a member of the Cottage Grove Lions Club, in fact, he's one of our Vice Presidents, we have two, so we have a first and we have a second. He's a Cottage Grove guy, obviously has some fashion sense. So, what I'd like to do is just go around the room real quick and let everybody introduce themselves briefly so Michael knows who you are, and then Michael, when we get to you, maybe you can spend a minute giving everybody your bio as well. I'll start to my left here with Director Khambata.

I'm Tony Khambata, I've been on here since December, and I was previously on the City Council, and prior to that, I was on the Planning Commission; and I've been spending time with Laurie for I don't know, 10 years now, in some capacity, so between Strawberry Fest and that, trying to help out. And then I'm a real estate broker, so I'm with RE/MAX, right here in town, so I thank Justin and Sonya for getting me involved.

Erik Olson, a 20+ year resident in Cottage Grove, I'm also a member of the Cottage Grove Lions. I've been on this Board approximately 16-to-18 months and enjoy it, and I see the growth; we're growing and getting stronger with some wind in the sails, so I think you joined a good team.

Michael said well, yeah, so thank you for having me and appointing me to this. I just look forward to working with everybody. You know, as part of the Lions, it made me also appreciate the community, appreciate who and what the community is, and that's what got me involved. I really like, as I stated earlier to some of you, doing a lot of things with being a Reserve with the officers here as well; that's rewarding by itself. Part of the Lions I first got involved with, and then the Reserves, and now here, but I love giving back to the community, I love just being a part of things. My background is in hospitality, I'm a foodie and I love it, and you know, I owned a bar and restaurant in Hastings; that was fun for a while until COVID hit, and then, you know, I left that behind. But that's what brought me to this, and again, being part of something of this caliber is rewarding, it gets me back into my hospitality field, so it just makes me feel good. Chairman Olsen replied good, well, welcome. Michael replied thank you.

City staff introduced themselves, as follows:

Phil Jents, Communications Manager

City of Cottage Grove Convention and Visitors Bureau

June 3, 2025

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Becca Bair, Administrative Specialist
Courtney Pirsig, Communications Specialist, but I focus kind of on the graphic designs
Alexa Anderson, Communications Specialist, and I focus on social media
Jaime Mann, Assistant to the City Administrator
Jennifer Levitt, City Administrator

Chris Reese, almost 30-year resident of Cottage Grove. I spent about a decade and a half on the Planning Commission and did other things and they escape me, I'm getting old. My background is Marketing and Public Relations, so Justin recruited me, brought me out of retirement.

Sarah Grecula, I think I've been on this Board for about a year and a half, as my first official Cottage Grove thing. I've been in the City for 9 years, and I'm a Business Analyst as my regular role.

Laurie Levine, I'm the President of the Cottage Grove Area Chamber of Commerce. I've been a resident here for 35 years. I've been a part of this Board since it started, and come this summer, all 5 of my grandkids will be raised in Cottage Grove, so I'm very excited, yeah, really excited to have that happen.

Chairman Olsen said you guys all know me.

Chairman Olsen said Phil went through some pretty interesting things. Chris, I saw you had some comments you wanted to share. Director Reese replied yeah, I forgot already.

Director Khambata said I have 3 questions: 1) Do we have to go out for an RFP if we change platforms, or is that a decision we can make just at our own discretion? Phil replied based on my research, it looks like we have to get two quotes to do Options 2 or 3; obviously, with Option 1, we don't have to do anything. 2) In researching platforms, were you able to obtain feedback from other end users as to which one might have the best functionality for what we need? 3) Obviously, there is like an opportunity cost and a monetary cost to making this transfer; do we have kind of a standard or a metric for if it's successful, if we're getting our money's worth, or what's our exit strategy if it, too, doesn't kind of net us the result we want?

Phil replied Chairman Olsen, Director Khambata, really great questions. To the second question on platform, one platform that we as staff and IT are particularly interested in is the Wix platform. It's very user friendly, very easy to use when it comes to updating the website, I mean, about as foolproof as it gets. Obviously, there are certainly others out there, and your question about end-user feedback, mostly that's been internal end-user feedback, people who are familiar with the Wix platform, who are currently on staff. We've not gone out, you know, and say asked Woodbury or Inver Grove or whoever else, what platforms are they using and how do they like it or not like it. It's something we certainly could do, and if we were to go forward with Options 2 or 3, that's something we would want to seek that feedback, for sure. Director Khambata replied okay.

Phil said I'm sorry, and the third question on how it's successful. I think there's potentially a couple answers there, and the first being the platform question, right? So, it's a little less concrete in terms of data, it's more like user experience; is it easy to update the website or isn't it? Right now, it's not, and if we move it to Wix or some other easier platform, and all of us are making updates and it's a lot easier and quicker and more snappy, then that would be a measure of success for me that anyone, ourselves included or excluded, could come in and work through the website on the back end and have a good experience, an easy experience.

The second measure of success would be like website analytics, right? Are all of those reds going up, or are they staying the same or are they getting worse? Obviously, we wouldn't want them to get worse, and, you know, crystal balls are crystal balls. I can't guess any better than you all can that a new website is going to all of a sudden turn all those numbers green in 6 months. You know, we do our best to put our best product forward, and I guess the question is, is the website right now the best product that's being put forward?

Director Khambata said and then, actually, I have one more question. So, looking at the budget for 2024, it looks like we landed at like \$137,000 in Expenses and \$112,000 in Revenue. I know part of that is we're trying to predict what the incoming revenue is going to be; we have a little bit more control over the Expense portion, we saw a lot of success with some of our events, like the Food Truck Festival. When we talk about savings from last year, is that money that's still rolled in and budgeted for this year that we can basically kind of defer to this project, or is that going to show up as a \$12,000 red line at the end of the year, where we're kind of like above and beyond what our budgeted projections are?

Phil replied I'll look to City Administrator Levitt or Assistant to the City Administrator Mann to correct me if I'm wrong, but those savings, part of why I listed the language, you know, potential funding sources this year I think is the answer to your question. Again, I'll look to them to correct me if I'm wrong, but those savings then we've got either from the printing costs from the Visitor Guide or unspent marketing dollars; that would be the opportunity this year with those funds.

Director Khambata said yeah, that's the way I interpreted it, is it's money that we already have budgeted, and we would defer it for this project, or as you said, unspent marketing dollars; so, rather than going to something else, it's going to go to this.

Phil replied right.

Director Khambata said but I was kind of wanting to clarify that it wasn't going to be like an extra burden on the budget for us to do this.

Jaime replied correct. I would say the one unique thing about the Visitors Bureau is we have funds that were leftover from previous years that have rolled into this year, so those always remain in our budget as well to cover if we have some additional expenses, too. I don't know what the number is right now, off the top of my head, but it is unique about the fund.

Director Khambata replied okay, good; Chairman Olsen said that's good feedback, thank you.

Director Levine asked what platform are we using now? Phil replied I believe it's WordPress.

Director Levine asked is WordPress on here, which Phil confirmed. Director Levine said okay, and then this website originally was designed by was it Sievers Creative? Phil replied Sievers is who's hosting it, yeah.

Director Levine asked so they do host it, but you're all updated and that now, right? We're not doing any marketing with them anymore; I mean, they're not doing anything with the updates now, right? You're now doing that inhouse?

Phil replied correct. I'll look to my colleagues if there are other updates that Sievers has to make.

Jaime replied we actually have 2 updates per month that they will make for us; we do pay them \$140 a month to host our website and do that. We have been lacking in getting reporting from them, though, over the past year or so.

Courtney said but they're quick to respond. If we reach out, they will provide that information, they just don't do it regularly.

Director Grecula asked if you got one of the, like the Wix platform, would that free up any IT time? Would that make it so user friendly that Communications staff could make updates without needing to use IT staff? Because I know usually they're a scant resource in most places.

Phil replied I think the answer is yes. I mean, I don't want to sit here and say like all of a sudden IT is going to have all these hours of free time, like I don't think it's, you know; I think the shortest answer is yes, it would help out a lot. Alexa, myself, Courtney, Jaime, Becca, any one of us could go in and make those updates pretty quickly and easily as opposed to bothering IT. Obviously, they're great to help and they're a great resource, but we'd be able to do those lickety-split, you know, we could discuss an idea and have it up on the website later that day; and IT is busy, they're great but they're busy, you know, and it depends on their ticket workflow of where we land in the queue when we ask them for help.

Director Grecula said so, it sounds like you'd be a lot more nimble if you could; Phil replied correct. Chairman Olsen said snappy is the word I heard.

Chairman Olsen said Chris, did you have something?

Director Reese replied yeah, I remembered. Well, it's kind of piling on that, what kind of content opportunities are we missing out on now because we're not able to post content quickly?

Phil replied I think, you know, as we look to get new photography, new videography, blog posts, and then I think the question is more about content, but in my mind, it's both content and functionality. You know, right now the website is good, you know, I don't want to act like this is some terrible, terrible thing; but when you look at itinerary builders and getting people in the mindset of what can I do in Cottage Grove, I think right now, with all due respect to Cottage Grove, it has a branding problem right now. It doesn't really know necessarily what it is, or at least our marketing doesn't necessarily have an identity. And if I can go on to our website and very quickly and easily see that content or build that itinerary and see that there are things to do here, then I think that's the opportunity there. In terms of content and what we're missing, I will maybe look to my colleagues, as you've had more time working on the website than I have, and what you're not able to do now, or at least it's cumbersome to do now.

Courtney replied yeah, so, I would say our calendar is one of our highest-visited pages, and right now, it's not as populated as it should be because it's very time consuming to add an event. We have to go searching for them, and then add them in, and then add the SEO, and then the photos. Like, it's just not user friendly, the photos are not great, that sort of thing. So, when we talked internally about what could we do to upgrade our website, the calendar was a big one, focusing on that, because that's what people are looking at, really. So, that would be a big one for content.

Chairman Olsen replied don't forget TikTok videos. Sarah said it sounds like she wants to be a part of them.

Chairman Olsen asked, Chris, do you have a follow up?

Director Reese replied, oh, yeah, I wrote down lots now. But as part of that, with the new website, would there be more opportunity to do like community content creators to add in and connect with? More engagement, whether it's through blogs or connecting with our Facebook; you know, we've got like 5-or-6 different Cottage Grove Facebook pages that do have actually pretty big followings. Would we have interest in allowing content creators from the community to participate?

Alexa replied yeah, we loved, when we were looking at other websites, kind of linking like an Instagram at the bottom; so like if they hash tagged fishing on our fishing page, we could have all of these fishing Instagram photos that people have posted in Cottage Grove, something like that.

Phil said and we did look at a website that has that; Alexa replied yep, so right now, we're not able to do that.

Chairman Olsen replied as long as we monitor it; Phil replied right, yes, that's right. Chairman Olsen said there's the potential for malfeasance there.

Jaime replied one other thing we looked at was having a kind of locals feature on our website, where it's the local's favorite things to do in Cottage Grove and things like that, so we could get local people involved in this.

Member of the board said and that builds on that "Come Spend a Day with Me" idea that you have, which I think is a great idea; and then Director Reese, to build on your point, I mean there's a ton of local Twin Cities, you know, food influencers among other categories that we could potentially partner with and have content on our website.

Director Grecula replied I love that idea. I've always thought we could get even like some high school kids in exchange for having their work on the website with their college portfolios to make it more appealing to the youth, and I would assume, I loved your idea of content creators. I assume we have some people here that do this professionally, there's somebody that lives in my neighborhood that's a host on Twin Cities Live, which I think Cottage Grove has used her a little bit; but we could probably leverage the citizens that already have platforms a little bit more.

Director Khambata asked in terms of redundancy, if we migrate to like the Wix platform, there's more than one person on staff that can efficiently navigate that site, right? So, it's like if we have turnover, or somebody takes a new role, like we're not leaving that vital task unattended, right?

Phil replied correct, and that's one of the reasons why I mentioned we turned so heavily towards Wix is everyone right now in IT, you know, they get a big smile on their face when we talk about Wix, because they know it and they like it, and they're very familiar with it, same as our own staff, so, yeah.

Chairman Olsen asked are there any other questions, thoughts, or concerns?

Director Haatvedt replied well, Wix, I have experienced that, my daughter has experienced that; she's been working with Wix on her own website, I don't know, since 13 years old, and she loves it. She's a singer, songwriter, and she has her own website with them, and she has fun with it. I mean, it's very user friendly, so, on that note, I just wanted to give you a little background.

Chairman Olsen said Michael's daughter is amazing, by the way. She's like a what, 15, 16-year-old college kid?

Director Haatvedt replied yes, she's just graduating from Park, coming up in a couple days; two years earlier, she started college when she was 13. Chairman Olsen replied she's a singer, songwriter, she's incredible. Director Haatvedt said she's graduating and now she's going to Nebraska, so, they leave your hands really quick. Chairman Olsen replied yeah, she definitely takes after her mother, for sure. Director Haatvedt said I don't know if it's babysitting from afar or, but we'll see.

Chairman Olsen said so, my piece of feedback, echoing much of what everybody else talked about, was integration. If we're going to do this, is there an opportunity, then, to work with the other various nonprofits and clubs and different things in the community? Because when you think about *Discover Cottage Grove* and Phil, you mentioned we have a branding problem, I always come back to people, I always come back to the great thing about our community is the people and all the different things that the people of our community get involved with and that spirit of volunteerism. You know, how do we engage visitors in that? I'll tell you a quick story about that: We were at ICSC a couple weeks ago, Tony was with on that trip, and we met with a group of people who work here in the Twin Cities, one of whom is a Cottage Grove resident, and they were asking about Cottage Grove, tell me about Cottage Grove, tell me about it. As we started talking about it, the one lady's like, oh, my God, I have goosebumps. She's like seriously, that's your community? Yeah, that's our community. We get involved, we help each other out, we have all these different events that we do. When we do the Park Hall of Fame, it's full, everybody comes; that doesn't happen in Woodbury, that doesn't happen, you know, East Ridge doesn't even have a Hall of Fame. When we do golf tournaments, all the various agencies come together and help each other out, and when we have the Holiday Train, it's a massive event and those kinds of things. That is such an important element of who we are as a community, and so, if there's a way to integrate and layer in some of when you *Discover Cottage Grove*, think about not only this event, but who's going to be at that event; and introduce yourself to the Lions Club, Lions International is the largest organization of its kind in the world, and when we go places, we actually take pictures of other Lions stuff, we call it Lions Tracks, and we send it up to our local group. But we're always looking to introduce ourselves to other Lions and trade pins and things like that, and you'd be amazed, it sounds geeky, but people do it and it's a big deal. So, anyway, if you think about this integration, I think what you're looking for from us today is what do we want to do? So, my question would be this: Option 3 seems to be what you'd like, but can we afford it?

Director Reese said can I ask a question off of that? Chairman Olsen replied go ahead, yes. Director Reese asked, so, the \$7,000-to-\$12,000 for a full redesign, is that inclusive of, if we just did the relaunch, you had the \$5,000-to-\$7,000; if we did \$7,000-to-\$12,000 is that on top of, or is that just?

Chairman Olsen replied no, that's the net. Director Reese replied okay.

Chairman Olsen asked if there were other questions.

Member of the board said my comment is this: If we have this vision of Option 3, I would be in favor of it, and here's why: It's a multiyear investment, we're not going to change this every year. So, when you advertise it over X years, whether that's 3 years, 5 years, if it's really, really good, it'd be 8 years, but technology changes, we all get that. But it's not a 1-year charge right here, it's just not, so, I think we need to look at that as a multiyear investment. The other thing is if we want to truly be honest and compete, maybe not with Asheville, North Carolina, but with Albert Lea, Park Rapids, Albert Lea's population, you know, is 20,000 or 25,000, Park Rapids is certainly smaller; we're a nice-sized community, I think we deserve to invest a little money in an upgraded, competitive website. And if it's more snappy or more nimble, that's what the young people want; they want something that's quick, easy to use, seasonally it changes, right? So, you could have your quarterly seasonal summer, fall, spring, etc., and seasonally, things do change, events in town change, monthly, and adding on the nimbleness I think is well worth the money. So, that's my two cents.

Director Khambata said yeah, I would agree. I think for my vote, I would go Option 3 because, again, we've got some cost of making the migration anyway. We might as well have the website we want, rather than just copying and pasting, and we've already identified some shortcomings in our current design. So, I think if we're going to go that far, we might as well just get the full package; and like you said, advertising it out over the next 3-or-5 years, I think it makes sense. Additionally, if our current platform is slow and clunky to use, there's an opportunity cost we're missing out on, updating the calendar and adding a last-minute event, or whatever. So, there are some costs that are hard to quantify with staying with our current setup, and so, I think we have to consider that as well. Lastly, every time we have a meeting like this, I count how many people are in the room, and it's like our meeting today has accounted for like 22 manhours, right? So every time we ask staff to do something and you have to put somebody on that, you know, that's a 3-hour, 5-hour, 8-hour manhour task. By having a platform that's easier and more functional, it's going to save time in the long run, and we're going to recoup that, whether it's the City or the Bureau directly, we're going to recoup that one way or the other over time.

Director Olson said my last super-quick comment is if it's a 3-foot putt, and we've already got 1-foot solved; we just saved \$4,000 with the books, right? So, I mean, a third of it's right here and that's a lot of money, \$4,000.

Director Reese asked do we, I think I heard we can get some reporting on ours. Do we have a, can we get an idea of who's going to our website just by demographics? Phil replied yes, we definitely can. Director Reese asked and then, when looking at doing a full relaunch of this, do we have an idea of how long it would take; and is there any event that we could do that relaunch around, whether it's the Food Truck Festival or the Holiday Train, or whatever, where we can? Chairman Olsen replied we've got to do the RFP first. Director Reese said well, I know, but I'm just throwing out, you know, what's going to be the length of time? So we don't just say, okay, well, on February 12th, we're going to do a relaunch, and that's like big deal. Chairman Olsen said yes, strategically, how are you going to frame it?

Phil replied and I can tell you right now, while a much different-sized beast, the cottagetrovemn.gov website is in the middle of an update right now, and that will take about until late summer or September to complete. So, it does take time, and then there is obviously quotes we've got to get, and so on and so forth. So, in terms of timing, you can bet at least a few months.

Chairman Olsen said good. Any other feedback?

Director Olson said one question, it might not be doable or appropriate, whatever, the website; if we become more nimble and snappy, is there an opportunity, seasonally maybe, to add advertising as a revenue source? I don't know if that's a taboo subject, it's just an idea and a question, I'm naïve.

Phil replied I will admit, Director Olson, I am as well. I don't know the answer to that.

Director Olson said let's just say a restaurant in town wants to throw some money at us, but of course, they get a nice pop-up ad in the summer or in the winter, what have you, maybe the Cottage Grove Ice Arena, I'm just spitballing. Maybe the Lions, maybe the Lions want a pop-up ad because we have an event.

Phil replied in addition to the question of can we or can't we, which I don't know the answer to and I'd be happy to follow up on that, there is still a question of website user experience; people hate ads, and that's not necessarily a reason to do them or not do them, because certainly there's a cost to them and there's a value to them.

Director Olson said that's why I'm asking, I'm naïve to it. Chairman Olsen said one website had so doggone many ads on it, yeah. Director Olson said I'm very naïve to it, I just think, you know. Chairman Olsen said it's a fair question.

Phil replied for sure and in terms of the can we, it's definitely a fair question that we can follow up on.

Director Grecula said I think there's a tasteful way, too, like if you want to go to a museum, and you click like recommended places to eat, I've always assumed those restaurants are paying the museum to be on their recommended.

Member of the board said and tasteful is a good word for it. Board member said just having a page like that, instead of pop-ups, you know; it's nothing against pop-ups. Chairman Olsen said but a sponsored ad, I mean, you see it on Amazon all the time.

Director Levine said well, I'll say as far as the timing of this, I think it's fantastic. I'll say we, as a Chamber, do a website refresh every 3 years; it's with our agreement with our Chamber master platform. So, and this one we've had more than 3 years, right? We've had it since the start, so I think it's a great idea. And the other thing, as far as the ads, on ours we just do the banner ads, which is the one on each page, but we have incorporated with our sponsorships; we have added you can have 90 days worth of your banner ad or whatever, and that is fantastic, people love that. So, if you're looking at different sponsorships for food trucks and things like that, I'll say some of our companies like that more than anything, and they provide the ad; you know, we give them dimensions, you provide the ad, and you get 3 months or 6 months, whatever that case may be of your ad on there in the banner ad, and it goes a long way. So, something for us to think about as we're building out sponsorships, we can review that.

Chairman Olsen said this is just dialogue, but good and fair questions to ask ourselves. He said it feels like the consensus is Option 3, am I wrong? Are you guys comfortable with that? All Directors indicated they were.

Chairman Olsen asked is there anything else that you need from us today? Phil replied no. Chairman Olsen said all right. With that, I'll seek a motion to adjourn.

9. CVB COMMENTS - None.

10. ADJOURNMENT

Director Olson made a motion to adjourn; the motion was seconded by Director Hotvett. Motion carried: 6-0 (Director Khambata left at 8:45 a.m.) The meeting was adjourned at 8:48 a.m.

Respectfully submitted,

Phil Jents, Communications Manager

/jag



City Council Action Request

7.B.

Meeting Date	9/17/2025		
Department	Parks and Recreation		
Agenda Category	Action Item		
Title	Parks, Recreation and Natural Resources Meeting Minutes (2025-06-09)		
Staff Recommendation	Approve the June 9, 2025, Parks, Recreation, and Natural Resources Minutes.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>June Minutes</td></tr></table>	1.	June Minutes
1.	June Minutes		



Minutes

City of Cottage Grove

Parks, Recreation and Natural Resources Commission Meeting

June 9, 2025

Pursuant to due call and notice thereof, a Cottage Grove Parks, Recreation and Natural Resources Commission Meeting was held on June 9, 2025.

I. CALL TO ORDER & READING OF MISSION & Pledge of Allegiance

Meeting called to order at 7:00pm at Peter Thompson Park

II. Roll Call

Members Present: Susannah Brown, Kelly Glasford, Debra Gustafson, Adam Larson, David Olson, Shane Waterman, Justin Waterman

Members Absent: Samanthia Crabtree

Others Present: Zac Dockter Parks & Recreation Director & Council Liaison
Dave Clausen

Approval of Agenda

A Motion to approve agenda made by Commissioner Brown & seconded by Commissioner S. Waterman. Agenda approved.

III. Approval of Minutes

A Motion to approve minutes from May 12, 2025. Motion made by Commissioner Glasford & seconded by Commissioner Olson. Minutes approved.

IV. Open Forum-None

V. Presentations-None

VI. Action Items

a. Peterson (Roger & Myra) Park Naming

- i. Director Zac Dockter presented his report on the third review of this park naming request for the future park area around what is currently known as Robert's Lake. The Commission discussed whether it should be Roger & Myra Peterson Park vs. Peterson Park. Motion made by Commissioner Olson and seconded by Commissioner Brown to name the park Roger & Myra Peterson Park. Motion passed.

b. Oltman Park Playground & Shelter Design

- i. Director Zac Dockter presented the preferred concepts for the future Oltman Park playground and picnic shelter designs. Dockter explained the playground was a more active and athletic design consideration and is a bit different to what we have in the community currently. However, it does offer a myriad of play opportunities for all ages. Staff believes this design will be a welcomed feature for the athletic families visiting the park, while also potentially becoming a resource for the adjacent middle school physical education programming. Motion was made by Commissioner J. Waterman and seconded by Commissioner Olson to approve the playground and shelter designs for Oltman Park as submitted in the report. Motion passed.

VII. Presentation of Information-None

VIII. Action Updates

- i. Director Zac Dockter presented updates for several projects including Denzer Park, Granada Park Parking Lot, CG Trailway Corridor Restoration, Oltman Park, Mississippi Dunes Park, and Kingston Park Building.

IX. Donation and Acknowledgements-None

X. Staff Reports & Educational Materials

- i. Washington County Parks Board Meeting Notes

XI. Commission Comments

- i. Commissioner Olson verbally reported on the Advisory Commission for Historic Preservation's study of Cottage Grove's 1941-1990 suburban development program. Commissioner also noted there is potential interest in upgrading Cedarhurst Mansion by a private developer.

XII. Council Comments

- i. Councilman Clausen updated the Commission on recent Council agendas.

XIII. Adjournment- Motioned by Commissioner Olson.
Seconded by Commissioner S Waterman. Meeting Adjourned at 7:30pm.



City Council Action Request

7.C.

Meeting Date	9/17/2025		
Department	Public Works		
Agenda Category	Action Item		
Title	Public Services Commission Meeting Minutes (2025-07-21)		
Staff Recommendation	Approve the July 21, 2025, Public Services Commission meeting Minutes.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>7-21-2025 Public Service Commission Meeting</td></tr></table>	1.	7-21-2025 Public Service Commission Meeting
1.	7-21-2025 Public Service Commission Meeting		



MINUTES

COTTAGE GROVE PUBLIC SERVICE COMMISSION

July 21, 2025

City Council Chamber

12800 Ravine Parkway South, Cottage Grove, Minnesota, 55016

1. CALL TO ORDER

Chair Lisa Kons called the Public Service Commission meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Kons asked everyone to stand and recite the Pledge of Allegiance.

3. ROLL CALL

Chair Kons was advised that Roll Call had been taken. Absent: Vice Chair Ron Kath, Ryan Burfeind, Jon Pritchard.

4. APPROVAL OF THE AGENDA

Commissioner Kelsey Moyer made a motion to approve the agenda; Commissioner Jenny Olson seconded.

Motion carried: 6-0.

5. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM THE MAY 19, 2025 MEETING

Motion by Commissioner Olson to approve the May 19, 2025 meeting minutes; Commissioner Tracy Jenson seconded.

Motion carried: 6-0.

6. OPEN FORUM

Chair Kons said open forum is a process for anyone in the audience who wishes to speak to the commission may do so at this time. No one spoke. Chair Kons closed the open forum.

7. PRESENTATIONS

A. E-BIKES AND SCOOTERS

Captain Brad Petersen said there's no fancy PowerPoint presentation tonight, I'm hoping this can be more of an open-forum discussion so I can get your perspective on E-Bikes and Scooters. I'm trusting that you've had some conversations with the community because I know it's a hot topic. So, really what we're trying to do by getting this on your agenda and getting your feedback tonight is just start the dialogue and recognize and acknowledge that this could potentially be problematic, and it's certainly an area of concern with our citizens. We want to get out ahead of that, start the dialogue, and just make sure that we're approaching this in a common-sense manner with safety in mind for everybody who uses our sidewalks, trails, walkways and that we're not having avoidable crashes and injuries and things like that. So, I want to get your input on it, and then also, I can try to answer some questions if you have questions about what constitutes a scooter vs. an E-Bike vs. a minibike, things like that. To be completely honest, it's super confusing, and I spent way too many hours trying to digest this and put this in a very readable

document, both for your benefit as well as our officers and the public. So, this last month we've been educating our officers so they can be as understanding as possible; Phase 2 is starting to educate the public, so we're starting to make some stops in the public. Enforcement is not the goal at this point, we're not trying to write tickets to kids, we're just trying to educate the riders and parents so that they can make informed decisions and keep safety forefront in their mind. We're starting to launch this Ride Safe campaign, educating through social media and other means, presentations in public, enforcement stops. We're working on some incentive programs to help incentivize safe riding habits and wear of safety gear, things like that. So, I guess before I get too far into this, I'll pause for a minute and just ask where you'd like to see this conversation go and see if you have any comments or questions to help guide this discussion.

Chair Kons said I know we had a really lengthy conversation about this last year, in the fall of the year. Where did that end? I mean, we were really talking about trails, though, in parks, and it's coming outside of that area, that's the issue, correct?

Captain Petersen replied it's generally where sidewalks and trails are interfacing or intersecting with streets that seems to be the problem, at least lately. I do see an occasional complaint, we'll hear about a concern on the trails and sidewalks themselves, but for the most part, the incidents are happening at those intersections because they're not yielding to traffic. So, to answer your question, yes, there was a discussion about a year, year and a half ago, where some ordinance changes were at least considered; at this point, there were no ordinance changes recommended. Basically, our ordinance reflects State Statute at this point in terms of definitions and obeying traffic laws, things like that, it just refers back to State Statute. Obviously, we're a recreation destination, we want everybody to enjoy our parks, trails, sidewalks, commercial areas and benefit from these mobility devices and have fun with those. So, we're not trying to be overly restrictive, and to be clear, Public Safety is not advocating any changes at this point, we're just starting the dialogue to see where we need to go with it.

Commissioner Jenson asked can you share maybe some examples or statistics on like the incidents or complaints? Captain Petersen replied I sure can, I came prepared. This is Year-to-Date 2025 information:

Electric Scooters

Seven (7) Scooter accidents

Three (3) Scooter incidents that involved an enforcement action, so it was most likely a complaint by somebody in the public that resulted in patrol responding out there and having contact with the rider

E-Bikes

Two (2) E-Bike violations

Two (2) E-Bike accidents

Three (3) citizen complaints regarding E-Bikes

Minibikes/Dirt Bikes

16 Complaints

I think a handful of those came from the same offender and same concerned citizen; there's a problematic rider and a very concerned citizen down in the area of Hamlet Park who keeps calling in about the same problem. So, that's not to diminish the problem, but just know that there have been a handful of calls regarding that same incident.

Overall, summarizing this, there's not a ton of incidents. We had a couple of E-Bike crashes that happened just within the last couple weeks that kind of got everybody fired up on social media. I know of at least a couple incidents that weren't reported to us, didn't rise to our level, so there are some unreported stats, as always, with any crime or ordinance consideration; there's a lot of stuff that goes unreported.

Commissioner Lisa Rediske said I'd like to hear more about them not abiding by the intersection rules. I don't know if I fully understand what the rule is at an intersection for a pedestrian; I'm referring to when they have the red hand or the walk signal. If they have the red hand, do they still have the okay to go? Like let's say they're riding on an E-Bike and they're going pretty quickly and they want to go, I would think that they're not allowed to go because they have the red hand, but are they at fault if they get hit?

Captain Petersen replied so, some of this is a little bit open to interpretation, and I might not be 100% accurate on this, but my belief is if they're on the sidewalk they have to obey the crosswalk signals. If they're in a lane of traffic, they need to obey traffic laws. So, that's where the kind of gray area comes in, and if anybody knows differently, feel free to correct me because this is not my area of expertise, so. Commissioner Rediske replied nor mine.

Chair Kons said I mean there's the huge issue, not only here but Statewide where you see them go through red lights; I know in other cities, it's okay to go through a stop sign if you don't see any vehicles coming, and it's okay to go through a red light if you

don't see any on a bicycle. But if you get hit, it's who has the Right-of-Way and who doesn't. And in a situation like that, you both have to yield to each other.

Captain Petersen said correct.

Chair Kons asked so, isn't it a no-fault issue if you get hit in that situation?

Captain Petersen replied that sounds like a good question for an insurance agent, I don't know.

Chair Kons said see what I mean? So, when it comes to, you all have to be watching, so you can be dead wrong being dead right, and I think that that is one of these things with scooters, bicyclists, and pedestrians right now. I really appreciate that you guys are thinking about the education piece because a lot of these people who are getting these don't know what they don't know.

Captain Petersen agreed.

Chair Kons said and they don't know how powerful they are, they don't know the mechanisms of it, and you know, younger adults are starting to utilize them as their mode of transportation. So, I do appreciate that an education initiative is out there, and there's a lot of turnkey materials. So, if you are interested, feel free to reach out because I can, you can slap the logo on it and run with it. Why rethink the wheel?

Captain Petersen replied awesome, I'll take anything you can send me. Just on my way home from work today, I saw probably a 12-year-old, no helmet, riding an E-Bike. Of course he had somebody riding on this back pegs, not obeying traffic laws, and I'm like counting how many infractions, how unsafe could you possibly make this act? But that's commonplace, we see that all the time. The kids just don't know any better, and I guess parents are just naïve to the risk, so.

Chair Kons said right, and sometimes they don't know what they don't know either. Captain Petersen replied yeah, absolutely.

Commissioner Nate Lotts said the lack of protective equipment is what scares me the most. I mean, obviously, in your profession you've seen many instances where people have an accident, by nature, it's an accident, and it ends very, very badly with a head injury, and on an E-Bike it's commonplace, right? Like it's happening across the State, it's happening across the country; the education piece I think is, I'm super excited that you're focusing on the education piece because I think people, as you mentioned, don't know what they don't know. The parents are just yeah, we just bought him an E-Bike, or we bought him an electric motorcycle off Amazon, and it shows up and we slap the wheels on it, and away he goes at 30 MPH. No helmet, no protective equipment, it's frightening to me. I work from home and I watch them race down the street. They're not 15 as the requirement states that they're supposed to be 15, they're not, they don't have helmets on, that part scares me the most. I'm not going to call and complain about them being underage, I'm mostly really scared about their wellbeing without a helmet. You know, it's easy to get a TBI, you wipe out and smack the concrete at 30 MPH, the TBI will be probably best case scenario.

Captain Petersen said right.

Chair Kons said and Right-of-Way is another really big issue, so as everyone's turning right, they're getting their crosswalk sign, so they're up here, coming on their E-Bike, all they see is green. They're not paying attention to anything else, and so those crashes have really been going up. Captain Petersen replied right.

Commissioner Rediske asked hey, Nate, what's a TBI?

Commissioner Lotts replied traumatic brain injury. Yeah, I actually have a friend on LinkedIn, we met at a conference in cybersecurity, he lives in Texas, he passed away this last weekend on a one-wheel accident. He smacked his head, didn't have a helmet on; you know, he's a grown man, he can make the decision on whether or not to wear protective equipment, and he chose not to, but unfortunately, accidents happen, and it can happen to anyone. That's what scary is you have 15-year-old kids that just, either they can't afford a helmet or they just don't want to wear a helmet because it's not cool, like whatever. So I think the education piece, and then you know, is there a grant for giving out, like you said, is there a grant for giving out some sort of equipment or providing a coupon or something for a discount?

Captain Petersen replied we'll definitely keep our eyes open for those grant opportunities as always, and we're looking to partner with some of our local nonprofit organizations; we're in the process of making those contacts right now, looking for a partner to provide those coupons or even provide some free helmets for those that don't have the financial means to buy their own helmets. Whether it's ice cream cones coupons or something to reward that positive behavior, too, just like we used to do with bicycle helmets; it does seem to work well, so we're just going to cut and paste.

Commissioner Olson said I think the biggest issue, obviously, is you're talking about the increased speeds. You know, kids are going from riding regular bikes to now using all these motorized things, and I think it just comes down to also how proactive do we want to be? In the situation you mentioned earlier, obviously, what that young individual was doing was extremely unsafe, and the risk of something happening is much higher, obviously, right? So, as a community, how much money do we want to

spend addressing those issues and being proactive before things do happen because they're far more likely to happen when you've got those speeds. So, I think that's kind of something we really need to ask ourselves, like what are our resources to invest in addressing it proactively?

Captain Petersen replied right, yeah, we're talking about our children's lives, so if it's a few hundred or a few thousand dollars spent proactively just to make sure that they're safe is money well spent.

Commissioner Olson said so I think the education piece is extremely important, but at some point there has to be some consequences for poor choices because otherwise you don't learn, you don't bring about real change.

Captain Petersen replied right, yep, I agree with you wholeheartedly. I just think my personal philosophy is that we need to educate before we enforce unless it's an egregious and willful violation of the law that is a common-sense violation. I think by and large the public just doesn't know what they don't know yet, and so we'll invest time educating first. Then, like you said, at a certain point, enforcement will probably become a priority for us.

Commissioner Rediske said and then understanding the different avenues or venues for communicating that education. You know, maybe that could be partnering with different stores that sell the bikes. I know there's Erik's Bike Shop in Woodbury. Other than Walmart or Target, are there any locations in Cottage Grove that sell E-Bikes? Amazon online, I get it. But also maybe partnering with the schools, that's a great target market.

Captain Petersen replied that's a great idea.

Commissioner Lotts asked don't they have like a bicycle day or week or something where they all ride bicycles to school?

Captain Petersen replied I don't know, but I'll look into that.

Chair Kons said yes, they do, in September. Commissioner Lotts said yeah, and another commissioner said they absolutely do. Chair Kons said kids walk to school, and it's usually about the second, I can get you some information on that.

Commissioner Olson said so, on those days, you'd definitely see an uptick of all kinds of transportation, if you will, not just regular traditional bikes, but you know, your scooters, your electric scooters, your E-bikes, so for sure.

Commissioner Lotts said I'm not saying that you should leverage the contacts in the Lions Club because I know they're super active in the community and a fantastic example of an organization that would probably take up a cause like this, but they also make it very easy for guys like me to donate, you know, to the cause. So, if that happens to be something that you put together.

Captain Petersen replied it's already been done.

Commissioner Lotts said yeah, I think there's a lot of people like me that if you make it easy to donate to the cause, it's going to be probably pretty easy to gather up quite a bit of money for safety equipment. Yeah, that bicycle thing in September is a fantastic way to ideally educate some of the kids on the resources available, the things that they're supposed to do or not do, maybe send home a flyer to their parents; whether or not they bring it to their parents is a different story, but yeah, I think that's important.

Captain Petersen replied we'll definitely look into the school angle.

Captain Petersen said one other thing I just wanted to bring up to you for discussion is that our trails are currently posted as a max speed of 15 MPH, and that's I would say more of a recommendation than it is like an enforceable hard and fast speed limit, and it's also hard to enforce that because we're not going to be sitting on the trails running radar on bikes and E-Bikes, right? That's just not practical. And, so, that might be something that we want to look at in the future is how do we enforce that, how do we reinforce those safe riding habits? Do we want to reconsider, do we need to have a different speed limit or restriction on E-Bikes, things like that, but that's way down the road, we're not at that point yet. So, just something to put in the back of your minds and chew on.

Commissioner Moyer asked for the complaints, is there anything else besides like the accidents or like those intersections, is there any other thing that we should be focusing on, too, or keeping in mind?

Captain Petersen replied, so, one thing that I didn't touch on is that we're seeing an uptick in stolen E-Bikes, scooters, things like that because as they become more prevalent, it's just much opportunity for theft. So, that might be another thing we do is educate and provide locks and things like that, or even a place to lock them up in the parks and commercial districts. And then mostly the other complaints are just like hey, this E-Bike was going too fast on the trail, or this minibike doesn't belong on our trails or parks, a lot of those types of things. Some of the public don't know what is or isn't allowed yet, so they just assume that this E-Bike can't be in the park, when in actuality, they can. It's really hard to differentiate between an E-Bike vs. an electric minibike, even sometimes, oftentimes, I don't know, I have to go do the research, it's really difficult for officers to figure that

out, and probably nearly impossible for the public to figure it out if you don't have that law enforcement background or a Statute book in front of you.

Commissioner Olson said yeah, you would want to tend to say that if something can go above that 15 MPH, then should it even be on a trail that has that parameter? But like you said, it's hard to identify and set that boundary because of that.

Captain Petersen said so, I appreciate the discussion and the pointers and the tips. I'll take that back and get to work on that stuff. This really accomplishes my goal for coming here tonight and having this discussion, I just wanted to get it on your radar, so that's front and center of your minds so you can talk with the public and bring that back to me anytime. You don't have to wait until the next meeting, you guys have my phone number and my email, send me your concerns and thoughts and we'll get after it.

Captain Petersen said if there aren't any other questions, that's it. Thank you. Chair Kons replied thank you for that presentation.

8. BUSINESS ITEMS - None.

9. COMMISSION COMMENTS - None.

10. STAFF REPORTS AND MATERIALS

Captain Petersen said so before you, you have the Quarterly Police Report so feel free to peruse that. If you'll give me just a couple minutes, I wouldn't mind highlighting a couple of the high points.

So, reported crime and overall crime is down compared to our comparable communities across the country, so that's a great thing. Our clearance rate is exceeding 80%, which is an incredible achievement; what that means is for every crime that's reported to us, 80% of those crimes are being solved through prosecution or return of stolen property, things of that nature. So, it's not uncommon to see communities being down around 30-40% and to be at 80% is just a real achievement, so I'm really proud of that.

You can see that our Patrol Division is doing more Calls for Service, which is to be expected considering our community is growing, but despite that, they're doing a ton of proactive checks, which really reflects their commitment to being proactive and deterring crime, taking care of our parks and commercial districts, things like that. They're also doing a ton of traffic stops; traffic enforcement has been a huge priority for us in these summer months. So, despite what you read on some social media pages, we're out there continuously; just in the last week and a half, we logged over 40 hours of dedicated traffic enforcement in our high-priority zones, and really that's just identifying our three highest priorities or hot zones in town, and our officers are there whenever they can. So, they're putting in a ton of time and effort into maintaining safe roadways. Like I mentioned before we went live tonight, Officer Rinzel has 108 DWIs, and he got a hat trick recently, so he's exceeded our goals for the entire year.

Commissioner Rediske asked one officer got 108 DWIs? Captain Petersen replied correct, he's our grant-funded DWI Officer. Commissioner Rediske said, okay, very nice, and three in one night, that's awesome.

Captain Petersen said our therapy K9, Riggs, had 50 deployments in Quarter 2. That program just came online and is proving wildly successful, the community absolutely loves him, and it's been an awesome tool to disarm those potentially volatile situations involving mental health patients and things of that nature. As soon as Riggs shows up, it deescalates the situation, and then it allows us to get them the help that they need and stuff like that, and it's a great community relations tool as well.

The Crime Scene Team is up and running now, so that's starting to get used.

There's just a ton of good data in here, I won't go over all of it, I hit some of the high points. One thing that we're also really proud of is some of the results from the Polco Community Survey: So, a 91% overall satisfaction rating among our citizens for overall police services; that also mirrors what we're seeing on our own internal polling that we do here locally, as we're averaging about a 95% satisfaction rating, so we're really proud of that.

Captain Petersen said another exciting development is we just got awarded an Auto Theft Prevention Grant, so that's going to allow us to invest in some technologies to help deter, detect, and solve any crimes that happen in our community.

We also just purchased two traffic data collectors, so little black boxes that we can position around town, they're very mobile, easy to move, so when citizens call in about speeding cars or the amount of traffic on a roadway, things of that nature, these devices will collect that data; it gives us really actionable reports, so it will literally tell us on this day at this time this is when you need to be here to catch the speeders, so that will help us do our job a lot more efficiently. It will confirm or deny whether we have a problem on our streets with which we need to deal.

Captain Petersen said so, there's a lot more good stuff in there. Feel free to read through that, and reach out to me anytime if you have questions with that.

Chair Kons said I would like to draw the commission's attention to the last page to see the Employee of the Quarter, and I read through this, and congratulations to you, it does not surprise me at all. The commissioners congratulated Captain Petersen, to which he replied thank you, I tried to not let that happen, but the chief overruled me. I appreciate your time.

Gary Orloff, Public Works Streets Supervisor, gave Public Works updates: He said the High Zone raw watermain, the contractors plan on closing 70th Street at Idsen; so, starting July 28 through August 8, they'll install the watermain and casing pipe across the road. The detours will be Hinton, 65th to Inwood, and the Highlands Park will still be open, so you'll be able to go through Idsen from the north to the south.

Pavement Management has been going pretty good. They started Phase 3 curb removal and 75% of the iron has been lowered. Phase 1 and 2 topsoil has been placed and the base course has been down. They should be spraying the seed sometime this week. The park is just getting a temporary blanket over the dirt because of the heat and the drought, they want to make sure it's later in the fall so the seed will have a good chance of growing.

Mill and Overlay: The concrete work is completed, so all the curb, pedestrian ramps, and topsoil is placed. They're going to start milling that at the end of this month.

We're trying to complete, we almost got it done today, the Granada Park bump out that you guys were part of, so it is open. We're just waiting to stripe it, but the rain kind of held us off, but tomorrow it should be all striped but it is open for parking. It should relieve some of that congestion over in that neighborhood.

Inhouse, too, on the 95th Street trail connection, there was a little part left on the south side between Hadley and Jamaica, down towards that, and that is completely open.

This week we're going to start doing our inhouse thin overlay and that will be on Lehigh between 100th Street and 95th Street.

Gary asked if there were any questions on any of that.

Commissioner Jenson said can I ask what the timing is of the stoplight by Goodwill and Kohl's? It looks like it's close.

Gary replied I don't know that answer, but I can get back to you on that information. Commissioner Jenson replied that's okay, I was just curious. Gary said I will find out for you. Commissioner Jenson said the road looks nice, it's nice and smooth, and Gary said thank you.

11. COUNCIL COMMENTS

A. Council Agendas

Council Member Clausen said Good Evening, if we haven't met, my name is David Clausen, I'm one of the new Council Members; Dave Thiede is usually here tonight, but he couldn't make it, so probably in my update I will not talk about Strawberry Fest, I will leave that to him.

Gary talked about the watermain on 70th Street, that watermain running north-south now is going to meet up with a brand new Water Treatment Plant, it'll be the second one in the City; it will be located behind the Central Fire Station, the large land area back there, which is just being cleared this week, so they've already started on that. It's going to be a several-year project, and will be operational sometime in mid-2028, so there's a lot of work to do. I'm told that with the watermain and that Water Treatment Plant, it's the City's largest Public Works project ever. So, it's going to be a several-year project, but we're also going to have the cleanest water.

One of my notes was to talk about the traffic signal on East Point Douglas Road, on the Kohl's curve I call it; what I was going to say is we don't know as that's the last thing that's needed.

The Public Works Open House is my third favorite open house to attend, of course the Police is first, I worked there, then Fire, and then Public Works of course, the best food ever though; so, the Public Works Open House is on September 25, from 4:00 to 7:00 p.m.

Council Member Clausen said that's all I have, do you have any questions for the Council or any comments, concerns, or complaints?

Commissioner Lotts asked Gary, so 70th has obviously got to be shut down; are there any other major roads in the City that need to be shut down for that watermain? I know that he discussed they're going to be able to do boring underneath the road at one junction, but I wasn't sure if there's going to be more.

Gary replied so, the 80th Street one is where they're doing the boring, so there will be a pit on either side of that; that's supposed to start sometime this week. For 70th Street, because of the rock underneath, they have to do an open cut, so that's the reason its going to be shut down for two weeks.

Commissioner Lott replied okay, cool, yeah, that's what I had remembered as well is it was just going to be 70th that we had to shut down. Okay, awesome, thank you.

Kari Reubish, Public Works, said if you go to the city website, there's a construction page, that you can follow and it will give you week-by-week updates and what's going on, and you can get an email with weekly updates for a specific project as well.

Chair Kons asked are you sharing that on social every now and then?

Kari replied, I would think so.

Commissioner Lotts said yeah, those maps that you guys are putting on I think Facebook and stuff are super helpful, and a heads up, like two weeks out from closing 70th on the socials, again is super helpful. It's a nice map, its easy to understand, and it was easy; I'm not super familiar with the area, but it was easy to understand like the detour. So, yeah, nice work on that.

Chair Kons asked if there were any other comments or questions; there were none.

12. ADJOURNMENT

Commissioner Rediske made a motion to adjourn the meeting; Commissioner Olson seconded. Motion passed unanimously (6-to 0 vote). The meeting at 7:31 p.m.

Minutes transcribed by J. Graf and reviewed by Kari Reubish.



City Council Action Request

7.D.

Meeting Date	9/17/2025		
Department	Administration		
Agenda Category	Action Item		
Title	Closed Special Meeting Minutes (2025-08-20)		
Staff Recommendation	Approve the August 20, 2025, Closed Special Meeting Minutes.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>2025-08-20 City Council Meeting (Closed)</td></tr></table>	1.	2025-08-20 City Council Meeting (Closed)
1.	2025-08-20 City Council Meeting (Closed)		

MINUTES

COTTAGE GROVE CITY COUNCIL

August 20, 2025

COUNCIL CHAMBER
12800 RAVINE PARKWAY SOUTH

SPECIAL MEETING (CLOSED) – 6:00 P.M **St Croix Room**

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a special meeting on August 20, 2025, at Cottage Grove City Hall, 12800 Ravine Parkway. Mayor Bailey called the meeting to order at 6:00 p.m.

Present: Mayor Bailey-Here; Council Member Garza- Here; Council Member Olsen-Here; Council Member Clausen-Absent.

Also Present: Jennifer Levitt, City Administrator; Ryan Burfeind, Public Works Director; Kori Land, City Attorney- LeVander Gillen & Miller; Brenda Malinowski, Finance Director.

2. Agenda

A. Closed Meeting – Discuss Public Infrastructure

Mayor Bailey asked for a motion to close the special meeting pursuant to Minn. Stat. 13D.05 subd. 2(a)(2) for active criminal investigative data and subd. 3(d) for security briefings and reports regarding public services, infrastructure, and facilities. Disclosure of the information discussed would pose a danger to public safety or compromise security procedures or response, therefore the meeting must be closed.

Motion by Council Member Olsen, seconded by Council Member Garza, to close the meeting at 6:00 p.m. Motion approved.

Motion by Council Member Thiede and seconded by Council Member Olsen to open the meeting at 6:53 p.m. Motion approved.

Minutes prepared by Tamara Anderson, City Clerk.



City Council Action Request

7.E.

Meeting Date	9/17/2025		
Department	Administration		
Agenda Category	Action Item		
Title	City Council Regular Meeting Minutes (2025-08-20)		
Staff Recommendation	Approve the August 20, 2025, City Council Regular Meeting Minutes.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>2025-08-20 City Council Meeting</td></tr></table>	1.	2025-08-20 City Council Meeting
1.	2025-08-20 City Council Meeting		

COTTAGE GROVE CITY COUNCIL

12800 RAVINE PARKWAY SOUTH

COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 P.M

August 20, 2025

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a regular meeting on August 20, 2025, at Cottage Grove City Hall, 12800 Ravine Parkway. Mayor Bailey called the meeting to order at 7:00 p.m. and said this meeting is being recorded by TruLens Community Media. You can view City meetings live and then replay them on Cable Channel 799, and meetings are also streamed live and archived on the City of Cottage Grove's YouTube channel.

2. PLEDGE OF ALLEGIANCE

The audience, staff, and City Council Members stood and recited the Pledge of Allegiance.

3. ROLL CALL

Tammy Anderson, City Clerk, called the roll: Mayor Bailey-Here; Council Member Clausen-Absent; Council Member Garza-Here; Council Member Olsen-Here; Council Member Thiede-Here.

Also present: Jennifer Levitt, City Administrator; Ryan Burfeind, Public Works Director; Zac Dockter, Parks and Recreation Director; Paul Sponholz, Engineer; Pete Koerner, Public Safety Director; Korine Land, City Attorney-LeVander, Gillen & Miller, PA; Brenda Malinowski, Finance Director; Emily Schmitz, Community Development Director; Sam Pierret, Senior Planner; Kelly Becker, Associate Planner; Phil Jents, Communication Manager.

4. OPEN FORUM

Mayor Bailey opened the Open Forum. As no one wished to address the Council, Mayor Bailey closed Open Forum.

5. ADOPTION OF AGENDA

Motion by Council Member Garza to adopt the agenda; second by Council Member Olsen. Motion carried: 4-0.

6. PRESENTATIONS - None.

7. CONSENT AGENDA

- A. Approve the July 16, 2025 City Council Regular Meeting Minutes.
- B. Accept and place on file the minutes from the May 19, 2025 Planning Commission Meeting.
- C. Authorize issuance of a Massage Therapist License to Mary Denise Seifert to work at The Healing Place (8617 West Point Douglas Road South).
- D. Receive the response to the City Council Open Forum inquiry on August 6, 2025.
- E. Approve the issuance of rental licenses to the properties listed in the attached table.
- F. Approve the 2nd Amendment to the Amended and Restated Site Lease Agreement with AT&T at the

Pinehill Water Tower Site.

- G. Adopt Resolution 2025-115 authorizing preparation of Plans and Specifications for the 80th Street (TH61 to Ideal Avenue), East Point Douglas Road (80th Street south to T-intersection), and TH61/80th Street Interchange Rehabilitation Project.
- H. Approve the two Permanent and three Temporary Easements along Lamar Avenue.
- I. Approve the Encroachment Agreement for Almar Village Parking and appropriate officials are hereby authorized to sign the Encroachment Agreement to effectuate this action.
- J. Approve Change Order No. 1 to adjust the project substantial and final completion dates to October 17, 2025 and November 7, 2025, respectively.
- K. Authorize staff to place the order for the Salt Spreader Controls for a total of \$208,000 from Towmaster Truck Equipment.
- L. Approve Resolution 2025-117, Declaring the official intent to bond for the Oltnan Park Project.
- M. Approve the Agreement with Intrepid Fiber.

Council Member Garza wished to pull Item C, Massage Therapist License-Mary Denise Seifert, for further discussion and/or approval. She stated that's not what she wished to speak on, it was the paraphernalia. Mayor Bailey advised her that was C on the Regular Agenda tonight so she could speak on that item later on in this meeting.

Motion by Council Member Olsen to approve the Consent Agenda; second by Council Member Thiede.

Motion carried: 4-0.

8. APPROVE DISBURSEMENTS

Staff Recommendation: Approve disbursements from 08-01-2025 to 08-14-2025 in the amount of \$3,719,117.56.

Motion by Council Member Olsen to approve disbursements; second by Council Member Garza.

Motion carried: 4-0.

9. PUBLIC HEARINGS

A. Public Hearing for Issuance of Conduit Multifamily Housing Revenue Bonds-Real Estate Equities, LLC

Staff Recommendation: 1) Hold a Public Hearing on the Housing Program, the Bonds, and the Interim Loan. 2) Adopt Resolution 2025-118, Adopting the Housing Program, approving a Public Hearing, authorizing an Interim Loan, and the issuance of a taxable Interim Note for a multifamily housing development, and approving and authorizing execution of documents.

Mayor Bailey said Brenda Malinowski, our Finance Director, will kick this off and she has a guest who's joining us this evening.

Director Malinowski replied I do, Mayor and Members of the Council, just very quickly, tonight you'll be doing the Public Hearing for the issuance of the conduit debt, the first piece of that; our bond attorney law firm is Taft Law Firm and here tonight to step you through the process is Rhonda Skoby with Taft Law Firm. So, I'll turn it over to her.

Mayor Bailey welcomed Attorney Skoby.

Thank you, Mayor, Council Members. My name is Rhonda Skoby, and I am a bond attorney and partner at Taft Law Firm. We represent the City in this proposed bond financing. The Public Hearing and Motion before you tonight for consideration relates to the proposed conduit bond issuance for a workforce housing project to be

located at the intersection of Hadley Avenue and 100th Street in the City; the project will be known as Hadley Ridge Apartments. As this Council is aware, conduit bonds are authorized by State and Federal law and the Federal Tax Code in order to help developers of multifamily housing and certain other projects borrow money at tax-exempt rates. If the Council approves the bonds, the bonds will be the obligation only of the borrower; the borrower in this instance is Cottage Grove AH1LLL, which is an affiliate of Real Estate Equities, LLC. The City will have no financial obligation for the bonds, and all costs of the City will be paid by the borrower. The borrower will also pay an administrative fee to the City for the issuance of the bonds.

The Council originally considered and approved a Preliminary Resolution for this project in June, 2024. The action authorized an application to the State for volume cap authority, which was awarded in July, 2025 in the amount of \$30,250,000. The City subsequently considered a Resolution earlier this month, on August 6, calling for tonight's Public Hearing and authorizing the submission of a housing program for the project to be submitted to the Metropolitan Council. This August Resolution also preliminarily authorized the use of an increased amount of bonds, up to a maximum of \$50 million; it preliminarily authorized the use of recycling volume cap allocation from the Washington County CDA to finance the project through the use of an interim loan in the amount of \$8,220,000, to be applied to refund certain outstanding Washington County CDA bonds; and to apply the existing volume cap to the permanent bonds to potentially be issued by the City for the Hadley Ridge Apartments. Like the permanent bonds, this interim loan is a conduit obligation, meaning the City again has no responsibility for its repayment and that obligation is passed on to the conduit borrower. This interim loan would also be fully cash collateralized by the borrower and would be repaid upon the issuance of the bonds.

Tonight's proposed Resolution would provide the final authorization for the application of the recycled bond proceeds and would authorize the interim loan, as well as approving the housing program and the execution of certain documents.

A separate Resolution for the issuance of the permanent bonds would be presented to the City for consideration later this year, after the terms of the permanent bonds are established and the documents are prepared.

Attorney Skoby said I'm happy to take any questions that the Council may have, and I believe a representative of the borrower may be in attendance if you have specific project questions.

Mayor Bailey said all right, thank you. Council, are there any questions for her or our staff at this point? Other than the extension of it from earlier, we did already do this preliminarily last year. Mayor Bailey said all right, I guess there are no questions at the moment, thank you. Attorney Skoby replied okay, thank you.

Mayor Bailey opened the Public Hearing. If there is anybody in the audience who wants to speak or ask questions on this item, they are welcome to do so at this time. No one spoke. Mayor Bailey closed the Public Hearing.

Motion by Council Member Garza to Adopt Resolution 2025-118, Adopting the Housing Program, approving a Public Hearing, authorizing an Interim Loan, and the issuance of a taxable Interim Note for a multifamily housing development, and approving and authorizing execution of documents; second by Council Member Thiede. Motion carried: 4-0.

Mayor Bailey thanked Attorney Skoby for coming here tonight.

10. BID AWARDS - None.

11. REGULAR AGENDA

A. 61 Marine & Sports - Conditional Use Permit and Site Plan Review

Staff Recommendation: 1) Adopt Resolution 2025-110 approving a Conditional Use Permit for the display, hire, service, rental, leasing, and/or sales of boats and recreational vehicles conducted outside a building, with servicing conducted within a building at 61 Marine &

Sports, 11730 Point Douglas Drive South. 2) Adopt Resolution 2025-111 approving a Site Plan Review to construct a 4,000 square-foot building addition for boat servicing at 61 Marine & Sports, 11730 Point Douglas Drive South.

Mayor Bailey said Samantha, our Senior Planner, is going to walk us through this one, so welcome.

Samantha Pierret, Senior Planner, said thank you, Good Evening, Mayor and Members of the Council, tonight I am bringing forward to you a Conditional Use Permit (CUP) and Site Plan Review request from 61 Marine & Sports, located at 11730 Point Douglas Drive South, on approximately 11.97 acres of B-3 Zoned property. A little background for everybody: The use here, which is the boats and recreational vehicles sales and service, was a legal nonconformity and has been since 1984; there were several permit approvals, Conditional Use Permit approvals between 1984 and 2015. In 2015, all of those previous approvals were rescinded, and a new CUP, Site Plan, and minor subdivision were approved for expansion of the business. Between 2018 and 2021, additional Site Plans and CUPs were approved, as the business continued to expand onto neighboring properties. In 2022, the Zoning classification was changed to B-3, where the use for recreational vehicle and boat sales and service conducted inside a building is now a conditional use. So, now is the time with the applicant proposing to expand their building with a 50' x 80' addition on the east side of an existing building, now is the time for them to also apply for that CUP to comply with our ordinances instead of doing another CUP to expand a nonconforming use. So, we're just getting in line with the ordinances here and everything like that.

The addition must be made of matching materials to the existing building that is out there now, which was a condition for some of the other previous additions as well. There is no impervious surface being added here, as the addition is going to be constructed over existing gravel. There are three stormwater basins on site that currently are capable of handling the existing impervious surface. In 2019, the CUP condition was that some vegetation be planted within a 10' setback along that east property line there; there is a condition for your consideration tonight that 11 coniferous trees be planted in the southeast corner of the property there, just as some additional screening from Highway 61 as you drive by there.

For your consideration tonight, there are two resolutions on the table. Thank you.

Mayor Bailey said all right, thank you, Samantha. He asked if Council had any questions; none were asked, and Mayor Bailey said I don't see the applicant in the audience.

Motion by Council Member Olsen to Adopt Resolution 2025-110 approving a Conditional Use Permit for the display, hire, service, rental, leasing, and/or sales of boats and recreational vehicles conducted outside a building, with servicing conducted within a building at 61 Marine & Sports, 11730 Point Douglas Drive South; second by Council Member Garza. Motion carried: 4-0.

Motion by Council Member Thiede to Adopt Resolution 2025-111 approving a Site Plan Review to construct a 4,000 square-foot building addition for boat servicing at 61 Marine & Sports, 11730 Point Douglas Drive South; second by Council Member Olsen. Motion carried: 4-0.

B. Cedarhurst - Historic Conditional Use Permits, Zoning Amendments, Site Plan Review, and Business Subsidy Agreement

Staff Recommendation: 1) Adopt Ordinance No. 1103 to approve a Zoning Amendment to rezone the property at 6940 Keats Avenue South from AG-2, Agricultural, to M-U, Mixed Use. 2) Adopt Resolution 2025-112 to approve a Historical Conditional Use Permit to operate an event center/ wedding venue on the Cedarhurst Mansion property located at 6940 Keats Avenue South, which is on the National Register of Historic Places and the City's Register of Historic Sites and Landmarks. 3) Adopt Resolution 2025-113 to approve a Site Plan Review for improvements to the site and the Mansion and an addition to the Mansion located at 6940 Keats Avenue South for use as a wedding and event center. 4) Adopt Ordinance No. 1104 to approve a Zoning Amendment to rezone the property at 9912 70th Street South from AG-2, Agricultural, to R-3, Single Family Residential. 5)

Adopt Resolution 2025-114 to approve a Historical Conditional Use Permit to use the Gardener's Cottage property, located at 9912 70th Street South, in conjunction with the commercial event/wedding venue on the adjacent parcel at 6940 Keats Avenue South. 6) Approve the Business Subsidy Agreement with Bellagala to provide a business subsidy for \$37,275.00 for up to 15 SAC units.

Mayor Bailey said Emily Schmitz, our Community Development Director, is going to take us through this. Welcome, Emily.

Director Schmitz replied Good Evening, Mayor and Council. Cedarhurst, or Bellagala, is the applicant. They have submitted several applications which I'll go through in just a little bit more detail throughout the presentation. However, for those who may not know as they're driving by at the corner of 70th and Keats, there is a historic Mansion tucked behind the vegetation, so, just to orient you as to where we are looking at for this beautiful Mansion in our community.

So, a little bit of background: It was originally built in the 1860s, I'm not going to get into a lot of the historic details, but there are a lot out there, some great stories, so we're looking forward to seeing this site and this building repurposed and utilized in the community. In the 1970s, it was approved as a catering business, and then later in the 2000s to host events as well; so, this is not a unique proposal as a use for this particular site.

The current property owner purchased the property in 2021; if you recall, there was a proposal for that redevelopment of the site with some additional residential development as well as improving the Mansion. However, that project fell through; therefore, Bellagala is before you this evening looking for an opportunity to operate their wedding venue out of the Mansion. Bellagala is a company founded in Minnesota, they own and operate quite a few wedding venues throughout the Twin Cities metro areas. They are here this evening and can certainly offer you some additional details into their business ventures as well, but they are proposing a year-round wedding and event center at the Mansion, as well as the adjacent parcel we call the Gardener's Cottage. So, to be clear, there are two buildings, two parcels involved in their request, both coming together to support those operations.

How do we get there? The Land Use and the Zoning do have to come together to support us getting to a point where we can support and allow for that wedding event operation. Both of the parcels are currently zoned Agricultural; however, our Land Use Plan or our Comprehensive Plan does guide the parcel with the Mansion as an excuse and it guides the Gardener's Cottage parcel as R-3, Low Density. When we have unique parcels, especially with the Mansion on the National Register of Historic Places and the Gardener's Cottage, which we would hope someday will be on our Local Register, we find that using a Historic Conditional Use Permit (HCUP) allows us to be creative in the use to continue to maintain that historic integrity. So, it is a HCUP that will comply with both of those Zoning Districts, the R-3 District as well as the Mixed-Use District; we use the HCUP as a tool to allow for those unique operations to support those historic buildings and the integrity of those. So, the ask tonight is a HCUP on both separate parcels.

Director Schmitz said so, I'll go into just a high level of the restoration that is proposed for the Mansion and for the site. Most notably, they are proposing a 4,000 square-foot addition to the Mansion, which they are calling the Atrium, where they will host the majority of their events; ceremonies will take place outside, which I'll get to a little bit later, but the Atrium will be the most notable improvement on the site.

I've also included some images for the public to be sure that they're aware of the current status of the interior of the Mansion and the fact that it has sat vacant for quite some time. The improvements will be intense, but the applicant is committed to meeting those standards; they are working towards Historic Tax Credits with the State Historic Preservation Office (SHPO), which requires them to align with certain standards at the State level and maintain that historic integrity. So, even as you see the deterioration, this applicant is committed to making those improvements.

It's also important to note that they are committed to removing a couple of outbuildings on the site and will work to preserve as much as they possibly can; of course, we want to be certain that they're preserving the safety of the folks who are going to be using the site, so several of the buildings will be removed as a part of their improvements to the site as a whole: The barn, this is an outdated photo, as that barn actually now has fallen over, and then a couple of these other buildings that just cannot be saved.

The applicant is proposing a couple of different outdoor ceremony spaces, which I think is important to recognize. I've got some additional details on the Rose Garden, but as you'll notice 5 and 1 are also proposed outdoor ceremony spaces; again, just the ceremony, but the dance and the reception will all take place indoors, in the Atrium.

As I mentioned, the Rose Garden, which was a focus to ensure was maintained on the site. If you can see color from this Site Plan, I'm assuming it is just going to be gorgeous, especially as we look at the vegetation that they're proposing to make sure that this particular outdoor ceremony site is the integral part of the wedding venue as a whole. It's important to note the way that they're orienting the addition to the Mansion, the Rose Garden actually sits centrally into the site, I would say protecting it quite well, but also protecting the adjacent properties. They've really put a lot of thought into how that orientation matters and makes sense to limit the impact to those adjacent properties.

They will be aligning with our standard hours of operation, ensuring that any of the amplified music, sound, etc. ends no later than 10 p.m., Sunday through Thursday, and 12:00 a.m. on Fridays and Saturdays, which aligns with other event centers that we have within the community. We do have a really good buffer between those adjacent property owners, a mature tree buffer that the applicant is planning to maintain.

As I had mentioned, the Gardener's Cottage is on our wish list to be on our Local Register; therefore, the applicant is committed to applying for that property to be on our Local Register as they use it in conjunction with the activity happening at the Mansion: Likely an office space, maybe a refuge for employees to get a drink of water and a snack, whatever that might be, but no events will take place within the Gardener's Cottage, but it will support the activity happening on the Mansion site.

The general Site Plan, as I mentioned is a 4,000 square-foot addition. They are addressing the access and the driveway within the site. If you've been there recently, you know that that access is quite skinny, for lack of a better way to put it, so when you think about a public safety perspective, we want to make sure that that equipment can get in there. So, they're making sure to widen that driveway throughout the site, so there are no issues there. There are some new parking areas and then of course the utility connection, but I've got some additional details as we continue on.

Access is currently from 70th Street and Keats Avenue. The current access off of 70th is actually shifted a bit to the east, and they are proposing to shift it a bit to the west. When the County worked through their roundabout project, this median, as you can see here on 70th Street, was installed. The current driveway location is kind of right in the middle of that median, so when we think about a free flow of traffic in and out, as a full access, that median makes it a little tricky. So, by shifting that driveway to the west, that opens up that free flow of traffic, both in and out of the site and having definitely a safer intersection or access in and out. The applicant is committed to shifting to the west and also recognizes if we run into traffic challenges at their driveway access, they do have the opportunity to connect at Military on the north end, in the northeast corner of their site, using that as a full access.

The 20-foot driveway aisles, they are committed to expanding those. Of course, the final note that I wanted to make was the Gardener's Cottage also has its own driveway access to 70th; they are removing that additional access off of 70th, and there will be a shared access, of course eliminating that additional in and out onto 70th Street there as well.

Parking: 79 parking spaces are required to support the proposed use on the site. The applicant is providing 80 parking spaces. What you'll notice, that's quite unique about what the applicant is proposing, and this will lead me back to the HCUP, is they truly were committed to finding opportunities and ways to preserve the real aesthetic feel of the site, the Mansion, and the history. So, the applicant came to us and said, hey, we're really interested in using this unique material, it's called TRUEGRID. Don't ask me the specifics about the engineering, but what I understand it to do is it allows for these folks to maintain that grassy area for parking spaces, as opposed to adding more impervious surface. It holds the soil in place so we eliminate the potential for a muddy surface or washing away with rain events and things like that, so they are proposing that unique material to be utilized for their parking surface, which again aligns with that HCUP request.

They are proposing to connect the Mansion to utilities, which are currently stubbed in 69th Street, in that court there, so they will extend that connection all the way to the Mansion to ensure that they're not operating on the existing septic and well that are out there.

Again, their focus was to limit the impervious that they were adding to the site; however, for the impervious that they are adding, they do need to find a way to treat and manage that stormwater on site, which they are doing with a small basin and flow through and off the site appropriately.

There will be minor tree removal on the site; so, no need for us to worry about tree mitigation and certainly meeting that minimum landscape requirement with the improvements, specifically to the Rose Garden, but also throughout the site as a whole.

The ACHP reviewed this application way back in June, actually, and there was a 5-to-0 vote in support of the proposed use and improvements to the Mansion.

Finally, there is a recommendation before you this evening to support a Business Subsidy in the amount of \$37,725, as a SAC credit. We certainly appreciate the proposal for the economic driver on this site within the community and continuing to support that economic growth as well.

Director Schmitz said the applicant is here if you have specific questions.

Mayor Bailey said thank you. First of all, Council, do you have any questions for Emily?

Council Member Olsen said thanks, Emily. This presentation gets better every time I see it, so I appreciate you bringing this forward, and thank you to the applicant for being here this evening and for your interest in this site. One question that stems from the changeover to public utilities vs. well and septic, will this well be sealed, then, at that point?

Director Schmitz replied Mayor, Council Member Olsen, it will be, yes.

Council Member Olsen said okay, perfect. Thank you.

Council Member Thiede said I was just curious on the alternate entrance and exit from Keats and Military over there, would that replace the existing Keats drive in?

Director Schmitz replied Mayor, Council Member Thiede, yes, it would if they so chose to address that driveway location to have that full access because that median on Keats doesn't extend all the way to that old Military connection.

Council Member Thiede said okay.

Mayor Bailey said kind of on the sewer and water thing, the only other question I had was is the Gardener's Cottage already City sewer and water?

Director Schmitz replied Mayor, it's not, and so the Gardener's Cottage will remain on private well and septic until such time either of those systems fail, then they will be required to connect to City.

Mayor Bailey said I was curious, because I know you mentioned the Mansion but not the Gardener's Cottage, okay, all right.

Mayor Bailey asked if the applicant wanted to speak.

J.J. Maleitzke with Bellagala, said Mayor, Council Members, thank you very much. I have a presentation, but she like nailed it, and you were right, she gets better every single time. So, I guess do you have any questions for me? You guys have seen this a handful of times.

Council Member Olsen said we got to see some really nice renderings at the Economic Development Authority meeting that we had. We missed you, we were hoping you would come and have some coffee with us and hang out, but it's fine.

J.J. replied that would have been incredible; I was at Disney World, unfortunately.

Council Member Olsen said no, that's just fine. J.J. said, well, maybe not unfortunate, but.

Council Member Olsen said a lot of times people compare Cottage Grove to Disney World, so that's a conversation for another day. But the renderings looked absolutely amazing.

J.J. replied, well, I think we've still got, do we have a couple in here? All right, let's do it. I've got a few things, we'll skip, we tried to Cliff's Note this thing because it was about a 30-minute speech earlier, so you already saw these things, obviously. She talked about the 4,000 square-foot addition in the back, and you did talk about that section in the center where the Rose Garden is; it's really going to be helpful to sound, light, any types of those

organic pollutions that we're going to be creating, that it's not going to really go into any of the adjacent neighborhoods, which is awesome. So, this is just a different view of it; obviously, you'll see the glass structure. Our goal is to make that Rose Garden as beautiful as possible. Our designer, Ed, and the owner of the company, Tim, not me, unfortunately, but Tim has been working with Ed for decades. He's helped create some of our best of our six locations statewide, and it's his design, it's his willingness to kind of lean into the history, to lean into the true aesthetic of what this thing was 100+ years ago.

So, you'll notice here, this is just like a Bridal Suite, it's going to be that luxurious breakaway from the big day and everything else for the bride or whoever is getting ready in that suite. The Groom's Suite, or another getting-ready space that we have, has a pool table, those things that have a little more luxury for us gentlemen, but a foosball table, maybe an arcade game or two, but those are going to be only things that are really going to have the modern touch, I suppose; and we're still going to lean in heavy to that and actually President Roosevelt had, that's kind of a goofy thing, but we're doing it anyway, had taken a bath, apparently. There are no photos to prove it, but we're going to take that bathtub out of the restroom and actually put it into the Groom's Suite as kind of like a photo opp, just a neat piece of history that we want to hang onto. So, there's a lot of things throughout the buildings that we're not going to be able to use, per se, but we want to use them, we want to use them for art; maybe not function, but art, a story, just to kind of keep that history alive as best as we can.

You know this is, she obviously talked about the 4,000 square-foot addition is really the biggest thing that we're doing. We're not doing a lot to the inside of the house, other than repairing, replacing when we have to, but trying to bring as much back to life, whether it's flooring, whether it's original lighting, original wallpaper even, the original chandeliers in the original ballroom are still there. So, we're going to keep all that alive. This is probably the biggest adjustment in there is making a bar; it's just this bar isn't necessarily functional enough, it wouldn't allow for proper ADA movement and everything else in there. So, we're going to move that and actually remove a piece of the wall that used to be gone 100+ years ago, so we're actually bringing it back to its original self and then placing this right beside the original fireplace that will also sit there, too. So, they can come in here, grab a cocktail, and head out to the Atrium and the Rose Garden to enjoy the rest of their evening.

And then our ballroom, too; obviously, the historic departments in the State don't want you to make something that looks too much like the Mansion, they want it to be different, they want it to be more or less detached so if anything were to ever happen in the future; so the exterior of that is certainly going to have some modern feel to it, but the interior is where we want to bring in some of those more period pieces. We're talking about an old, historic, 100+ year old fountain that's actually going to be inside. You'll see some of the lattice attributes in there, lattice was apparently pretty awesome back in the late 1800s, early 1900s, and again, just trying to lean as far as we can into the history of the place. So, just another approach, you'll even see some of the lattice on the ceilings to create some dimension and actually a little bit of a sound barrier, too, which is cool.

Our ask today is to get full approval to allow us to move forward ASAP, and there we go. Is that too bold? We want to move forward, so let's go?

Council Member Garza said those are awesome, they're amazing. It's really awesome, so when do we expect to have our first event there?

J.J. replied if you approve, I know we could go there after this, it would be free, complimentary. No, we are shooting for next August. So, we're still, obviously, this is a major milestone for us to get this thing done, and other final approvals we're hoping for early September, from financing to all that other stuff, SBA, and all those things are still jumping through a couple of hoops. But it's about an 11-month project and so our goal is to begin as soon as possible, we're really kind of ready to start swinging hammers as soon as we get that final approval, which is great.

Council Member Garza said thank you; J.J. replied you're welcome, thank you.

Council Member Olsen said recently, our former Public Safety Director and his wife attended their son's wedding at your facility in Chaska, and they had the opportunity to chat with some of the personnel in Chaska about the fact that you were looking at this site and trying to come to Cottage Grove. I think there was a lot of mutual excitement there because they really were impressed with the offering in Chaska. I have no question that if you

can move forward in the manner that you have planned, this really is going to become another jewel in the crown here of Cottage Grove, as it was for many, many years way back when.

I have something I want to share with you, and I have not shared this with any other members of the Council, nor have I shared it with the staff, so don't worry, it's nothing crazy. We take Christmas pretty seriously here in Cottage Grove, and in fact, Mayor Bailey is affectionately known as Mayor Christmas if you ever go by his home during the holiday season, it's like you're going by MSP Airport with the amount of lights and doodads and different things on it. I don't know how he does it, but he does it. As I think about a neat event at the Mansion, I think about maybe a Christmas Ball; so, as you're putting your plans together and you're thinking about next year and August and what have you, if that's something that you might consider doing, I'd be happy to pitch in and help organize. I happen to be the President of the Lions Club here in town, and I've shared it with a couple of my Lions colleagues, and they think it's an amazing idea. This kind of a facility would really up the game, it's a little different than having a dance at the VFW if you know what I mean. So, it's just something that I wanted to put out there in the ether and see if we can bring that to life at some point, but to see Mayor Bailey in the suit and the tails and all that at a Christmas Ball I think would be pretty neat and definitely would be something that the community would enjoy. Otherwise, you have my full support, I'm really looking forward to see what you guys can do with this. The drawings are amazing, the planning has been done impeccably well, you've been very careful about maintaining the true character of the facility and the grounds, and I really look forward to when we can pop the champagne cork and get going.

Mayor Bailey said fantastic. The only other one thing that wasn't mentioned in this meeting, but it's been mentioned in all the other ones, and you kind of alluded to the Chaska events place, is that you guys have experience in doing these kind of things with historic buildings. So, some of the pictures and renderings that we've seen of these other buildings that you guys have done actually gets us to where I think we've always wanted, I can say as a Council; even the last people before you that were coming with some ideas, it really wasn't the greatest on what we thought the property could be doing. So, I'm very much happy with what you guys are proposing on this site, so thank you.

J.J. replied thank you.

Motion by Council Member Olsen to Adopt Ordinance No. 1103 to approve a Zoning Amendment to rezone the property at 6940 Keats Avenue South from AG-2, Agricultural, to M-U, Mixed Use; second by Council Member Thiede. Motion carried: 4-0.

Motion by Council Member Thiede to Adopt Resolution 2025-112 to approve a Historical Conditional Use Permit to operate an event center/wedding venue on the Cedarhurst Mansion property located at 6940 Keats Avenue South, which is on the National Register of Historic Places and the City's Register of Historic Sites and Landmarks; second by Council Member Garza. Motion carried: 4-0.

Motion by Council Member Garza to Adopt Resolution 2025-113 to approve a Site Plan Review for improvements to the site and the Mansion and an addition to the Mansion located at 6940 Keats Avenue South for use as a wedding and event center; second by Council Member Olsen. Motion carried: 4-0.

Motion by Council Member Olsen to Adopt Ordinance No. 1104 to approve a Zoning Amendment to rezone the property at 9912 70th Street South from AG-2, Agricultural, to R-3, Single Family Residential; second by Council Member Thiede. Motion carried: 4-0.

Motion by Council Member Thiede to Adopt Resolution 2025-114 to approve a Historical Conditional Use Permit to use the Gardener's Cottage property, located at 9912 70th Street South, in conjunction with the commercial event/wedding venue on the adjacent parcel at 6940 Keats Avenue South; second by Council Member Garza. Motion carried: 4-0.

Motion by Council Member Garza to Approve the Business Subsidy Agreement with Bellagala to provide a business subsidy for \$37,275.00 for up to 15 SAC units; second by Council Member Olsen. Motion carried: 4-0.

Mayor Bailey said motions carry, you're on your way. We're looking forward to it, thank you so much. Council Member Olsen added thank you both for being here tonight, we appreciate it.

C. Ordinance Amendment, City Code 5-1-3 (Paraphernalia Definitions)

Staff Recommendation: Provide direction on the Ordinance Amendment.

Mayor Bailey said Kori Land, our City Attorney, is going to take us through this one, so welcome.

Attorney Land said Your Honor, Members of the Council, you haven't heard enough about cannabis from me in a while, so I know you miss the topic, and I miss talking about it.

So, we talked about cannabis businesses, we've talked about cannabis uses, we've zoned them, we've put a registration ordinance in place. You've approved at least one cannabis use with Leafline Labs, but now we're going to talk about paraphernalia, which is a product that they sell; it's a little bit of a gray area in the law.

Currently, we have an ordinance, most cities do, that is very common sense and it's State law, too, that you can't have drug paraphernalia, you can't use it, you can't possess it, and drug paraphernalia is defined as any device that is used to inject, ingest, inhale, or otherwise introduce a controlled substance into the body. So, that seems like a very commonsense definition, so we don't allow drug paraphernalia. We do allow tobacco devices in tobacco stores; tobacco devices are known as a device that is intentionally used, designed, or intended for the chewing, sniffing, smoking, or other consumption, whether by inhalation, aerosol or vapor, or ingestion of tobacco or tobacco products. Again, it seems like it makes sense, commonsense definition.

The way that the City currently interprets these two definitions is that you can sell obviously tobacco devices at tobacco stores, we don't allow drug paraphernalia, but the gray area is cannabis paraphernalia because sometimes they look a lot alike.

So, we had an application from two tobacco shops that have requested the ability to sell cannabis paraphernalia. You may say, well, don't we allow that today, and the answer is no, we don't because it is often indistinguishable from drug paraphernalia. So, we have taken an approach with the consent or we've discussed it with the City prosecutor, who supports this interpretation: That cannabis paraphernalia, unless it is truly in an environment, such as a cannabis retail store, it is adjacent to cannabis products, it can be indistinguishable from drug paraphernalia. So, we have said tobacco stores, you can't sell cannabis paraphernalia. So, these two tobacco shops, CG Smoke Shop, which is on East Point Douglas Road, and Moon Soon Tobacco, which I believe is the one next to Dunkin' on 80th Street, they have requested that we make the definition clear that tobacco shops can sell cannabis paraphernalia.

So, cannabis paraphernalia has a similar kind of definition, it includes equipment knowingly or intentionally used primarily in ingesting, inhaling, or introducing cannabis into the body. So, we have all these different kinds of devices, what are we talking about?

These are some pictures I picked off the internet of drug paraphernalia. I am not a connoisseur, I am not an expert in any of these devices, any of them, but these are what I've asked other experts from the Drug Task Force to help me out here to understand what these products look like. So, this is drug paraphernalia. This is tobacco paraphernalia that tobacco shops can currently sell, and this is cannabis paraphernalia. So, you can see some of them are very unique to their product, and some of them, when you put them side by side, can look similar and also can be used for all three kinds of products. So, this is sort of the interpretation question that we're in right now. We have taken the strict, as I said, interpretation that we don't allow anyone to sell cannabis paraphernalia. When we do, if we do, when we do, probably, get a cannabis retail or a low-potency cannabis retail store, they are allowed by State law to sell cannabis paraphernalia; not a problem, we don't have one of those yet.

So, who can sell cannabis paraphernalia? I asked this question of the Office of Cannabis Management, and they said, well, clearly, a cannabis store can, clearly, well not quite as clearly, but we think you can kind of get there by connecting dots that a low-potency retail store also could. And I agree, I think that is a natural segue into the product. If it's a low-potency store, whether it's adult use or low-potency cannabis devices.

So, who else can sell it? They didn't have an answer to that question, and so they felt like it was an interpretation question that each local government could decide for themselves because it is a vague area in the law, it doesn't say that anyone can sell cannabis paraphernalia. So, that's why we're posing the question to you; there has been an application to make an ordinance amendment to allow cannabis paraphernalia to be sold at tobacco shops, that is the specific request that was made. But I pose to you that you actually have three options:

A) You can say we're going to leave it as is, the ordinance says no drug paraphernalia anywhere; and our interpretation is cannabis paraphernalia looks a little bit too much like drug paraphernalia, so nobody gets to sell it other than when we get to the point of a cannabis retail store. So, we'll leave the ordinance as is.

B) Or you could allow what they're application is, which is to do an ordinance amendment that would specifically say we're excepting out from the definition of drug paraphernalia, cannabis paraphernalia. So, that is not included, that is not overarching in the definition of drug paraphernalia, and it is a legal product to be sold, and we would allow it only at tobacco stores, which is what the ask is. So, the ordinance that I've drafted in just for review, not for adoption tonight, just as taking a stab at what it could look like to amend the ordinance. All we've done so far is except out cannabis paraphernalia from the definition of drug paraphernalia. So, that ordinance doesn't go far enough because there's a separate ordinance we would have to amend to say and tobacco stores get to sell cannabis paraphernalia.

C) You could say let's just amend the drug paraphernalia ordinance to say cannabis paraphernalia is not included, and then anyone can sell it if that's your policy direction; and with anyone, I mean gas stations, drug stores, grocery stores, anyone, it's a legal product and anyone can sell it.

So, those are your three options, and I normally wouldn't pose this at a Council Meeting, we would have a work session on it, but this is an application that's similar to a planning application for an ordinance amendment except it's on the City Code side, not the Planning Commission side, so I'm posing it to you.

Mayor Bailey said okay, all right, thank you. First of all, Council Member Thiede.

Council Member Thiede said so, my question would be obviously I've never seen any paraphernalia that automatically would come with free product in it or anything, that really is the issue, right? So, what would be the problems with just saying everywhere; what kind of issues would we run into?

Attorney Land replied Your Honor, Members of the Council, you would have to decide if these are issues. This means that products that look like this could be sold at any retail store or any store that wants to sell that kind of product, and if you think that's not a problem, then that's not a problem.

Council Member Thiede said so, when I look at this, I don't know that I would say it's necessarily a problem because you could do whichever in kind of any one of those things. In some of the other documentation we had, you know, it said for the purpose of this section, *Drug paraphernalia shall mean all equipment, products, and materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, comparing, testing, analyzing, packaging, etc., etc.* So, there's just a whole list of things, which I see there, which I say is different than what I'm seeing here in a sense.

Attorney Land replied I wouldn't expect a tobacco store to be selling some kind of cultivation equipment; so, I mean, I think therein lies the difference. They truly are looking at selling something like the things on the screen. So, but again, the ask is just to be sold in tobacco stores, and I'm asking, do you want to open it up, do you want to close it up, do you want to go in between?

Council Member Olsen said we recently had an application come before us for low-potency hemp, which is somewhat different than what we're talking about with pure cannabis, but from a chemical perspective, THC and all that is still part of that. So, what I think I heard you say earlier is at this point, we don't have anybody selling that, but we will soon. At that point, they would be eligible currently to sell this product?

Attorney Land replied under State law, it's the gray area, there's a section of that 342 new Statute that says cannabis paraphernalia can be sold at cannabis retail stores, period. It doesn't say that in the low-potency section, so again, by sort of extrapolation, you could say it's a similar product, it would make sense.

Council Member Olsen said so that being said, if we look at the options that you presented, B would put us more in line with what the State is sort of guiding, I'm not going to say that they're doing a good job of guiding it, but they're sort of guiding it. Is that accurate?

Attorney Land replied with the exception of allowing it specifically at tobacco stores. So, calling it out that they would say, State law is very clear, cannabis can sell it, adult use cannabis, grayer, but probably at low potency, anywhere else would be up to the City.

Council Member Olsen said and the tobacco stores are the applicants that are currently asking for that opportunity?

Attorney Land replied yes, and Your Honor, Members of the Council, if I may add, we did a little informal survey or found one of what other communities' tobacco stores, and it really varies. In some, I couldn't even say it's 50-50 of tobacco stores, whether they're selling it or not. It really just varies by community, it varies by store, by store owner; some store owners don't want to get into it. So, I think it really comes down to what you're comfortable with.

Council Member Olsen said well, the piece that I wrestle with, whenever we look at something like this is the enforcement piece, because that's always going to fall on our Public Safety team to be able to enforce whatever it is that we choose to do. I'm assuming that our Public Safety Director and our Public Safety team have been engaged in these conversations; have you been able to identify a preference or thought on anything they may be uncomfortable with or comfortable with here?

Attorney Land replied Your Honor, Members of the Council, I think the problem is this picture. Unless it is next to a spoon with residue in it, they can't say for sure that its drug paraphernalia. I actually had an email from the Drug Task Force from the Sheriff's department today, and he, the one who's sort of been guiding me through this discussion with you. When I said I don't understand, you've got to help me out with the difference, how is the Council going to be able to understand the difference between drug paraphernalia, truly drug paraphernalia, and cannabis paraphernalia? And he said, I can't even tell the difference. So, is there a recommendation or a clear line? No, there's not. Because this is unfolding, I think the safest approach would be to say all cannabis stores get to sell it and that's it, then we know what it's for. But if you want to open it up to tobacco stores at their request, other communities are doing it, I wouldn't say intentionally, though; I could not find a single ordinance, and I looked, where a community has said we are allowing the sales of cannabis paraphernalia at tobacco stores. So, it's being done, and it's not being enforced as drug paraphernalia, so I think that's the position that most communities are taking.

Council Member Olsen said well, we do have a neighboring community where this does get sold at tobacco shops, which is I think what prompted, Mayor Bailey said it is, our local community tobacco shops to ask or question. From where I stand, I think Option B seems like a reasonable and fair option based on what I know to be true of what is occurring in some other communities, but that's as far as I'd be willing to move the needle; I'm definitely not in favor of kind of opening Pandora's box and letting it happen everywhere, but again, I always go back to that enforcement element. There's an educational piece along with this, too, that we'll need to engage in, but at least from me, Mayor, I would favor Option B.

Council Member Garza said so, my question, with our tobacco stores and our cannabis store that we already have in town, are they already selling products that are nicotine but are similar or look something like the products you had on the screen?

Attorney Land replied I honestly don't know what the tobacco store, what kind of products they're selling. They can sell tobacco devices. All of them, I think we have three tobacco stores that are exclusive tobacco stores; regardless, they are all complying with our you can't sell cannabis devices. And, so, they're selling something that looks like tobacco devices but not cannabis devices, and Leafline, which is the only manufacturing, doesn't have a retail component, they're not a store.

Council Member Garza said so my question is we haven't gone to the tobacco stores to see what type of devices they're currently selling, so what I'm really alluding to is they're probably already selling these devices but calling them nicotine.

Attorney Land replied they are not, they are not selling devices that could be used for cannabis. They have been told this looks like a cannabis device, you can't sell it.

Council Member Garza asked so they don't sell any like tobacco pipes or anything?

Attorney Land replied I'm sure the old-fashioned kind of pipe, yes.

Council Member Garza said the reason I'm asking is because if they're already these types of products and now they're just looking to rename their section a cannabis use section, were they already selling this stuff in their store?

Attorney Land replied Your Honor, and Council Member Garza, I don't think so, and that's why they're making the ask. Otherwise, I don't think they would have applied for this. If they were already selling a product that looked close enough, I don't think they would be making the request of us to change our ordinance to make it more clear.

Council Member Garza said they may want to expand their operation, so that's probably, instead of just calling it strictly tobacco use, they may be able to expand to the other product. So, that's the reason why I'm asking it.

Attorney Land replied but the low-potency store is not selling paraphernalia.

Council Member Thiede asked how about a liquor store that sells tobacco?

Attorney Land replied no, this would be for exclusive tobacco stores only, not just anybody with a tobacco license.

Council Member Garza asked so, how do they get around that? So, if you're only a brick-and-mortar tobacco store, but if you hold a tobacco license, you're not allowed to do that? Only a tobacco store, strictly.

Attorney Land replied Your Honor, Members of the Council, that would be my suggestion, otherwise you're going to find them at every gas station and bar and anybody that has a tobacco license as part of the rest of their business.

Mayor Bailey said the one question I have, I'm trying to remember back when we had these discussions, is it accurate that liquor stores are not able to sell any of that; is that accurate right now?

Attorney Land asked in Cottage Grove?

Mayor Bailey replied well, whether it's Cottage Grove or anywhere, I just was curious.

Attorney Land replied yes, liquor stores can sell the low-potency beverages. In Cottage Grove, we have not allowed low-potency other products to be sold at liquor stores, it would just be the beverage.

Council Member Thiede said but liquor stores can sell pipes, yes or no?

Attorney Land replied only if they're a tobacco store can they sell tobacco products.

Council Member Thiede said but if they have a tobacco license they can.

Mayor Bailey said that's kind of where I was heading with that is if they're selling tobacco, then would this be another option in there?

Council Member Thiede said well, somebody could smoke just about anything in a pipe, right?

Council Member Olsen said again, I like Option B because it does limit the tobacco store vs. having a tobacco license, I think that that's an important distinction. The other thing I think goes hand-in-hand with this is when you think about a tobacco store or even a cannabis retail store, they're set up to do the training. They're set up to handle compliance, we already do the compliance checks, those kinds of things; so our people are going to be in those buildings anyway, and they're already aware of the way that our City operates with respect to holding folks accountable to follow the ordinance correctly and that sort of thing. I believe we have pretty good relationships with the tobacco stores in town at this point. I know we had a little bumpy road for a minute there, but we took care of that. So, to me, it feels fair, it feels reasonable to allow the tobacco stores to move forward with this request as opposed to, as you stated earlier, kind of having it at every gas station and every other place that has a tobacco license. That's important for me anyway, that's important to draw that line of delineation there, and I think if we do that effectively, this makes sense.

Mayor Bailey said so, I'll just say from my standpoint, I'm going to go at the moment, and I'm not saying you come back later and I change my mind, like before we actually get this going, but I'll go with B for now, would be my idea. I do have a little bit of angst or heartburn as it relates to, you know, at some point in time, we could get a gas station owner or somebody that says hey, but I want to do it. I guess what I want to really do, myself personally, and then maybe with our staff is just to find out what other, I know you already know because as a matter of fact,

a city to the north of us doesn't even have an ordinance, and all their people are selling it in the tobacco stores. The fact right now that we've had two tobacco stores that actually reached out to us, asking for this, and the fact that a city to the north of us doesn't even have anything about it, but they're still selling it, I think it's better to do it legally from an ordinance standpoint and go from there. I'm also not against somewhere in the future looking at, you know, what if this evolves, because this has been evolving even yet this year with what's going on at the State level, that that might be something that we want to entertain. Of course, as a Council, we can always do that, right?

Council Member Olsen said one would hope the State would take that on at some point and give a better direction, that would be wonderful if that could occur.

Attorney Land said and Your Honor, Members of the Council, as you know, OCM is a new organization, they're still trying to figure it out; the legislature is enacting a lot of things that are not super specific, and so, they're trying to do their best interpreting things, and so, we're filling in the blanks for them where there are blanks. And, as you said, maybe eventually either the Statute or OCM will get more definition for us, but until then, I think it's helpful to put this in writing so everybody knows our rules.

Council Member Olsen said it seems like a reasonable first step.

Mayor Bailey said and I do like the fact that they're asking us for permission because the reality is they're saying multiple cities are out there with nothing, and they want to be good partners. And, so, I'm totally okay with B at this point, personally, but I'm also not against looking at it in the future.

Council Member Thiede said so, I'm probably all right to start with B, too; I'd rather be a little more strict and then be able to open it up because if you go the other way and if you find some problems, it's tough. I also have heartburn for like Public Safety and that and trying to figure some of these things out sometimes because it is kind of tough to say what's what.

Council Member Garza said I'm right on board with you all. I believe B is probably our best option to start with, to figure it out for where we're going, how we're going, all the things, so, yeah.

Mayor Bailey asked Attorney Land do you need an official vote?

Attorney Land replied I do not need a vote, I appreciate the direction, and the next step would be for me to prepare the two ordinances to come before you, and it may be on Consent as long as it's not controversial; and it could be as soon as the next meeting. So, I appreciate that, thank you.

Mayor Bailey said sounds good, thank you, Kori.

12. COUNCIL COMMENTS AND REQUESTS

Council Member Olsen said there's an awful lot of things coming around the bend here as we transition into Labor Day, and I'm sure that you're going to hear all about them from my colleagues. One thing I wanted to mention is if you are a fair-going person, and I know that there are an awful lot of those in our community, Cottage Grove was once again selected as a site for the Bus Rapid Transit to the State Fair. So, if you're looking to get out to the fair and get back home here to Cottage Grove, you'll have that opportunity if you go to the Cottage Grove Park and Ride, which is right along Highway 61 on West Point Douglas Road, between 80th Street and Jamaica; it's right near the Youth Service Bureau building. It's a great way to do it, I think it's \$6 round trip. The first bus in the morning leaves I believe at 8:00 a.m., and the last bus at night comes home from the fair at midnight except for Labor Day, which is the last day of the fair; the morning bus is at 8:00, but that evening bus that will bring you back home from the fair is at 11:00 p.m. When my family and I go, that's the only way we go, and I'm telling you it's really great, but be prepared because a lot of people like to use that. So, they do have buses that circulate pretty regularly. Again, if you're interested in getting out to the State Fair, and it sounds like this weekend the weather's going to be beautiful, make sure that you consider the Park and Ride here in Cottage Grove. It's well worth the \$6 round trip price; by the way, kids that are 5 and under are free, and we also have disabled veterans who get to travel for free on the bus. So, if you have young ones, you don't have to pay that price. Finally, if you're an electronics person and you're into the Metro Transit app, which I didn't even know they had an app, but I guess they do, that \$6 round-trip price is only

\$5 if you buy your ticket through the app; so, it's a great way to save a little money. And with that, Mayor, I'll turn it back to you.

Mayor Bailey said all right, thank you. Yeah, I think it's going to be busy this weekend at the fair.

Council Member Thiede said yeah, and we always typically take that bus, too; in fact, we're going to take it tomorrow, on the first day. I've never gone on the first day before, so that should be fun.

Also, I guess the other thing I have is Mo wanted me to see if yo wanted to go to see *Moana 2*. But at any rate, Movies with Mo is tomorrow, at Highlands Park, at 7:00 p.m. Council Member Garza said there's free popcorn, free lemonade, and free glow sticks. Council Member Thiede said holy cow, you can't beat that. Council Member Garza said the movie starts at dusk. Council Member Thiede said so, I think you'll want to go. Council Member Garza said yeah, it's the last one of the season.

Council Member Garza said so, I will round it off with a few other activities that we have going on in the City. Of course, on Thursday, we have Food Truck Thursdays, that's right here at City Hall; so, tomorrow we'll have a food truck up here, it's going to be the California Dip & Eat, so that should be really, really good. They're usually down at Cub Foods, so they're heading their way up here, so that's pretty good.

Also, our Food Truck Festival, that's coming around the corner, that's on September 13, from 11:00 a.m. to 6:00 p.m., at Kingston Park. I believe we have 40 food trucks or so? She was told 35, and said okay, close. Council Member Olsen said but there is a waiting list, too, of other food trucks that want to get in. So, there's a marketplace, there's kid activities, there's a beer tent, I'll be volunteering there for a few hours, and then we'll have live music again, Basic and Boring will be there from 11:00 to 2:00, and Revved UP! will be there from 3:00 to 6:00. So, it's always a fun event. If you're not doing anything, come on out and enjoy the day with us.

Mayor Bailey said well, then I'm going to piggy back on that because before you go to the Food Truck Festival, you've got to do your Beyond the Yellow Ribbon Walk, Run, Ruck, which is the same day, September 13. It starts at 8 o'clock at Kingston Park, so you can get all that stuff done, and then you're going to be so hungry, you're going to go eat all that bad stuff at the food trucks probably. But if you're interested in joining in, this is a fundraising event for the Beyond the Yellow Ribbon group; Council Member Olsen said yeah, we're the Mississippi River Valley Beyond the Yellow Ribbon, and we serve military families, veterans in the area. This is a great fundraiser to help support us in that mission. Mayor Bailey said absolutely, so, if you're interested and want to learn how to sign up and all the pieces to that, just go to www.runsignup.com and you can sign up there. Again, you can walk, I've heard that comment from my colleague over here, it isn't necessary that you have to run, so if you want to get involved, or frankly, let's say you want to sign up and just donate the money, that's an option, too. You don't have to run. Again, all the money goes to military families and military members in the area. Council Member Olsen said there's a 5K, 10K, and a 15K, so you can do any of those. When you sign up, you'll get a T-shirt, you'll get your timer, you get a little gift bag, some refreshments, and then you get to stay for the Food Truck Festival. Mayor Bailey said there you go; Council Member Olsen asked how much better could it be? Mayor Bailey said sounds good.

Mayor Bailey said the next item on our agenda is a Workshop, which is Open to the Public. I believe we'll be going into the Training Room, and that is just kind of our final look at the 2026 Budget for the City of Cottage Grove. Then we'll also be talking about communication, to make sure that we get the information out to the public on what's going on there. We don't have a Workshop, Closed to the Public, tonight. We won't be adjourning in here, we'll adjourn in the Training Room. So, everybody have a great evening, and we'll talk to you soon.

13. WORKSHOPS - OPEN TO PUBLIC - TRAINING ROOM

A. 2026-2027 Budget Workshop

Staff Recommendation: Provide feedback regarding 2025 Property Tax Levy and Budget Communications.

Director Malinowski said so, I have a very quick presentation and then I'll open it up to you for discussion and direction. We got the property values from the County, and really got even more favorable values than we got in July. We got multiple taxable dollars, which is what we use when we calculated our property tax rate; it went up, which is moving our property tax rate down, so that's great news we got from the County.

Insurance Update: We met with our broker last week or the week before, and we have a 0% increase in our health insurance for 2026, so that's great, positive news. We have had an Insurance Committee that has been meeting this year that's been talking about different options about insurance, whether we offer different types of plans, but at the end of the day, because of how we do our staffing with the health insurance, it really does keep our claims history down per our broker, which is showing that 0% increase. So, the health insurance isn't recommending any changes to our plan, but one of the things that they looked at was to offer revision insurance, whether that is paid by the employee or the employer; so the approximate cost is \$12,500, that is the annual cost to be able to offer it to our employees.

Council Member Olsen asked is that like a BMC type of program? That's a great added benefit for sure.

Director Malinowski replied and that's an enhancement of benefits to employees, so we can add that in recruiting, our employee benefits, it could help with that. Jennifer, do you have anything to add on the health insurance regarding the committee?

Administrator Levitt replied I think it helped out having the Insurance Committee to be able to weigh in because they looked at some different dental options and different things like that with braces and everything like that. This was clearly one that they brought forward, and so, when we looked at the premiums, we looked at braces that were recommended, I think the cost of \$12,500 is critical to offer to our employees in November.

Council Member Olsen said yeah, I agree we move forward with that.

Mayor Bailey said and so, that's the thing, if this is for the families, will there be an option for a buy in for the family or something?

Director Malinowski replied that's a great question. I forgot to mention that, yes, they would, and it has that cafeteria benefit then for them, so that's that nontaxable benefit for them, absolutely. And by the employer offering it, they actually reduce the premiums. So, if our employees pay for that single benefit, it's a little bit more, that's because the employer option is what we're recommending, and that actually went down a little bit. Our Health Insurance Fund, which is our self-insurance fund, it is at that lower level when we talked; and so, we're not recommending that 0% levy increase to go and change all their health insurance premiums on the individual cost centers, but believe that fund get back up to that \$2 million, so that we have that for claims in the future.

Property Tax Levy Changes: So, this was the chart that we looked at last time. For the things that you had wanted to add back in, into the levy, some of them are listed there. The bottom two things are things that were talked about the last meeting, and so with that part of that health insurance savings, we are recommending to add those into the levy. So, we're not expecting the property tax levy but being added to the budget.

And then here's the 14.92, or the 14.98 if we look at the City of Cottage Grove running portion, what that does, we talked about it last time, is it helps mitigate that large increase that we saw, that we would see in 2027 had we not gone with that 14.92 increase in 2026; and there was just the Equipment Levy at 0 and then going up \$927,000 in 2027 was spiking the levy impact, and so, we've been able to mitigate that a little bit to get that better for 2027.

Equipment: So, based on that \$927,700, in the packet the three police squads are in there, and that was what the Department needs for next year, a utility gator in 2027 has been moved up to 2026. The loader, \$345,000, and then we are recommending that the remainder of the money be used for an Interfund Loan, for the ambulance that's arriving in December 2025. That can be an Interfund Loan right now over to the EMS Fund until we try to size that Fund and come up with the extra money in the future.

Mayor Bailey asked so, at this point, do you think that we'll get that ambulance this December? Director Malinowski replied that is the last I've heard was December this year.

Equipment Replacement Fund: We're not spending that all the way down just because sometimes pieces of equipment do fail and if we need to replace them, we want some money in that fund if something happens. So, at

the end of 2026, we're at \$723,000, and we do still have \$900,000 in Equipment in 2027 that we're going to have to find additional funds for; maybe there is some opportunity at the end of this year to fund some of that in 2027 with the budget carry forward and something like that. We don't have to solve that today, but at least we've solved 2026, and we're in a great position in 2027.

That's the equipment that's being funded, we've seen it all, we've talked about the other items at the bottom that we're adding, and with that, I'm going to open it up to you for comments and a levy discussion.

Mayor Bailey said right now, it's a little bit, and then you would adjust it, I suppose, to what happens because we saved enough money in the fund, hopefully, for the next period, so.

Council Member Olsen said and I know it's a little early, but do you have any sense of what Fund Balance would be at the end of the year, or is it just way too early to make that guess?

Director Malinowski replied it's too early to make that guess, but we're tracking well; two years ago, I think that we felt that we were unsure of if our budget was solid, and so, can we make those budget numbers? I think we feel more confident with the budget for the last two years that we can make that budget number, it's just how much can we make, is there any opportunity above what that budget projection is?

Council Member Olsen said the reason I ask is I like the idea of any carry forward potentially going back towards equipment, which we've done a couple times in the last few years; and I think that's all just mitigate to some degree, something new that we've had, but that will also then provide us with a little additional push for 2027, if we can pick up another piece of equipment at the end of this year, based on what the Fund Balance looks like. So, we'll just have to rely on that. Director Malinowski replied we will.

Mayor Bailey said just looking out at the 2026-2027 budget, for the 2026 we're looking at today, do you see anything on the horizon in 2027 that gives you maybe some heartburn when it comes to what you guys might be hearing? Whether it's, I'm talking, you know, about the economy, or heaven forbid, if that economy were to collapse, you know, with the tariffs and all that kind of stuff? I mean, do you see anything at this point that would give you angst?

Director Malinowski replied no, you know, but EMS funding from Medicare-Medicaid, if we're going to have that go down further, or where is that going to be? State Aid, when the State feels the effects of the trickle down from the Federal government, that is what I looked at in 2027.

Mayor Bailey replied, well, the only reason I bring it up is I actually had the opportunity to meet with somebody that I know that is a V.P. of one of the big hospitals in St. Cloud, and last week, they just laid off like 100 people in anticipation of the Medicare-Medicaid. And just like what we know is the ambulance service and how it was made, the hospitals can't turn away people. So, whether they have insurance or not, just like us with the ambulance, we cannot, they have to take them. And, so, they're anticipating losses, significant losses, and it sounded like Fairview is either doing it this week or next week, that they're also going to go through some major layoffs in preparation for what's coming. And that's the reason I kind of heat it up for you because I kind of knew, like based on what she shared, I didn't realize it was that significant, though, for the hospital and yeah.

Council Member Olsen said inflation on durable goods is going up, too, because of tariffs, so that's another reason why we plan now like we do.

Mayor Bailey said okay, are there any other questions on this? If not, we're going to talk to Phil and talk about communication, right? All right.

Phil Jents, Communication Manager, said well, Mayor, Members of the Council, I'm happy to be here tonight to talk budget communication. The last time we were here for the budget workshop, a little bit ago, before you had a few options, just general approaches to how budget communication might go. I only say might because all of this is subject to change, based on accurate numbers and feedback from the Council, needs from staff leadership, so on and so forth. At that time, you had expressed some interest in an option that included some videos, some social media posts, obviously some new information posted to the website, and so on and so forth.

So, now, we're here tonight to obviously gain your feedback, answer any questions you may have to give us that direction moving forward, but also give you a sharper focus of what that approach might actually look and sound

like. So, some drafted language for the website or social media posts, and a rough outline for what those videos might look like; obviously, all of that is subject to change as things move forward.

So, that is essentially my preface, but as you'll see before you and in the coming slides, some more specific language around content that will be posted to the website, *Cottage Grove Reports*, social media, *Cottage Grove Connect*. One thing that is in the slides but isn't on the bullet points is a virtual community event, probably like a virtual Town Hall that we were kicking around doing about the budget.

This, with the exception of some numbers that we filled in based on what we learned since the last workshop, has gone unchanged. Essentially, the key message is around the realities that we're in, or at least the information that I have in front of me right now, tonight: The proposed Property Tax Levy, where it sits right now, and we heard a little bit about development and an expanded Tax Base and how that can help ease the impact to our overall Property Tax Levy. And then some of the other things that are causing the budget realities that we're in today, namely: Capital Improvement and equipment costs for all departments, really, but significantly around Public Safety, Public Works, etc. And then, as was mentioned just a second ago, impacts around inflation, tariffs, costs of goods and services, rising personnel costs, things like paid medical and family leave, EMS costs, and so on. And now that we have those more-accurate numbers today, the impact of the median value home, \$369,200 is \$1,434 a year, \$119.50 a month, or \$3.92 a day. Some key messages continue, none of this is surprising to the folks in the room tonight, but nevertheless it is important to state that budget decisions now have impacts in the future, right? And, so, I think it was stated earlier if we're not buying ambulances and loaders and sign trucks today or soon, those pieces of equipment don't get any cheaper; then, as unknown financial realities come down the pike, it may make things even worse. So, budget decisions today do have impacts down the road, for better or worse. In addition to expanding the City's Tax Base, essentially cuts to service and personnel, as was stated about the health care facility, that's essentially the only way to lower costs, right? We don't make things and sell them, we do have fees for service and fees for facility rentals, but we don't make products and sell them, there's only so many ways we can cover the cost to provide City services to the public.

Speaking of City services to the public, as you also know the National Community Survey showed us that of those surveyed, 80% of residents do experience a good quality of life here in Cottage Grove, 34% are satisfied with the taxes they pay, 32% were not satisfied with the taxes they pay, and 15% are willing to accept service reductions in order to pay lower taxes. This is a slide you've seen before, but that's just a graph representation of what I just said, essentially: Some of those results of the tax question on the National Community Survey, which is important just to get a sense for how residents feel about the services that they receive, relative to the cost that they pay for those services.

So, I didn't list all of the words on this slide, but they are in your handout before you; so, this would be the content that we would pose to the website. You obviously have a graphic here that shows you, generally speaking, \$119.50 on that median value home. Well, how much of that \$119.50 goes toward each department? This graph shows us that: \$53.83 to Public Safety, \$19.38 to Public Works, and so on and so forth. Again, not all of the literal words are on this slide, but they are on your handout before you, but it's content around the overview of the annual budget itself, the Property Tax Levy, General Fund, Special Revenue Funds, Enterprise Funds, and so on and so forth.

Social Media

Post #1: Is very straightforward, very basic. This would just be whenever the preliminary budget is actually posted to the website, we post a social media that that information exists on the website, right? Just letting our residents know if they want to go online and take a look at the preliminary budget, what's in there, where it is at, that we are letting them know that by going to cottagegrovemn.gov/budget.

Post #2: Gives our residents a little bit of insight around in general, when you get your Tax Statement mailed to you, where is it actually going; I feel like that context is very important, right? The City is not the only taxing entity on your Tax Statement, there are many entities. You all know this, but I think it's important context to note that 19.5% goes to the County, a little over 48.5% goes to the School District, the City is a little under 28.25%, Watershed another, it all adds up to what your taxes as a resident actually goes to. So, that's what that post and that graphic is related to, to let people know.

Post #3: You see a bunch of zeroes on there, only because we don't have, or at least I don't have those numbers quite yet, but I've seen this graphic before, not too long after I started, about where does, again important

context, Cottage Grove rank amongst all of our neighbors, our East Metro neighbors here in this neck of the woods. We don't have copy yet drafted for that post, because I don't know where we land, right? So, it's hard to draft a post not knowing exactly what that information is, but I think you all have talked about or seen similar information from past budget years, so I think you get the intent behind what that post would be.

Post #4: Drills down to the second post, talks about where your tax dollars in general go to, the County, the School District, the City, the Watershed District, and others. This one gives us that more specific insight, similar to the website, of where your \$119.50 are going per each department; so, Public Safety, Public Works, Parks and Rec, the HRA, Community Development, etc. Just giving people that context of when I actually pay my taxes to the City, how much is each department costing me.

Other Potential Posts to Social Media: In the next slides, you'll see some general thoughts around some kind of explainer or budget videos we could do. Typically, we would post videos that you would create or that TrueLens Community Media helps us create; typically, we would post them to social media, so in my mind, it's natural to consider that if we're going to do those videos about the budget, we would post those to social media. Having said that, we don't necessarily have to; we can post them to the website, we can send them out by email, a lot of different ways we can deliver that content. Also, the virtual Open House that we are kicking around doing, it makes sense that we would also promote that on social media, right? So creative a Facebook event, let people know when and where that is and how to log in. And then I put Other, As Needed, because in my experience, I've gone through now I think 8 or 9 budget cycles, almost every time if there's something that comes up or something that changes, and that's true of really any communications endeavor that I've ever experienced in City government; so, we don't know what we don't know until that day comes, right, and so we want to leave some flexibility for hey, we do want to do a video about this or that or post it on this or that. So, it's just important to say, you know, some times other things pop up.

Videos

Video #1: Would be where do my tax dollars go? This is a video representation of that graphic that showed where all your tax dollars go to with the County, to the School District, to the City, to the Watershed District, and others. This would be most likely probably an animation with some info graphics that move on the screen, a voiceover. Same information as that graphic you saw earlier but in a video format, trying to give people different ways to receive that information, to understand where their tax dollars go.

Video #2: Kind of talks about well, what's our budget doing this year? Why is our budget the way that it is this year, giving folks some information maybe about some of the equipment that's being planned to be purchased, to kind of explain to folks our budget is this way this year for a reason, right?

Video #3: Not unlike that graphic that showed of your \$119.50, \$58 goes to Public Safety, this many dollars goes to Parks and Rec, and so on and so forth. This is a video representation of that graphic, right? Similarly, we might see some animations, we might see Department Heads talking about a few key things that their departments do, and how much of that tax dollar goes toward supporting their department and their services that they provide.

The Community Event, or Teams Town Hall: This is something that we've been kicking around, doing a virtual budget meeting. It could be in person at Glacial Valley or at City Hall; in my experience with public meetings, you get what you get, right? You could promote the heck out of it and sometimes you get three people, sometimes you get 30 people, or somewhere in between. When it's virtual, what's nice about that, not that we can't do it in person, but what's nice about virtual is with all due respect to budgets and how important that they are, and they are very important; maybe it's tough to get people to, you know, leave work or leave their evening when they're taking care of their kids, or whatever else that they're doing, to go learn about the budget at City Hall, right? That's not an insignificant ask to make of someone's time. Hosting it virtually, maybe over the noon hour for someone on a lunch break, maybe doing it at 5 o'clock or 6 o'clock, whatever it might be, where they can take it from the couch or the dinner table or whatever. It just gives them a little bit more flexibility to tune in. Doing it virtually, we could also record that, post that to the website, post it to social media, people can engage in it and see it after the fact, they don't necessarily have to tune in live, which is a nice advantage. So, in this you would have probably Brenda, the Finance Director, Jennifer, the City Administrator, whomever else is appropriate, just to sort of give a brief budget overview, talk about where we're at and why we're there, and then give residents an opportunity to ask questions; submit questions into the Chat or into maybe an email with those questions specifically, and those can be answered either in real time or as a follow up after that.

Phil said that is all I've got. I'm happy to get your feedback, answer questions, jot down your ideas, and see what you think.

Mayor Bailey said I think your ideas and the processes you have in doing it is good, but the only, this is more of a request of TrueLens, I guess, and that is can they provide us or you, Phil, with how many people; we've done some of these, and you know, I'm the one who was at the last meeting, I said yeah, let's go ahead and do the Teams seg, but I also don't want to just waste your time or their time or whatever. Are they able to tell us, you know, who joined in last time we did one? And then, I guess, the other piece of it is whether we broadcast it, can they tell us how many clicks. Because it isn't so much maybe just the day that we do it, but if other people are viewing it later, if it still makes sense to do it, then I'm like do it; but if we're going hey, you know what, two people joined in and then it only got looked at by 50 people, I don't know if it's worth all the effort that we're going to have to put into this and have them put into this. I mean, the rest of it, the way you're going to do it, and the combination of social media and your ideas on the videos, I think are great. So, that's kind of my take, I don't know if there's any other communication you guys have?

Council Member Olsen said I'll be honest with you, one thing that we hear frequently, and you even heard it with the community survey is a lot of people still get their information from this guy right here. We really have to do a good job of utilizing this tool to give people the same information that we might be sharing, whether it's video or social media, or whatever the case might be in a compelling way. When I look at your plan, a couple things really stood out for me: You and I have talked before about how important it is that you personalize things, right, that there's an emotional connection to what we talk about. When you look at top budget changes this year, we talk about, we did a survey, and this is what you told us, this is what we invested in as a result, and this is what that's going to look like in real life. I think that story resonates well with people, and being able to do that effectively in written format as well as in whether it's a video or social media, or a combination of the two, I think is pretty important; because many people, you know, they see a number, and if they don't have any context around that number, they react differently than if they have context around it. That's where I think we really need to be effective is where is it going? And you kind of laid out exactly how to do that, but that really to me feels like we're functioning like that. You know, we've done all the, you know, we take the dollar bill and we slice it in different pieces and all that, and we've done that before, and TrueLens has done videos for us before, and they do a great job, all kinds, they're awesome, and I think it's important to do that. But I think the most important thing is to connect it to how does it affect my life? You know, there's going to be an extra cop or two on the street, there's going to be a new ambulance, whatever, right? Because there will be additional equipment, so we'll be able to make sure that the streets get plowed on time and the railways are plowed. That's what's going to really I think grab people. So, that's, at least from my own chair, that's the way I look at it.

Council Member Garza said Phil, I think, I love to see you approach it from all the different ways that you did, and it's interesting, so on Monday I had the opportunity, I was at the League of Women Voters, Minnesota, and I was invited to speak on a panel with students from Ukraine. So, there were about 20 students from Ukraine that were looking to build it up, and so they were looking to find out, you know, how we're doing and how it went. And one of the biggest things that they were asking is how do you communicate with your City or with your community? How do you do that? And that was an interesting question because, you know, they're rebuilding their government, and right now, they're, how do they communicate? How can they deliver their message that they're trying to get? And that's exactly what I said to them is there's not one right way, right? There's many, many means to do this, and as long as you're trying to meet the people where they're at, that's one of your best approaches. And, to me, what you're doing is exactly that, you're meeting them where they're at, like Justin said. You know, maybe this is, that's what it is, meeting them where they're at, or maybe it is on social media because they're not all online. So, by doing this, I think you're managing to, I think about all the different people that would be, you know, looking at these numbers and stuff, so I don't know.

Mayor Bailey asked is there anything you want to add, Dave?

Council Member Thiede replied everything you do Phil is fine, you know how we do this every year, always try to explain why people are all being asked to spend this much more money on taxes, and obviously, Justin's right in

terms of how does that affect your living; and some people are going to say, oh, yeah, I'm willing to pay what, 23% or 31%, to pay for certain things, uh, they're going to say, I don't like it, and 31% are going to say no, I don't, and 15% are saying well, I don't need that so I'd rather have my taxes go down. I guess my one comment for the record, but a few years ago, a couple years ago, we created a Financial Management Plan, and we created that to, you know, to give us guidance; and hopefully, it helped with our AAA Bond Rating, you know, because it says hey, we've got a plan, right? But, you know, and I commend Administration for coming in and saying okay, here's where it is, we're not in alignment with the plan; but if we keep throwing the FMP out the window, I would say, you know, being 50% higher than the FMP, I would say anything with the work that or Council, if you'd say plus or minus 10, 15, I think we ask, we literally ask where is it, do we need to do something beyond that, we have to do it. If we can't, you know, really plan, model our plan to that FMP, then we should rely on the financial plan and, you know, and maybe go with something different. You know, I just have a hard time with not buying into this with my cooperative background. This is the whole reason why we make financial plans. So, but what you did is great, you know, with all those types of communication.

Mayor Bailey said I do think, to your comment, Dave, I mean we can use our Strategic Workshop in January as kind of a review to see, because I think and as you know, we had literally here, I'm not trying to rehash things up is our financial plan, we saw it move once, or somebody said in a few years it would be at \$100 and we came in at \$75.

Council Member Thiede said just a real quick comment on that, to a certain extent at that point, then we should have found some way maybe to, you know, come in at \$100 and we put it in reserve, because then it would have leveled off, right? And I know that may not be possible, it's a little different in commercial and outside of a municipality and things like that, and I understand that, but it's a lot more than it used to be.

Mayor Bailey said well, no, I was just thinking, but that was my point is that we can relook at it, just to see, especially by the time I think we get into January, I'm hoping we'll have a better feel what's going on for the future; if you know what I mean, to see if there is going to be some tweaks and we're going to be able to stay close to the plan, the FMP. But I think, that was my other comment is we haven't truly from the beginning, if we followed it when we went back, we wouldn't have those numbers, and see if the same thing would have been as if we were able to do that, would that number still if that were to happen today, you know what I mean? So, just food for thought for you now. But that was a Council decision that we did want to move up to that \$100.

Director Malinowski replied we are at \$308, in an increase over that 3-year period, \$71, \$85, and \$152, which is \$308. So, maybe if we thought about it and did that \$110 the first year, we might have been at \$100.

Council Member Thiede said so, are people planning to use that in our Strategic Plan? But, you know, we were underneath the financial plan for a couple years, right?

Council Member Olsen said I know what you're saying. Yeah, there's value in looking at, you know, the bigger picture sometimes, and I like the averaging thing, I always have, but that's one of the reasons that I like this. Mayor Bailey said I do, too. Council Member Olsen said I think this really speaks to where we've landed consistently, year over year over year, and it provides the additional perspective of this is where we compare to other communities; and further, and I'm going to tell him you did this, but if you look at the League of Minnesota Cities data, which I look at all the time because I'm a nerd, you know, we're third from the bottom in the League of Minnesota Cities data for communities of our size. And as I've argued before, one of the cities below us, Shakopee, gets a gazillion dollars a year in fiscal disparities that we don't get because they have the racetrack. So, where you look relative to where we rank is pretty impressive, and I think our people need that perspective; so this Post 3 that you're referencing about how do we compare to other cities, use the graph, etc., this is another important one for people to realize because that speaks to the value of what they receive for the taxes that they pay.

Council Member Garza said and maybe even, you know, there's more in there to highlight with, you know, to say that we've ranked #2 within our own County for this long a time; so, I think that.

Phil said where do you rank when you zoom out? Council Member Olsen and Council Member Garza both said yeah.

Council Member Olsen said but Phil, really, you put a lot of work into this, and you and your team have done a nice job of doing your best to articulate in as many different ways that you can the same message, and you know the

challenge is how do you grab people's attention? I mean, it's not a sexy subject matter, so, I mean, you can only do the best you can do, and I think you guys have done a really nice job.

Mayor Bailey said and finally, before we adjourn, thank you to all the staff, I know not everybody's in here tonight, but this, I know you're officially doing it in September. Jennifer, I know on my agenda, I have it on my calendar, but we don't have a meeting next week, right?

Administrator Levitt replied right.

Mayor Bailey said but I just want to say you guys did a great job in working with us and, you know, telling us what you needed to give up or what you truly needed and that helps us make our decisions. Thanks, everyone.

14. WORKSHOPS - CLOSED TO PUBLIC - None.

15. ADJOURNMENT

Motion by Council Member Olsen, second by Council Member Garza, to adjourn the meeting at 8:46 p.m.

Motion carried: 4-0.

Minutes prepared by Judy Graf and reviewed by Tamara Anderson, City Clerk.



City Council Action Request

7.F.

Meeting Date 9/17/2025

Department Community Development

Agenda Category Action Item

Title Rental License Approvals

Staff Recommendation Approve the issuance of rental licenses to the properties listed in the attached table.

Budget Implication N/A

Attachments

1.	Rental License Approvals CC Memo
2.	Rental License Approvals Table

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Samantha Drewry, Code Enforcement Officer

DATE: September 11, 2025

RE: Rental License Approvals

Background/Discussion

Rental licenses are required for nonowner-occupied residential properties (City Code Title 9-13, Property Maintenance, and Title 9-14, Rental Licensing) and are issued on a biennial basis. The licensing process includes submittal of the rental license application, payment of the rental license fee, and public criminal history report. Rental inspections are conducted on all rental properties as part of the licensing process. Once all information has been submitted and the inspection satisfactorily completed, the Council must approve the license prior to it being issued.

The properties listed in the attached table have completed the licensing process and are ready to have their licenses issued following Council approval.

Recommendation

Approve the issuance of rental licenses to the properties listed in the attached table.

2025 RENTAL LICENSES
CITY COUNCIL APPROVAL - SEPTEMBER 17, 2025

RENTAL LICENSE NUMBER	PROPERTY STREET #	PROPERTY STREET NAME	PROPERTY OWNER
RENT-001563	9319	93rd Street South	Gary Vanderbush, Pathlight Mgmt
RENT-002677	9600	79th Street South	SFR Borrower 2021-2 LLC
RENT-002848	6834	Meadow Grass Lane South	Josey George



City Council Action Request

7.G.

Meeting Date 9/17/2025

Department Administration

Agenda Category Action Item

Title Ordinance Amendments Allowing Cannabis Paraphernalia

Staff Recommendation Adopt Ordinance 2025-1102 allowing the sale of cannabis paraphernalia in tobacco stores and cannabis-related retail stores.

Budget Implication N/A

Attachments

1.	Memo to Council re. Paraphernalia Ord Amdmt 9-17-25
2.	Drug Paraphernalia and Tobacco Ordinance Amendment 9-17-25
3.	Drug Paraphernalia and Tobacco Ordinance Amendment 9-17-25 (clean)



To: Honorable Mayor Bailey and Members of the City Council
From: Kori Land & Cynthia Kirchoff, City Attorney's Office
Date: September 17, 2025
Subject: Ordinance Amendments allowing Cannabis Paraphernalia

BACKGROUND

On June 30, 2025, the City Clerk received an application from CG Smoke Shop and MoonSoon Tobacco requesting an "Amendment allowing sale of cannabis paraphernalia by tobacco stores."

Minnesota Statutes, Chapter 342 (Cannabis laws) was enacted to govern the legalization of adult-use cannabis. This new Chapter is the only place in state law in which "Cannabis Paraphernalia" is defined:

"Cannabis paraphernalia" means all equipment, products, and materials of any kind that are knowingly or intentionally used primarily in:

- (1) manufacturing cannabis products;
- (2) ingesting, inhaling, or otherwise introducing cannabis flower or cannabis products into the human body; and
- (3) testing the strength, effectiveness, or purity of cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products.¹

It also provides that a cannabis business with a license or endorsement authorizing the retail sale of cannabis may sell Cannabis Paraphernalia² and restricts the use, possession or transport of Cannabis Paraphernalia to anyone who is 21 and older.³

The confusion is that "Drug Paraphernalia" is defined in City Code § 5-1-3 as follows:

For the purposes of this Section, "drug paraphernalia" shall mean all equipment, products and materials of any kind which are used, intended for use or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling or otherwise introducing into the human body a controlled substance in violation of Minnesota Statutes or this Code.

¹ Minn. Stat. § 342.01 Subd. 18

² Minn. Stat. § 342.27, Subd. 3

³ Minn. Stat. § 342.09 Subd. 1(a)(1)

As discussed with the Council at the August 20, 2025 Council meeting, because of the duplicative uses of drug paraphernalia and cannabis paraphernalia devices, it is often difficult to distinguish between the two, therefore, local law enforcement has taken the position that no stores, other than cannabis retail, can sell cannabis paraphernalia. This is what prompted the application by the tobacco stores.

State law allows for the possession of cannabis paraphernalia but other than stating it is allowed at a licensed cannabis business; it does not specifically identify *where* such products can be sold.⁴ The Council provided specific direction at the August 20, 2025 meeting on this location issue and recommended that the sale of cannabis paraphernalia be limited to tobacco stores. In order to differentiate a “tobacco store” from *any* business with a tobacco license (i.e. gas stations), we have defined tobacco stores for this purpose only as those that have more than 50% of their gross sales from tobacco products.

The Council also supported an amendment that would clarify that the City will allow cannabis paraphernalia to be sold at cannabis retail stores and lower-potency hemp edible retail stores as well. The Council opined that being clearer in the City Code about who could sell these products was the best approach rather than leaving the issue vague.

Limiting the types of businesses that can sell cannabis paraphernalia in this manner will ensure that the sale of cannabis paraphernalia will only occur at those retail stores that specialize in selling products to customers that are at least 21 years old. These businesses are familiar with age verification devices and confirming the age of the customers that purchase their products. It will also allow law enforcement to more easily conduct compliance checks, knowing that these specific businesses are the *only* retailers that can sell these products.

Several amendments to the Code will be necessary in order to enact these ordinance changes as directed:

1. Amendment to Tobacco Ordinance
 - a. Add Definition of Cannabis Paraphernalia
 - b. Modify several sections to add *cannabis paraphernalia* to the list of products: “tobacco, tobacco product, tobacco related device or cannabis paraphernalia”
 - c. Clarify that only businesses with a tobacco license and that have 50% or more of gross sales from tobacco products can sell cannabis paraphernalia
2. Amendment to Cannabis and Lower-Potency Hemp Edible Business Ordinance
 - a. Add Definition of Cannabis Paraphernalia
 - b. Modify several sections to add *cannabis paraphernalia* to the list of products: “cannabis or lower potency hemp edible product or cannabis paraphernalia”

⁴ The Office of Cannabis Management admits that other locations for sales is a subject for local government to decide.

3. Amendment to Drug Paraphernalia Ordinance

- a. Add several definitions
- b. Add a section clarifying that sales of cannabis paraphernalia are allowed at cannabis retail, lower potency hemp edible retail and a licensed tobacco retailer that meet the requirements of the Tobacco Ordinance.

ACTION REQUESTED:

Adopt Ordinance No. 2025-1102.

ATTACHMENT:

Ordinance No. 2025-1102

ORDINANCE NO. 1102

AN ORDINANCE FOR THE CITY OF COTTAGE GROVE, MINNESOTA, AMENDING COTTAGE GROVE CITY CODE TO ALLOW CANNABIS PARAPHERNALIA SALES AT TOBACCO STORES AND CANNABIS-RELATED RETAIL STORES

WHEREAS, the owner of the tobacco stores CG Smoke Shop and MoonSoon Tobacco submitted an application to amend the Cottage Grove City Code to permit the sale of cannabis paraphernalia at tobacco stores; and

WHEREAS, Section 5-1-3 in Chapter 1 of Title 5 of the City Code regulates the possession, manufacture, advertisement, and delivery of “drug paraphernalia,” which could potentially apply to cannabis paraphernalia; and

WHEREAS, it is legal to use, possess, or transport cannabis paraphernalia, pursuant to Minnesota Statutes Section 342.09, subd. 1(a)(1); and

WHEREAS, State law allows for the possession of cannabis paraphernalia but does not specifically identify where such products can be sold; and

WHEREAS, the City Council has investigated and finds it is appropriate to amend the definition of “drug paraphernalia” in Section 5-1-3 of the City Code to exclude *cannabis paraphernalia* from any interpretation of its definition and to be explicitly consistent with the definition of “drug paraphernalia” in Minnesota Statutes Section 152.01, subd. 18; and

WHEREAS, the City Council further finds that it is fulfills a public purpose to allow cannabis paraphernalia to be sold at tobacco stores that have more than 50% of gross sales of tobacco and tobacco products, as well as to clarify that they can be sold at cannabis retail stores and at lower-potency hemp edible retail stores as these businesses will ensure the products are being sold to age-appropriate customers, as required by law.

NOW, THEREFORE, the City Council of the City of Cottage Grove, Washington County, Minnesota, does hereby ordain as follows:

SECTION 1. AMENDMENT. The Code of the City of Cottage Grove, County of Washington, State of Minnesota, Title 3, Chapter 5, Section 3-5-3 regarding Tobacco Definitions shall be amended by adding the following definition (text to be deleted shown with a ~~struck through~~ and new text shown as underlined):

CANNABIS PARAPHERNALIA: All equipment, products, and materials of any kind that are knowingly or intentionally used primarily in: (1) manufacturing cannabis products; (2) ingesting, inhaling, or otherwise introducing cannabis flower or cannabis products into the human body; and (3) testing the strength, effectiveness, or purity of cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products.

SECTION 2. AMENDMENT. The Code of the City of Cottage Grove, County of Washington, State of Minnesota, Title 3, Chapter 5, Section 3-5-6 regarding Tobacco Conditions of License shall be amended as follows (text to be deleted shown with a ~~struck through~~ and new text shown as underlined):

§ 3-5-6: CONDITIONS OF LICENSE:

A. Prohibited Sales:

1. Prohibitions Generally: It shall be a violation of this Chapter for any person to offer to sell any tobacco, tobacco product, tobacco related device, ~~or~~ electronic delivery device, or cannabis paraphernalia:

- a. To any person under the age of twenty-one (21) years.
- b. By means of any type of vending machine, except as may otherwise be provided in this Chapter.
- c. By means of self-service methods whereby the customer does not need to make a verbal or written request to an employee of the licensed premises in order to receive the tobacco, tobacco product, ~~or~~ tobacco related device or cannabis paraphernalia and whereby there is not a physical exchange of the tobacco, tobacco product, ~~or~~ tobacco related device, or cannabis paraphernalia between the licensee or the licensee's employee, and the customer.
- d. By means of "loosies" as defined in this Chapter.
- e. Containing opium, morphine, jimson weed, bella donna, strychnos, cocaine, marijuana, or other deleterious, hallucinogenic, toxic, or controlled substances except nicotine and other substances found naturally in tobacco or added as part of an otherwise lawful manufacturing process.
- f. By any other means, to any other person, or in any other manner or form prohibited by Federal, State, or other Local law, ordinance provision, or other regulation.

2. Vending Machines: It shall be unlawful for any person licensed under this Chapter to allow the sale of tobacco, tobacco products, ~~or~~ tobacco-related devices or cannabis paraphernalia by the means of a vending machine unless persons under twenty-one (21) are at all times prohibited from entering the licensed establishment.

3. Self-Service Sales:

a. It shall be unlawful for a licensee under this Chapter to allow the sale of tobacco, tobacco products, ~~or~~ tobacco-related devices or cannabis paraphernalia by any means whereby the customer may have access to such items without having to request the item from the licensee or the licensee's employee and whereby there is not a physical exchange of the tobacco, tobacco product, tobacco-related device, ~~or~~ electronic delivery

device or cannabis paraphernalia between the licensee or their employee and the customer.

b. All tobacco, tobacco products, tobacco-related devices, ~~and~~ electronic delivery devices, and cannabis paraphernalia shall either be stored behind a counter or other area not freely accessible to customers, or in a case or other storage unit not left open and accessible to the general public.

B. Responsibility of Licensees for Employees: All licensees under this Chapter shall be responsible for the actions of their employees in regard to the sale of tobacco, tobacco products, tobacco-related devices, ~~or~~ electronic delivery devices or cannabis paraphernalia on the licensed premises, and the sale of such an item by an employee shall be considered a sale by the license holder. Nothing in this subsection shall be construed as prohibiting the City from also subjecting the licensee's employees to whatever penalties are appropriate under this Chapter or other applicable Federal or State law or regulation.

C. Age of Clerks: It shall be illegal for a retail establishment to cause or permit a person under twenty-one (21) to sell tobacco, tobacco products, tobacco-related devices, ~~or~~ electronic delivery devices and cannabis paraphernalia unless there is an employee twenty-one (21) years or older on duty and present within the establishment.

D. Signage: Anyone holding a tobacco license under the provisions of this Chapter shall post and display in plain view of the general public on the licensed premises a sign indicating that it is illegal to sell tobacco, tobacco products, tobacco-related devices, ~~and~~ electronic delivery devices and cannabis paraphernalia to anyone under the age of twenty-one (21) years and that the possession and use of such items by persons under twenty-one (21) are also illegal under Federal law, State law and Local ordinance. Said signs shall be approved by City staff and issued to a retail establishment at the time that a license is obtained. The cost of said sign shall be included within the licensing fee.

E. Sales of Cannabis Paraphernalia: Holders of a tobacco license that have fifty percent (50%) or more of gross sales from the sale of tobacco, tobacco products tobacco-related devices and electronic delivery devices shall be allowed to sell cannabis paraphernalia. The City may request proof of gross sales on an annual basis to confirm compliance with this Section.

SECTION 3. AMENDMENT. The Code of the City of Cottage Grove, County of Washington, State of Minnesota, Title 3, Chapter 5, Section 3-5-8 Tobacco Prohibited Acts shall be amended as follows (text to be deleted shown with a ~~struck through~~ and new text shown as underlined):

§ 3-5-8: PROHIBITED ACTS:

Unless otherwise provided, the following acts shall be violations of this Chapter:

A. Illegal Sales: For any person to sell, give, or otherwise provide any tobacco, tobacco product, ~~or~~ tobacco-related device or cannabis paraphernalia to any person under twenty-one (21).

B. Illegal Possession: For any person under twenty-one (21) to have in their possession any tobacco, tobacco product, ~~or~~ tobacco-related device or cannabis paraphernalia. This subsection shall not apply to persons lawfully involved in a compliance check.

C. Illegal Use: For any person under twenty-one (21) to smoke, chew, sniff, or otherwise use any tobacco, tobacco product, ~~or~~ tobacco-related device or cannabis paraphernalia.

D. Illegal Procurement:

1. For any person under twenty-one (21) to purchase or attempt to purchase or otherwise obtain any tobacco, tobacco product, ~~or~~ tobacco-related device or cannabis paraphernalia.

2. For any person to purchase or otherwise obtain such items on behalf of a person under twenty-one (21).

3. For any person to coerce or attempt to coerce a person under twenty-one (21) to illegally purchase or otherwise obtain or use any tobacco, tobacco product, ~~or~~ tobacco-related device or cannabis paraphernalia.

This subsection D shall not apply to persons lawfully involved in a compliance check.

E. Use of False Identification: For any person under twenty-one (21) to attempt to disguise their true age by the use of a false form of identification, whether the identification is that of another person or one on which the age has been modified or tampered with to represent an age older than the actual age of the person.

SECTION 4. AMENDMENT. The Code of the City of Cottage Grove, County of Washington, State of Minnesota, Title 3, Chapter 13, Section 3-13-2 regarding Cannabis and Lower-Potency Hemp Edible Business Definitions shall be amended as follows (text to be deleted shown with a ~~struck through~~ and new text shown as underlined):

§ 3-13-2: DEFINITIONS:

Unless otherwise noted in this section, words, terms, and phrases found in the definitions of Minnesota Statutes Section 342.01, or as amended, apply, unless otherwise noted or except where the context clearly indicates a different meaning. In addition, the following definitions apply:

CANNABIS EVENT: A temporary event organized by a Cannabis Event Organizer at which cannabis or lower-potency hemp edible products are displayed or sold by vendors.

Such cannabis event may be comprised solely of cannabis and lower-potency hemp edible vendors or may be part of a larger event at which cannabis and lower-potency hemp edible vendors intend to participate.

CANNABIS PARAPHERNALIA: All equipment, products, and materials of any kind that are knowingly or intentionally used primarily in: (1) manufacturing cannabis products; (2) ingesting, inhaling, or otherwise introducing cannabis flower or cannabis products into the human body; and (3) testing the strength, effectiveness, or purity of cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products.

OFFICE OF CANNABIS MANAGEMENT or OCM: Minnesota Office of Cannabis Management.

STATE LICENSE: An approved license issued by the Minnesota Office of Cannabis Management to a cannabis or lower-potency hemp edible business.

SECTION 5. AMENDMENT. The Code of the City of Cottage Grove, County of Washington, State of Minnesota, Title 3, Chapter 13, Section 3-13-13 regarding Cannabis and Lower Potency Hemp Edible Business Prohibited Acts shall be amended as follows (text to be deleted shown with a ~~struck through~~ and new text shown as underlined):

§ 3-13-13: PROHIBITED ACTS:

The owner or operator of a cannabis or lower-potency hemp edible business is responsible for the conduct of their place of business and the conditions of order in it. The act of an employee of the premises is deemed the act of the owner or operator as well, and the owner or operator is responsible for all penalties provided by this chapter equally with the employee.

A. It shall be unlawful for any person to sell, purchase, obtain or otherwise provide any cannabis or lower-potency hemp edible product or cannabis paraphernalia to any person under the age of twenty-one (21), including cannabinoids derived from hemp.

B. It shall be unlawful for any person under the age of twenty-one (21) to possess any cannabis or lower-potency hemp edible product or cannabis paraphernalia. This chapter shall not apply to persons under the age of twenty-one (21) lawfully involved in a compliance check, including cannabinoids derived from hemp.

C. It shall be unlawful for any person under the age of twenty-one (21) to use or consume any cannabis or lower-potency hemp edible product unless it is legally authorized medical cannabis.

D. It shall be unlawful for any person under the age of twenty-one (21) to attempt to disguise the person's true age by the use of a false form of identification, whether the identification is that of another person or one in which the age of the person has been modified or tampered with, to represent an age older than the actual age of the person,

in order to purchase any cannabis or lower-potency hemp edible product or cannabis paraphernalia.

E. No cannabis or lower-potency hemp edible product may be sold to an obviously intoxicated person or a person under the influence of a controlled substance.

F. No one under the age of twenty-one (21) shall sell cannabis.

G. Cannabis, lower-potency hemp edibles and cannabis paraphernalia cannot be sold in vending machines, through a drive-through window or as part of a home occupation.

H. On-site consumption is prohibited except for lower-potency edible products that are consumed as a beverage.

I. It shall be unlawful to sell, purchase, obtain, possess or provide cannabis or lower-potency hemp edible products with Delta-10 THC.

J. No cannabis or lower-potency hemp edible product or cannabis paraphernalia shall be visible from the exterior of the building.

K. It shall be unlawful for cannabis paraphernalia to be sold at any on-sale or off-sale liquor establishment, even if such establishment possesses a lower-potency hemp edible registration.

SECTION 6. AMENDMENT. The Code of the City of Cottage Grove, County of Washington, State of Minnesota, Title 5, Chapter 1, Section 5-1-3 B. Drug Paraphernalia Definitions shall be amended as follows (text to be deleted shown with a ~~struck through~~ and new text shown as underlined):

§ 5-1-3: DRUG PARAPHERNALIA

B. Definition: ~~For the purposes of this Section, drug paraphernalia shall mean all equipment, products and materials of any kind which are used, intended for use or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling or otherwise introducing into the human body a controlled substance in violation of Minnesota Statutes or this Code. The following words, terms, and phrase when used in this sections shall have the meaning ascribed to them in this Section, except where the context clearly indicates a different meaning:~~

CANNABIS PARAPHERNALIA: All equipment, products, and materials of any kind that are knowingly or intentionally used primarily in: (1) manufacturing cannabis products; (2) ingesting, inhaling, or otherwise introducing cannabis flower or cannabis products into the human body; and (3) testing the strength, effectiveness, or purity of cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products.

CONTROLLED SUBSTANCE: A drug, substance, or immediate precursor in Schedules I through V of Minnesota Statutes Section 152.02, as amended. The term shall not include distilled spirits, wine, malt beverages, intoxicating liquors or tobacco.

DRUG PARAPHERNALIA: (1) Except as otherwise provided in paragraph (b), “drug paraphernalia” means all equipment, products, and materials of any kind, except those items used in conjunction with permitted uses of controlled substances under this chapter or the Uniform Controlled Substances Act, which are knowingly or intentionally used primarily in (1) manufacturing a controlled substance, (2) injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance, or (3) enhancing the effect of a controlled substance.

(b) “Drug paraphernalia” does not include the possession, manufacture, delivery, or sale of: (1) hypodermic syringes or needles or any instrument or implement which can be adapted for subcutaneous injections; (2) products that detect the presence of fentanyl or a fentanyl analog in a controlled substance; or (3) cannabis paraphernalia.

F. Sales of cannabis paraphernalia shall only be allowed at registered cannabis retail establishments, registered lower-potency hemp edible retail establishments (not including on- and off-sale liquor) and at licensed tobacco establishments that meet the requirements in City Code Section 3-5-6 E.

SECTION 7. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance.

This amendment is to amend the definition of drug paraphernalia in Section 5-1-3 of the City Code to be consistent with the definition in Minnesota law.

SECTION 8. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed this _____ day of _____, 2025

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

Published in the *St. Paul Pioneer Press* on _____.

ORDINANCE NO. 1102

AN ORDINANCE FOR THE CITY OF COTTAGE GROVE, MINNESOTA, AMENDING COTTAGE GROVE CITY CODE TO ALLOW CANNABIS PARAPHERNALIA SALES AT TOBACCO STORES AND CANNABIS-RELATED RETAIL STORES

WHEREAS, the owner of the tobacco stores CG Smoke Shop and MoonSoon Tobacco submitted an application to amend the Cottage Grove City Code to permit the sale of cannabis paraphernalia at tobacco stores; and

WHEREAS, Section 5-1-3 in Chapter 1 of Title 5 of the City Code regulates the possession, manufacture, advertisement, and delivery of “drug paraphernalia,” which could potentially apply to cannabis paraphernalia; and

WHEREAS, it is legal to use, possess, or transport cannabis paraphernalia, pursuant to Minnesota Statutes Section 342.09, subd. 1(a)(1); and

WHEREAS, State law allows for the possession of cannabis paraphernalia but does not specifically identify where such products can be sold; and

WHEREAS, the City Council has investigated and finds it is appropriate to amend the definition of “drug paraphernalia” in Section 5-1-3 of the City Code to exclude *cannabis paraphernalia* from any interpretation of its definition and to be explicitly consistent with the definition of “drug paraphernalia” in Minnesota Statutes Section 152.01, subd. 18; and

WHEREAS, the City Council further finds that it is fulfills a public purpose to allow cannabis paraphernalia to be sold at tobacco stores that have more than 50% of gross sales of tobacco and tobacco products, as well as to clarify that they can be sold at cannabis retail stores and at lower-potency hemp edible retail stores as these businesses will ensure the products are being sold to age-appropriate customers, as required by law.

NOW, THEREFORE, the City Council of the City of Cottage Grove, Washington County, Minnesota, does hereby ordain as follows:

SECTION 1. AMENDMENT. The Code of the City of Cottage Grove, County of Washington, State of Minnesota, Title 3, Chapter 5, Section 3-5-3 regarding Tobacco Definitions shall be amended by adding the following definition (text to be deleted shown with a ~~struck through~~ and new text shown as underlined):

CANNABIS PARAPHERNALIA: All equipment, products, and materials of any kind that are knowingly or intentionally used primarily in: (1) manufacturing cannabis products; (2) ingesting, inhaling, or otherwise introducing cannabis flower or cannabis products into the human body; and (3) testing the strength, effectiveness, or purity of cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products.

SECTION 2. AMENDMENT. The Code of the City of Cottage Grove, County of Washington, State of Minnesota, Title 3, Chapter 5, Section 3-5-6 regarding Tobacco Conditions of License shall be amended as follows (text to be deleted shown with a ~~struck through~~ and new text shown as underlined):

§ 3-5-6: CONDITIONS OF LICENSE:

A. Prohibited Sales:

1. Prohibitions Generally: It shall be a violation of this Chapter for any person to offer to sell any tobacco, tobacco product, tobacco related device, electronic delivery device, or cannabis paraphernalia:

- a. To any person under the age of twenty-one (21) years.
- b. By means of any type of vending machine, except as may otherwise be provided in this Chapter.
- c. By means of self-service methods whereby the customer does not need to make a verbal or written request to an employee of the licensed premises in order to receive the tobacco, tobacco product, tobacco related device or cannabis paraphernalia and whereby there is not a physical exchange of the tobacco, tobacco product, tobacco related device, or cannabis paraphernalia between the licensee or the licensee's employee, and the customer.
- d. By means of "loosies" as defined in this Chapter.
- e. Containing opium, morphine, jimson weed, bella donna, strychnos, cocaine, marijuana, or other deleterious, hallucinogenic, toxic, or controlled substances except nicotine and other substances found naturally in tobacco or added as part of an otherwise lawful manufacturing process.
- f. By any other means, to any other person, or in any other manner or form prohibited by Federal, State, or other Local law, ordinance provision, or other regulation.

2. Vending Machines: It shall be unlawful for any person licensed under this Chapter to allow the sale of tobacco, tobacco products, tobacco-related devices or cannabis paraphernalia by the means of a vending machine unless persons under twenty-one (21) are at all times prohibited from entering the licensed establishment.

3. Self-Service Sales:

a. It shall be unlawful for a licensee under this Chapter to allow the sale of tobacco, tobacco products, tobacco-related devices or cannabis paraphernalia by any means whereby the customer may have access to such items without having to request the item from the licensee or the licensee's employee and whereby there is not a physical exchange of the tobacco, tobacco product, tobacco-related device, electronic delivery

device or cannabis paraphernalia between the licensee or their employee and the customer.

b. All tobacco, tobacco products, tobacco-related devices, electronic delivery devices, and cannabis paraphernalia shall either be stored behind a counter or other area not freely accessible to customers, or in a case or other storage unit not left open and accessible to the general public.

B. Responsibility of Licensees for Employees: All licensees under this Chapter shall be responsible for the actions of their employees in regard to the sale of tobacco, tobacco products, tobacco-related devices, electronic delivery devices or cannabis paraphernalia on the licensed premises, and the sale of such an item by an employee shall be considered a sale by the license holder. Nothing in this subsection shall be construed as prohibiting the City from also subjecting the licensee's employees to whatever penalties are appropriate under this Chapter or other applicable Federal or State law or regulation.

C. Age of Clerks: It shall be illegal for a retail establishment to cause or permit a person under twenty-one (21) to sell tobacco, tobacco products, tobacco-related devices, electronic delivery devices and cannabis paraphernalia unless there is an employee twenty-one (21) years or older on duty and present within the establishment.

D. Signage: Anyone holding a tobacco license under the provisions of this Chapter shall post and display in plain view of the general public on the licensed premises a sign indicating that it is illegal to sell tobacco, tobacco products, tobacco-related devices, electronic delivery devices and cannabis paraphernalia to anyone under the age of twenty-one (21) years and that the possession and use of such items by persons under twenty-one (21) are also illegal under Federal law, State law and Local ordinance. Said signs shall be approved by City staff and issued to a retail establishment at the time that a license is obtained. The cost of said sign shall be included within the licensing fee.

E. Sales of Cannabis Paraphernalia: Holders of a tobacco license that have fifty percent (50%) or more of gross sales from the sale of tobacco, tobacco products tobacco-related devices and electronic delivery devices shall be allowed to sell cannabis paraphernalia. The City may request proof of gross sales on an annual basis to confirm compliance with this Section.

SECTION 3. AMENDMENT. The Code of the City of Cottage Grove, County of Washington, State of Minnesota, Title 3, Chapter 5, Section 3-5-8 Tobacco Prohibited Acts shall be amended as follows (text to be deleted shown with a ~~struck through~~ and new text shown as underlined):

§ 3-5-8: PROHIBITED ACTS:

Unless otherwise provided, the following acts shall be violations of this Chapter:

A. **Illegal Sales:** For any person to sell, give, or otherwise provide any tobacco, tobacco product, tobacco-related device or cannabis paraphernalia to any person under twenty-one (21).

B. **Illegal Possession:** For any person under twenty-one (21) to have in their possession any tobacco, tobacco product, tobacco-related device or cannabis paraphernalia. This subsection shall not apply to persons lawfully involved in a compliance check.

C. **Illegal Use:** For any person under twenty-one (21) to smoke, chew, sniff, or otherwise use any tobacco, tobacco product, tobacco-related device or cannabis paraphernalia.

D. **Illegal Procurement:**

1. For any person under twenty-one (21) to purchase or attempt to purchase or otherwise obtain any tobacco, tobacco product, tobacco-related device or cannabis paraphernalia.

2. For any person to purchase or otherwise obtain such items on behalf of a person under twenty-one (21).

3. For any person to coerce or attempt to coerce a person under twenty-one (21) to illegally purchase or otherwise obtain or use any tobacco, tobacco product, tobacco-related device or cannabis paraphernalia.

This subsection D shall not apply to persons lawfully involved in a compliance check.

E. **Use of False Identification:** For any person under twenty-one (21) to attempt to disguise their true age by the use of a false form of identification, whether the identification is that of another person or one on which the age has been modified or tampered with to represent an age older than the actual age of the person.

SECTION 4. AMENDMENT. The Code of the City of Cottage Grove, County of Washington, State of Minnesota, Title 3, Chapter 13, Section 3-13-2 regarding Cannabis and Lower-Potency Hemp Edible Business Definitions shall be amended as follows (text to be deleted shown with a ~~struck through~~ and new text shown as underlined):

§ 3-13-2: DEFINITIONS:

Unless otherwise noted in this section, words, terms, and phrases found in the definitions of Minnesota Statutes Section 342.01, or as amended, apply, unless otherwise noted or except where the context clearly indicates a different meaning. In addition, the following definitions apply:

CANNABIS EVENT: A temporary event organized by a Cannabis Event Organizer at which cannabis or lower-potency hemp edible products are displayed or sold by vendors.

Such cannabis event may be comprised solely of cannabis and lower-potency hemp edible vendors or may be part of a larger event at which cannabis and lower-potency hemp edible vendors intend to participate.

CANNABIS PARAPHERNALIA: All equipment, products, and materials of any kind that are knowingly or intentionally used primarily in: (1) manufacturing cannabis products; (2) ingesting, inhaling, or otherwise introducing cannabis flower or cannabis products into the human body; and (3) testing the strength, effectiveness, or purity of cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products.

OFFICE OF CANNABIS MANAGEMENT or OCM: Minnesota Office of Cannabis Management.

STATE LICENSE: An approved license issued by the Minnesota Office of Cannabis Management to a cannabis or lower-potency hemp edible business.

SECTION 5. AMENDMENT. The Code of the City of Cottage Grove, County of Washington, State of Minnesota, Title 3, Chapter 13, Section 3-13-13 regarding Cannabis and Lower Potency Hemp Edible Business Prohibited Acts shall be amended as follows (text to be deleted shown with a ~~struck through~~ and new text shown as underlined):

§ 3-13-13: PROHIBITED ACTS:

The owner or operator of a cannabis or lower-potency hemp edible business is responsible for the conduct of their place of business and the conditions of order in it. The act of an employee of the premises is deemed the act of the owner or operator as well, and the owner or operator is responsible for all penalties provided by this chapter equally with the employee.

A. It shall be unlawful for any person to sell, purchase, obtain or otherwise provide any cannabis or lower-potency hemp edible product or cannabis paraphernalia to any person under the age of twenty-one (21), including cannabinoids derived from hemp.

B. It shall be unlawful for any person under the age of twenty-one (21) to possess any cannabis or lower-potency hemp edible product or cannabis paraphernalia. This chapter shall not apply to persons under the age of twenty-one (21) lawfully involved in a compliance check, including cannabinoids derived from hemp.

C. It shall be unlawful for any person under the age of twenty-one (21) to use or consume any cannabis or lower-potency hemp edible product unless it is legally authorized medical cannabis.

D. It shall be unlawful for any person under the age of twenty-one (21) to attempt to disguise the person's true age by the use of a false form of identification, whether the identification is that of another person or one in which the age of the person has been modified or tampered with, to represent an age older than the actual age of the person,

in order to purchase any cannabis or lower-potency hemp edible product or cannabis paraphernalia.

E. No cannabis or lower-potency hemp edible product may be sold to an obviously intoxicated person or a person under the influence of a controlled substance.

F. No one under the age of twenty-one (21) shall sell cannabis.

G. Cannabis, lower-potency hemp edibles and cannabis paraphernalia cannot be sold in vending machines, through a drive-through window or as part of a home occupation.

H. On-site consumption is prohibited except for lower-potency edible products that are consumed as a beverage.

I. It shall be unlawful to sell, purchase, obtain, possess or provide cannabis or lower-potency hemp edible products with Delta-10 THC.

J. No cannabis or lower-potency hemp edible product or cannabis paraphernalia shall be visible from the exterior of the building.

K. It shall be unlawful for cannabis paraphernalia to be sold at any on-sale or off-sale liquor establishment, even if such establishment possesses a lower-potency hemp edible registration.

SECTION 6. AMENDMENT. The Code of the City of Cottage Grove, County of Washington, State of Minnesota, Title 5, Chapter 1, Section 5-1-3 B. Drug Paraphernalia Definitions shall be amended as follows (text to be deleted shown with a ~~struck through~~ and new text shown as underlined):

§ 5-1-3: DRUG PARAPHERNALIA

B. Definitions: The following words, terms, and phrase when used in this sections shall have the meaning ascribed to them in this Section, except where the context clearly indicates a different meaning:

CANNABIS PARAPHERNALIA: All equipment, products, and materials of any kind that are knowingly or intentionally used primarily in: (1) manufacturing cannabis products; (2) ingesting, inhaling, or otherwise introducing cannabis flower or cannabis products into the human body; and (3) testing the strength, effectiveness, or purity of cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products.

CONTROLLED SUBSTANCE: A drug, substance, or immediate precursor in Schedules I through V of Minnesota Statutes Section 152.02, as amended. The term shall not include distilled spirits, wine, malt beverages, intoxicating liquors or tobacco.

DRUG PARAPHERNALIA: (1) Except as otherwise provided in paragraph (b), “drug paraphernalia” means all equipment, products, and materials of any kind, except

those items used in conjunction with permitted uses of controlled substances under this chapter or the Uniform Controlled Substances Act, which are knowingly or intentionally used primarily in (1) manufacturing a controlled substance, (2) injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance, or (3) enhancing the effect of a controlled substance.

(b) "Drug paraphernalia" does not include the possession, manufacture, delivery, or sale of: (1) hypodermic syringes or needles or any instrument or implement which can be adapted for subcutaneous injections; (2) products that detect the presence of fentanyl or a fentanyl analog in a controlled substance; or (3) cannabis paraphernalia.

F. Sales of cannabis paraphernalia shall only be allowed at registered cannabis retail establishments, registered lower-potency hemp edible retail establishments (not including on- and off-sale liquor) and at licensed tobacco establishments that meet the requirements in City Code Section 3-5-6 E.

SECTION 7. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance.

This amendment is to amend the definition of drug paraphernalia in Section 5-1-3 of the City Code to be consistent with the definition in Minnesota law.

SECTION 8. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication according to law.

Passed this _____ day of _____, 2025

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

Published in the *St. Paul Pioneer Press* on _____.



City Council Action Request

7.H.

Meeting Date 9/17/2025

Department Administration

Agenda Category Action Item

Title Target Settlement

Staff Recommendation Approve the Stipulation of Settlement for Parcel 16 by and between Target Corporation and the City, authorize the execution of a Settlement Agreement and payment of the remaining balance of \$217,300.

Budget Implication

Attachments

1.	Memo - (E Pt Douglas Rd & Jamaica Ave Reconstruction & Signal Project - Easement)
2.	Agreement - Council Settlement (Target)



To: Mayor and Council Members
From: Kori Land and Matthew Ziebarth, City Attorneys' Office
Date: September 17, 2025
Subject: East Point Douglas Road and Jamaica Avenue Reconstruction and Signal Project - Easement Acquisition - Target

Background:

On October 19, 2022, by Resolution No. 2022-141, the City Council authorized City officers and agents to acquire permanent and temporary easements for the East Point Douglas Road and Jamaica Avenue Reconstruction and Signal Project (the "Project") by voluntary negotiation or through eminent domain. The last unsettled Parcel in the Project is Parcel 16 (Target). On November 28, 2022, the City extended a last written offer to Target for a total sum of \$250,000. Target rejected this offer, and a Commissioners Hearing was scheduled to determine the value of damages. Before a Commissioners Hearing was held, the parties entered discussions to settle all claims regarding the acquisition by the City and have agreed in principle to settle Parcel 16 for the same amount as the last written offer (the "Agreement"). The Agreement stipulates that the Commissioners award damages as follows:

- Parcel 16 (Target), 8655 East Point Douglas Road S. The City will pay the total sum of \$250,000.00 in exchange for a full and final settlement of all claims arising from the takings and the Project. This is the same amount as the Council previously authorized for a last written offer. The City previously deposited \$32,700.00 with the Washington County District Court for Parcel 16. \$217,300.00 would be owed.

After approving the Agreement, the award will be filed with Washington County District Court, completing all acquisitions and finalizing the Project.

It is recommended that the City Council consider and approve the attached Parcel 16 Stipulation of Settlement Agreement and authorize payment of the balance of the settlement amount to Target. No further Council action is required on the Project after full and complete payment.

Action Item:

Approve the Stipulation of Settlement for Parcel 16 by and between Target Corporation and the City, authorize the execution of a Settlement Agreement and payment of the remaining balance of \$217,300.

STATE OF MINNESOTA
COUNTY OF WASHINGTON

DISTRICT COURT
TENTH JUDICIAL DISTRICT

Court File No. 82-CV-22-5397
Case Type: Condemnation

City of Cottage Grove, a Minnesota
municipal corporation,

Petitioner,

**STIPULATION OF SETTLEMENT
(Parcel 16)**

vs.

The Hopkins Family Real Estate Trust; et al.,

Respondents.

THIS STIPULATION OF SETTLEMENT (“Stipulation”) is made by and between Petitioner City of Cottage Grove (“City”) and Respondent Target Corporation, f/k/a Dayton Hudson Corporation (“Owner”).

RECITALS

1. The following recitals are a part of the parties’ Stipulation.
2. The City commenced the above-captioned action (“Condemnation Action”) to acquire certain real estate interests for its East Point Douglas Road and Jamaica Avenue Reconstruction and Signal Modification Project (“Project”).
3. Owner is the fee owner of the real property identified as Parcel 16 (the “Property”) on Exhibit A to the Court’s Findings of Fact, Conclusions of Law, and Order Granting Petition, Authorizing Payment or Deposit, and Transfer of Title and Right of Possession filed February 3, 2023 (“Condemnation Order”). An excerpt from Exhibit A pertaining to the Property is attached hereto and incorporated herein as **Exhibit A**.

4. **Exhibit A** identifies the following additional interests in the Property:
- a. Parcel 12 Respondents are named because Parcel 12 has an easement interest in the Property. BFI Real Estate Holdings, LLC (“BFI”) is the fee owner of Parcel 12. Border Foods, LLC f/k/a Border Foods, Inc. d/b/a Taco Bell (“Taco Bell”) is the tenant of Parcel 12. Pursuant to a Memorandum of Understanding dated February 21, 2023, BFI and Taco Bell settled the Parcel 12 acquisition, disclaimed any interest in the award for the Property, and waived their right to all future service, notices, and hearings. The Parcel 12 mortgagees, First Horizon Bank, Citizens Bank, National Association, f/k/a RBS Citizens, N.A., BMO Harris Bank National Association and Manufacturers and Traders Trust Company, a New York corporation, f/k/a People’s United Bank, N.A., executed Disclaimers of Interest filed March 1, 2023, and disclaimed any interest in the award for the Property, and waived its right to all future service, notices, and hearings.
 - b. Parcel 13 Respondents are named because Parcel 13 has an easement interest in the Property. The fee owner of Parcel 13, 8621 East Point Douglas Road LLC, has settled the Parcel 13 acquisition, disclaimed any interest in the award for the Property, and waived its right to all future service, notices, and hearings. The Parcel 13 tenant, Cottage Grove Fitness LLC, a Minnesota limited liability company, d/b/a Orangetheory Fitness, remains in the Condemnation Action.
 - c. Parcel 14 Respondents are named because Parcel 14 has an easement interest in the Property. The fee owners of Parcel 14, The Hopkins Family Real Estate Trust, have settled the Parcel 14 acquisition, disclaimed any interest in the award for the Property, and waived its right to all future service, notices, and hearings.

- d. Parcel 15 Respondents are named because Parcel 15 has an easement interest in the Property. The fee owners of Parcel 15, EA 394 Associates, LLC and Geller Properties, LLC, have settled the Parcel 15 acquisition, disclaimed any interest in the award for the Property, and waived its right to all future service, notices, and hearings.
- e. Grand St. Paul CVS, L.L.C., a Minnesota limited liability company, d/b/a CVS/pharmacy #16189 is a tenant on the Property.
- f. Starbucks Corporation, a Washington corporation, d/b/a Starbucks Coffee Company is a tenant on the Property.

5. The City commenced the Condemnation Action to acquire a permanent easement and a temporary easement over portions of the Property (“Takings”) as legally described in **Exhibit A**.

6. The City has deposited the sum of \$32,700.00 with the Washington County District Court, in payment of the approved appraisal value for the Takings (“Deposit”).

7. The City and the Owner have reached a full and final settlement and compromise of the matters in dispute in this Condemnation Action.

AGREEMENT

NOW, THEREFORE, in consideration of their mutual promises and other good and valuable consideration, the parties stipulate and agree as follows:

8. **Stipulation to Commissioners’ Award.** The City and Owner agree to a commissioners’ award in the sum of \$250,000.00 (“Settlement Amount”) from the court-appointed commissioners for all damages arising from the Takings and the Project in substantially the form attached hereto as **Exhibit B** (“Stipulated Award”). The City and Owner jointly request the

Stipulated Award and will not appeal the Stipulated Award. All known respondents who may claim an interest in the Property will be given due notice of the commissioners' hearing and the award that is filed by the commissioners.

9. **Other Considerations.** The parties agree to the following additional terms:

- a. The Owner acknowledges that it will not have to relocate as a result of the Project.
- b. The Owner acknowledges that it has not disclosed an appraisal in connection with this settlement.
- c. In the Condemnation Action, the City also seeks to acquire real estate interests from other parcels needed for the Project, including parcels over which the Property holds appurtenant easements ("Other Parcels"). The Owner acknowledges that the Settlement Amount constitutes a full and final settlement of all claims with respect to Parcel 16, including its appurtenant easements. With respect to Other Parcels, the Owner hereby disclaims any interest in the condemnation awards for any and all Other Parcels and hereby waives the right to all future service, notices, or hearings in the Condemnation Action and in any appeals from the Condemnation Action.
- d. Recital 4, above, identifies certain easement interests in the Property. The parcels that may be benefited by these easements are or were included in this Condemnation Action as Parcels 12, 13, 14 and 15.
 - i. Parcel 12 has been dismissed from the Condemnation Action based on the agreement identified in Recital 4(a).
 - ii. Parcel 13 has been dismissed from the Condemnation Action based on the agreement identified in Recital 4(b). The Parcel 13 tenant will receive

notice of the commissioners' hearing at which the Stipulated Award is presented, but the City and Owner agree that the Parcel 13 tenant is not entitled to any portion of the commissioners' award for the Property.

iii. With respect to Parcel 14, the fee owners of Parcel 14, The Hopkins Family Real Estate Trust have settled the Parcel 14 acquisition and disclaimed any interest in the award for the Property

iv. With respect to Parcel 15, the fee owners of Parcel 15, EA 394 Associates, LLC and Geller Properties, LLC, have settled the Parcel 15 acquisition and disclaimed any interest in the award for the Property.

10. **Contingencies.** This settlement is contingent upon the issuance of the Stipulated Award. This Stipulation shall be null and void if any of the following events occur:

- a. The court-appointed commissioners do not issue the Stipulated Award; or,
- b. Any other party appeals the Stipulated Award.

11. **Payment of Settlement Amount.** Within 15 business days after the expiration of the statutory period to appeal from the Stipulated Award, without an appeal having been filed, the City shall pay the balance of the Settlement Amount, \$217,300.00, to the Owner, by delivering a check to counsel for Owner, payable to Owner. The Owner will furnish a W-9 to facilitate payment.

12. **Deposit.** The Owner will apply to the Court for disbursement of the Deposit. The City agrees that the Owner is solely entitled to the Deposit and any accrued interest. The City will not oppose a properly noticed application from the Owner for the Deposit.

13. **Full and Final Compromise.** The terms and conditions of this Stipulation constitute a full and final compromise of all matters in dispute that were or could have been raised

in the Condemnation Action with respect to Property or the Project, including claims for just compensation, statutory damage remedies, interest, fees, and costs. In consideration of the Settlement Amount and other terms and conditions of this Stipulation, the Owner waives and releases any and all claims they may have against the City in connection with the Condemnation Action. The Owner waives the right to all future service, notices and hearings in connection with the Condemnation Action.

14. **Costs.** Each party shall bear its own costs (including legal fees) incurred in connection with the Condemnation Action and the settlement thereof. The City will pay all filing and recording fees in connection with this settlement.

15. **Entire Agreement.** The undersigned state and represent that each has fully read this Stipulation and that each knows and understands the consequences and legal effect thereof. This Stipulation contains the entire agreement of the parties with regard to the Property.

16. **Execution.** The parties agree that this Stipulation may be executed in separate counterparts which, taken together, shall be and comprise one agreement.

17. **Authority.** The persons signing this Stipulation in their representative capacities represent and warrant by signing this Agreement that it is their intent to bind their respective principals to the terms and conditions set forth herein, that the persons signing in their representative capacity have been authorized to bind their respective principals to such terms, and that it is the respective principals' intent to be so bound.

[Remainder of page intentionally blank.]

**TARGET CORPORATION
F/K/A DAYTON HUDSON CORPORATION**

Dated: 08/21/25

By: Brynn Anderson
Name: Brynn Anderson
Title: Sr Director Real Estate

FREDRIKSON & BYRON, P.A.

Dated: 09/04/2025

By: 
Howard A. Roston (#0260460)
Mark D. Savin (#178007)
Patrick D.J. Mahlberg (#0388028)
60 South Sixth Street, Suite 1500
Minneapolis, MN 55402
(612) 492-7000
hroston@fredlaw.com
msavin@fredlaw.com
pmahlberg@fredlaw.com

Attorneys for Respondent Target Corporation

CITY OF COTTAGE GROVE

Dated: _____

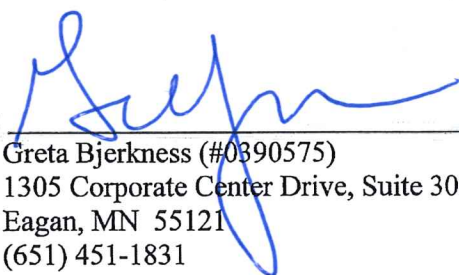
Myron Bailey, Mayor

Tamara Anderson, City Clerk

LeVANDER, GILLEN & MILLER, P.A.

Dated: 9/5/2025

By: _____


Greta Bjerkness (#0390575)
1305 Corporate Center Drive, Suite 300
Eagan, MN 55121
(651) 451-1831
gbjerkness@levander.com

*Attorneys for Petitioner
City of Cottage Grove*

EXHIBIT A
Excerpt from Condemnation Order

82-CV-22-5397

EXHIBIT A

Definitions

The easements described in this Exhibit A have the following scope:

- a. A **Permanent Traffic Sign Easement** includes the right of the Petitioner, its employees, contractors, and agents to locate, construct, reconstruct, operate, maintain, inspect, alter, repair and replace within the described easement area any traffic sign, signal or other traffic control device; and also the right to cut, trim, or remove from the described easement area any trees, shrubs, or other vegetation that in the Petitioner's judgment unreasonably interfere with the Petitioner's permitted use of the Permanent Traffic Sign Easement.
- b. A **Permanent Drainage and Utility Easement** includes the right of the Petitioner, its employees, contractors and agents, to locate, construct, reconstruct, operate, maintain, inspect, alter, and repair within the described easement any of the following public improvements: underground storm sewer; underground water facilities; stormwater treatment facilities; surface drainageways and ponds; any utilities; underground pipes; conduits, culverts; other utilities and mains; together with the right to cut, trim, or remove from the described easement area any trees, shrubs, or other vegetation that in the Petitioner's judgment unreasonably interfere with the Petitioner's permitted use of the Drainage and Utility Easement.
- c. A **Permanent Traffic Sign, Drainage and Utility Easement** includes the easement rights of the Permanent Traffic Sign Easement defined above and the Drainage and Utility Easement defined above.
- d. A **Permanent Sidewalk, Trail, Drainage and Utility Easement** includes the right of the Petitioner, its employees, contractors, and agents to locate, construct, reconstruct, operate, maintain, inspect, alter, repair and replace within the described easement area any sidewalk, trail, retaining wall, streetlight, hydrant, curb, gutter or other facilities reasonably convenient for the use, operation, and maintenance of a sidewalk or trail; together with the right to place or store snow removed or plowed from the adjacent public street or trail; and also the right to cut, trim, or remove from the described easement area any trees, shrubs, or other vegetation that in the Petitioner's judgment unreasonably interfere with the Petitioner's permitted use of the Permanent Sidewalk and Trail Easement or facilities located within the described easement area, together with all the easement rights of the Permanent Drainage and Utility Easement defined above.
- e. A **Permanent Right-Of-Way Easement** includes the right of the Petitioner, its employees, contractors, and agents to locate, construct, reconstruct, operate, maintain, inspect, alter, repair and replace within the described easement area any right-of-way, retaining wall, streetlight, hydrant, curb, gutter or other Project improvements; and also the right to cut, trim, or remove from the described easement area any trees, shrubs, or other vegetation that in the Petitioner's judgment unreasonably interfere with the Petitioner's

permitted use of the Permanent Right-Of-Way Easement or facilities located within the described easement area.

- f. A **Permanent Street Light Easement** includes the right of the Petitioner, its employees, contractors, and agents to locate, construct, reconstruct, operate, maintain, inspect, alter, repair and replace within the described easement area any street light and related facilities; and also the right to cut, trim, or remove from the described easement area any trees, shrubs, or other vegetation that in the Petitioner's judgment unreasonably interfere with the Petitioner's permitted use of the Permanent Street Light Easement or facilities located within the described easement area.
- g. A **Temporary Access Easement** includes the right of the Petitioner, its employees, contractors, and agents to ingress and egress over and upon the described easement area at all reasonable times to access the Project construction areas.
- h. A **Temporary Construction Easement** includes the right of the Petitioner, its employees, contractors, and agents to enter upon the described easement area at all reasonable times to perform any and all actions reasonably necessary in connection with the construction of the Project, including without limitation: cut, trim or remove any trees, shrubs, or other vegetation that in the Petitioner's judgment unreasonably interferes with the Petitioner's construction activities; remove or deposit earthen materials and regrade the surface of the land; install and remove erosion control protection fencing; store and remove equipment and supplies as necessary for the construction of the Project; and restore disturbed areas as provided in the plans and specifications for the Project.

Parcel 16:

Property Identification No.: 21.027.21.13.0012; Abstract Property

Property Address: 8655 East Point Douglas Road South, Cottage Grove, MN 55016

Legal Description of the Property: Lot 1, Block 1, Cottage Grove Plaza, Washington County, Minnesota

Legal Description of the Acquisition:

Permanent Right-Of-Way Easement

A permanent easement for public right-of-way purposes over, under and across Lot 1, Block 1, COTTAGE GROVE PLAZA, according to said plat on file and of record in the office of the County Recorder, in and for, Washington County, Minnesota.

Said easement is described as follows: Commencing at the most northerly corner of said Lot 3; thence North 49 degrees 20 minutes 55 seconds West, assumed bearing along the northeasterly line of said Lot 1, 17.30 feet to the point of beginning; thence northwesterly 68.28 feet, along a non-tangential curve, concave to the northeast, having a radius of 279.67 feet, a central angle of 13 degrees 59 minutes 15 seconds and the chord of said curve bears North 58 degrees 23 minutes 03 seconds West; thence North 51 degrees 22 minutes 51 seconds West, tangent to the last described curve, 21.14 feet to the northwesterly line of said Lot 1; thence northwesterly along said northwesterly line of Lot 1 to the most northerly corner of said Lot 1; thence southeasterly along said northeasterly line of said Lot 1 to the point of beginning.

Temporary Construction Easement

A temporary construction easement over, under and across Lot 1, Block 1, COTTAGE GROVE PLAZA, according to said plat on file and of record in the office of the County Recorder, in and for, Washington County, Minnesota.

Said easement is described as follows: Beginning at the most northerly corner of lot 7, said Block 1; thence South 46 degrees 01 minutes 30 seconds West, on an assumed bearing along the northwesterly line of said Lot 7, 13.93 feet; thence North 00 degrees 08 minutes 03 seconds East, 73.09 feet; thence North 08 degrees 15 minutes 42 seconds East, 35.37 feet; thence North 00 degrees 08 minutes 03 seconds East, 53.37 feet to the South line of Lot 2, said Block 1; thence South 89 degrees 45 minutes 46 seconds East, along said South line, 5.00 feet, to the East line of said Lot 1; thence South 00 degrees 08 minutes 03 seconds West, along said East line, 151.77 feet to the point of beginning.

And

A temporary construction easement over, under and across said Lot 1 described as follows: Beginning at said most northerly corner of Lot 3; thence South 28 degrees 13 minutes 51 seconds West, along the northwesterly line of said Lot 3, 65.91 feet; thence North 66 degrees 14 minutes 04 seconds West, 12.89 feet; thence South 23 degrees 45 minutes 49 seconds West, 124.29 feet; thence North 68 degrees 14 minutes 14 seconds West, 37.84 feet; thence North 21 degrees 45 minutes 46 seconds East, 125.69 feet; thence North 66 degrees 14 minutes 04 seconds West, 9.43 feet to the northwesterly line of said Lot 1; thence North 22 degrees 27 minutes 07 seconds East, along said northwesterly line, 7.85 feet; thence northerly, 137.85 feet along said northwesterly line of Lot 1 to the most northerly corner of said Lot 1; thence southeasterly along the northeasterly line of said Lot 1 to the point of beginning. EXCEPT That part of said Lot 1 described as commencing at the most northerly corner of said Lot 3; thence North 49 degrees 20 minutes 55 seconds West, assumed bearing along the northeasterly line of said Lot 1, 17.30 feet to the point of beginning; thence northwesterly 68.28 feet, along a non-tangential curve, concave to the northeast, having a radius of 279.67 feet, a central angle of 13 degrees 59 minutes 15 seconds and the chord of said curve bears North 58 degrees 23 minutes 03 seconds West; thence North 51 degrees 22 minutes 51 seconds West, tangent to the last described curve, 21.14 feet to the northwesterly line of said Lot 1; thence northwesterly along said northwesterly line of Lot 1 to the most northerly corner of said Lot 1; thence southeasterly along said northeasterly line of said Lot 1 to the point of beginning.

Said temporary construction easement shall commence on April 1, 2023 and terminate on June 30, 2025.

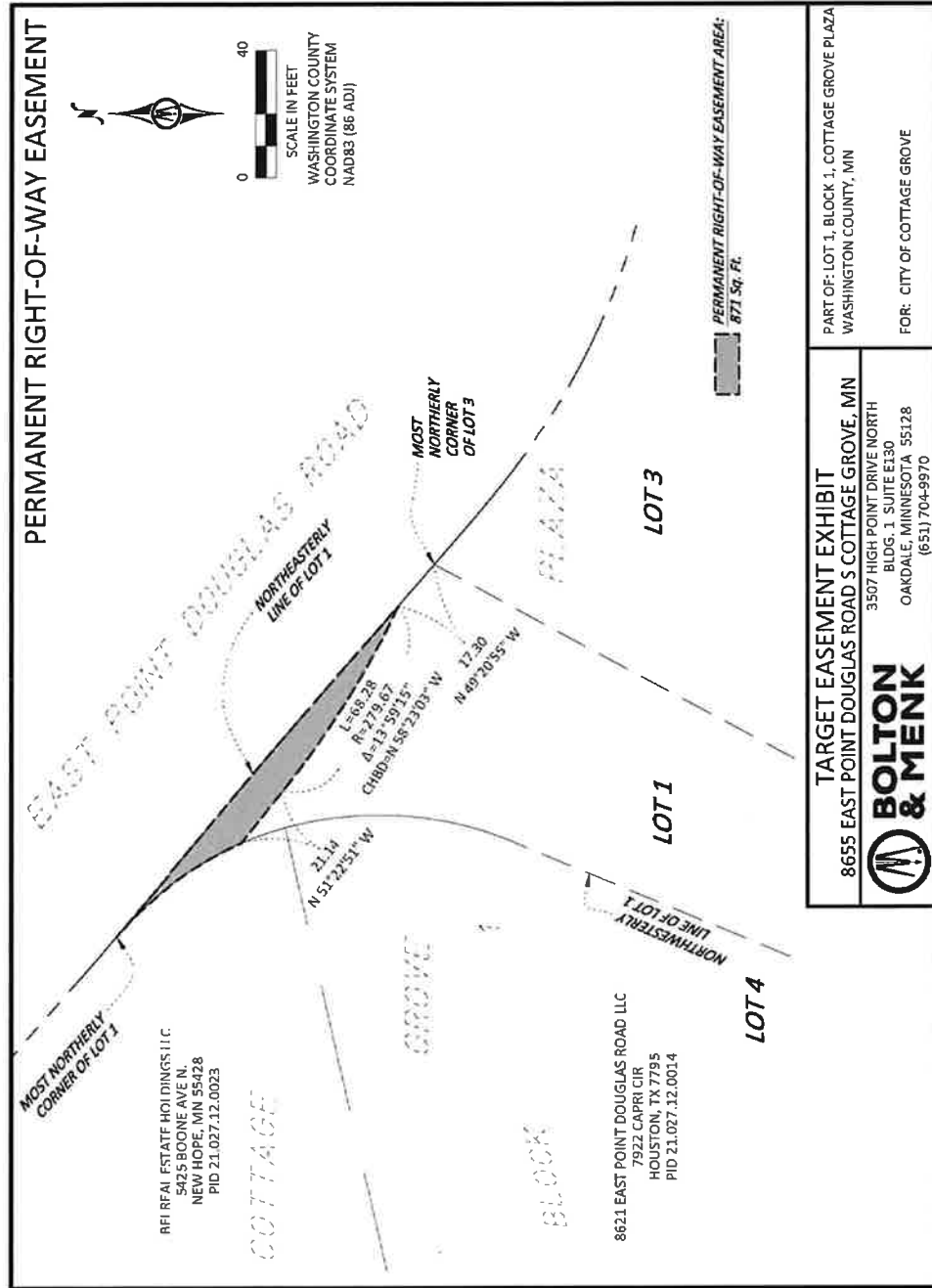
Said takings are subject to public easements, restrictions and reservations of record, if any.

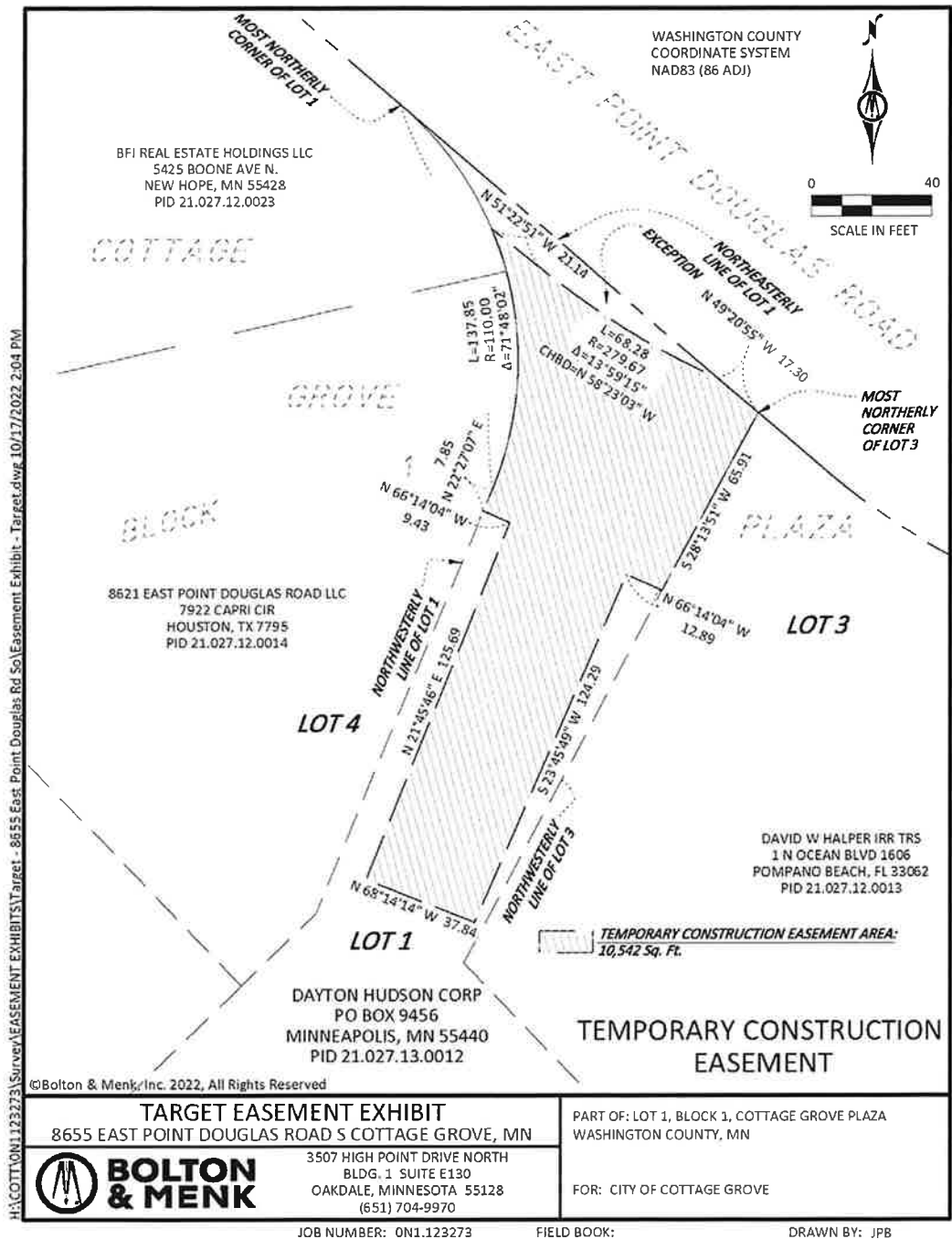
Names and Description of Interests to be Acquired

Name	Nature of Interest
Target Corporation, a Minnesota corporation, f/k/a Dayton Hudson Corporation	Fee Owner
Parcel 12 Respondents	Easement Holder
Cottage Grove Fitness LLC, a Minnesota limited liability company, d/b/a Orangetheory Fitness	Easement Holder Tenant
Parcel 14 Respondents	Easement Holder
Parcel 15 Respondents	Easement Holder
Grand St. Paul CVS, L.L.C., a Minnesota limited liability company, d/b/a CVS/pharmacy #16189	Tenant
Starbucks Corporation, a Washington corporation, d/b/a Starbucks Coffee Company	Tenant
All other parties unknown, together with unknown heirs or devisees and spouses, if any	Possible Unknown Real Property Interest Owners

Notwithstanding the foregoing attempt to identify all interests held by a party named herein, it is Petitioner's intention to encumber all interests owned by the named respondents in the above-described real estate.

Sketches of the Acquisition:





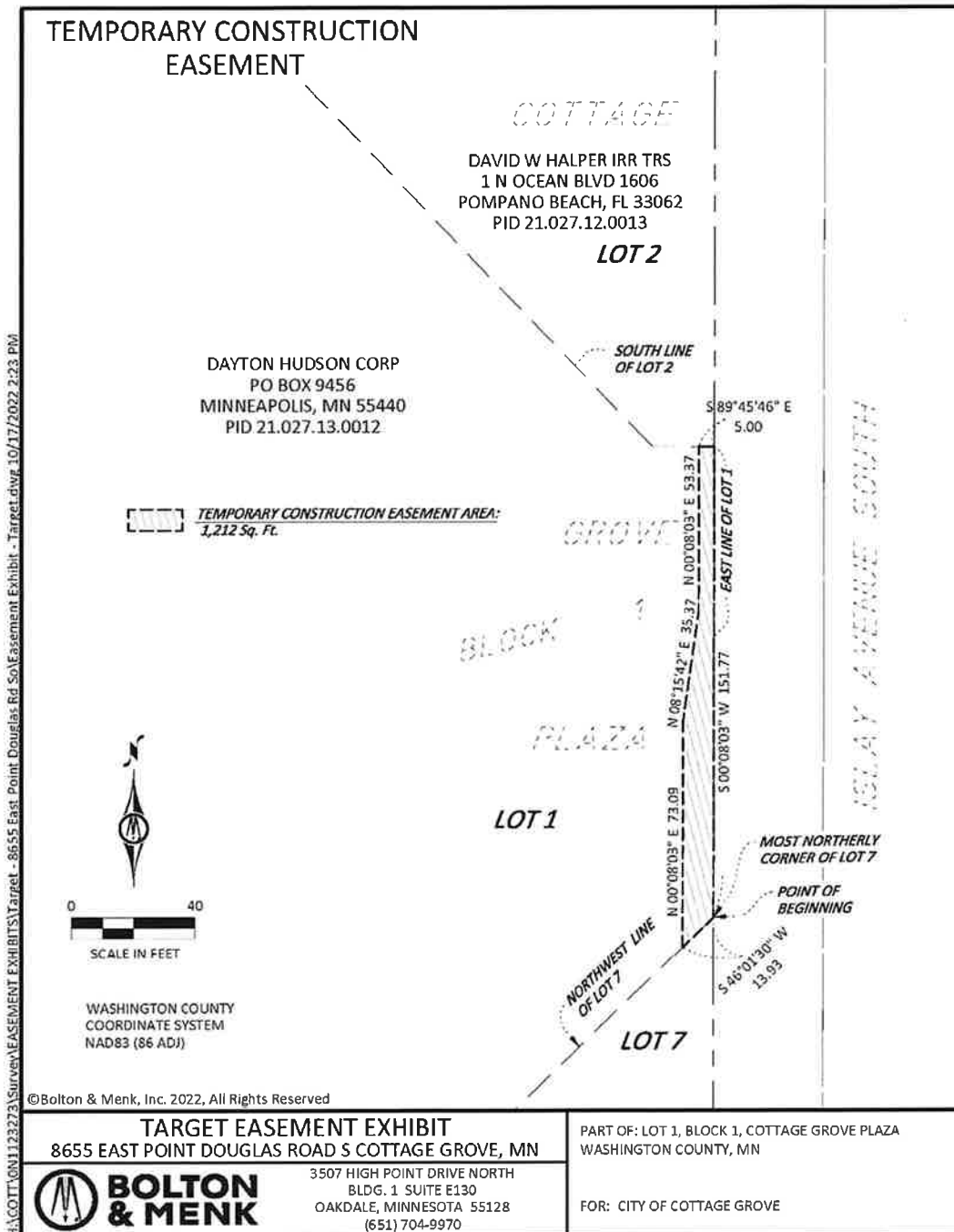


EXHIBIT B
Stipulated Award

STATE OF MINNESOTA
COUNTY OF WASHINGTON

DISTRICT COURT
TENTH JUDICIAL DISTRICT

Court File No. 82-CV-22-5397
Case Type: Condemnation

City of Cottage Grove, a Minnesota
municipal corporation,

Petitioner,

**AWARD OF COMMISSIONERS
(Parcel 16)**

vs.

The Hopkins Family Real Estate Trust; et al.,

Respondents.

The undersigned commissioners, appointed by the above-named Court, having qualified according to law, make the following award of damages with respect to the Petitioner's taking of property interests from Parcel 16 in the above-captioned matter, as of March 6, 2023, which is the date of taking:

TO: Target Corporation, f/k/a Dayton Hudson Corporation:	\$250,000.00
TO: All other respondents:	<u>\$0.00</u>

TOTAL DAMAGES TO ALL PARTIES:	<u>\$250,000.00</u>
--------------------------------------	----------------------------

This award of damages is made after notice of viewing, notice of hearing, and an opportunity for possible claimants to be heard; and it is based on the Stipulation of Settlement

entered into between the Petitioner City of Cottage Grove and Respondent Target Corporation, f/k/a Dayton Hudson Corporation, which the commissioners received and accepted.

Dated: _____

Commissioner Joel Seltz

Commissioner Jeffrey Johnson

Commissioner Richard Black



City Council Action Request

7.I.

Meeting Date	9/17/2025								
Department	Finance								
Agenda Category	Action Item								
Title	Assessment of Unpaid Special Charges on Private Property								
Staff Recommendation	1) Adopt Resolution 2025-137, Declaring costs to be assessed and ordering preparation of the proposed assessment roll for unpaid special charges on private property. 2) Adopt Resolution 2025-138, Calling for a public hearing on proposed assessments for unpaid special charges from private property.								
Budget Implication	N/A								
Attachments	<table><tr><td>1.</td><td>Memo Call PH - Unpaid Special Charges 2025</td></tr><tr><td>2.</td><td>Resolution Declare Cost - Unpaid Special Charges 2025</td></tr><tr><td>3.</td><td>Resolution Call Hearing - Unpaid Special Charges 2025</td></tr><tr><td>4.</td><td>Assessment Roll</td></tr></table>	1.	Memo Call PH - Unpaid Special Charges 2025	2.	Resolution Declare Cost - Unpaid Special Charges 2025	3.	Resolution Call Hearing - Unpaid Special Charges 2025	4.	Assessment Roll
1.	Memo Call PH - Unpaid Special Charges 2025								
2.	Resolution Declare Cost - Unpaid Special Charges 2025								
3.	Resolution Call Hearing - Unpaid Special Charges 2025								
4.	Assessment Roll								



To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Brenda Malinowski, Finance Director
Judy Afdahl, Assistant Finance Director

Date: September 17, 2025

Subject: Assessment of Unpaid Special Charges on Private Property

Introduction

City Ordinance 4-3-1 (Noxious Weeds and Plants; Height Restrictions) states that it is unlawful to allow or permit any growth of grasses or weeds, to a height greater than eight inches (8"). The City was required to contract for the abatement of this condition on several properties.

City Ordinance 4-4-1 (Diseased Trees) enforces the provisions of Minnesota Statutes Chapter 18G as it relates to the control of dutch elm disease, oak wilt and emerald ash borer disease. Any living or standing tree or part thereof infected to any degree with a plant pest must be removed. The City was required to contract for the abatement of this condition on one property.

Minnesota State Statute 429.101 provides cities the ability to assess unpaid special charges associated with the removal or elimination of weeds and the treatment and removal of infested or diseased trees from these private properties.

Discussion

In 2025, the Code Enforcement Officer issued 79 letters to property owners for violations of the City's Noxious Weeds and Plants; Height Restrictions ordinance. The property owners were provided with a five-day deadline after receipt of the letter to abate the conditions, after which the City would perform the necessary work and invoice the property owner for the cost of the mowing and an abatement fee. In three instances, the property owner did not abate the conditions, and the invoices remain outstanding. In addition, there are three properties that were noticed in 2024 after the assessment process occurred that did not abate the conditions and the invoices remain unpaid, these are also included in the proposed assessment roll.

There was only one violation notice mailed for the Diseased Tree Removal. The private property owner was noticed on four separate occasions: 06/17/24, 07/18/24, 09/03/24 and 11/13/24. There was a total of six diseased trees that were removed from this property on 12/10/24. The property owner was invoiced for the cost of the tree removal and an abatement fee. This instance also occurred after the certification deadline in 2024.

The City contracted with outside vendors to have the properties mowed and trees removed. This assessment is for the actual cost of the mowing and tree removal and an abatement fee which is charged as follows:

- \$55.00 for first violation in 24-months.
- \$105.00 for second violation in 24-months commencing within first violation.
- \$205.00 for third and subsequent violations in 24-months commencing within first violation.

The assessment notice for Unpaid Special Charges will be published on or before September 23th, 2025. Individual notices will be sent to the property owners. Once these costs are assessed, they become a lien on the property that will be collected along with property taxes over a one-year period.

Recommendation

Adopt the resolutions as presented to declare the costs and call the assessment hearing.

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION 2025-137

**RESOLUTION DECLARING COSTS TO BE ASSESSED AND ORDERING
PREPARATION OF PROPOSED ASSESSMENT ROLL FOR UNPAID SPECIAL CHARGES
FROM PRIVATE PROPERTY**

WHEREAS, contracts were let for the removal of noxious weeds and plants and diseased tree removal from private property and the costs incurred for such removal were \$5,489.60, with administrative costs incurred amounting to \$542.31 for a total cost of \$6,031.91.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, as follows:

1. The net cost of such removal to be assessed is declared to be \$6,031.91.
2. The Finance Director will calculate the proper amount to be assessed for such improvements against the benefiting property without regard to cash valuation as provided by law and shall file a copy of proposed assessment roll in the City Clerk's office for public inspection.
3. The City Clerk shall, upon completion of such assessment roll, notify the City Council therefore.

Passed this 17th day of September 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION 2025-138

**RESOLUTION CALLING FOR HEARING ON PROPOSED ASSESSMENTS FOR
UNPAID SPECIAL CHARGES FROM PRIVATE PROPERTY**

WHEREAS, the City Council on September 17th 2025, the Council directed the Finance Director to prepare the proposed assessment roll for unpaid special charges and

WHEREAS, the City Clerk has notified the Council that such assessment roll is complete and filed in his office for public inspection.

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, as follows:

1. A hearing shall be held on the 15th day of October 2025 at 7:00 p.m. to pass upon such proposed assessment roll.
2. The Finance Director is hereby directed to cause a Notice of Hearing on the proposed assessments to be published in the Pioneer Press, the official newspaper of the City, at least two (2) weeks prior to the hearing and shall state in the notice the total cost of the improvement. The Finance Director shall cause mailed notices to be given to the owner of each parcel described in the assessment roll.

Passed this 17th day of September 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

UNPAID SPECIAL CHARGES - 2025

PID	Property Address	Date of Abatement	Abatement Reason	Total
15.027.21.21.0060	8120 Jergen Ave S	7/4/2025	Tall Weeds	356.71
17.027.21.14.0024	8274 Hemingway Ave S	6/12/2025	Tall Weeds	270.01
15.027.21.14.0037	8346 Jorgensen Ave S	10/3/2024	Tall Weeds	237.50
16.027.21.42.0005	8520 Isle Ave S	6/19/2025	Tall Weeds	248.34
09.027.21.34.0047	7837 Ideal Ave S	9/27/2024	Tall Weeds	289.08
09.027.21.34.0072	7799 Ideal Ave S	9/27/2024	Tall Weeds	220.33
16.027.21.14.0050	8300 Isle Ave S	12/10/2024	Diseased Trees	4,409.94
				<u>\$ 6,031.91</u>



City Council Action Request

7.J.

Meeting Date	9/17/2025								
Department	Engineering								
Agenda Category	Action Item								
Title	2025 Pavement Management Project - Declare Costs to be Assessed and Call for a Public Hearing								
Staff Recommendation	1) Adopt Resolution 2025-135 declaring the costs to be assessed for the 2025 Pavement Management Project. 2) Adopt Resolution 2025-136 calling for a Public Hearing to be held on October 15, 2025, for the 2025 Pavement Management Project.								
Budget Implication	\$3,341,632.71 - Assessments, Utility Funds, General Levy								
Attachments	<table><tr><td>1.</td><td>Memo 2025 PM Declare Costs 2025-09-17</td></tr><tr><td>2.</td><td>2025 PM Declare Costs Resolution 2025-135</td></tr><tr><td>3.</td><td>2025 PM Call for PH on Proposed Assessment Resolution 2025-136</td></tr><tr><td>4.</td><td>2025-09-02 Assessment Roll</td></tr></table>	1.	Memo 2025 PM Declare Costs 2025-09-17	2.	2025 PM Declare Costs Resolution 2025-135	3.	2025 PM Call for PH on Proposed Assessment Resolution 2025-136	4.	2025-09-02 Assessment Roll
1.	Memo 2025 PM Declare Costs 2025-09-17								
2.	2025 PM Declare Costs Resolution 2025-135								
3.	2025 PM Call for PH on Proposed Assessment Resolution 2025-136								
4.	2025-09-02 Assessment Roll								



To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Crystal Raleigh, PE, Assistant City Engineer
Brenda Malinowski, Finance Director

Date: September 10, 2025

Re: 2025 Pavement Management Project – Declare Costs to be Assessed and Call for Public Hearing

Background

On August 21, 2024, the City Council authorized a feasibility report for the 2025 Pavement Management Project as outlined in the Capital Improvement Plan for the following areas:

- **Hidden Valley:** Streets include 73rd Street South from Hardwood Avenue to Hidden Valley Lane South, Hidden Valley Lane South from Hidden Valley Court South to Hidden Valley Trail South, Hidden Valley Trail South from Hidden Valley Lane South to Hidden Valley Court South, Hidden Valley Pond South, Hidden Valley Cove South, 72nd Street Court South, 72nd Street South from Hidden Valley Trail South to Hinton Avenue South, Hidden Valley Terrace South, Hidden Valley Ridge South, Hidden Valley Hollow South, Hidden Valley Court South, 74th Street South from Hidden Valley Trail South to Hinton Avenue South.

The Hidden Valley roadways listed above are 19 to 38 years old. They were examined to determine their condition. In a visual inspection, the roadways showed extensive cracking, stripping, raveling, and failure of previous thin overlays. The pavement cores showed asphalt stripping and severe degradation. The condition of the curb and gutter varied throughout the development with approximately 23 percent of the curb requiring replacement.

As with previous pavement management projects, utilities within the project limits were examined for necessary maintenance. Overall, the utilities were found to be in good condition, but some maintenance work was required. The top sections of sanitary and storm manhole structures were upgraded to meet current City standards, corroded valves were replaced as necessary, hydrants were reconditioned and repainted as necessary, and concrete hydrant pads were installed. Two pressure reducing valves (PRV's) within the neighborhood were replaced. Additionally, the condition of street light infrastructure was evaluated, and some improvements were made.

A special benefit appraisal was completed in accordance with the City's policy for those properties with direct access to the streets included in the project area. The Feasibility Report was approved, and the preparation of plans and specifications was authorized by the City Council on December 4, 2024. A neighborhood meeting was held on December 10, 2024, to discuss the various improvements proposed, the findings of the special benefit appraisal, and the proposed assessments. A Public Hearing for the project was held on December 18, 2024 and the project was ordered.

The plans and specifications were approved on February 19, 2025, and the project was awarded to McNamara Contracting, Inc., on March 19, 2025.

Discussion

The rehabilitation method completed on the residential streets in the Hidden Valley neighborhood was to remove the existing asphalt surface and replace it with a new surface, which consisted of two lifts of bituminous. Spot curb replacement throughout the neighborhood was also completed. Finally, minor utility improvements for sanitary sewer, water, street lights, and stormwater were also included.

The project costs for the residential areas for the project are \$3,341,632.71. The proposed assessment amount is \$5,313.60 per residential buildable lot equivalent (RBLE). This compares to the original projected assessment amount based on the engineer's estimate of \$6,329.73. Single-family residential is assessed at a rate of 1.0 RBLE. Special benefit appraisals were completed for single-family residential lots in this area, which found the special benefit to single-family residential properties to be \$7,400, which supports the proposed assessment of \$5,313.60. Recap of the project costs and funding:

Hidden Valley	Feasibility Report Construction Cost	As-Bid Construction Cost	Estimated Final Construction Cost	Total Cost (1)
Streets	\$2,051,895.00	\$1,863,233.25	\$1,740,309.91	\$2,248,433.10
Sanitary Sewer	\$119,350.00	\$123,035.00	\$123,035.00	\$158,957.88
Water Main	\$177,740.00	\$267,530.00	\$267,787.17	\$345,973.74
Storm Sewer	\$212,730.00	\$202,110.50	\$205,763.50	\$265,840.85
Street Lighting	\$151,800.00	\$94,655.00	\$61,329.00	\$79,235.40
Hidden Valley Park (2)	\$191,510.00	\$188,843.20	\$188,232.86	\$243,191.74
Totals	\$2,905,025.00	\$2,739,406.95	\$2,586,457.44	\$3,341,632.71

1. Includes actual indirect costs.

2. Cost associated with park construction are not assessed to residents.

Action Requested

The action requested is to adopt the resolutions declaring the costs to be assessed and call for a public hearing to consider the assessments. Staff has prepared assessment notices that were sent to the benefiting property owners and published the notice in the newspaper. The assessment notices reflect the proposed assessment amounts included in the attached list. The notice also specifies the public hearing date as October 15, 2025.

Recommendation

It is recommended the City Council adopt:

- Resolution 2025-135 declaring the costs to be assessed and

- Resolution 2025-136 calling for a public hearing to be held on October 15, 2025 for the 2025 Pavement Management Project.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2025-135

**A RESOLUTION DECLARING COSTS TO BE ASSESSED AND
ORDERING PREPARATION OF PROPOSED ASSESSMENT ROLL
FOR THE 2025 PAVEMENT MANAGEMENT PROJECT**

WHEREAS, contracts were let for the 2025 Pavement Management Project and the contract price for such improvements was \$2,739,406.95.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, as follows:

1. The net cost of such improvements to be assessed is declared to be \$3,341,632.71.
2. The Finance Director, with the assistance of the City Engineer, will calculate the proper amount to be assessed for such improvements against every assessable lot or piece of parcel or land within the district affected without regard to cash valuation as provided by law, and shall file a copy of proposed assessment roll in the City Clerk's office for public inspection.
3. The City Clerk shall, upon completion of such assessment roll, notify the City Council therefore.

Passed this 17th day of September 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2025-136

**RESOLUTION CALLING FOR HEARING ON
PROPOSED ASSESSMENTS FOR THE
2025 PAVEMENT MANAGEMENT PROJECT**

WHEREAS, by Resolution No. 2025-135, passed by the City Council on September 17, 2025, the Council directed the Finance Director to prepare the proposed assessment roll for the 2025 Pavement Management Project; and

WHEREAS, the City Clerk has notified the Council that such assessment roll is complete and filed in her office for public inspection.

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, as follows:

1. A hearing shall be held on the 15th day of October 2025 at 7:00 p.m. to pass upon such proposed assessment roll.
2. The Finance Director is hereby directed to cause a Notice of Hearing on the proposed assessments to be published in the Saint Paul Pioneer Press, the official newspaper of the City, at least two (2) weeks prior to the hearing and shall state in the notice the total cost of the improvement and the proposed interest rate of 4.60 percent. The Finance Director shall cause mailed notices to be given to the owner of each parcel described in the assessment roll.

Passed this 17th day of September 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

Assessment Roll Hidden Valley					
Parcel ID	Owner Name	Address	Units	\$/Unit	Total/Unit
802721120012	MILES CHANDARA T & SAMBO T	7713 72ND ST S	1	\$5,313.60	\$5,313.60
802721120013	STUBBLEFIELD JENNIFER A & RYAN W	7739 72ND ST S	1	\$5,313.60	\$5,313.60
802721120014	RICHARD D & DORTHY M SCHEUER TRS	7763 72ND ST S	1	\$5,313.60	\$5,313.60
802721120015	BAYER AARON & JENNIFER	7781 72ND ST S	1	\$5,313.60	\$5,313.60
802721120016	NYBAKKEN TANYA & ERIC	7750 72ND ST S	1	\$5,313.60	\$5,313.60
802721120017	HUGHES JAMES A & LEAH J	7742 72ND ST S	1	\$5,313.60	\$5,313.60
802721120018	KELL JOSEPH S & JEANNE M	7730 72ND ST S	1	\$5,313.60	\$5,313.60
802721120019	SANDERS MEGAN & ALEX	7712 72ND ST S	1	\$5,313.60	\$5,313.60
802721120053	BRYDEN RANDY J & LINDA A	7678 72ND STREET CT S	1	\$5,313.60	\$5,313.60
802721120054	SUTER DANIEL J & CARMEN M	7636 72ND STREET CT S	1	\$5,313.60	\$5,313.60
802721120055	STEWART ZACHARY & AMY HARGENRADER	7594 72ND STREET CT S	1	\$5,313.60	\$5,313.60
802721120056	HARRIS RAYMOND B & ELIZABETH	7552 72ND STREET CT S	1	\$5,313.60	\$5,313.60
802721120060	SOSU THEOPHILUS K	7530 72ND STREET CT S	1	\$5,313.60	\$5,313.60
802721120061	FERCH BRETT	7529 72ND STREET CT S	1	\$5,313.60	\$5,313.60
802721120062	THRUSH TIMOTHY A & LAURIE A	7541 72ND STREET CT S	1	\$5,313.60	\$5,313.60
802721120063	GROSE STEPHEN R & MICHELLE K	7573 72ND STREET CT S	1	\$5,313.60	\$5,313.60
802721120064	BLOCH PAUL R & KELLY J	7615 72ND STREET CT S	1	\$5,313.60	\$5,313.60
802721120065	MCCAULEY MICHAEL & MICHELLE M	7657 72ND STREET CT S	1	\$5,313.60	\$5,313.60
802721120066	LANGBEHN GREGORY A & KATHLEEN	7699 72ND STREET CT S	1	\$5,313.60	\$5,313.60
802721210011	ANGELO MARK & LARA	7399 73RD ST S	1	\$5,313.60	\$5,313.60
802721210012	MARTINEZ ROLLAND M & DIANA M	7393 73RD ST S	1	\$5,313.60	\$5,313.60
802721210013	JOHNSTON DAVID E & NANCY A	7379 73RD ST S	1	\$5,313.60	\$5,313.60
802721210014	SMITH LARRY L & VICKY L	7367 73RD ST S	1	\$5,313.60	\$5,313.60
802721210015	ASHOK ANJALI & GAOZONG VANG	7339 73RD ST S	1	\$5,313.60	\$5,313.60
802721210016	STEMPER PAUL S & CATHERINE M	7311 73RD ST S	1	\$5,313.60	\$5,313.60
802721130008	DWYER WILLIAM G & ANNE C	7740 74TH ST S	1	\$5,313.60	\$5,313.60
802721130009	HANZLIK NANCY & MICHAEL	7736 74TH ST S	1	\$5,313.60	\$5,313.60
802721130010	LETHERT NICHOLAS & KELLY	7732 74TH ST S	1	\$5,313.60	\$5,313.60
802721130011	LYKSETT KEITH B & SHELLEY S	7728 74TH ST S	1	\$5,313.60	\$5,313.60
802721130012	PIOMBINO ROB & NATALIE	7724 74TH ST S	1	\$5,313.60	\$5,313.60
802721130013	MEKENYE EDWIN & JANET ISABOKE	7722 74TH ST S	1	\$5,313.60	\$5,313.60
802721130014	GAKELER JASON & AMANDA R	7718 74TH ST S	1	\$5,313.60	\$5,313.60
802721130015	SCHWINN THOMAS J JR	7714 74TH ST S	1	\$5,313.60	\$5,313.60
802721130016	PATNODE ADAM D & JAMIE R ALEXANDER	7710 74TH ST S	1	\$5,313.60	\$5,313.60
802721130017	MAUER NATHAN & JENNIFER	7700 74TH ST S	1	\$5,313.60	\$5,313.60
802721130018	GROSS DAVID A & JENNIFER L	7660 74TH ST S	1	\$5,313.60	\$5,313.60
802721130019	NOVOTNY LIV TRS	7640 74TH ST S	1	\$5,313.60	\$5,313.60
802721130020	ANDERSON CHRISTOPHER M	7610 74TH ST S	1	\$5,313.60	\$5,313.60
802721130021	HOLSTEIN DANE G	7739 74TH ST S	1	\$5,313.60	\$5,313.60
802721130022	TRUDEAU SAMUEL O & NICOLE T FITZGERALD	7733 74TH ST S	1	\$5,313.60	\$5,313.60
802721130023	HER MAUNG & TINA G XIONG	7729 74TH ST S	1	\$5,313.60	\$5,313.60
802721130024	HUBER KENNETH S & JANICE A	7725 74TH ST S	1	\$5,313.60	\$5,313.60
802721130025	MENGISTU GOLIE & FIKERTE HAILU	7721 74TH ST S	1	\$5,313.60	\$5,313.60
802721130026	ZENNER GARY A	7717 74TH ST S	1	\$5,313.60	\$5,313.60
802721130027	LAMBERT SONDR A & ELIZABETH A DAVISON	7715 74TH ST S	1	\$5,313.60	\$5,313.60
802721130028	SUCHOMEL ROBERT J & TANYA L	7711 74TH ST S	1	\$5,313.60	\$5,313.60
802721130029	POLLY CONSTANCE D	7707 74TH ST S	1	\$5,313.60	\$5,313.60
802721130030	GUNDERSON JEFF S & JANET A	7703 74TH ST S	1	\$5,313.60	\$5,313.60
802721130031	KENNEY FAMILY TRS	7699 74TH ST S	1	\$5,313.60	\$5,313.60
802721130032	BARRIENTES MARY E & JAMES	7669 74TH ST S	1	\$5,313.60	\$5,313.60
802721130033	DWYER GRACIE & JOEL CRATON	7649 74TH ST S	1	\$5,313.60	\$5,313.60
802721130034	FOX LAWRENCE W	7629 74TH ST S	1	\$5,313.60	\$5,313.60
802721130035	GARCIA RAUL F JR & NATALIA M	7609 74TH ST S	1	\$5,313.60	\$5,313.60
802721130079	WESTON ROBERT J & SANDRA K	7592 74TH ST S	1	\$5,313.60	\$5,313.60
802721130080	GULSTAD DARRYL R & KATRINA I	7576 74TH ST S	1	\$5,313.60	\$5,313.60
802721130081	CLAUSEN DAVID A & JANE M	7560 74TH ST S	1	\$5,313.60	\$5,313.60
802721130082	ODELL IAN & ERIN	7544 74TH ST S	1	\$5,313.60	\$5,313.60
802721130083	MONSON SALLY	7528 74TH ST S	1	\$5,313.60	\$5,313.60
802721130084	DAVID J EMMONS & ROSEMARY K EMMONS TRS	7512 74TH ST S	1	\$5,313.60	\$5,313.60
802721130085	KHAMBATA CRYSTAL & ANTHONY	7515 74TH ST S	1	\$5,313.60	\$5,313.60
802721130086	FROST THOMAS & DANA	7525 74TH ST S	1	\$5,313.60	\$5,313.60
802721130087	CUSEY TROY A & INGRID N TOLLEFSON	7547 74TH ST S	1	\$5,313.60	\$5,313.60
802721130088	MCCARTHY KEVIN M & KATHRYN A	7567 74TH ST S	1	\$5,313.60	\$5,313.60

Assessment Roll Hidden Valley					
Parcel ID	Owner Name	Address	Units	\$/Unit	Total/Unit
802721130089	NELSON JAMES D & LINDA L	7575 74TH ST S	1	\$5,313.60	\$5,313.60
802721130090	PEDERSON COLLIN D	7591 74TH ST S	1	\$5,313.60	\$5,313.60
802721240017	BREDAHL TIMOTHY D & RUTH I	7483 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240018	SCRIMSHAW SCOTT R & JENNIFER L	7485 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240019	DIETZ ROBERT W & JULIE A	7487 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240020	RENELT BRIAN P & DEANNA L	7491 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240021	SOMERS STEVEN & MEGAN	7493 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240022	CORY CHARLES & ROXANNE L	7497 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240023	KHRAISS STEVEN & HEATHER	7499 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240024	FENDOS PAUL G & JESSICA M I	7448 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721240025	LIBMAN DAVID S	7457 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240026	REAGAN MICHAEL & PEGGY	7455 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240027	OSZMAN MARK S & BEVERLY L	7451 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240028	KELEMEN MARK & KELLI DUNN-KELEMEN	7447 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721240029	CRATON ERIC P & MICHELE A	7443 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721240033	HUTCHINSON AVALON JW & JAMES M	7441 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721240034	LA SELL BRANDON & RACHEL JOHNSON	7444 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721240035	JOHNSEN TERRY N & ROXANNE M	7442 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721240036	QUINN MICHAEL C & TRACEY P	7438 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721240037	SAMSEL THEODORE A JR & GINA R	7428 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721240038	KNUDTEN RACHELE C	7416 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721240039	SOLBERG CARL O & DIANE L	7404 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721240040	MUNTER LINDA B	7394 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721240043	JENKINS DANIEL P & TIMI C	7382 HIDDEN VALLEY RDG S	1	\$5,313.60	\$5,313.60
802721240044	KONECHNEY CHRISTOPHER J & ALISON L KONECHNEY	7370 HIDDEN VALLEY RDG S	1	\$5,313.60	\$5,313.60
802721240045	CROTTEAU FAMILY LIV TRS	7368 HIDDEN VALLEY RDG S	1	\$5,313.60	\$5,313.60
802721240046	CONVERY BRIAN J & STACEY L	7356 HIDDEN VALLEY RDG S	1	\$5,313.60	\$5,313.60
802721240047	MCGRAW TIMOTHY & LYNN	7344 HIDDEN VALLEY RDG S	1	\$5,313.60	\$5,313.60
802721240048	GLOVER MARK J & GALE M	7330 HIDDEN VALLEY RDG S	1	\$5,313.60	\$5,313.60
802721240049	AIMONETTI PETER M & JEAN I	7322 HIDDEN VALLEY RDG S	1	\$5,313.60	\$5,313.60
802721240050	KELLIE TRUMAN	7318 HIDDEN VALLEY RDG S	1	\$5,313.60	\$5,313.60
802721240051	KELLIE TRUMAN	UNASSIGNED	0	\$5,313.60	\$0.00
802721240053	FREDRICKSEN ANGELA J	7290 HIDDEN VALLEY TER S	1	\$5,313.60	\$5,313.60
802721240054	DE LA FOREST ROBERT & MEGAN	7288 HIDDEN VALLEY TER S	1	\$5,313.60	\$5,313.60
802721240055	BERUBE SHELLEY & DANIEL BERQUIST	7276 HIDDEN VALLEY TER S	1	\$5,313.60	\$5,313.60
802721240056	BUBB GREGORY E & CAROL L	7262 HIDDEN VALLEY TER S	1	\$5,313.60	\$5,313.60
802721240057	TREBER BRIAN D & DINA L	7250 HIDDEN VALLEY TER S	1	\$5,313.60	\$5,313.60
802721210006	SANDIN MEGAN A	7230 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721210007	COLEMAN DAWN R & SCOTT R	7228 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721210008	WARNKE MARK W & DEBORAH L	7216 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721210009	POLLACK REED F	7204 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721210010	PEGGY A SCHOENBERGER REV TRS	7192 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721210019	FOX DANIEL J & REBECCA M	7292 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210020	ERIE JACOB D & CARISSA L	7278 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210021	STEPKA JEREMY & JANA	7256 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210022	VILLAS DANIEL G & JILL K	7234 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210023	DRUDE NATHAN & ALICIA	7222 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210024	VICK RYAN E	7198 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210025	MANSERGH DAWN & JOHN	7176 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210026	PICHOTTA MAXWELL & STEFANIE	7142 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210027	EWERT JEFFREY & LAURA STUCKI	7159 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210028	MERLAU JAMIE J & JILLIAN R	7169 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210029	CHANCE WESLEY D & DIANA M	7191 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210030	WILLIAMS RICHARD & DAWN	7213 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210031	WALL TIM D & DARCY A	7245 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210032	HERMERSMANN ANDREA L	7267 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721210033	TOROK STEPHEN L & TRUDENCE J	7289 HIDDEN VALLEY CV S	1	\$5,313.60	\$5,313.60
802721240009	HTOO SHAR L & ROSIE WAH	7461 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240010	TRISKO NICHOLAS P & LISA L	7463 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240011	QUINN TIMOTHY P & SANDRA L	7465 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240012	WITTROCK THOMAS & DIANA	7467 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240013	PATTERSON CRAIG T & LISA M	7471 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240014	MAURER FAMILY LIVING TRS	7475 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60

Assessment Roll Hidden Valley					
Parcel ID	Owner Name	Address	Units	\$/Unit	Total/Unit
802721240015	PINES ERNEST T & THERESA JANE	7479 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721240016	OLDENKAMP GREGORY L & ANN M K	7481 HIDDEN VALLEY CT S	1	\$5,313.60	\$5,313.60
802721120070	KAREL JOSEPH & SARAH	7205 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120071	MCCUSKER WILLIAM P & ELIZABETH A MANNING MCCUSKER	7191 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120072	DIETZ CAREY A	7179 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120073	PATRICIA M BLEES LIV TRS	7180 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120074	AVISE KEVIN F & KATHLEEN M	7178 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721130036	RICHARD E IHRKE & MARGARET A IHRKE TRS	7407 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120031	GALLOWAY TIMOTHY J & LORI A	7155 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120032	FINK TIMOTHY & TERESA A	7153 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120033	HAAS RICHARD & JUDITH	7151 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120034	YANG ENG & MAO HER	7149 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120035	JOHNSON JOHN E & MOLLY K	7147 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120036	WALLER TODD	7143 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120037	IRVINE SANDRA L	7139 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120038	MOERKE ANDREW & TERESA	7137 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120039	WEBER STEVEN C & MELINDA R	7135 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120040	SLAIKEU DAMON S	7158 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120041	HODGE JESSE R & SARA A	7146 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120042	KILGORE TRS	7134 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120044	FREY MATTHEW H & DANA L	7127 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120045	KARASEK MATHEW & RACHEL	7129 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120046	BLUHM BRIAN C & JENNIFER LM	7131 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120047	BENSHOOF MARK A & DEBRA J	7133 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120048	WAGNER MICHAEL A	7141 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120049	BRAUN ROBERT L & RHONDA A	7145 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120050	LENTZ JOHN M & MARY K	7149 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120051	FRANCIS NICOLAS L & SHERYL L	7157 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120057	BROSNAHAN HELEN & M S ZAUHA	7138 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120058	ARMSTRONG CHRISTOPHER J & CASSIE J ALLEN-ARMSTRONG	7144 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120059	GILBERT RORY J & ALICE A	7150 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120068	LUU TAM D & ALLISON R	7229 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721120069	SCHWARTZ ANTHONY R	7217 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721130037	WALLIN ZACHARY S & AMY	7409 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130038	DEVLIN MOLLY & MICHAEL	7411 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130039	TAMARA L MCKISSOCK & JEFFREY A MCKISSOCK TRS	7419 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130040	UECKER KYLE R & BARBRA J	7421 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130041	COLLINS JAMES K & BARBARA J	7423 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130042	TRS AGR JEFFREY S CHRISTENSEN & GAY L HERMAN	7425 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130043	ANDERSON STEPHANIE & ERIC	7427 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130044	GORES MICHAEL D & SUSAN C	7429 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130045	HEYWOOD STEVEN L & JOANNE M	7431 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130046	KAEPPE JOSHUA L & LEAH	7433 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130047	CENTENO ANGEL M & BLANCA A C VEGA	7437 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130048	RYMAN KELLI & ROBERT MOORE	7441 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130049	ELYAMANY AHMED	7445 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130050	DRABCZAK HENRY A & CHERYL L	7449 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130051	OTTE EARL	7408 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130052	ELLIS ASHLAND & MADELINE	7416 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130053	R&M REAL ESTATE LLC	7424 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130054	KLEINSCHMIDT TRAVIS L & SARAH E	7432 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130055	LARSON DEBRA K & STEVEN C	7440 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130056	SOLYNTJES RONALD P	7448 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130059	DYKSTRA ANDREW L & DEBORAH L	7388 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130060	EDMUNDSON JOHN D & DEBORAH A	7382 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130061	WALTER W LYSZAK & MARIANNE P LYSZAK TRS	7366 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130062	KRAFT JOHN LLOYD & SHIRLEY I	7346 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130063	GEORGE JAMES E & PENELOPE C	7334 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130064	MEADE BRYCE K	7320 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130065	KOLTES STEPHEN M & LENORA M	7264 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130066	BROOKS JAMES R & HEATHER	7244 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130067	THIEDE DAVID J & CYNTHIA A	7393 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130068	HILL JAY R & SUSAN A	7385 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60

Assessment Roll Hidden Valley					
Parcel ID	Owner Name	Address	Units	\$/Unit	Total/Unit
802721130069	MCMORROW LANCE R	7371 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130070	LONGFIELD BRADLEY J & LINDA W	7359 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130071	BURBANK JOHN M & SUSAN L W	7347 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130072	TAYLOR JEREMY & LEAH	7341 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130073	KROPELNICKI DOUGLAS W & REBECC	7335 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130074	MAXEY MICHAEL & LUDMILA	7319 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130075	STRICKLAND DANIEL	7305 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130076	BECKWITH LORI M	7301 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130077	WILLIAMS AMY J	7265 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130091	SAMEC RAYMOND A & JAMIE L	7450 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721130095	JENKINS PETER R & NOREEN E	7435 HIDDEN VALLEY HOLW S	1	\$5,313.60	\$5,313.60
802721130096	SCHERER ADELINE & JONATHAN	7423 HIDDEN VALLEY HOLW S	1	\$5,313.60	\$5,313.60
802721130097	NATIONSTAR MORTGAGE LLC	7421 HIDDEN VALLEY HOLW S	1	\$5,313.60	\$5,313.60
802721130098	ADOLFSON KIRSTIN E	7419 HIDDEN VALLEY HOLW S	1	\$5,313.60	\$5,313.60
802721130099	PETRIE DAVID R & KATHLEEN R	7417 HIDDEN VALLEY HOLW S	1	\$5,313.60	\$5,313.60
802721130100	COOK CHADWICK & TRICIA	7415 HIDDEN VALLEY HOLW S	1	\$5,313.60	\$5,313.60
802721130101	HEIN KELLY W & KIRSTI B	7413 HIDDEN VALLEY HOLW S	1	\$5,313.60	\$5,313.60
802721130102	YANG KUJO L & MAY VANG	7395 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721130103	HANSON NATHAN & AMY	7303 HIDDEN VALLEY LN S	1	\$5,313.60	\$5,313.60
802721130104	FENENGA THOMAS & GRETCHEN	7439 HIDDEN VALLEY HOLW S	1	\$5,313.60	\$5,313.60
802721130105	TRAN DUNG A & AN T NGUYEN	7437 HIDDEN VALLEY HOLW S	1	\$5,313.60	\$5,313.60
802721120020	KRAMMER KATHERINE A & ROBERT LEIER	7191 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120021	SCHUELLER RONALD J & DIANE J	7183 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120022	DJADOO KIRSTEN A & KWAME A	7173 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120023	WERNER LUKE & LYDIA	7157 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120024	FLAATA DALE R & KIMBERLY A	7212 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120025	LANDMEYER SANDRA J	7192 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120026	MATHIS IAN M & JENNIFER L	7184 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120027	SPROULE ANTHONY X	7170 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721120028	HANSEN JEFFREY R & SARAH M	7162 HIDDEN VALLEY TRL S	1	\$5,313.60	\$5,313.60
802721210035	WASHENBERGER CHARLES L & REBECCA J	7288 HIDDEN VALLEY POND S	1	\$5,313.60	\$5,313.60
802721210036	JANICE M REDJUS TRS	7266 HIDDEN VALLEY POND S	1	\$5,313.60	\$5,313.60
802721210037	FRYER RICHARD D & DANITH A	7244 HIDDEN VALLEY POND S	1	\$5,313.60	\$5,313.60
802721210038	HELSETH ALISHA M & JOSHUA L	7182 HIDDEN VALLEY POND S	1	\$5,313.60	\$5,313.60
802721210039	VALENTINO KEVIN G & ANN SIEDL-VALENTINO	7140 HIDDEN VALLEY POND S	1	\$5,313.60	\$5,313.60
802721210040	RICE ADAM G & TRACIE M	7100 HIDDEN VALLEY POND S	1	\$5,313.60	\$5,313.60
802721210041	STEINKE JONATHAN K & AMY M	7135 HIDDEN VALLEY POND S	1	\$5,313.60	\$5,313.60
802721210042	CHA MAY S	7177 HIDDEN VALLEY POND S	1	\$5,313.60	\$5,313.60
802721210043	KNAFLA RONALD C	7239 HIDDEN VALLEY POND S	1	\$5,313.60	\$5,313.60
802721210044	VOGELE DUANE J & STACY A	7251 HIDDEN VALLEY POND S	1	\$5,313.60	\$5,313.60
802721210045	ANDERSON FORREST M & LINDA K MACKEY-ANDERSON	7293 HIDDEN VALLEY POND S	1	\$5,313.60	\$5,313.60
802721240041	HIDDEN VALLEY HOA	UNASSIGNED	0	\$5,313.60	\$0.00
802721240052	HIDDEN VALLEY HOA	UNASSIGNED	0	\$5,313.60	\$0.00
802721210003	CITY OF COTTAGE GROVE	UNASSIGNED	0	\$5,313.60	\$0.00
802721210004	CITY OF COTTAGE GROVE	UNASSIGNED	0	\$5,313.60	\$0.00
802721210017	HIDDEN VALLEY HOA	UNASSIGNED	0	\$5,313.60	\$0.00
802721210034	HIDDEN VALLEY HOA	UNASSIGNED	0	\$5,313.60	\$0.00
802721240006	HIDDEN VALLEY HOMEOWNERS ASSN	UNASSIGNED	0	\$5,313.60	\$0.00
802721240007	HIDDEN VALLEY HOMEOWNERS ASSN	UNASSIGNED	0	\$5,313.60	\$0.00
802721240008	CITY OF COTTAGE GROVE	UNASSIGNED	0	\$5,313.60	\$0.00
802721210046	HIDDEN VALLEY HOA	UNASSIGNED	0	\$5,313.60	\$0.00
802721130002	HIDDEN VALLEY HOMEOWNERS ASSN	UNASSIGNED	0	\$5,313.60	\$0.00
802721130003	HIDDEN VALLEY HOMEOWNERS ASSN	UNASSIGNED	0	\$5,313.60	\$0.00
802721130004	HIDDEN VALLEY HOMEOWNERS ASSN	UNASSIGNED	0	\$5,313.60	\$0.00
802721130005	HIDDEN VALLEY HOMEOWNERS ASSN	UNASSIGNED	0	\$5,313.60	\$0.00
802721130006	HIDDEN VALLEY HOMEOWNERS ASSN	UNASSIGNED	0	\$5,313.60	\$0.00
802721130007	HIDDEN VALLEY HOMEOWNERS ASSN	UNASSIGNED	0	\$5,313.60	\$0.00
802721120030	HIDDEN VALLEY HOMEOWNERS ASSN	UNASSIGNED	0	\$5,313.60	\$0.00
802721120043	HIDDEN VALLEY HOMEOWNERS ASSN	UNASSIGNED	0	\$5,313.60	\$0.00
802721120052	HIDDEN VALLEY HOMEOWNERS ASSN	UNASSIGNED	0	\$5,313.60	\$0.00
802721120067	CITY OF COTTAGE GROVE	UNASSIGNED	0	\$5,313.60	\$0.00
802721130057	HIDDEN VALLEY HOA	UNASSIGNED	0	\$5,313.60	\$0.00
802721130058	HIDDEN VALLEY HOA	UNASSIGNED	0	\$5,313.60	\$0.00

Assessment Roll Hidden Valley					
Parcel ID	Owner Name	Address	Units	\$/Unit	Total/Unit
802721130078	HIDDEN VALLEY HOMEOWNERS ASSN	UNASSIGNED	0	\$5,313.60	\$0.00
802721130092	HIDDEN VALLEY HOA	UNASSIGNED	0	\$5,313.60	\$0.00
802721120008	HIDDEN VALLEY HOA	UNASSIGNED	0	\$5,313.60	\$0.00
802721120009	HIDDEN VALLEY HOA	UNASSIGNED	0	\$5,313.60	\$0.00
802721120010	HIDDEN VALLEY HOA	UNASSIGNED	0	\$5,313.60	\$0.00
802721120011	CITY OF COTTAGE GROVE	UNASSIGNED	0	\$5,313.60	\$0.00
802721120029	HIDDEN VALLEY HOA	UNASSIGNED	0	\$5,313.60	\$0.00
			229		\$1,216,814.40



City Council Action Request

7.K.

Meeting Date 9/17/2025

Department Public Works

Agenda Category Action Item

Title Utility and Engineering Division Building Final Payment - City Contracts

Staff Recommendation 1) Adopt Resolution 2025-125, authorizing payment in the amount \$12,394.22 to Autumn Ridge Landscaping Inc. for the final payment for the Utility and Engineering Division Building Project. 2) Adopt Resolution 2025-127, authorizing payment in the amount \$22,476.36 to Ebert, Inc. dba Ebert Construction for the final payment for the Utility and Engineering Division Building Project. 3) Adopt Resolution 2025-128, authorizing payment in the amount \$3,818.55 to Ebert, Inc. dba Ebert Construction for the final payment for the Utility and Engineering Division Building Project. 4) Adopt Resolution 2025-129, authorizing payment in the amount \$38,748.00 to Fobbe Electric, Inc. for the final payment for the Utility and Engineering Division Building Project. 5) Adopt Resolution 2025-133, authorizing payment in the amount of \$8,570.77 to Jackson & Associates LLC for the final payment for the Utility and Engineering Division Building. 6) Adopt Resolution 2025-130 authorizing payment in the amount \$997.71 to MCI, Inc. dba Multiple Concept Interiors, Inc. for the final payment for the Utility and Engineering Division Building Project.. 7) Adopt Resolution 2025-131, authorizing payment in the amount \$949.80 to Spartan Steel Erectors, Inc. for the final payment for the Utility and Engineering Division Building Project.

Budget Implication \$87,955.41 - Water & Sewer Utility Funds and Bonds

Attachments

1.	Memo
2.	AUTUMN RIDGE RESOLUTION
3.	Autumn Ridge - Final Pay App & Supporting Documents
4.	EBERT RESOLUTION 127
5.	Ebert Contract 1 - Final Pay App & Supporting Documents
6.	EBERT 2 RESOLUTION
7.	Ebert Contract 2 - Final Pay App & Supporting Documents

8.	FOBBE RESOLUTION
9.	Fobbe - Final Pay App & Supporting Documents
10.	JACKSON&ASSOCIATES RESOLUTION
11.	Jackson&Associates - Final Pay App & Supporting Documents
12.	MCI RESOLUTION
13.	MCI - Final Pay App & Supporting Documents
14.	SPARTAN STEEL RESOLUTION
15.	Spartan Steel - Final Pay App & Supporting Documents



August 27, 2025

Ryan Burfeind, PE
Public Works Director
City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

Re: CM Agency Contract Summary Letter
City of Cottage Grove Utility & Engineering Building
10795 Ideal Avenue South
Cottage Grove, Minnesota

Dear Mr. Burfeind,

We respectfully present the following summary of CM Agency Contracts through project completion for the Cottage Grove City Council meeting on September 3, 2025:

Work Scope	CMA Contractor	Original Contract Amount	Final Contract Amount
05B	Spartan Steel Erectors, Inc.	\$88,600.00	\$94,980.00
06A	Ebert, Inc. dba Ebert Construction	\$412,200.00	\$445,612.94
07H	Jackson & Associates LLC	\$562,427.00	\$560,077.00
09D	MCI, Inc. dba Multiple Concept Interiors, Inc.	\$95,455.00	\$99,770.50
26A	Fobbe Electric, Inc.	\$933,250.00	\$1,004,514.23
32B	Ebert, Inc. dba Ebert Construction	\$146,000.00	\$128,928.80
32F	Autumn Ridge Landscaping, Inc.	\$249,480.00	\$254,021.41

The work from these contractors is complete and we recommend the approval of the final payments for each contractor. The final costs for each contractor are shown in the table above. Attached are the final pay requests along with the required IC-134 forms, lien waivers and Consent of Surety to Final Payment.

The total of the seven contracts as bid, is \$2,487,412.00. The final cost for these contracts is \$2,587,904.88. The additional costs, \$100,492.88, which were previously approved by the Council through change orders, are within the project budgeted contingencies. The overages are due to various additional, necessary, miscellaneous items addressed during construction.

We have reviewed the work of these contractors with city staff and have found it to be acceptable. The work will be reviewed again within the contracts warranty period and any issues will be addressed under the project warranty with the contractor(s).

Sincerely,

Kraus-Anderson Construction



Ben Albrecht
Assistant Project Manager
Kraus-Anderson Construction

cc: Lee Mann, Stantec
Dan Kjellberg, Kraus-Anderson Construction
Rachel Struckman, Kraus-Anderson Construction

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2025-125

**RESOLUTION APPROVING THE FINAL PAYMENT IN THE
AMOUNT OF \$12,394.22 TO AUTUMN RIDGE LANDSCAPING, INC. FOR THE
UTILITY AND ENGINEERING DIVISION BUILDING PROJECT**

WHEREAS, the Public Works Director has certified that work has been satisfactorily completed; and

WHEREAS, the original total contract amount for Autumn Ridge Landscaping, Inc. was \$249,480. The final construction cost was \$254,021.41, which is \$4,541.41 greater than the contract amount. The increased construction cost was approved by the Council through change orders, and is within the project budgeted contingencies; and

WHEREAS, the project has been satisfactorily completed in accordance with the contract plans and specifications.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that \$12,394.22 is paid to Autumn Ridge Landscaping, Inc. for the final payment for the Utility and Engineering Division Building Project.

Passed this 17th day of September, 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

TO OWNER:

City of Cottage Grove
12800 Ravine Parkway S
Cottage Grove, MN
55016-3195

PROJECT:

City of Cottage Grove
New Utility& Engineering Bldg

CONSTRUCTION

MANAGER:

Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

APPLICATION NO:

4

APPLICATION DATE:

7/15/2025

PERIOD TO:

7/15/2025

CONTRACT FOR:

Landscaping

CONTRACT DATE:

1/9/2024

Distribution to:

☐ OWNER
☐ CONSTRUCTION MANAGER
☐ ARCHITECT
☐ CONTRACTOR
☐ FIELD

FROM CONTRACTOR:

Autumn Ridge Landscaping, Inc.
8940 Greenfield Road
Loretto, MN 55357

VIA ARCHITECT:

PROJECT NOS:

WS 32-F

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM

\$ 249,480.00

2. NET CHANGE BY CHANGE ORDERS

\$ 4,541.41

3. CONTRACT SUM TO DATE (Line 1 ± 2)

\$ 254,021.41

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)

\$ 254,021.41

5. RETAINAGE:

a. 5 % of Completed Work
(Column D + E on G703)

b. 0 % of Stored Material
(Column F on G703)

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ -

6. TOTAL EARNED LESS RETAINAGE
(Line 4 Less Line 5 Total)

\$ 254,021.41

7. LESS PREVIOUS CERTIFICATES FOR
PAYMENT (Line 6 from prior Certificate)

\$ 241,627.19

8. CURRENT PAYMENT DUE

\$ MG 12,394.22

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 minus Line 6)

\$ -

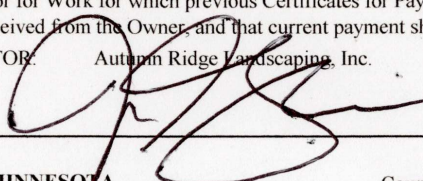
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 6,306.41	
Total approved this Month		\$ 1,765.00
TOTALS	\$ 6,306.41	\$ 1,765.00
NET CHANGES by Change Order	\$	4,541.41

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

Autumn Ridge Landscaping, Inc.

By:



Date: 7-15-2025

State of:

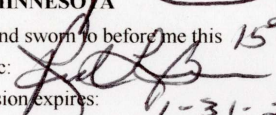
MINNESOTA

County of:

HENNEPIN

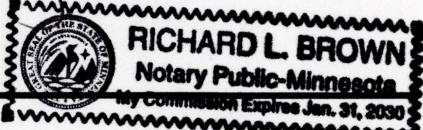
Subscribed and sworn to before me this 15th day of July, 2025

Notary Public:



My Commission expires:

1-31-2030



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

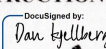
\$ 12,394.22

MG

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

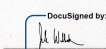
By:



Date: 8/29/2025 | 6:19 AM CDT

ARCHITECT: (NOTE: If Multiple Prime contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By:



Date: 9/3/2025 | 1:32 PM CDT

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · ©1992

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

APPLICATION NO: 4
APPLICATION DATE: 7/15/2025
PERIOD TO: 7/15/2025
PROJECT NOS:

APPLICATION NO: 4
APPLICATION DATE: 7/15/2025
PERIOD TO: 7/15/2025
PROJECT NOS:

Page 1



AIA Document G706™ – 1994

Contractor's Affidavit of Payment of Debts and Claims

PROJECT: (Name and address) **City of Cottage Grove Utility Bldg**
10875 Ideal Ave. South
Cottage Grove, MN 55016

ARCHITECT'S PROJECT NUMBER: **249480**

CONTRACT FOR: **Landscaping**

TO OWNER: (Name and address) **City of Cottage Grove**
12800 Ravine Pkwy South
Cottage Grove, MN 55016

CONTRACT DATED: **01/8/2024**

OWNER ☐

ARCHITECT ☐

CONTRACTOR ☐

SURETY ☐

OTHER ☐

STATE OF: **Minnesota**

COUNTY OF: **Hennepin**

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

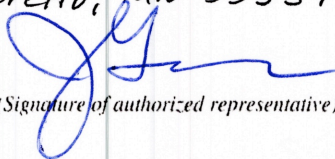
- Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose.

Indicate Attachment ☒ Yes ☐ No

The following supporting documents should be attached hereto if required by the Owner:

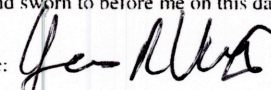
- Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
- Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.
- Contractor's Affidavit of Release of Liens (AIA Document G706A).

CONTRACTOR: (Name and address)
Autumn Ridge Landscaping, Inc.
8940 Greenfield Road
Loretto, MN 55357

BY: 
 (Signature of authorized representative)

(Printed name and title)
Joe Grygelko - President

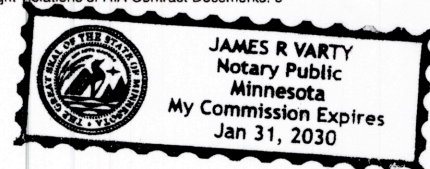
Subscribed and sworn to before me on this date:

Notary Public: 

My Commission Expires: **1-31-2030**

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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**AIA**[®]**Document G706A™ – 1994****Contractor's Affidavit of Release of Liens**

PROJECT: (Name and address) City of Cottage Grove Utility Bldg 10875 Ideal Avenue South Cottage Grove, MN 55016	ARCHITECT'S PROJECT NUMBER: 249480	OWNER: ☐
TO OWNER: (Name and address) City of Cottage Grove 12800 Ravine Pkwy So. Cottage Grove, MN 55016	CONTRACT FOR: General Construction - Landscaping CONTRACT DATED: 01/08/2024	ARCHITECT: ☐
		CONTRACTOR: ☐
		SURETY: ☐
		OTHER: ☐

STATE OF: Minnesota
COUNTY OF: Hennepin

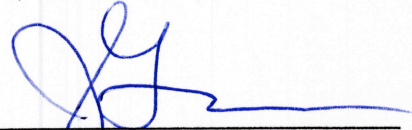
The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

EXCEPTIONS:**SUPPORTING DOCUMENTS ATTACHED HERETO:**

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

CONTRACTOR: (Name and address)

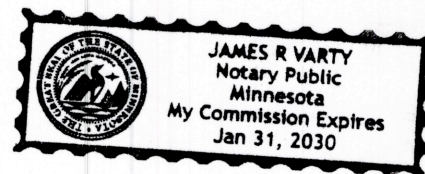
BY:


(Signature of authorized representative)
Joe Grugelko - President
(Printed name and title)

Subscribed and sworn to before me on this date:

Notary Public:

My Commission Expires: 1-31-2030



CONSENT OF SURETY TO FINAL PAYMENT

AIA Document G707

(Instructions on reverse side)

Bond No. 190049685

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
SURETY ☐
OTHER ☐

TO OWNER:

(Name and address)

City of Cottage Grove
12800 Ravine Parkway So.
Cottage Grove, MN 55016

PROJECT:

(Name and address)

City of Cottage Grove - New Utility and Engineering Building, Cottage Grove, MN -
Work Scope 32-F: Irrigation and Landscape

ARCHITECT'S PROJECT NO.:

CONTRACT FOR:

CONTRACT DATED: January 08, 2024

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Liberty Mutual Insurance Company
175 Berkeley Street
Boston, MA 02116

, SURETY,

on bond of

(Insert name and address of Contractor)

Autumn Ridge Landscaping, Inc.
8940 Greenfield Road
Loretto, MN 55357

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of
any of its obligations to

(Insert name and address of Owner)

City of Cottage Grove
12800 Ravine Parkway So.
Cottage Grove, MN 55016

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: **March 04, 2025**

(Insert in writing the month followed by the numeric date and year)

Liberty Mutual Insurance Company

(Surety)

(Signature of authorized representative)

Nicole M. Coty

(Printed name and title)

Attorney-in-fact



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INGTON, D.C. 20005-5292 • **WARNING: Unlicensed photocopying violates U.S. copy-
right laws and will subject the violator to legal prosecution.**

G707—1994



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8212841 - 976197**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Drew Boehne, Erin Pohlman, Jackie Riley, Jessica A. Olson, Litton E. S. Field, Jr., Nicole M. Coty, Sierra McQuoid

all of the city of Mendota Heights state of MN each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 10th day of December, 2024.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY SS

On this 10th day of December, 2024 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 4th day of March, 2025.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary



Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-093-716-448
Submitted Date and Time:	21-Jul-2025 7:50:03 AM
Legal Name:	AUTUMN RIDGE LANDSCAPING, INC.
Federal Employer ID:	45-4979133
User Who Submitted:	autumn999
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	391983104
Minnesota ID:	2548169
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	9998
Project Begin Date:	01-Nov-2024
Project End Date:	15-Jul-2025
Project Location:	10875 IDEAL AVENUE SOUTH, COTTAGE GROVE, MN 55016
Project Amount:	\$254,021.41
Subcontractors:	No Subcontractors

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. Central Time.

Please [print this page](#) for your records using the print or save functionality built into your browser.

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2025-127

**RESOLUTION APPROVING THE FINAL PAYMENT IN THE
AMOUNT OF \$22,476.36 TO EBERT, INC. DBA EBERT CONSTRUCTION FOR THE
UTILITY AND ENGINEERING DIVISION BUILDING PROJECT**

WHEREAS, the Public Works Director has certified that work has been satisfactorily completed; and

WHEREAS, the original total contract amount for Ebert, Inc. dba Ebert Construction was \$412,200. The final construction cost was \$445,612.94, which is \$33,412.94 greater than the contract amount. The increased construction cost was approved by the Council through change orders, and is within the project budgeted contingencies; and

WHEREAS, the project has been satisfactorily completed in accordance with the contract plans and specifications.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that \$22,476.36 is paid to Ebert Inc. dba Ebert Construction for the final payment for the Utility and Engineering Division Building Project.

Passed this 17th day of September, 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk



Document G732™ – 2019

Application and Certificate for Payment, Construction Manager as Adviser Edition

TO OWNER:	City of Cottage Grove 12800 Ravine Parkway S Cottage Grove, MN 55016-3195	PROJECT:	City of Cottage G-Util-6A Carp 10875 Ideal Ave S Cottage Grove, MN 55016	APPLICATION NO: 14 INVOICE # 21637302	DISTRIBUTION TO:
FROM CONTRACTOR:	Ebert Companies 23350 County Road 10 Corcoran, MN 55357	VIA CONSTRUCTION MANAGER:		PERIOD TO:	OWNER ☐
CONTRACT FOR:		VIA ARCHITECT:	Wold Architects & Engineers	CONTRACT DATE: 66055 / / PROJECT NOS:	CONSTRUCTION MANAGER ☐
				WS 06-A	ARCHITECT ☐
					CONTRACTOR ☐
					FIELD ☐
					OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM.....	\$	412,200.00
2. NET CHANGES IN THE WORK.....	\$	33,412.94
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	445,612.94
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$	445,612.94
5. RETAINAGE:		
a. _____ % of Completed Work (Column D + E on G703)	\$	
b. _____ % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b, or Total in Column I on G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$	445,612.94
(Line 4 minus Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....		423,136.58
(Line 6 from prior Certificate)		
8. CURRENT PAYMENT DUE.....	\$	MG 22,476.36
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 minus Line 6)	\$	0.00

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this month, including Construction Change Directives	\$	\$
TOTALS	\$	\$
NET CHANGES IN THE WORK	\$	

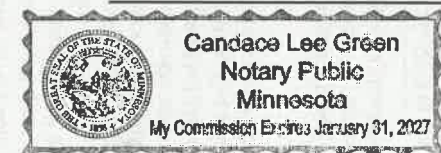
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Ebert Companies

By: [Signature]
State of: Minnesota
County of: Hennepin

Subscribed and sworn to before me this 21st day of May 2021
Notary Public: [Signature]
My Commission expires: 1-31-2027

Date: 05/21/2021



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ **22,476.36 MG**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT: (NOTE: If multiple Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 14
APPLICATION DATE: 5/21/2025
PERIOD TO: 66055
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C – G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
01	Bond	3,104.00	3,104.00			3,104.00	100.00		
02	General Conditions	33,603.00	33,603.00			33,603.00	100.00		
03	Allowance	5,000.00	5,000.00			5,000.00	100.00		
04	Rough Carpentry - Labor	73,891.00	73,891.00			73,891.00	100.00		
05	Rough Carpentry - Material	10,500.00	10,500.00			10,500.00	100.00		
06	Display Boards - Materials	860.00	860.00			860.00	100.00		
07	Signage	5,342.00	5,342.00			5,342.00	100.00		
08	Corner Protection	2,900.00	2,900.00			2,900.00	100.00		
09	Bath Accs	2,440.00	2,440.00			2,440.00	100.00		
10	Fire Extinguishers	3,000.00	3,000.00			3,000.00	100.00		
11	Specialty Lockers	49,553.00	49,553.00			49,553.00	100.00		
12	Plastic Lockers - Labor	4,000.00	4,000.00			4,000.00	100.00		
13	Plastic Lockers - Material	6,979.00	6,979.00			6,979.00	100.00		
14	Flagpole	4,053.00	4,053.00			4,053.00	100.00		
15	Window Shades	6,936.00	6,936.00			6,936.00	100.00		
16	Casework	174,557.00	174,557.00			174,557.00	100.00		
17	Crane	25,482.00	25,482.00			25,482.00	100.00		
18	Change Order 1	312.71	312.71			312.71	100.00		
19	Change Order 2	29,828.40	29,828.40			29,828.40	100.00		
20	Change Order 3	3,065.83	3,065.83			3,065.83	100.00		
21	Change Order 4	206.00		206.00		206.00	100.00		
	GRAND TOTAL	445,612.94	445,406.94	206.00		445,612.94	100.00		

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.



AIA

Document G706® – 1994

Contractor's Affidavit of Payment of Debts and Claims

PROJECT: *(Name and address)*
City of Cottage Grove – New
Utility and Engineering Building
10875 Ideal Avenue South
Cottage Grove, MN 55016

TO OWNER: *(Name and address)*
City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

ARCHITECT'S PROJECT NUMBER:
232010

CONTRACT FOR: Work Scope 06-A:
Carpentry

CONTRACT DATED: January 8, 2024

OWNER: ☒
ARCHITECT: ☒
CONTRACTOR: ☒
SURETY: ☐
OTHER: ☐

STATE OF: Minnesota
COUNTY OF: Hennepin

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose

Indicate Attachment ☐ Yes ☒ No

CONTRACTOR: *(Name and address)*
Ebert, Inc. dba Ebert Companies
23350 County Road 10
Corcoran, MN 55357

BY:

(Signature of authorized representative)

Markus Ebert - VP/Gen

(Printed name and title)

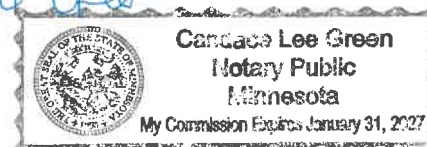
The following supporting documents should be attached hereto if required by the Owner:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.
3. Contractor's Affidavit of Release of Liens (AIA Document G706A).

Subscribed and sworn to before me on this date: 5.27.25

Notary Public:
My Commission Expires:

1-31-2027



AIA Document G706A – 1994

Contractor's Affidavit of Release of Liens

PROJECT: <i>(Name and address)</i> City of Cottage Grove – New Utility and Engineering Building 10875 Ideal Avenue South Cottage Grove, MN 55016 TO OWNER: <i>(Name and address)</i> City of Cottage Grove 12800 Ravine Parkway South Cottage Grove, MN 55016	ARCHITECT'S PROJECT NUMBER: 232010 CONTRACT FOR: Work Scope 06-A: Carpentry CONTRACT DATED: January 8, 2024	OWNER: ☒ ARCHITECT: ☒ CONTRACTOR: ☒ SURETY: ☐ OTHER: ☐
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STATE OF: Minnesota
COUNTY OF: Ramsey

The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

CONTRACTOR: *(Name and address)*
Ebert, Inc. dba Ebert Companies
23350 County Road 10
Corcoran, MN 55357

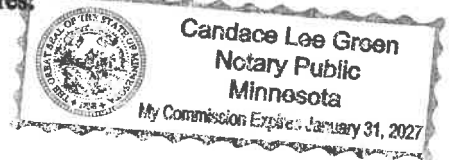
BY:


(Signature of authorized representative)

Mark Ebert - VP/Sec
(Printed name and title)

Subscribed and sworn to before me on this date: 5-27-25

Notary Public: Candace Green
My Commission Expires: 1-31-2027



MERCHANTS
BONDING COMPANY™

MERCHANTS BONDING COMPANY (MUTUAL) P.O. BOX 14498, DES MOINES, IOWA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

**CONSENT OF SURETY
TO FINAL PAYMENT**

OWNER
ARCHITECT
CONTRACTOR
SURETY
OTHER

Bond No. **100100693**

TO OWNER:

**City of Cottage Grove
12800 Ravine Pkwy S
Cottage Grove, MN 55016**

ARCHITECT'S PROJECT NO.:

**CONTRACT FOR:
6A Carpentry**

PROJECT:

Cottage Grove New Utility & Engineering Building - 6A Carpentry

CONTRACT DATED: **1/8/2024**

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

**Merchants Bonding Company (Mutual)
P.O. Box 14498
Des Moines, Iowa 50306-3498**

, SURETY,

on bond of

(Insert name and address of Contractor)

**Ebert, Inc. dba Ebert Companies
23350 County Road 10
Corcoran, MN 55357**

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not
relieve the Surety of any of its obligations to

(Insert name and address of Owner)

**City of Cottage Grove
12800 Ravine Pkwy S
Cottage Grove, MN 55016**

, OWNER,

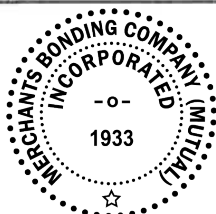
as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: **05/29/2025**

(Insert in writing the month followed by the numeric date and year.)

Attest:

(Seal):



Merchants Bonding Company (Mutual)

(Surety)

(Signature of authorized representative)

Chase Stoneback

(Printed name and title)

Attorney-In-Fact

Printed in cooperation with American Institute of Architects (AIA). The
language in this document conforms exactly to the language used in
AIA Document G707-1994 Consent Of Surety to Final Payment.

MERCHANTS
BONDING COMPANYTM
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Aileen Geving; Chase Stoneback; Christine Scott; Christopher James; Christopher K Hovden; Danielle Hernandez; Dee Ann Briegel; Gregg K Boomgard; James Erickson; Janet L Roth; John C Klein; Jonathan Lucas; Karla Deutsch Hunt; Kerri Hatton-Rudnik; Kim Neary; Kristin B Schiferl; Larry Sumbs; Lynn M Dvergsten; Rita Carlson; Stephen M Klein; Stewart Yoo

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 11th day of December, 2024.



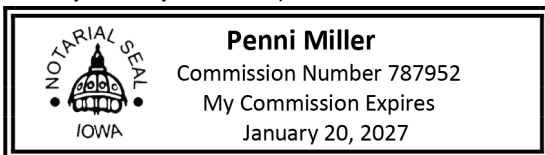
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 11th day of December, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

Penni Miller
Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 29th day of May, 2025.



Elisabeth Sandersfeld
Secretary



Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-495-288-800
Submitted Date and Time:	10-Jun-2025 10:53:08 AM
Legal Name:	EBERT INC
Federal Employer ID:	41-0989350
User Who Submitted:	ebertmntax
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1796878336
Minnesota ID:	6225159
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	66055
Project Begin Date:	01-Aug-2024
Project End Date:	04-Mar-2025
Project Location:	10875 IDEAL AVE S; COTTAGE GROVE, MN 55016
Project Amount:	\$445,612.94

Subcontractor Summary

Name	ID	Affidavit Number
CARCIOFINI COMPANY	5821025	513093632
COSNEY CORP	4582777	1572745216
NICHE VISUAL	1065922	98447360
MID AMERICA	6921995	1549414400
WARREN DRAPERY	1910606	201666560
TOTAL TOOL SUPPLY	5035678	1004875776

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. Central Time.

Please [print this page](#) for your records using the print or save functionality built into your browser.

From: [MN Revenue e-Services](#)
To: [Julie Pederson](#)
Subject: Your Recent Contractor Affidavit Request
Date: Tuesday, June 10, 2025 10:19:35 AM

This email is an automated notification and is unable to receive replies.

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-370-620-384
Submitted Date and Time:	10-Jun-2025 10:18:56 AM
Legal Name:	CARCIOFINI COMPANY
Federal Employer ID:	41-2027823
User Who Submitted:	julie.pederson@carciofini.com
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	513093632
Minnesota ID:	5821025
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	66055
Project Begin Date:	30-Oct-2024
Project End Date:	05-Jan-2025
Project Location:	10875 IDEAL AVE S., COTTAGE GROVE, MN 55016
Project Amount:	\$2,650.00
Subcontractors:	No Subcontractors

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. Central Time.

How to View and Print this Request

You can see copies of your requests by going into your History.

This message and any attachments are solely for the intended recipient and may contain nonpublic / private data. If you are not the intended recipient, any disclosure, copying, use, or distribution of the information included in this message and any attachments is prohibited. If you have received this communication in error, please notify us and immediately and permanently delete this message and any attachments. Thank you.

From: MN Revenue e-Services <eservices.mdor@state.mn.us>
Sent: Thursday, March 20, 2025 8:41 AM
To: dawn Zeug
Subject: Your Recent Contractor Affidavit Request

This email is an automated notification and is unable to receive replies.

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-684-970-208
Submitted Date and Time:	20-Mar-2025 8:40:35 AM
Legal Name:	COSNEY CORP
Federal Employer ID:	41-1955514
User Who Submitted:	dawn@4582777
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1572745216
Minnesota ID:	4582777
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	COSNEY#2194
Project Begin Date:	01-Mar-2024
Project End Date:	20-Mar-2025
Project Location:	COTTAGE GROVE NEW UTILITY BLDG
Project Amount:	\$207,462.00

Subcontractor Summary

Name	ID	Affidavit Number
KEYSTONE CONTRACTING INC	6873690	2041851904

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. Central Time.

How to View and Print this Request

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-708-063-456
Submitted Date and Time:	19-Mar-2025 6:02:02 PM
Legal Name:	KEYSTONE CONTRACTING INC
Federal Employer ID:	20-0467337
User Who Submitted:	keystone
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	2041851904
Minnesota ID:	6873690
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	PO#2194
Project Begin Date:	22-Oct-2024
Project End Date:	12-Feb-2025
Project Location:	COTTAGE GROVE UTILITY & ENGINEERING BLDG 1875 IDEAL AVE S COTTAGE GROVE , MN 55016
Project Amount:	\$31,580.00
Subcontractors:	No Subcontractors

Important Messages

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Contact Us

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-618-946-272
Submitted Date and Time:	27-May-2025 1:58:18 PM
Legal Name:	NICHE VISUAL LLC
Federal Employer ID:	33-3985928
User Who Submitted:	nichevisual1
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	98447360
Minnesota ID:	1065922
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	66055
Project Begin Date:	24-Jan-2024
Project End Date:	19-Dec-2024
Project Location:	10875 IDEAL AVENUE SOUTH COTTAGE GROVE, MN 55016
Project Amount:	\$5,341.85
Subcontractors:	No Subcontractors

Important Messages

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Contact Us

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	2-058-338-016
Submitted Date and Time:	6-Jun-2025 2:56:40 PM
Legal Name:	MID AMERICA BUS SYS EQUIPMENT INC
Federal Employer ID:	41-1274962
User Who Submitted:	JROTTER
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1549414400
Minnesota ID:	6921995
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	66055
Project Begin Date:	15-Feb-2024
Project End Date:	18-Mar-2025
Project Location:	10875 IDEAL AVENUE S; COTTAGE GROVE, MN 55016
Project Amount:	\$52,038.18
Subcontractors:	No Subcontractors

Important Messages

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Contact Us

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Candace Green

From: Warren Drapery Company <warrendraperycompany@yahoo.com>
Sent: Thursday, June 5, 2025 4:08 PM
To: Candace Green
Cc: warren@businesswindowcoverings.com
Subject: Fw: Your Recent Contractor Affidavit Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Candace

Here is the IC134 for Cottage Grove Utility, closeouts will be sent by Warren (included on this email)

Kristin Mann

Warren Drapery Company

2905 E. Hennepin Ave

Minneapolis, MN 55413

612-877-3200 x 103

fax 612-877-3204

kristin@warrendrapery.com

www.warrendrapery.com

----- Forwarded Message -----

From: MN Revenue e-Services <eservices.mdor@state.mn.us>

To: "kristin@warrendrapery.com" <kristin@warrendrapery.com>

Sent: Thursday, June 5, 2025 at 04:06:27 PM CDT

Subject: Your Recent Contractor Affidavit Request

This email is an automated notification and is unable to receive replies.

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number: 1-782-578-912

Submitted Date and Time: 5-Jun-2025 4:06:08 PM

Legal Name: WARREN DRAPERY COMPANY, LLC

Federal Employer ID: 27-4379561

User Who Submitted: warrendrapery

Type of Request Submitted: Contractor Affidavit

Affidavit Summary

Affidavit Number: 201666560

Minnesota ID: 1910606
Project Owner: CITY OF COTTAGE GROVE
Project Number: 66055
Project Begin Date: 11-Jan-2025
Project End Date: 11-Jan-2025
Project Location: COTTAGE GROVE
Project Amount: \$6,936.00
Subcontractors: No Subcontractors

Important Messages

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Contact Us

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-236-786-912
Submitted Date and Time:	28-May-2025 8:10:19 AM
Legal Name:	TOTAL TOOL SUPPLY INC
Federal Employer ID:	41-1292260
User Who Submitted:	TOTALTOOLSUPPLYINC
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1004875776
Minnesota ID:	5035678
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	66055
Project Begin Date:	23-Dec-2024
Project End Date:	24-Dec-2024
Project Location:	10875 IDEAL AVE S IN COTTAGE GROVE MN
Project Amount:	\$23,781.86
Subcontractors:	No Subcontractors

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

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Please [print this page](#) for your records using the print or save functionality built into your browser.

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2025-128

**RESOLUTION APPROVING THE FINAL PAYMENT IN THE
AMOUNT OF \$3,818.55 TO EBERT INC. DBA EBERT CONSTRUCTION FOR THE
UTILITY AND ENGINEERING DIVISION BUILDING PROJECT**

WHEREAS, the Public Works Director has certified that work has been satisfactorily completed; and

WHEREAS, the original total contract amount for Ebert, Inc. dba Ebert Construction was \$146,000. The final construction cost was \$128,928.80, which is \$17,071.20 less than the contract amount. The reduced construction cost was due to scope of work reductions and associated credits back to the City; and

WHEREAS, the project has been satisfactorily completed in accordance with the contract plans and specifications.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, \$3,818.55 is paid to Ebert Inc. dba Ebert Construction for the final payment for the Utility and Engineering Division Building Project.

Passed this 17th day of September, 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk



Document G732™ – 2019

Application and Certificate for Payment, Construction Manager as Adviser Edition

TO OWNER:	City of Cottage Grove 12800 Ravine Parkway S Cottage Grove, MN 55016-3195	PROJECT:	City of Cottage G-Util-32B Con 10875 Ideal Ave S Cottage Grove, MN 55016	APPLICATION NO:	7 6	DISTRIBUTION TO:	OWNER ☐
FROM		VIA CONSTRUCTION		INVOICE #	21637078	CONSTRUCTION MANAGER	☐
CONTRACTOR:	Ebert Companies 23350 County Road 10	MANAGER:		PERIOD TO:	04/30/2025	ARCHITECT	☐
CONTRACT FOR:	Corcoran, MN 55357	VIA ARCHITECT:	Wold Architects & Engineers	CONTRACT DATE:		CONTRACTOR	☐
				PROJECT NOS:	66056 / /	FIELD	☐
				WS 32-B		OTHER	☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM.....	\$	146,000.00
2. NET CHANGES IN THE WORK.....	\$	-17,071.20
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	128,928.80
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$	128,928.80
5. RETAINAGE:		
a. _____ % of Completed Work (Column D + E on G703)	\$	
b. _____ % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b, or Total in Column I on G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$	128,928.80
(Line 4 minus Line 5 Total)		MG 125,110.25
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....		177,487.36
(Line 6 from prior Certificate)		MG 3,818.55
8. CURRENT PAYMENT DUE.....	\$	6,446.44
9. BALANCE TO FINISH, INCLUDING RETAINAGE		
(Line 3 minus Line 6)	\$	0.00

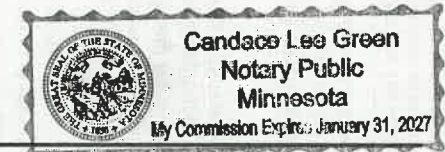
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Ebert Companies

By:
State of: Minnesota
County of: Hennepin

Date: 4.17.2025

Subscribed and sworn to before
me this 17th day of April 25
Notary Public: Candace Lee Green
My Commission expires: 1-31-2027



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$3,818.55 **MG**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT: (NOTE: If multiple Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this month, including Construction Change Directives	\$	\$
TOTALS	\$	\$
NET CHANGES IN THE WORK	\$	

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 6
APPLICATION DATE: 1/24/2025
PERIOD TO:
ARCHITECT'S PROJECT NO:

A	B	C	D		E	F	G		66056 H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C – G)	RETAINAGE (If variable rate)	
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD						
01	General Conditions	15,175.00	14,435.00	740.00		15,175.00	100.00			
02	Bond and Insurance	1,100.00	1,100.00			1,100.00	100.00			
03	Project Allowance	5,000.00		3,024.00		3,024.00	60.48	1,976.00		
04	Curb & Gutter - Labor	50,000.00	50,000.00	5,000.00		50,000.00	100.00	0.00		
05	Curb & Gutter - Material	24,860.00	24,860.00			24,860.00	100.00			
06	Exterior Concrete - Labor	27,140.00	22,550.00	4,590.00		27,140.00	100.00			
07	Exterior Concrete - Material	22,725.00	18,750.00	3,975.00		22,725.00	100.00			
08	Change Order 1	-15,095.20		-15,095.20		-15,095.20	100.00			
	Change Order 2	-1,976.00		-1,976.00		-1,976.00	100.00			
		128,928.80 MG				MG	100.00	MG 0.00		
	GRAND TOTAL	130,904.80	131,695.00	-2,766.20		128,928.80	98.49	1,976.00	6,584.75	

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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AIA

Document G706® – 1994

Contractor's Affidavit of Payment of Debts and Claims

PROJECT: (Name and address)

City of Cottage Grove – New
Utility and Engineering Building
10875 Ideal Avenue South
Cottage Grove, MN 55016

TO OWNER: (Name and address)

City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

ARCHITECT'S PROJECT NUMBER:

232010

CONTRACT FOR: Work Scope 06-A:

Carpentry

CONTRACT DATED: January 8, 2024**OWNER:** ☒**ARCHITECT:** ☒**CONTRACTOR:** ☒**SURETY:** ☐**OTHER:** ☐**STATE OF:** Minnesota**COUNTY OF:** Hennepin

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

EXCEPTIONS:**SUPPORTING DOCUMENTS ATTACHED HERETO:**

1. Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose

Indicate Attachment ☐ Yes ☒ No

CONTRACTOR: (Name and address)

Ebert, Inc. dba Ebert Companies
23350 County Road 10
Corcoran, MN 55357

BY:


(Signature of authorized representative)

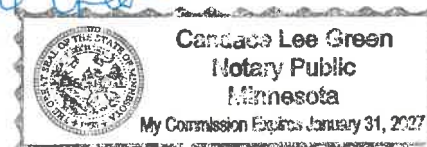
Markus Ebert - VP/Gen
(Printed name and title)

The following supporting documents should be attached hereto if required by the Owner:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.
3. Contractor's Affidavit of Release of Liens (AIA Document G706A).

Subscribed and sworn to before me on this date: 5.27.25

Notary Public: Candace Lee Green
My Commission Expires: 1-31-2027



AIA Document G706A – 1994

Contractor's Affidavit of Release of Liens

PROJECT: <i>(Name and address)</i> City of Cottage Grove – New Utility and Engineering Building 10875 Ideal Avenue South Cottage Grove, MN 55016 TO OWNER: <i>(Name and address)</i> City of Cottage Grove 12800 Ravine Parkway South Cottage Grove, MN 55016	ARCHITECT'S PROJECT NUMBER: 232010 CONTRACT FOR: Work Scope 06-A: Carpentry CONTRACT DATED: January 8, 2024	OWNER: ☒ ARCHITECT: ☒ CONTRACTOR: ☒ SURETY: ☐ OTHER: ☐
---	--	---

STATE OF: Minnesota
COUNTY OF: Ramsey

The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

CONTRACTOR: *(Name and address)*
Ebert, Inc. dba Ebert Companies
23350 County Road 10
Corcoran, MN 55357

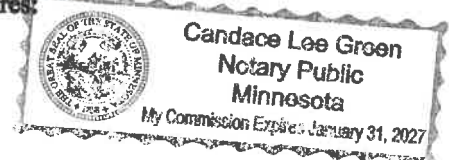
BY:


(Signature of authorized representative)

Mark Ebert - VP/Sec
(Printed name and title)

Subscribed and sworn to before me on this date: 5-27-25

Notary Public: Candace Green
My Commission Expires: 1-31-2027



MERCHANTS
BONDING COMPANY™

MERCHANTS BONDING COMPANY (MUTUAL) P.O. BOX 14498, DES MOINES, IOWA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

**CONSENT OF SURETY
TO FINAL PAYMENT**

OWNER
ARCHITECT
CONTRACTOR
SURETY
OTHER

Bond No. **100100693**

TO OWNER:

**City of Cottage Grove
12800 Ravine Pkwy S
Cottage Grove, MN 55016**

ARCHITECT'S PROJECT NO.:

**CONTRACT FOR:
6A Carpentry**

PROJECT:

Cottage Grove New Utility & Engineering Building - 6A Carpentry

CONTRACT DATED: **1/8/2024**

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

**Merchants Bonding Company (Mutual)
P.O. Box 14498
Des Moines, Iowa 50306-3498**

, SURETY,

on bond of

(Insert name and address of Contractor)

**Ebert, Inc. dba Ebert Companies
23350 County Road 10
Corcoran, MN 55357**

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not
relieve the Surety of any of its obligations to

(Insert name and address of Owner)

**City of Cottage Grove
12800 Ravine Pkwy S
Cottage Grove, MN 55016**

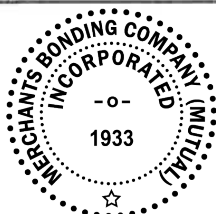
, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: **05/29/2025**
(Insert in writing the month followed by the numeric date and year.)

Attest:

(Seal):



Merchants Bonding Company (Mutual)

(Surety)

(Signature of authorized representative)

Chase Stoneback

(Printed name and title)

Attorney-In-Fact

Printed in cooperation with American Institute of Architects (AIA). The
language in this document conforms exactly to the language used in
AIA Document G707-1994 Consent Of Surety to Final Payment.

MERCHANTS
BONDING COMPANYTM
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Aileen Geving; Chase Stoneback; Christine Scott; Christopher James; Christopher K Hovden; Danielle Hernandez; Dee Ann Briegel; Gregg K Boomgard; James Erickson; Janet L Roth; John C Klein; Jonathan Lucas; Karla Deutsch Hunt; Kerri Hatton-Rudnik; Kim Neary; Kristin B Schiferl; Larry Sumbs; Lynn M Dvergsten; Rita Carlson; Stephen M Klein; Stewart Yoo

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 11th day of December, 2024.



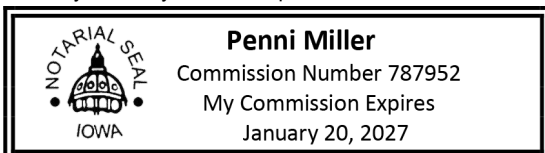
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 11th day of December, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

Penni Miller
Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 29th day of May, 2025.



Elisabeth Sandersfeld
Secretary



Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-495-288-800
Submitted Date and Time:	10-Jun-2025 10:53:08 AM
Legal Name:	EBERT INC
Federal Employer ID:	41-0989350
User Who Submitted:	ebertmntax
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1796878336
Minnesota ID:	6225159
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	66055
Project Begin Date:	01-Aug-2024
Project End Date:	04-Mar-2025
Project Location:	10875 IDEAL AVE S; COTTAGE GROVE, MN 55016
Project Amount:	\$445,612.94

Subcontractor Summary

Name	ID	Affidavit Number
CARCIOFINI COMPANY	5821025	513093632
COSNEY CORP	4582777	1572745216
NICHE VISUAL	1065922	98447360
MID AMERICA	6921995	1549414400
WARREN DRAPERY	1910606	201666560
TOTAL TOOL SUPPLY	5035678	1004875776

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. Central Time.

Please [print this page](#) for your records using the print or save functionality built into your browser.

From: [MN Revenue e-Services](#)
To: [Julie Pederson](#)
Subject: Your Recent Contractor Affidavit Request
Date: Tuesday, June 10, 2025 10:19:35 AM

This email is an automated notification and is unable to receive replies.

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-370-620-384
Submitted Date and Time:	10-Jun-2025 10:18:56 AM
Legal Name:	CARCIOFINI COMPANY
Federal Employer ID:	41-2027823
User Who Submitted:	julie.pederson@carciofini.com
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	513093632
Minnesota ID:	5821025
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	66055
Project Begin Date:	30-Oct-2024
Project End Date:	05-Jan-2025
Project Location:	10875 IDEAL AVE S., COTTAGE GROVE, MN 55016
Project Amount:	\$2,650.00
Subcontractors:	No Subcontractors

Important Messages

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From: MN Revenue e-Services <eservices.mdor@state.mn.us>
Sent: Thursday, March 20, 2025 8:41 AM
To: dawn Zeug
Subject: Your Recent Contractor Affidavit Request

This email is an automated notification and is unable to receive replies.

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-684-970-208
Submitted Date and Time:	20-Mar-2025 8:40:35 AM
Legal Name:	COSNEY CORP
Federal Employer ID:	41-1955514
User Who Submitted:	dawn@4582777
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1572745216
Minnesota ID:	4582777
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	COSNEY#2194
Project Begin Date:	01-Mar-2024
Project End Date:	20-Mar-2025
Project Location:	COTTAGE GROVE NEW UTILITY BLDG
Project Amount:	\$207,462.00

Subcontractor Summary

Name	ID	Affidavit Number
KEYSTONE CONTRACTING INC	6873690	2041851904

Important Messages

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Contact Us

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-708-063-456
Submitted Date and Time:	19-Mar-2025 6:02:02 PM
Legal Name:	KEYSTONE CONTRACTING INC
Federal Employer ID:	20-0467337
User Who Submitted:	keystone
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	2041851904
Minnesota ID:	6873690
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	PO#2194
Project Begin Date:	22-Oct-2024
Project End Date:	12-Feb-2025
Project Location:	COTTAGE GROVE UTILITY & ENGINEERING BLDG 1875 IDEAL AVE S COTTAGE GROVE , MN 55016
Project Amount:	\$31,580.00
Subcontractors:	No Subcontractors

Important Messages

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-618-946-272
Submitted Date and Time:	27-May-2025 1:58:18 PM
Legal Name:	NICHE VISUAL LLC
Federal Employer ID:	33-3985928
User Who Submitted:	nichevisual1
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	98447360
Minnesota ID:	1065922
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	66055
Project Begin Date:	24-Jan-2024
Project End Date:	19-Dec-2024
Project Location:	10875 IDEAL AVENUE SOUTH COTTAGE GROVE, MN 55016
Project Amount:	\$5,341.85
Subcontractors:	No Subcontractors

Important Messages

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Contact Us

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	2-058-338-016
Submitted Date and Time:	6-Jun-2025 2:56:40 PM
Legal Name:	MID AMERICA BUS SYS EQUIPMENT INC
Federal Employer ID:	41-1274962
User Who Submitted:	JROTTER
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1549414400
Minnesota ID:	6921995
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	66055
Project Begin Date:	15-Feb-2024
Project End Date:	18-Mar-2025
Project Location:	10875 IDEAL AVENUE S; COTTAGE GROVE, MN 55016
Project Amount:	\$52,038.18
Subcontractors:	No Subcontractors

Important Messages

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Contact Us

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Candace Green

From: Warren Drapery Company <warrendraperycompany@yahoo.com>
Sent: Thursday, June 5, 2025 4:08 PM
To: Candace Green
Cc: warren@businesswindowcoverings.com
Subject: Fw: Your Recent Contractor Affidavit Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Candace

Here is the IC134 for Cottage Grove Utility, closeouts will be sent by Warren (included on this email)

Kristin Mann

Warren Drapery Company

2905 E. Hennepin Ave

Minneapolis, MN 55413

612-877-3200 x 103

fax 612-877-3204

kristin@warrendrapery.com

www.warrendrapery.com

----- Forwarded Message -----

From: MN Revenue e-Services <eservices.mdor@state.mn.us>

To: "kristin@warrendrapery.com" <kristin@warrendrapery.com>

Sent: Thursday, June 5, 2025 at 04:06:27 PM CDT

Subject: Your Recent Contractor Affidavit Request

This email is an automated notification and is unable to receive replies.

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number: 1-782-578-912

Submitted Date and Time: 5-Jun-2025 4:06:08 PM

Legal Name: WARREN DRAPERY COMPANY, LLC

Federal Employer ID: 27-4379561

User Who Submitted: warrendrapery

Type of Request Submitted: Contractor Affidavit

Affidavit Summary

Affidavit Number: 201666560

Minnesota ID: 1910606
Project Owner: CITY OF COTTAGE GROVE
Project Number: 66055
Project Begin Date: 11-Jan-2025
Project End Date: 11-Jan-2025
Project Location: COTTAGE GROVE
Project Amount: \$6,936.00
Subcontractors: No Subcontractors

Important Messages

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Contact Us

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-236-786-912
Submitted Date and Time:	28-May-2025 8:10:19 AM
Legal Name:	TOTAL TOOL SUPPLY INC
Federal Employer ID:	41-1292260
User Who Submitted:	TOTALTOOLSUPPLYINC
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1004875776
Minnesota ID:	5035678
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	66055
Project Begin Date:	23-Dec-2024
Project End Date:	24-Dec-2024
Project Location:	10875 IDEAL AVE S IN COTTAGE GROVE MN
Project Amount:	\$23,781.86
Subcontractors:	No Subcontractors

Important Messages

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CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2025-129

**RESOLUTION APPROVING THE FINAL PAYMENT IN THE
AMOUNT OF \$38,748.00 TO FOBBE ELECTRIC, INC. FOR THE UTILITY AND
ENGINEERING DIVISION BUILDING PROJECT**

WHEREAS, the Public Works Director has certified that work has been satisfactorily completed; and

WHEREAS, the original total contract amount for Fobbe Electric, Inc. was \$933,250. The final construction cost was \$1,004,514.23, which is \$71,264.23 greater than the contract amount. The increased construction cost was approved by the Council through change orders, and is within the project budgeted contingencies; and

WHEREAS, the project has been satisfactorily completed in accordance with the contract plans and specifications.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that \$38,748.00 is paid to Fobbe Electric, Inc. for the final payment for the Utility and Engineering Division Building Project.

Passed this 17th day of September, 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702/CMa

CONSTRUCTION MANAGER-ADVISER EDITION

PAGE ONE OF 3 PAGES

TO OWNER: City of Cottage Grove12800 Ravine Parkway S
Cottage Grove, MN
55016-3195**PROJECT:** Cottage Grove New Utility
& Engineering Bldg
10875 Ideal Ave S
Cottage Grove MN**APPLICATION NO:** 13
APPLICATION DATE: 6/20/2025
PERIOD TO: 6/30/2025
PROJECT NO:
CONTRACT DATE:
Distribution to:
☐ OWNER
☒ CONSTRUCTION
MANAGER
☐ ARCHITECT
☐ CONTRACTOR**FROM CONTRACTOR:**Fobbe Electric
111 Meadowlark Dr
Delano MN 55328**VIA CONSTRUCTION MANAGER:**
VIA ARCHITECT:

WS 26-A

CONTRACTOR'S APPLICATION FOR PAYMENTApplication is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	933,250.00
2. Net change by Change Orders	\$71,264.23 MG	\$ 70,581.23
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$1,004,514.23 MG	\$ 1,003,831.23
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$1,004,514.23 MG	\$ 1,003,831.23
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	\$0.00
b. 0 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$1,004,514.23 MG	\$ 1,003,831.23
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		\$ 965,766.23
8. CURRENT PAYMENT DUE	\$38,748.00 MG	\$ 38,065.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$33,199.23	
Total approved this Month	\$38,065.00	(\$683.00)
		\$0.00 MG
TOTALS	\$71,264.23	(\$683.00)
	\$71,264.23 MG	\$0.00 MG
NET CHANGES by Change Order	\$70,581.23	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:By: Maureen Ann Fobbe Date: 6-18-25
State of: Minnesota County of: Wright
Subscribed and sworn to before me this 18 day of June 2025
Notary Public: Maureen Ann Fobbe
My Commission expires: 1/31/2029**CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 38,748.00 MG

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

CONSTRUCTION MANAGER:By: David J. Geller Date: 8/29/2025 | 6:19 AM CDT**ARCHITECT:**By: David J. Geller Date: 9/3/2025 | 1:32 PM CDT

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

APPLICATION NO: 13

Contractor's signed certification is attached.

APPLICATION DATE: 6/20/25

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 6/30/25

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK Cottage Grove Util & Eng Bldg Fobbe Electric	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATIONS (D+E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
1	Permit	\$3,500.00	\$3,500.00			\$3,500.00	100.00%		\$175.00
2	Bid Bond	\$15,500.00	\$15,500.00			\$15,500.00	0.00%		\$775.00
3	Job trailer temp wiring	\$2,500.00	\$2,500.00			\$2,500.00	100.00%		\$125.00
4	Temporary wiring and lighting L	\$7,500.00	\$7,500.00			\$7,500.00	100.00%		\$375.00
5	Temporary wiring and lighting M	\$6,500.00	\$6,500.00			\$6,500.00	100.00%		\$325.00
6	Purchase lights and controls M	\$80,000.00	\$80,000.00			\$80,000.00	100.00%		\$4,000.00
7	Purchase Switchgear M	\$82,150.00	\$82,150.00			\$82,150.00	100.00%		\$4,107.50
8	General Material	\$118,600.00	\$118,600.00			\$118,600.00	100.00%		\$5,930.00
9	Install new switchgear L	\$22,500.00	\$22,500.00			\$22,500.00	100.00%		\$1,125.00
10	Install new switchgear M	\$12,500.00	\$12,500.00			\$12,500.00	100.00%		\$625.00
11	Comm. L Div 27 Structured Cabling	\$28,500.00	\$28,500.00			\$28,500.00	100.00%		\$1,425.00
12	Comm. M Div 27 Structured Cabling	\$20,000.00	\$20,000.00			\$20,000.00	100.00%		\$1,000.00
13	Comm L Div 27 DAS	\$57,500.00	\$57,500.00			\$57,500.00	0.00%		\$2,875.00
14	Comm M Div 27 DAS	\$32,500.00	\$32,500.00			\$32,500.00	0.00%		\$1,625.00
15	Div 28 Security L	\$70,000.00	\$70,000.00			\$70,000.00	0.00%		\$3,500.00
16	Div 28 Security M	\$55,000.00	\$55,000.00			\$55,000.00	0.00%		\$2,750.00
17	Div 28 Fire L	\$30,000.00	\$30,000.00			\$30,000.00	100.00%		\$1,500.00
18	Div 28 Fire M	\$18,500.00	\$18,500.00			\$18,500.00	100.00%		\$925.00
19	Rough in power & lighting L	\$75,000.00	\$75,000.00			\$75,000.00	100.00%		\$3,750.00
20	Rough in power & lighting M	\$46,500.00	\$46,500.00			\$46,500.00	100.00%		\$2,325.00
21	Finish work power and lighting L	\$82,500.00	\$82,500.00			\$82,500.00	100.00%		\$4,125.00
22	Finish work power and lighting M	\$37,500.00	\$37,500.00			\$37,500.00	0.00%		\$1,875.00
23	Submittals	\$8,500.00	\$8,500.00			\$8,500.00	0.00%		\$425.00
24	Closeouts	\$10,000.00	\$10,000.00			\$10,000.00	0.00%		\$500.00
25	Allowance	\$10,000.00	\$9,317.00			\$9,317.00	0.00%		\$326.50
26	CO#1 Electr PR 9 and 14	\$3,069.00	\$3,069.00			\$3,069.00	0.00%		\$153.45
27	CO#2 fiber conduit to data closet	\$15,243.80	\$15,243.80			\$15,243.80	0.00%		\$762.19
28	CO#3 security equip/electr locking hardw	\$14,886.43	\$14,886.43			\$14,886.43	0.00%		\$744.32
TOTALS		\$966,449.23	\$965,766.23	\$0.00	\$0.00	\$965,766.23	99.93%	\$0.00	\$18,148.96 \$0.00 MG

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK Cottage Grove Util & Eng Bldg Fobbe Electric	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G + C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATIONS (D+E)	THIS PERIOD					
29	reduction in allowance	(\$683.00)		(\$683.00) \$683.00 MG		(\$683.00)	100.00%		\$34.15
30	CO#4	\$38,065.00		\$38,065.00		\$38,065.00	100.00%		\$1,903.25
31						\$0.00	#DIV/0!		\$0.00
32						\$0.00	#DIV/0!		\$0.00
33						\$0.00	#DIV/0!		\$0.00
34						\$0.00	#DIV/0!		\$0.00
35						\$0.00	#DIV/0!		\$0.00
36						\$0.00	#DIV/0!		\$0.00
37						\$0.00	#DIV/0!		\$0.00
38						\$0.00	#DIV/0!		\$0.00
39						\$0.00	#DIV/0!		\$0.00
40						\$0.00	#DIV/0!		\$0.00
41						\$0.00	#DIV/0!		\$0.00
42						\$0.00	#DIV/0!		\$0.00
43						\$0.00	#DIV/0!		\$0.00
44						\$0.00	#DIV/0!		\$0.00
45						\$0.00	#DIV/0!		\$0.00
46									
47									



AIA® Document G706® – 1994

Contractor's Affidavit of Payment of Debts and Claims

PROJECT: *(Name and address)*
City of Cottage Grove – New
Utility and Engineering Building
10875 Ideal Avenue South
Cottage Grove, MN 55016
TO OWNER: *(Name and address)*
City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

ARCHITECT'S PROJECT NUMBER:
232010
CONTRACT FOR: Work Scope 26-A:
Electrical
CONTRACT DATED: January 8, 2024

OWNER: ☒
ARCHITECT: ☒
CONTRACTOR: ☒
SURETY: ☐
OTHER: ☐

STATE OF: Minnesota
COUNTY OF:

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose
Indicate Attachment ☐ Yes ☒ No

The following supporting documents should be attached hereto if required by the Owner:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.
3. Contractor's Affidavit of Release of Liens (AIA Document G706A).

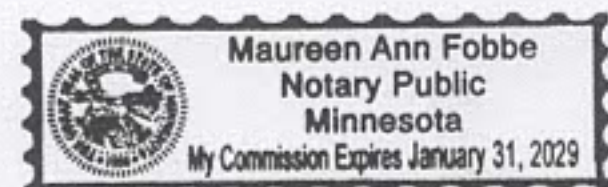
CONTRACTOR: *(Name and address)*
Fobbe Electric, Inc.
111 Meadowlark Drive
Delano, MN 55328

BY: *fym Fobbe*
(Signature of authorized representative)
Ryan Fobbe V.P.
(Printed name and title)

Subscribed and sworn to before me on this date:

6-23-25

Notary Public: *Maureen Fobbe*
My Commission Expires: *1-31-2029*





AIA® Document G706®A – 1994

Contractor's Affidavit of Release of Liens

PROJECT: <i>(Name and address)</i> City of Cottage Grove – New Utility and Engineering Building 10875 Ideal Avenue South Cottage Grove, MN 55016	ARCHITECT'S PROJECT NUMBER: 232010	OWNER: ☒
TO OWNER: <i>(Name and address)</i> City of Cottage Grove 12800 Ravine Parkway South Cottage Grove, MN 55016	CONTRACT FOR: Work Scope 26-A: Electrical	ARCHITECT: ☒
	CONTRACT DATED: January 8, 2024	CONTRACTOR: ☒
		SURETY: ☐
		OTHER: ☐

STATE OF: Minnesota
COUNTY OF:

The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

CONTRACTOR: *(Name and address)*

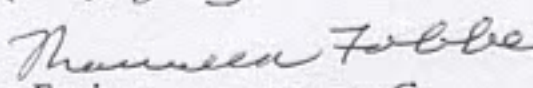
Fobbe Electric, Inc.
111 Meadowlark Drive
Delano, MN 55328

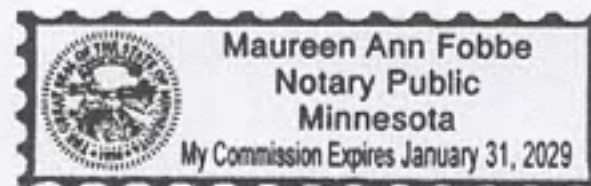
BY:


(Signature of authorized representative)
Ryan Fobbe V.P.
(Printed name and title)

Subscribed and sworn to before me on this date:

6-23-25

Notary Public: 
My Commission Expires: 1-31-29





AIA[®]

Document G707™ – 1994

Bond # 7458011

Consent of Surety to Final Payment

PROJECT: *(Name and address)*

KA Project No. 2310312 - Complete Work Scope 26-A: Electrical Including Alternate No. 1-Snow Melt at Front Entry Walkway - City of Cottage Grove - New Utility and Engineering Building, 10875 Ideal Avenue South, Cottage Grove, Minnesota

ARCHITECT'S PROJECT NUMBER:

OWNER ☐

CONTRACT FOR:

ARCHITECT ☐

CONTRACTOR ☐

CONTRACT DATED: 1/08/2024

SURETY ☐

OTHER ☐

TO OWNER: *(Name and address)*

City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety.)

Old Republic Surety Company
PO Box 1635
Milwaukee, WI 53201-1635

, SURETY,

on bond of
(Insert name and address of Contractor.)

Fobbe Electric, Inc.
111 Meadowlark Drive
Delano, MN 55328

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of its obligations to
(Insert name and address of Owner.)

City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: June 20th 2025
(Insert in writing the month followed by the numeric date and year.)

Old Republic Surety Company

(Surety)

(Signature of authorized representative)

Troy Staples, Attorney-in-fact

(Printed name and title)

Attest:
(Seal)

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.



OLD REPUBLIC SURETY COMPANY

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint: JENNIFER M. BOYLES, NICHOLAS HOCHBAN, THOMAS M. LAHL, TROY STAPLES, ZACHARY PATE, THOMAS GEORGE KEMP of WEST ST PAUL, MN

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds), as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 9th day of February, 2023.

Karen J. Haffner
Assistant Secretary



OLD REPUBLIC SURETY COMPANY

Alan Pavlic
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 9th day of February, 2023, personally came before me, Alan Pavlic and Karen J Haffner, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Kathryn R. Pearson
Notary Public

My Commission Expires: September 28, 2026

(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

40-0375



Signed and sealed at the City of Brookfield, WI this 20th day of June, 2025.

ORSC 22252 (3-06)

Karen J. Haffner
Assistant Secretary

PATE BONDING, INC.



Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-730-873-824
Submitted Date and Time:	21-Jul-2025 9:30:04 AM
Legal Name:	FOBBE ELECTRIC INC
Federal Employer ID:	41-1934545
User Who Submitted:	Maureen47
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1247358976
Minnesota ID:	4285884
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	2310312-02
Project Begin Date:	01-Feb-2024
Project End Date:	02-May-2025
Project Location:	10875 IDEAL AVE S, COTTAGE GROVE MN 55016
Project Amount:	\$1,004,514.23

Subcontractor Summary

Name	ID	Affidavit Number
LEVEL 7 TECHNOLOGIES LLC	6142552	1780862976
LVC COMPANIES INC	4552816	1430859776

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. Central Time.

Please [print this page](#) for your records using the print or save functionality built into your browser.

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2025-133

**RESOLUTION APPROVING THE FINAL PAYMENT IN THE
AMOUNT OF \$8,570.77 TO JACKSON & ASSOCIATES LLC FOR THE UTILITY AND
ENGINEERING DIVISION BUILDING PROJECT**

WHEREAS, the Public Works Director has certified that work has been satisfactorily completed; and

WHEREAS, the original total contract amount for Jackson & Associates LLC was \$562,427. The final construction cost was \$560,077, which is \$2,350 less than the contract amount. The reduced construction cost was due to scope of work reductions and associated credits back to the City; and

WHEREAS, the project has been satisfactorily completed in accordance with the contract plans and specifications.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that \$8,570.77 is paid to Jackson & Associates LLC for the final payment for the Utility and Engineering Division Building Project.

Passed this 17th day of September, 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

TO CONTRACTOR:

City of Cottage Grove
12800 Ravine Parkway S
Cottage Grove, MN
55016-3195

PROJECT:

City of Cottage Grove, Utility Building

APPLICATION NO: RET

Distribution to:

☐	OWNER
☐	ARCHITECT
☒	CONTRACTOR
☐	
☐	

PERIOD TO: 8/1/2025-8/31/2025

FROM SUBCONTRACTOR:

Jackson & Associates, LLC
1817 Buerkle Road
White Bear Lake, MN. 55110
CONTRACT FOR:

VIA ARCHITECT:

PROJECT NOS:

CONTRACT DATE: 1/9/2024 WS 07-H

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	562,427.00
2. Net change by Change Orders	\$	(2,350.00)
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	560,077.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	560,077.00
5. RETAINAGE:		
a. 5% % of Completed Work	\$	8,570.77 \$0.00 MG
b. 0% % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	-8,570.77 \$0.00 MG
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	-551,506.23 \$560,077.00 MG
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	551,506.23
8. CURRENT PAYMENT DUE	\$	MG 8,570.77
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$3,000.00	\$5,350.00
Total approved this Month		
TOTALS	\$3,000.00	\$5,350.00
NET CHANGES by Change Order	(\$2,350.00)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown hereon is not due.

CONTRACTOR:

By:

State of: Minnesota

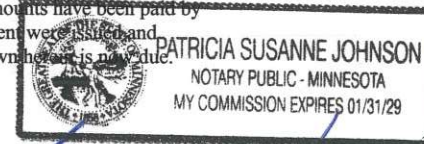
Subscribed and sworn to before me this, 27th

Notary Public: Patricia Susanne Johnson

My Commission expires: 1-31-2029

County of: Ramsey

day of August, 2025



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Construction Manager certifies that to the best of his knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....

MG \$8,570.77

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.).

CONSTRUCTION MGR:

By:

Dan Bjelland

Date:

8/29/2025 | 6:19 AM CDT

ARCHITECT:

By:

[Signature]

Date:

9/3/2025 | 1:32 PM CDT

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only

to the Contractor named herein. Issuance, payment and acceptance of

payment are without prejudice to any rights of the Owner or Contractor under

CONTINUATION SHEET

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: RET

APPLICATION DATE: August 27, 2025

PERIOD TO: 8/1/2025-8/31/2025

ARCHITECT'S PROJECT NO:

City of Cottage Grove- New Utility and Engineering Building

[illegible]

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

 AIA Document G706™ – 1994

Contractor's Affidavit of Payment of Debts and Claims

PROJECT: (Name and address) Utility and Engineering Building 10875 Idea Ave S Cottage Grove, MN 55016	ARCHITECT'S PROJECT NUMBER:	OWNER: ☐ ARCHITECT: ☐ CONTRACTOR: ☐ SURETY: ☐ OTHER: ☐
TO OWNER: (Name and address) City of Cottage Grove 12800 Ravine Parkway South Cottage Grove, MN 55016	CONTRACT FOR: General Construction (Roofing) CONTRACT DATED: 1/8/2024	

STATE OF: Minnesota
COUNTY OF: Ramsey

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose

Indicate Attachment ☐ Yes ☒ No

The following supporting documents should be attached hereto if required by the Owner:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.
3. Contractor's Affidavit of Release of Liens (AIA Document G706A).

CONTRACTOR: (Name and address)

Jackson & Associates LLC
1817 Buerkle Road
White Bear Lake, MN 55110

BY:


(Signature of authorized representative)

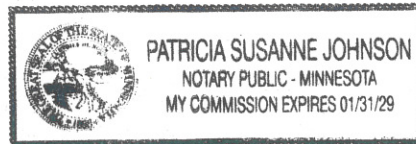
James R. Jackson V.P.
(Printed name and title)

Subscribed and sworn to before me on this date:

30th of December, 2004

Notary Public:

My Commission Expires: 1/31/2029



AIA[®]Document G706A[™] – 1994**Contractor's Affidavit of Release of Liens****PROJECT:** *(Name and address)*Project Name
Utility and Engineering Building
10875 Idea Ave S
Cottage Grove, MN 55016**TO OWNER:** *(Name and address)*City of Cottage Grove
12800 Raine Parkway South
Cottage Grove, MN 55016**ARCHITECT'S PROJECT NUMBER:****CONTRACT FOR:** General
Construction Roofing**CONTRACT DATED:** 1/9/2024OWNER: ☐ARCHITECT: ☐CONTRACTOR: ☐SURETY: ☐OTHER: ☐**STATE OF:** Minnesota**COUNTY OF:** Ramsey

The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

EXCEPTIONS:**SUPPORTING DOCUMENTS ATTACHED HERETO:**

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

CONTRACTOR: *(Name and address)*Jackson & Associates LLC
1817 Buerkle Road
White Bear Lake, MN 55110**BY:***(Signature of authorized representative)*James R. Jackson V.P.
(Printed name and title)

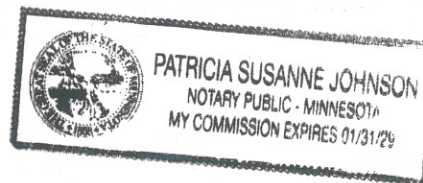
Subscribed and sworn to before me on this date:

30th of December, 2024

Notary Public: *(Signature)*

My Commission Expires:

1-31-2029





AIA® Document G707™ – 1994

Consent Of Surety to Final Payment

Bond No: 2351309

PROJECT: (Name and address)

Work Scope 7-H: Roofing Package In
connection with City of Cottage Grove New
Utility & Engineering Building, Cottage
Grove, MN

ARCHITECT'S PROJECT NUMBER:

CONTRACT FOR: General Construction

OWNER: ☒

ARCHITECT: ☐

CONTRACTOR: ☐

SURETY: ☐

OTHER: ☐

TO OWNER: (Name and address)

City of Cottage Grove
12800 Ravine Parkway South,
Cottage Grove, MN 55016

CONTRACT DATED: January 8, 2024

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Swiss Re Corporate Solutions America Insurance Corporation
1200 Main Street, Suite 800
Kansas City, MO 64105

, SURETY,

on bond of

(Insert name and address of Contractor)

Jackson & Associates LLC
1817 Buerkle Road
White Bear Lake, MN 55110

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety
of any of its obligations to

(Insert name and address of Owner)

City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: **December 27, 2024**

(Insert in writing the month followed by the numeric date and year.)

Swiss Re Corporate Solutions America Insurance Corporation

(Surety)

(Signature of authorized representative)

Attest:
(Seal):

Austin Muehlschlegel

Nicole Stillings, Attorney-in-Fact

(Printed name and title)



SWISS RE CORPORATE SOLUTIONS

SWISS RE CORPORATE SOLUTIONS AMERICA INSURANCE CORPORATION ("SRCSAIC")
SWISS RE CORPORATE SOLUTIONS PREMIER INSURANCE CORPORATION ("SRCSPIC")
WESTPORT INSURANCE CORPORATION ("WIC")

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, THAT SRCSAIC, a corporation duly organized and existing under laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, and SRCSPIC, a corporation organized and existing under the laws of the State of Missouri and having its principal office in the City of Kansas City, Missouri, and WIC, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri, each does hereby make, constitute and appoint:

R.W. FRANK, JOSHUA R. LOFTIS, TINA L. DOMASK, ROSS S. SQUIRES, RACHEL THOMAS, NICOLE STILLINGS, SANDRA M. ENGSTRUM,
BRIAN J. OESTREICH, LIN ULVEN, EMILY WHITE, TED JORGENSEN, MELINDA C. BLODGETT, R.C. BOWMAN, COLBY WHITE, NATHAN WEAVER

and MICHELLE MORRISON JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

TWO HUNDRED MILLION (\$200,000,000.00) DOLLARS

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of both SRCSAIC and SRCSPIC at meetings duly called and held on the 18th of November 2021 and WIC by written consent of its Executive Committee dated July 18, 2011.

"RESOLVED, that any two of the President, any Managing Director, any Senior Vice President, any Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is, authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Corporation bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Corporation; and it is

FURTHER RESOLVED, that the signature of such officers and the seal of the Corporation may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By Erik Janssens
Erik Janssens, Senior Vice President of SRCSAIC & Senior Vice President
of SRCSPIC & Senior Vice President of WIC

By Gerald Jagrowski
Gerald Jagrowski, Vice President of SRCSAIC & Vice President of SRCSPIC
& Vice President of WIC



IN WITNESS WHEREOF, SRCSAIC, SRCSPIC, and WIC have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers

this 23RD day of FEBRUARY, 20 24

State of Illinois
County of Cook



Swiss Re Corporate Solutions America Insurance Corporation
Swiss Re Corporate Solutions Premier Insurance Corporation
Westport Insurance Corporation

On this 23RD day of FEBRUARY, 20 24, before me, a Notary Public personally appeared Erik Janssens, Senior Vice President of SRCSAIC and Senior Vice President of SRCSPIC and Senior Vice President of WIC and Gerald Jagrowski, Vice President of SRCSAIC and Vice President of SRCSPIC and Vice President of WIC, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



Christina Manisco
Christina Manisco, Notary

I, Jeffrey Goldberg, the duly elected Senior Vice President and Assistant Secretary of SRCSAIC and SRCSPIC and WIC, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said SRCSAIC and SRCSPIC and WIC, which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 27th day of December, 2024.

Jeffrey Goldberg
Jeffrey Goldberg, Senior Vice President &
Assistant Secretary of SRCSAIC and
SRCSPIC and WIC



Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-206-047-712
Submitted Date and Time:	18-Jul-2025 8:05:56 AM
Legal Name:	JACKSON & ASSOCIATES LLC
Federal Employer ID:	20-5141122
User Who Submitted:	jaajimandleslie
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1153249280
Minnesota ID:	2474238
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	8305
Project Begin Date:	17-Jul-2024
Project End Date:	17-Jan-2025
Project Location:	10875 IDEA AVE S
Project Amount:	\$560,077.00

Subcontractor Summary

Name	ID	Affidavit Number
A & F CONSTRUCTION	2512795	249049088
DJT CONSTRUCTION	6248635	466104320

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. Central Time.

Please [print this page](#) for your records using the print or save functionality built into your browser.

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2025-130

**RESOLUTION APPROVING THE FINAL PAYMENT IN THE
AMOUNT OF \$997.71 TO MCI, INC. DBA MULTIPLE CONCEPT INTERIORS, INC.
FOR THE UTILITY AND ENGINEERING DIVISION BUILDING PROJECT**

WHEREAS, the Public Works Director has certified that work has been satisfactorily completed; and

WHEREAS, the original total contract amount for MCI, Inc. dba Multiple Concept Interiors, Inc. was \$95,455. The final construction cost was \$99,770.50, which is \$4,315.50 greater than the contract amount. The increased construction cost was approved by the Council through change orders, and is within the project budgeted contingencies; and

WHEREAS, the project has been satisfactorily completed in accordance with the contract plans and specifications.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that \$997.71 is paid to MCI, Inc. dba Multiple Concept Interiors, Inc. for the final payment for the Utility and Engineering Division Building Project.

Passed this 17th day of September, 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk



Document G732™ – 2019

Application and Certificate for Payment, Construction Manager as Adviser Edition

TO OWNER: Attn: City of Cottage Grove 12800 Ravine Parkway South Cottage Grove, MN 55016		PROJECT: City of Cottage Grove New Utility Building & Engineering 10875 Ideal Ave South Cottage Grove, MN 55016		APPLICATION NO: 3 Final		DISTRIBUTION TO:	
FROM CONTRACTOR: Multiple Concepts Interiors 26 1st Ave N Waite Park, MN 56387		VIA CONSTRUCTION MANAGER: Kraus Anderson Construction Company 501 South 8th Street Minneapolis, MN 55		PERIOD TO: 05/31/2025 CONTRACT DATE: 01/08/2024 PROJECT NOS: / /		OWNER ☐ CONSTRUCTION MANAGER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER ☐	
CONTRACT FOR: City of Cottage Grove - New Utility		VIA ARCHITECT:		WS 09-D			

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM.....	\$ 95,455.00
2. NET CHANGES IN THE WORK.....	\$ 4,315.50
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 99,770.50
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 99,770.50
5. RETAINAGE:	
a. <u>0.00</u> % of Completed Work (Column D + E on G703)	\$ 0.00
b. <u>0.00</u> % of Stored Material (Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b, or Total in Column I on G703)	\$ 0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$ 99,770.50
(Line 4 minus Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	98,772.79
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$ MG 997.71
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 minus Line 6)	\$ 0.00

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 4,315.50	\$ 0.00
Total approved this month, including Construction Change Directives	\$ 0.00	\$ 0.00
TOTALS	\$ 4,315.50	\$ 0.00
NET CHANGES IN THE WORK	\$ 4,315.50	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Multiple Concepts Interiors

By: [Signature] Date: 05/12/2025

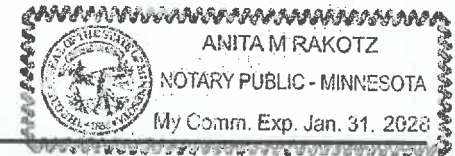
State of: Minnesota

County of: Sherburne

Subscribed and sworn to before
me this 12th day of May 2025

Notary Public: Anita M Rakotz

My Commission expires: 01/31/2028



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ 997.71 MG

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT: (NOTE: If multiple Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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CONTINUATION PAGE

Page 2 of 2

PROJECT: City of Cottage Grove New Util APPLICATION #: 3 ~~4~~ Final
 City of Cottage Grove New Utility Building & DATE OF APPLICATION: 05/12/2025
 Engineering Building PERIOD THRU: 05/31/2025
 PROJECT #s:

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
1	Bond	\$1,160.00	\$1,160.00	\$0.00	\$0.00	\$1,160.00	100%	\$0.00	
2	Carpet & Base Mats	\$18,124.00	\$18,124.00	\$0.00	\$0.00	\$18,124.00	100%	\$0.00	
3	Carpet & Base Labor	\$4,900.00	\$4,900.00	\$0.00	\$0.00	\$4,900.00	100%	\$0.00	
4	Fluid Applied Mats	\$25,302.00	\$25,302.00	\$0.00	\$0.00	\$25,302.00	100%	\$0.00	
5	Fluid Applied Labor	\$45,969.00	\$45,969.00	\$0.00	\$0.00	\$45,969.00	100%	\$0.00	
6	Change Order #: 1	\$4,315.50	\$4,315.50	\$0.00	\$0.00	\$4,315.50	100%	\$0.00	

CONTINUATION PAGE



AIA®

Document G706® – 1994

Contractor's Affidavit of Payment of Debts and Claims

PROJECT: <i>(Name and address)</i> City of Cottage Grove – New Utility and Engineering Building 10875 Ideal Avenue South Cottage Grove, MN 55016	ARCHITECT'S PROJECT NUMBER: 232010	OWNER: ☒ ARCHITECT: ☒ CONTRACTOR: ☒ SURETY: ☐ OTHER: ☐
TO OWNER: <i>(Name and address)</i> City of Cottage Grove 12800 Ravine Parkway South Cottage Grove, MN 55016	CONTRACT FOR: Work Scope 09-D: Flooring – Resilient & Carpet CONTRACT DATED: January 8, 2024	

STATE OF: Minnesota
COUNTY OF:

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

EXCEPTIONS:**SUPPORTING DOCUMENTS ATTACHED HERETO:**

- Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose
Indicate Attachment ☐ Yes ☒ No

The following supporting documents should be attached hereto if required by the Owner:

- Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
- Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.
- Contractor's Affidavit of Release of Liens (AIA Document G706A).

CONTRACTOR: *(Name and address)*

M.C.I. Inc. DBA Multiple Concepts Interiors
26 – 1st Avenue North
Waite Park, MN 56387

BY:

(Signature of authorized representative)

(Printed name and title)

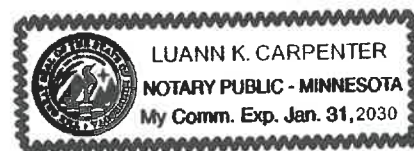
Subscribed and sworn to before me on this date:

14th March, 2025

Notary Public:

My Commission Expires:

Jan. 31st, 2030





Document G706®A – 1994

Contractor's Affidavit of Release of Liens

PROJECT: <i>(Name and address)</i> City of Cottage Grove – New Utility and Engineering Building 10875 Ideal Avenue South Cottage Grove, MN 55016	ARCHITECT'S PROJECT NUMBER: 232010	OWNER: ☒
TO OWNER: <i>(Name and address)</i> City of Cottage Grove 12800 Ravine Parkway South Cottage Grove, MN 55016	CONTRACT FOR: Work Scope 09-D: Flooring – Resilient & Carpet	ARCHITECT: ☒
	CONTRACT DATED: January 8, 2024	CONTRACTOR: ☒
		SURETY: ☐
		OTHER: ☐

STATE OF: Minnesota
COUNTY OF:

The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

CONTRACTOR: *(Name and address)*
M.C.I. Inc. DBA Multiple Concepts Interiors
26 – 1st Avenue North
Waite Park, MN 56387

BY:

(Signature of authorized representative)

(Printed name and title)

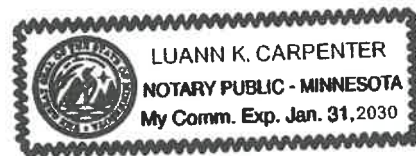
Subscribed and sworn to before me on this date:

14th March, 2025

Notary Public:

My Commission Expires:

Jan. 31st, 2030





AIA Document G707™ – 1994

Consent of Surety to Final Payment

PROJECT: (Name and address)

Project No 2310312; City of Cottage Grove-New Utility and
Engineering Building; Complete Work Scope 09-D: Flooring-Resilient
& Carpet; 10875 Ideal Ave South, Cottage Grove, Minnesota

ARCHITECT'S PROJECT NUMBER:

 OWNER ☐
CONTRACT FOR:

 ARCHITECT ☐

 CONTRACTOR ☐
TO OWNER: (Name and address)

City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

CONTRACT DATED: 1/08/2024

 SURETY ☐

 OTHER ☐

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety.)

Granite Re, Inc.
14001 Quailbrook Drive
Oklahoma City, OK 73134

, SURETY,

on bond of
(Insert name and address of Contractor.)

M.C.I. Inc. DBA Multiple Concepts Interiors
26 - 1st Avenue N.
Waite Park, MN 56387

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve
the Surety of any of its obligations to
(Insert name and address of Owner.)

City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date:
(Insert in writing the month followed by the numeric date and year.)

March 18th 2025

Granite Re, Inc.

(Surety)

(Signature of authorized representative)

Troy Staples, Attorney-in-fact

(Printed name and title)

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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AIA® Document G707™ – 1994 Instructions

Consent of Surety to Final Payment

GENERAL INFORMATION

Purpose. AIA Document G707™ is intended for use as a companion to AIA Document G706™, Contractor's Affidavit of Payment of Debts and Claims, on construction projects where the Contractor is required to furnish a bond. By obtaining the Surety's approval of final payment to the Contractor and its agreement that final payment will not relieve the Surety of any of its obligations, the Owner may preserve its rights under the bond.

Related Documents. This document may be used with most of the AIA's Owner-Contractor agreements and general conditions, such as A201 and its related family of documents. As noted above, this is a companion document to AIA Document G706.

Use of Current Documents. Prior to using any AIA Contract Document, users should consult www.aia.org or a local AIA component to verify the most recent edition.

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CHANGES FROM THE PREVIOUS EDITION

Changes in the location of various items of information were made, without revision to the substance of the document.

COMPLETING G707-1994

General. The bond form is the usual source of required information such as the contract date and the names and addresses of the Surety, Owner, Contractor and Project.

Architect's Project No. This information is typically supplied by the Architect and entered on the form by the Contractor.

Contract For. This refers to the scope of the contract, such as "General Construction" or "Mechanical Work."

EXECUTING THE DOCUMENT

AIA Document G707 requires both the Surety's seal and the signature of the Surety's authorized representative.



GR0800-1



Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-177-410-272
Submitted Date and Time:	21-Mar-2025 10:02:11 AM
Legal Name:	M C I INC
Federal Employer ID:	41-1277029
User Who Submitted:	mcicarpetone
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	211890176
Minnesota ID:	6943677
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	2310312-WS 0-D
Project Begin Date:	08-Jan-2024
Project End Date:	31-Jan-2025
Project Location:	CITY OF COTTAGE GROVE NEW UTILITY BLDG & ENGINEERING 10875 IDEAL AVE SOUTH COTTAGE GROVE, MN 55016
Project Amount:	\$99,770.50

Subcontractor Summary

Name	ID	Affidavit Number
THE CONCRETE GUY, LLC	3812111	427896832
ESSENTIA LIMITED LIABILITY CO	***-**-3522	1261711360

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. Central Time.

Please [print this page](#) for your records using the print or save functionality built into your browser.

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2025-131

**RESOLUTION APPROVING THE FINAL PAYMENT IN THE
AMOUNT OF \$949.80 TO SPARTAN STEEL ERECTORS, INC. FOR THE UTILITY
AND ENGINEERING DIVISION BUILDING PROJECT**

WHEREAS, the Public Works Director has certified that work has been satisfactorily completed; and

WHEREAS, the original total contract amount for Spartan Steel Erectors, Inc. was \$88,600. The final construction cost was \$94,980, which is \$6,380 greater than the contract amount. The increased construction cost was approved by the Council through change orders, and is within the project budgeted contingencies; and

WHEREAS, the project has been satisfactorily completed in accordance with the contract plans and specifications.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that \$949.80 is paid to Spartan Steel Erectors, Inc. for the final payment for the Utility and Engineering Division Building Project.

Passed this 17th day of September, 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

TO OWNER:
City of Cottage Grove
12800 Ravine Parkway S
Cottage Grove, MN
55016-3195

PROJECT: Cottage Grove Utility & Engineering Building

APPLICATION NO: 2403-6

Distribution to:
☐ OWNER
☐ CONSTRUCTION MANAGER
☐ ARCHITECT
☐ CONTRACTOR
☐ FIELD

VIA CONSTRUCTION

PERIOD TO: 3.31.25

MANAGER: Kraus Anderson

CONTRACT FOR:

CONTRACT DATE:

FROM CONTRACTOR:
Spartan Steel Erectors, Inc.
PO Box 215
Mound, MN 55364

VIA ARCHITECT:
Wold Architects & Engineers

PROJECT NOS:
WS 05-B

Contract for Bid Package: Steel Erection

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	88,600.00
2. NET CHANGE BY CHANGE ORDERS	\$	6,380.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	94,980.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	94,980.00
5. RETAINAGE:		
a. 5 0 % of Completed Work (Column D + E on G703)	\$	4,749.00 \$0.00
b. 0 % of Stored Material (Column F on G703)	\$	-
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	4,749.00 \$0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	90,231.00 \$94,980.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	90,231.00 \$94,030.20
8. CURRENT PAYMENT DUE	MG	\$ 949.80
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$	4,749.00 \$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 6,380.00	\$ -
Total approved this Month	\$ -	\$ -
TOTALS	\$ 6,380.00	\$ -
NET CHANGES by Change Order	\$ 6,380.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: [Signature] Date: 3/17/25

State of: MD County of: HEMPDEN
Subscribed and sworn to before me this 17 day of MARCH 2025
Notary Public: [Signature]
My Commission expires: 1-31-2027



CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 949.80 MG

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER:

By: [Signature] Date: 8/29/2025 | 6:19 AM CDT

ARCHITECT: (NOTE: If Multiple Prime constructors are responsible for performing portions of the Project, the Architect's Certification is not required.)

By: [Signature] Date: 9/3/2025 | 1:32 PM CDT

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

APPLICATION NO: 2403-6

Architect:

SPARTAN STEEL ERECTORS, INC.

APPLICATION DATE: 3/17/2025

Owner:

PERIOD TO: 3/31/2025

Project Name: Cottage Grove Utility & Engineering Building

PROJECT NOS:

[illegible]



AIA® Document G706® – 1994

Contractor's Affidavit of Payment of Debts and Claims

PROJECT: *(Name and address)*
City of Cottage Grove – New
Utility and Engineering Building
10875 Ideal Avenue South
Cottage Grove, MN 55016
TO OWNER: *(Name and address)*
City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

ARCHITECT'S PROJECT NUMBER:
232010
CONTRACT FOR: Work Scope 05-B:
Structural Steel - Erection
CONTRACT DATED: January 8, 2024

OWNER: ☒
ARCHITECT: ☒
CONTRACTOR: ☒
SURETY: ☐
OTHER: ☐

STATE OF: Minnesota
COUNTY OF:

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose

Indicate Attachment ☐ Yes ☒ No

CONTRACTOR: *(Name and address)*
Spartan Steel Erectors, Inc.
4300 Main Street
St. Bonifacius, MN 55375

BY:

(Signature of authorized representative)

Don Jochims, President
(Printed name and title)

The following supporting documents should be attached hereto if required by the Owner:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.
3. Contractor's Affidavit of Release of Liens (AIA Document G706A).

Subscribed and sworn to before me on this date:

4-2-2025

Notary Public: *(Signature)*
My Commission Expires: 1-31-2027





AIA® Document G706®A – 1994

Contractor's Affidavit of Release of Liens

PROJECT: <i>(Name and address)</i> City of Cottage Grove – New Utility and Engineering Building 10875 Ideal Avenue South Cottage Grove, MN 55016	ARCHITECT'S PROJECT NUMBER: 232010	OWNER: ☒
TO OWNER: <i>(Name and address)</i> City of Cottage Grove 12800 Ravine Parkway South Cottage Grove, MN 55016	CONTRACT FOR: Work Scope 05-B: Structural Steel - Erection CONTRACT DATED: January 8, 2024	ARCHITECT: ☒ CONTRACTOR: ☒ SURETY: ☐ OTHER: ☐

STATE OF: Minnesota
COUNTY OF:

The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

EXCEPTIONS:

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

CONTRACTOR: *(Name and address)*

Spartan Steel Erectors, Inc.
4300 Main Street
St. Bonifacius, MN 55375

BY:


(Signature of authorized representative)
Jon Tachimius, President
(Printed name and title)

Subscribed and sworn to before me on this date: 4.2.2025

Notary Public: 

My Commission Expires: 1.31.2027





AIA Document G707™ – 1994

Consent Of Surety to Final Payment

Bond No. 100124893

PROJECT: (Name and address)

New Utility and Engineering Building
Cottage Grove, Minnesota

ARCHITECT'S PROJECT NUMBER:

OWNER: ☒

ARCHITECT: ☒

CONTRACTOR: ☒

SURETY: ☐

TO OWNER: (Name and address)

City of Cottage Grove
12800 Ravine Parkway South,
Cottage Grove, MN 55016

CONTRACT FOR: Work Scope 05-B: Structural Steel - Erection

OTHER: ☐

CONTRACT DATED: January 8, 2024

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Merchants National Bonding, Inc.
P.O. Box 14498,
Des Moines, IA 50306-3498

, SURETY,

on bond of

(Insert name and address of Contractor)

Spartan Steel Erectors, Inc.
4300 Main Street,
Saint Bonifacius, MN 55375

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not
relieve the Surety of any of its obligations to

(Insert name and address of Owner)

City of Cottage Grove
12800 Ravine Parkway South,
Cottage Grove, MN 55016

as set forth in said Surety's bond.

, OWNER,

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: February 27, 2025

(Insert in writing the month followed by the numeric date and year.)

Merchants National Bonding, Inc.

(Surety)


(Signature of authorized representative)

Mary Jo Dingwall, Attorney-in-Fact

(Printed name and title)

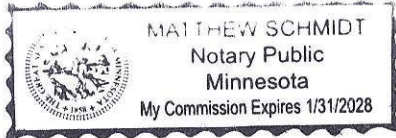
Witness:
XXXXXX
(Seal):



ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Minnesota)
COUNTY OF Dakota)

On this 27th day of February, 20 25, before me personally appeared Mary Jo Dingwall to me known, who is being by me duly sworn, did depose that he/she is the aforesaid officer or attorney in fact of the Merchants National Bonding, Inc., a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its board of directors, and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.



(Notarial Seal)

Matthew Schmidt

Notary Public, Scott

County, Minnesota

My Commission Expires January 31, 2028

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Daniel A Kampf; Jonathon Diessner; Mark N Kampf; Mary Jo Dingwall; Matthew Schmidt; Rocklyn C Bullis; Thomas M Reuder; Yeralitza Rivas

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 21st day of November, 2024.



MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 21st day of November, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 27th day of February, 2025.



Ata B. Smith
Secretary



Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-105-155-296
Submitted Date and Time:	27-Feb-2025 1:56:23 PM
Legal Name:	SPARTAN STEEL ERECTORS INC
Federal Employer ID:	81-4111142
User Who Submitted:	SpartanSteel
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1724395520
Minnesota ID:	4762244
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	2403
Project Begin Date:	10-Jun-2024
Project End Date:	14-Nov-2024
Project Location:	COTTAGE GROVE, MN
Project Amount:	\$94,980.00
Subcontractors:	No Subcontractors

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. Central Time.

Please [print this page](#) for your records using the print or save functionality built into your browser.



City Council Action Request

7.L.

Meeting Date 9/17/2025

Department Engineering

Agenda Category Action Item

Title Utilities and Engineering Division Building - Kraus Anderson
Change Order #1 and Final Payment

Staff Recommendation Approve the KA GMP Reduction Change Order #1 in the amount of \$665,642.45 for the Utilities and Engineering Division Building and adopt resolution 2025-132 approving the final payment for the Utilities and Engineering Division Building in the amount of \$300,454.59 to Kraus Anderson Construction Company.

Budget Implication \$300,454.59 - Water and Sewer Utility Funds and Bonds

Attachments

1.	01 Memo - Utilities and Engineering Building Change Order 1 revised
2.	02 CGUB Owner Change Order #1
3.	03CGUE CM At-Risk Contractor Summary Letter
4.	04 2310312 PA #15 revised
5.	05 Final Payment Kraus Anderson revised
6.	KA AIA G707
7.	KA MNIC134



To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Ryan Burfeind, P.E., Public Works Director

Date: September 17, 2025

Re: Utilities and Engineering Division Building Project: Guaranteed Maximum Price Reduction – Change Order #1 and Final Payment

Background/ Discussion

The construction of the Utilities and Engineering Division Building is complete. The City's contract with Kraus Anderson, which is a Construction Manager at Risk relationship, includes a Guaranteed Maximum Price (GMP) for the project. The GMP for the project (that part of the project including the Kraus Anderson contractors; recall that seven contractors were contracted directly with the City) was \$8,720,425.

The GMP was split between the construction work (\$6,940,405) and KA Project Requirements (\$1,533,393). The KA project requirements included \$705,853 for CM Site Services, a \$500,000 contingency, and \$200,000 for General Conditions, with building permit and insurance allocations making up the balance. The unused portions of the project requirements budget results in a GMP reduction of \$665,642.45. The majority of this amount is from unused contingency.

Recommendation

It is recommended that the City Council approve the KA GMP Reduction Change Order #1 in the amount of \$665,642.45 for the Utilities and Engineering Division Building and adopt resolution 2025-132 approving the final payment for the Utilities and Engineering Division Building in the amount of \$300,454.59 to Kraus Anderson.



KRAUS-ANDERSON®
Construction Company

501 South Eighth Street
Minneapolis, MN 55404

Owner Change Order

Project: 2310312-	City of Cottage Grove New Utility & Engineering Building 10875 Ideal Ave S Cottage Grove, MN 55016	Contract Number: 2310312-	Cottage Grove UE Building
To (Contractor):	Kraus-Anderson Construction Company 501 South Eighth Street Minneapolis, MN 55404	Change Order #:	1
		Change Order Date:	07/30/25

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

COR	Description	Amount
40.00	KA GMP Reduction	Deduct: (\$665,642.45)
Total For Change Order: 1		Deduct: (\$665,642.45)

The original Guaranteed Maximum Price was	\$8,720,425.00
The net change by previously authorized Change Orders was	\$0.00
The Guaranteed Maximum Price prior to this Change Order was	\$8,720,425.00
The Guaranteed Maximum Price will be decreased by this Change Order	(\$665,642.45)
The new Guaranteed Maximum Price will be	\$8,054,782.55

The Contract time will be increased by 0 days.

The Date of Substantial Completion as of the date of this Change Order therefore is 1/17/2025

Note: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

Authorized By Owner:

City Of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

By: _____

Date: _____

Accepted By Contractor:

Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

By: _____

Date: _____

Architect/Engineer:

Wold Architects & Engineers
50 South Sixth Street, Suite 2250
Minneapolis, MN 55402

By: _____

Date: _____



August 28, 2025

Ryan Burfeind, PE
Public Works Director
City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

Re: CM At-Risk Contract Summary Letter
City of Cottage Grove Utility & Engineering Building
10795 Ideal Avenue South
Cottage Grove, Minnesota

Dear Mr. Burfeind,

We respectfully present the following summary of CM At-Risk subcontracts through project completion for the Cottage Grove City Council meeting on September 3, 2025:

Work Scope	CMA Contractor	Original Contract Amount	Final Contract Amount
03A	Axel H. Ohman, Inc.	\$958,316.00	\$973,505.00
03B	Molin Concrete Products Company	\$1,114,740.00	\$1,143,251.00
05A	Construction Systems, Inc.	\$489,975.00	\$501,229.00
07D	Swanson & Youngdale, Inc.	\$28,550.00	\$30,143.00
08A	Bredemus Hardware Company, Inc.	\$137,282.00	\$157,706.75
08D	Crawford Door Sales Company Twin Cities, Inc.	\$91,100.00	\$91,100.00
08F	Northern Glass & Glazing, Inc.	\$249,778.00	\$235,128.00
09A	Commercial Drywall, Inc.	\$234,795.00	\$229,376.20
09B	Commercial Flooring Services, LLC	\$99,568.00	\$99,568.00
09C	Twin City Acoustics, Inc.	\$33,400.00	\$34,953.13
09K	Steinbrecher Painting Company	\$116,175.00	\$110,555.50
21A	Nova Fire Protection, Inc.	\$123,585.00	\$123,585.00

23B	St. Cloud Refrigeration, Inc. dba SCR Central Division	\$2,446,770.00	\$2,434,482.77
31A	Miller Excavating, Inc.	\$568,371.00	\$561,210.99
32A	McNamara Contracting, Inc.	\$248,000.00	\$216,326.78

The work from these contractors is complete and we recommend the approval of the final payments for each contractor. The final costs for each contractor are shown in the table above. Attached are the final pay requests along with the required IC-134 forms, lien waivers and Consent of Surety to Final Payment.

The total of the fifteen contracts as bid, is \$6,940,405.00. The final cost for these contracts is \$6,942,121.12. The additional costs, \$1,716.12, which were previously approved by the Council through change orders, are within the project budgeted contingencies. Overages and credits are due to various additional, necessary, miscellaneous items or scope removal addressed during construction.

We have reviewed the work of these contractors with city staff and have found it to be acceptable. The work will be reviewed again within the contracts warranty period and any issues will be addressed under the project warranty with the contractor(s).

Sincerely,

Kraus-Anderson Construction



Ben Albrecht
Assistant Project Manager
Kraus-Anderson Construction

cc: Lee Mann, Stantec
Dan Kjellberg, Kraus-Anderson Construction
Rachel Struckman, Kraus-Anderson Construction

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 70527

To Owner:

City Of Cottage Grove

12800 Ravine Parkway South

Cottage Grove, MN 55016

Project Number - Project Description:

2310312- Cottage Grove UE Building

Customer Reference:

From Contractor:

Kraus-Anderson Construction Company

501 South Eighth Street

Minneapolis, MN 55404

Via Architect:

Wold Architects & Engineers

50 South Sixth Street, Suite 2250

Minneapolis MN 55402

Contract For:

Application No. :15

FINAL

Distribution to :

Owner

Architect

Contractor

Period To: 4/30/2025

Project Ref Nos:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM

\$8,720,425.00

2. NET CHANGE BY CHANGE ORDERS

\$(665,642.45)

3. CONTRACT SUM TO DATE(Line 1 ± 2)

\$8,054,782.55

4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)

\$8,054,782.55

5. RETAINAGE:

a. 0.00% of Completed Work

(Column D + E on G703)

\$0.00

b. 0.00% of Stored Material

(Column F on G703)

\$0.00

Total Retainage (Line 5a + 5b or Total in Column I of G703)

\$0.00

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

\$8,054,782.55

7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS

(Line 6 from prior Certificate)

\$7,754,327.96

8. CURRENT PAYMENT DUE

\$300,454.59

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(line 3 less Line 6)

\$0.00

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$0.00	\$(665,642.45)
TOTALS	\$0.00	\$(665,642.45)
Net Changes By Change Order	\$(665,642.45)	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued, and that payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Kraus-Anderson Construction Company

By: Patrick Mulcahey

Date: 7/31/2025

State of: Minnesota

County of: Hennepin

Subscribed and sworn to before me this 31st day of July, 2025

Notary Public: KMBUT

My Commission expires: 1/31/2029



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$300,454.59

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

DocuSigned by: [Signature]

9/11/2025 | 2:46 PM CDT

By:

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Invoice # : 70527

Page 2 of 2

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are in US dollars.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 15

Application Date : 5/06/2025

Period To: 4/30/2025

Project Ref Nos.:

Contract : 2310312- Cottage Grove UE Building

A Item No.	B Description of Work	C Scheduled Value	D E		F Materials Presently Stored (Not in D or E)	G		H Balance To Finish (C-G)	I Retainage (If Variable Rate)
			Work Completed			Total Completed and Stored To Date (D+E+F)	% (G / C)		
			From Previous Application (D+E)	This Period In Place					
05	CM Ste Services	627,765.93	705,853.00	(78,087.07)	0.00	627,765.93	100.00%		
10	CM Fee	246,627.00	246,627.00	0.00	0.00	246,627.00	100.00%		
25	Building Permit	88,579.14	88,579.14	0.00	0.00	88,579.14	100.00%		
35	Builder's Risk Insurance	8,650.08	8,650.08	0.00	0.00	8,650.08	100.00%		
40	Temp MEP	19,805.65	19,805.65	0.00	0.00	19,805.65	100.00%		
45	Temp Sanitation	22,225.02	22,225.02	0.00	0.00	22,225.02	100.00%		
50	Temp Construction	66,563.21	66,563.21	0.00	0.00	66,563.21	100.00%		
55	Construction/Building Cleaning	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%		
60	Construction Supplies	11,852.48	11,852.48	0.00	0.00	11,852.48	100.00%		
65	Construction Surveying	5,000.00	0.00	0.00	0.00	0.00	0.00%		
70	Temp Site	10,592.92	9,991.90	601.02	0.00	10,592.92	100.00%		
72	WS 3A - Combined Concrete and Masonry	973,505.00	973,227.00	278.00	0.00	973,505.00	100.00%		
74	WS 3B - Structural Precast	1,143,251.00	1,143,251.00	0.00	0.00	1,143,251.00	100.00%		
76	WS 5A - Structural Steel Materials	501,229.00	501,229.00	0.00	0.00	501,229.00	100.00%		
78	WS 7A - Waterproofing	30,143.00	30,143.00	0.00	0.00	30,143.00	100.00%		
80	WS 8A - Door/Frame/Hardware	157,706.75	154,381.25	3,325.50	0.00	157,706.75	100.00%		
82	WS 8D - Specialty Doors	91,100.00	91,100.00	0.00	0.00	91,100.00	100.00%		
84	WS 8F - Entrance/Storefront/Curtain Wall	235,128.00	235,128.00	0.00	0.00	235,128.00	100.00%		
86	WS 9A - Drywall	229,376.20	229,376.20	0.00	0.00	229,376.20	100.00%		
88	WS 9B - Tile	99,568.00	99,568.00	0.00	0.00	99,568.00	100.00%		
90	WS 9C - Ceiling & Acoustical Treatment	34,953.13	34,953.13	0.00	0.00	34,953.13	100.00%		
92	WS 9K - Painting & Wall Covering	110,555.50	105,260.00	5,295.50	0.00	110,555.50	100.00%		
94	WS 21A - Fire Protection	123,585.00	123,585.00	0.00	0.00	123,585.00	100.00%		
96	WS 23B - Combined Mechanical	2,434,482.77	2,433,524.35	958.42	0.00	2,434,482.77	100.00%		
98	WS 31A - Site Clearing & Earthwork	561,210.99	561,210.99	0.00	0.00	561,210.99	100.00%		
100	WS 32A - Asphalt Paving	216,326.78	216,326.78	0.00	0.00	216,326.78	100.00%		
102	GMP Contingency	0.00	0.00	0.00	0.00	0.00	100.00%		
	Grand Totals	\$8,054,782.55	8,122,411.18	(67,628.63)	0.00	8,054,782.55	100.00%	0.00	0.00

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2025-132

**RESOLUTION APPROVING THE FINAL PAYMENT IN THE
AMOUNT OF \$300,454.59 TO KRAUS ANDERSON CONSTRUCTION COMPANY
FOR THE UTILITIES AND ENGINEERING DIVISION BUILDING PROJECT**

WHEREAS, the Director of Public Works has certified that work has been satisfactorily completed; and

WHEREAS, the original total contract amount was \$6,940,405.00. The final construction cost was \$6,942,121.12, which is \$1,716.12 more than the contract amount. The increased construction cost was due to various additional necessary items; and

WHEREAS, the project has been satisfactorily completed in accordance with the contract plans and specifications.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that \$300,454.59 is paid to Kraus Anderson Construction Company for the final payment for the Utilities and Engineering Division Building Project.

Passed this 17th day of September, 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

AIA® Document G707™ – 1994

Consent Of Surety to Final Payment

Bond No. 107832823

PROJECT: (Name and address)

New Utility and Engineering Building,
Ideal Avenue Cottage Grove, Minnesota

ARCHITECT'S PROJECT NUMBER:

OWNER: ☒

ARCHITECT: ☒

CONTRACTOR: ☒

SURETY: ☐

OTHER: ☐

TO OWNER: (Name and address)

City of Cottage Grove
12800 Ravine Parkway South,
Cottage Grove, MN 55016

CONTRACT FOR: Construction

CONTRACT DATED: June 9, 2023

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Travelers Casualty and Surety Company of America
One Tower Square,
Hartford, CT 06183

, SURETY,

on bond of

(Insert name and address of Contractor)

Kraus-Anderson Construction Company
501 South Eighth Street,
Minneapolis, MN 55404

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not
relieve the Surety of any of its obligations to

(Insert name and address of Owner)

City of Cottage Grove
12800 Ravine Parkway South,
Cottage Grove, MN 55016

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: July 30, 2025
(Insert in writing the month followed by the numeric date and year.)

Travelers Casualty and Surety Company of
America
(Surety)


(Signature of authorized representative)

Mary Jo A Dingwall, Attorney-in-Fact

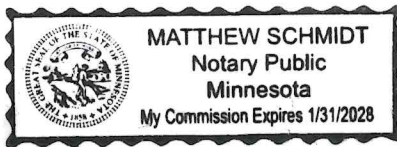
(Printed name and title)

Witness:
XXXXXX
(Seal):

ACKNOWLEDGEMENT OF CORPORATE SURETY

STATE OF Minnesota)
COUNTY OF Dakota)

On this 30th day of July, 20 25, before me personally appeared Mary Jo A Dingwall to me known, who is being by me duly sworn, did depose that he/she is the aforesaid officer or attorney in fact of the Travelers Casualty and Surety Company of America, a corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by the aforesaid officer, by authority of its board of directors, and the aforesaid officer acknowledged said instrument to be the free act and deed of said corporation.



(Notarial Seal)

Matthew Schmidt

Notary Public, Hennepin

County, Minnesota

My Commission Expires January 31, 2028



Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **MARYJO A DINGWALL** of **BURNSVILLE, Minnesota**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **21st** day of **April**, **2021**.



State of Connecticut

City of Hartford ss.

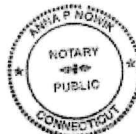
By: _____

Robert L. Raney
Robert L. Raney, Senior Vice President

On this the **21st** day of **April**, **2021**, before me personally appeared **Robert L. Raney**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**



Anna P. Nowik
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or undertaking to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this **30th** day of **July**, **2025**



Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.



Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-684-416-992
Submitted Date and Time:	31-Jul-2025 1:55:42 PM
Legal Name:	KRAUS ANDERSON CONSTRUCTION CO
Federal Employer ID:	41-0808757
User Who Submitted:	maria.gutierrez
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	705114112
Minnesota ID:	9054104
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	2310312
Project Begin Date:	13-May-2024
Project End Date:	01-Jul-2025
Project Location:	10875 IDEAL AVE S COTTAGE GROVE MN 55016
Project Amount:	\$8,054,782.55

Subcontractor Summary

Name	ID	Affidavit Number
AXEL H OHMAN INC	8628381	1330327552
MOLIN CONCRETE PRODUCTS	8248951	1773023232
SWANSON & YOUNGDALE INC	8512175	1185820672
CRAWFORD DOOR COMPANY SALES	9046070	2130227200
NORTHERN GLASS & GLAZING INC	1793304	871510016
COMMERCIAL DRYWALL INC	1499766	699805696
COMMERCIAL FLOORING SERVICES LLC	7838004	1903767552
TWIN CITY ACOUSTICS INC	6235068	30027776
STEINBRECHER PAINTING COMPANY INC	4230890	453849088
NOVA FIRE PROTECTION INC	8143583	1061236736
ST CLOUD REFRIGERATION INC	8624447	669921280
MILLER EXCAVATING INC	9363164	1288581120

MCNAMARA CONTRACTING INC	1525665	2053386240
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Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. Central Time.

Please [print this page](#) for your records using the print or save functionality built into your browser.



City Council Action Request

7.M.

Meeting Date 9/17/2025

Department Engineering

Agenda Category Action Item

Title Wells 9 and 11 Interim Treatment Facilities Project - Final Payment

Staff Recommendation Adopt the attached resolution 2025-123 authorizing the final payment in the amount of \$177,184.37 to Rice Lake Construction Group for the Well 9 and 11 Interim Treatment Facilities project.

Budget Implication \$177,184.37 - 3M Settlement Funds

Attachments

1.	01 Memo - Wells 9 and 11 Interim Treatment Plants Final Payment
2.	02 Final Payment Resolution
3.	03 let_projectcloseout_wells9-11wtp_cottagegrove_20250827
4.	04 payapplication07_wells9-11interimwatertreatment_cottagegrove_20250821
5.	05 IC134's
6.	06 FINAL Signed Lien Waivers



To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Ryan Burfeind, P.E., Public Works Director

Date: September 17, 2025

Re: Wells 9 and 11 Interim Treatment Facilities Project – Final Payment

Background/ Discussion

During 2024, the City constructed the Wells 9 and 11 Interim Treatment Facilities to remove PFAS from municipal supply wells using Ion Exchange technology. In order to be prepared to meet peak season pumping demands, this project was awarded and constructed under the Emergency Declaration Resolution 2017-075. This same process was followed for the previous five interim water treatment facilities, without this accelerated schedule, significant City-wide water restrictions would have been necessary in the summer of 2024. The project is funded by the 3M Settlement. Rice Lake Construction Group has completed the project for the final amount of \$2,775,952.19.

Recommendation

It is recommended that the City Council adopt the attached resolution 2025-123 authorizing the final payment in the amount of \$177,184.37 to Rice Lake Construction Group for the Well 9 and 11 Interim Treatment Facilities project.

CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2025-123

**RESOLUTION APPROVING THE FINAL PAYMENT IN THE
AMOUNT OF \$177,184.37 TO RICE LAKE CONSTRUCTION GROUP FOR THE
WELLS 9 & 11 INTERIM TREATMENT FACILITIES PROJECT**

WHEREAS, the Public Works Director has certified that work has been satisfactorily completed; and

WHEREAS, the revised contract amount was \$2,819,414.81. The final construction cost was \$2,775,952.19, which is \$43,462.62 less than the contract amount. The reduced construction cost was due to lower site work costs; and

WHEREAS, the project has been satisfactorily completed in accordance with the contract plans and specifications.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that \$177,184.37 is paid to Rice Lake Construction Group for the final payment for the Wells 9 & 11 Interim Treatment Facilities Project.

Passed this 17th day of September, 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk



Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000
Minneapolis MN 55402-2314

August 27, 2025

Project/File: 193806663

City of Cottage Grove

Ryan Burfeind
Public Works Director
8635 W Point Douglas Road S
Cottage Grove, MN 55016

Dear Ryan,

Reference: Wells 9 & 11 Interim Water Treatment Facilities

Transmitted herewith is Payment No. 7/Final, IC-134 forms, and Lien Waivers for the Wells 9 & 11 Interim Water Treatment Facilities. The work on this project has been satisfactorily completed by Rice Lake Construction Group and we recommend final payment in the amount of \$177,184.37 at this time. The final pay request releases the project retainage in full.

The awarded contract amount was \$2,664,400.00. There were two change orders for this project totaling \$155,014.81. The revised contract amount is \$2,819,414.81. The final amount for this project is \$2,775,952.19 which is \$43,462.62 under the revised contract amount.

If you have any questions regarding this project, please feel free to call me at 320-333-6825.

Regards,

Stantec Consulting Services Inc.

A handwritten signature in black ink that reads "Brian W. Lintgen". The signature is written in a cursive style with a large, sweeping flourish at the end.

Brian Lintgen PE (MN)
Senior Associate
Phone: (612) 712-2041
Mobile: (320) 333-6825
brian.lintgen@stantec.com

Attachment: Pay Request No. 7/Final; Project IC-134 Forms and Lien Wavers

c. Lee Mann, Stantec



Contractor's Application for Payment No.

7 - FINAL

ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE	Application 7 - FINAL Period: 08/01/2024-08/21/2025	Application Date: 8/21/2025
To (Owner): City of Cottage Grove	From (Contractor): Rice Lake Construction Group	Via (Engineer): Stantec
Project: Wells 9 & 11 Interim Water Treatment Facilities	Contract: Wells 9 & 11 Interim Water Treatment Facilities	
Owner's Contract No.:	Contractor's Project No.: 2403	Engineer's Project No.: 193806663

Application For Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	\$126,688.00	
2	\$28,326.81	
TOTALS	\$155,014.81	
NET CHANGE BY CHANGE ORDERS	\$155,014.81	

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By:	Date:
-----	-------

1. ORIGINAL CONTRACT PRICE.....	\$	<u>\$2,664,400.00</u>
2. Net change by Change Orders.....	\$	<u>\$155,014.81</u>
3. Current Contract Price (Line 1 ± 2).....	\$	<u>\$2,819,414.81</u>
4. TOTAL COMPLETED AND STORED TO DATE		
(Column F total on Progress Estimates).....	\$	<u>\$2,775,952.19</u>
5. RETAINAGE:		
a. X <u>\$2,775,952.19</u> Work Completed.....	\$	<u> </u>
b. X <u> </u> Stored Material.....	\$	<u> </u>
c. Total Retainage (Line 5.a + Line 5.b).....	\$	<u> </u>
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	<u>\$2,775,952.19</u>
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	<u>\$2,598,767.82</u>
8. AMOUNT DUE THIS APPLICATION.....	\$	<u>\$177,184.37</u>
9. BALANCE TO FINISH, PLUS RETAINAGE		
(Line 3 - Line 6).....	\$	<u>\$43,462.62</u>

Payment of: \$ \$177,184.37
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____
(Engineer) (Date)

Payment of: \$ 177,184.37
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____

Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Wells 9 & 11 Interim Water Treatment Facilities								Application Number: 7 - FINAL		
Application Period: 08/01/2024-08/21/2025								Application Date: 8/21/2025		
A					B	C	D	E	F	
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)					
PART A - WELL 9										
PART 1A - FOUNDATIONS WELL 9										
1A	EARTHWORK	1.00	LUMP SUM	\$45,000.00	\$45,000.00	1.00	\$45,000.00		\$45,000.00	100.0%
1A	CONCRETE	1.00	LUMP SUM	\$119,000.00	\$119,000.00	1.00	\$119,000.00		\$119,000.00	100.0%
PART 2A - BUILDING SHELL WELL 9										
2A	BUILDING SHELL WELL #9	1.00	LS	\$240,000.00	\$240,000.00	1.00	\$240,000.00		\$240,000.00	100.0%
PART 3A - PROCESS MECHANICAL WELL 9										
3A	PROCESS PIPING AND VALVES	1.00	LS	\$230,000.00	\$230,000.00	1.00	\$230,000.00		\$230,000.00	100.0%
3A	FLOW METERS	1.00	LS	\$30,000.00	\$30,000.00	1.00	\$30,000.00		\$30,000.00	100.0%
3A	CARTRIDGE FILTERS	1.00	LS	\$50,000.00	\$50,000.00	1.00	\$50,000.00		\$50,000.00	100.0%
3A	UNFORSEEN CONDITIONS	1.00	LS	\$20,000.00	\$20,000.00	0.83105	\$16,621.00		\$16,621.00	83.1%
PART 4A - ELECTRICAL WELL 9										
4A	ELECTRICAL WORK	1.00	LS	\$156,000.00	\$156,000.00	1.00	\$156,000.00		\$156,000.00	100.0%
4A	SERVICE ALLOWANCE	1.00	LS	\$15,000.00	\$15,000.00	0.91249733	\$13,687.46		\$13,687.46	91.2%
PART 5A - PLUMBING AND MECHANICAL9										
5A	PLUMBING	1.00	LS	\$22,000.00	\$22,000.00	1.00	\$22,000.00		\$22,000.00	100.0%
5A	HVAC	1.00	LS	\$33,000.00	\$33,000.00	1.00	\$33,000.00		\$33,000.00	100.0%
PART 6A - DRIVEWAY, WATERMAIN, SANITARY SEWER & EROSION CONTROL WELL 9										
GENERAL WELL 9										
8	MOBILIZATION	1	LS	\$ 20,000.00	\$20,000.00	1.00	\$20,000.00		\$20,000.00	100.0%
9	TRAFFIC CONTROL	1	LS	\$ 3,000.00	\$3,000.00	1.00	\$3,000.00		\$3,000.00	100.0%
10	STREET SWEEPER WITH OPERATOR	10	HR	\$ 90.00	\$900.00					
11	TEMPORARY HYDRAULIC MATRIX	1.0	AC	\$ 6,500.00	\$6,500.00	0.60	\$3,900.00		\$3,900.00	60.0%
12	SILT FENCE (MACHINE SLICED)	1450	LF	\$ 3.00	\$4,350.00					
13	SEDIMENT CONTROL LOGS (TYPE COMPOST)	1450	LF	\$ 6.00	\$8,700.00	1,535.47	\$9,212.82		\$9,212.82	105.9%

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Wells 9 & 11 Interim Water Treatment Facilities								Application Number: 7 - FINAL		
Application Period: 08/01/2024-08/21/2025								Application Date: 8/21/2025		
A						B	C	D	E	F
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)					
14	TEMPORARY CONSTRUCTION ENTRANCE	20	CY	\$ 180.00	\$3,600.00	20.00	\$3,600.00		\$3,600.00	100.0%
15	SEEDING	1.0	AC	\$ 7,500.00	\$7,500.00	1.00	\$7,500.00		\$7,500.00	100.0%
16	SEED MIXTURE 25-151	200	LB	\$ 5.00	\$1,000.00	200.00	\$1,000.00		\$1,000.00	100.0%
17	EROSION CONTROL BLANKET (CATEGORY 0)	1.0	AC	\$ 11,000.00	\$11,000.00	1.00	\$11,000.00		\$11,000.00	100.0%
18	SALVAGED TOPSOIL BORROW (LV)	680	CY	\$ 40.00	\$27,200.00	680.00	\$27,200.00		\$27,200.00	100.0%
19	CONIFEROUS TREE 12' HT B&B	8	EA	\$ 1,600.00	\$12,800.00	8.00	\$12,800.00		\$12,800.00	100.0%
20	CLEARING AND GRUBBING	2	EA	\$ 750.00	\$1,500.00	5.00	\$3,750.00		\$3,750.00	250.0%
21	CLEARING AND GRUBBING	0.25	AC	\$ 18,000.00	\$4,500.00	0.17	\$3,060.00		\$3,060.00	68.0%
SANITARY SEWER WELL 9										
22	IMPROVED PIPE FOUNDATION	480	LF	\$ 3.00	\$1,440.00					
23	TELEWISE SANITARY SEWER	480	LF	\$ 7.00	\$3,360.00	453.00	\$3,171.00		\$3,171.00	94.4%
24	8" PVC SANITARY SEWER PIPE, SDR 35	480	LF	\$ 92.00	\$44,160.00	453.00	\$41,676.00		\$41,676.00	94.4%
25	CONNECT TO EXISTING SANITARY SEWER PIPE	1	EA	\$ 1,800.00	\$1,800.00	1.00	\$1,800.00		\$1,800.00	100.0%
26	4' DIA SANITARY MH, INCL. R-1642-B CSTG AND HDPE ADJ. RINGS	20	LF	\$ 1,000.00	\$20,000.00	18.87	\$18,870.00		\$18,870.00	94.4%
27	8" PVC PLUG	1	EA	\$ 690.00	\$690.00	1.00	\$690.00		\$690.00	100.0%
WATERMAIN WELL 9										
28	REMOVE WATERMAIN	20	LF	\$ 42.00	\$840.00	12.50	\$525.00		\$525.00	62.5%
29	6 INCH CONCRETE HYDRANT ACCESS PAD	20	LF	\$ 32.00	\$640.00					
30	7 INCH CONCRETE HYDRANT ACCESS PAD	330	LF	\$ 3.00	\$990.00					
31	6" DIP WATER MAIN, CL. 52, INCL. POLY WRAP	10	LF	\$ 150.00	\$1,500.00	7.00	\$1,050.00		\$1,050.00	70.0%
32	12" DIP WATER MAIN, CL. 52, INCL. POLY WRAP	300	LF	\$ 168.00	\$50,400.00	294.50	\$49,476.00		\$49,476.00	98.2%
33	24" DIP WATER MAIN, CL. 52, INCL. POLY WRAP	20	LF	\$ 440.00	\$8,800.00	14.00	\$6,160.00		\$6,160.00	70.0%
34	6" GATE VALVE & BOX	1	LF	\$ 3,250.00	\$3,250.00	1.00	\$3,250.00		\$3,250.00	100.0%

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Wells 9 & 11 Interim Water Treatment Facilities								Application Number: 7 - FINAL		
Application Period: 08/01/2024-08/21/2025								Application Date: 8/21/2025		
A						B	C	D	E	F
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)					
35	12" BUTTERFLY VALVE & BOX	2	LF	\$ 6,250.00	\$12,500.00	2.00	\$12,500.00		\$12,500.00	100.0%
36	24" BUTTERFLY VALVE & BOX	1	LF	\$ 18,000.00	\$18,000.00	1.00	\$18,000.00		\$18,000.00	100.0%
37	HYDRANT	1	LF	\$ 10,000.00	\$10,000.00	1.00	\$10,000.00		\$10,000.00	100.0%
38	DUCTILE IRON FITTINGS	1400	LF	\$ 12.00	\$16,800.00	1,592.00	\$19,104.00		\$19,104.00	113.7%
39	CONNECT TO EXISTING 24" WATER MAIN	2	LF	\$ 15,000.00	\$30,000.00	2.00	\$30,000.00		\$30,000.00	100.0%
STREETS WELL 9										
40	REMOVE BITUMINOUS PAVEMENT	80	SY	\$ 8.00	\$640.00	138.33	\$1,106.64		\$1,106.64	172.9%
41	SAWING BITUMINOUS PAVEMENT	30	LF	\$ 5.00	\$150.00	30.00	\$150.00		\$150.00	100.0%
42	REMOVE CONCRETE CURB & GUTTER	60	LF	\$ 15.00	\$900.00	79.00	\$1,185.00		\$1,185.00	131.7%
43	SAWING CURB & GUTTER	10	LF	\$ 3.00	\$30.00	4.00	\$12.00		\$12.00	40.0%
44	COMMON EXCAVATION (EV)	310	CY	\$ 24.00	\$7,440.00	310.00	\$7,440.00		\$7,440.00	100.0%
45	12" AGGREGATE BACKFILL	185	CY	\$ 42.00	\$7,770.00	185.00	\$7,770.00		\$7,770.00	100.0%
46	8" AGGREGATE BASE, CLASS 5, 100% CRUSHED LIMESTONE	250	TN	\$ 40.00	\$10,000.00	224.64	\$8,985.60		\$8,985.60	89.9%
47	1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) - SPECIAL	45	TN	\$ 222.00	\$9,990.00	51.35	\$11,399.70		\$11,399.70	114.1%
48	2" TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	60	TN	\$ 222.00	\$13,320.00	66.73	\$14,814.06		\$14,814.06	111.2%
49	BITUMINOUS MATERIAL FOR TACK COAT	25	GL	\$ 5.00	\$125.00	25.00	\$125.00		\$125.00	100.0%
50	B618 CONCRETE CURB AND GUTTER	80	LF	\$ 70.00	\$5,600.00	80.00	\$5,600.00		\$5,600.00	100.0%

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Wells 9 & 11 Interim Water Treatment Facilities								Application Number: 7 - FINAL		
Application Period: 08/01/2024-08/21/2025								Application Date: 8/21/2025		
A					B	C	D	E	F	
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)					
PART B - WELL 11										
PART 1B - FOUNDATIONS WELL 11										
1B	EARTHWORK	1.00	LUMP SUM	\$73,000.00	\$73,000.00	1.00	\$73,000.00		\$73,000.00	100.0%
1B	CONCRETE	1.00	LUMP SUM	\$100,000.00	\$100,000.00	1.00	\$100,000.00		\$100,000.00	100.0%
PART 2B - BUILDING SHELL WELL 11										
2B	BUILDING SHELL WELL #11	1.00	LUMP SUM	\$282,000.00	\$282,000.00	1.00	\$282,000.00		\$282,000.00	100.0%
PART 3B - PROCESS MECHANICAL WELL 11										
3B	PROCESS PIPING AND VALVES	1.00	LUMP SUM	\$230,000.00	\$230,000.00	1.00	\$230,000.00		\$230,000.00	100.0%
3B	FLOW METERS	1.00	LUMP SUM	\$30,000.00	\$30,000.00	1.00	\$30,000.00		\$30,000.00	100.0%
3B	CARTRIDGE FILTERS	1.00	LS	\$50,000.00	\$50,000.00	1.00	\$50,000.00		\$50,000.00	100.0%
3B	UNFORSEEN CONDITIONS	1.00	LUMP SUM	\$20,000.00	\$20,000.00	0.6040155	\$12,080.31		\$12,080.31	60.4%
PART 4B - ELECTRICAL WELL 11										
4B	ELECTRICAL WORK	1.00	LS	\$158,000.00	\$158,000.00	1.00	\$158,000.00		\$158,000.00	
PART 5B - PLUMBING AND MECHANICAL WELL 11										
5B	PLUMBING	1.00	LS	\$22,000.00	\$22,000.00	1.00	\$22,000.00		\$22,000.00	100.0%
5B	HVAC	1.00	LS	\$33,000.00	\$33,000.00	1.00	\$33,000.00		\$33,000.00	100.0%
PART 6B - DRIVEWAY, WATERMAIN, SANITARY SEWER & EROSION CONTROL WELL 11										
GENERAL WELL 11										
57	MOBILIZATION	1	LS	\$ 20,000.00	\$20,000.00	1.00	\$20,000.00		\$20,000.00	100.0%
58	TRAFFIC CONTROL WITH DETOUR	1	LS	\$ 3,000.00	\$3,000.00	1.00	\$3,000.00		\$3,000.00	100.0%
59	STREET SWEEPER WITH OPERATOR	20	HR	\$ 90.00	\$1,800.00					
60	TEMPORARY HYDRAULIC MATRIX	0.4	AC	\$ 7,600.00	\$3,040.00					
61	SILT FENCE (MACHINE SLICED)	420	LF	\$ 4.00	\$1,680.00					
62	SEDIMENT CONTROL LOGS (TYPE COMPOST)	420	LF	\$ 6.00	\$2,520.00	420.00	\$2,520.00		\$2,520.00	100.0%
63	TEMPORARY CONSTRUCTION ENTRANCE	20	CY	\$ 180.00	\$3,600.00					

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Wells 9 & 11 Interim Water Treatment Facilities								Application Number: 7 - FINAL		
Application Period: 08/01/2024-08/21/2025								Application Date: 8/21/2025		
A						B	C	D	E	F
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)					
64	STORM DRAIN INLET PROTECTION	6	EA	\$ 200.00	\$1,200.00	5.00	\$1,000.00		\$1,000.00	83.3%
65	SEEDING	0.3	AC	\$ 6,500.00	\$1,950.00	0.30	\$1,950.00		\$1,950.00	100.0%
66	SEED MIXTURE 25-151	60	LB	\$ 5.00	\$300.00	46.00	\$230.00		\$230.00	76.7%
67	EROSION CONTROL BLANKET (CATEGORY 0)	0.3	AC	\$ 9,800.00	\$2,940.00	0.30	\$2,940.00		\$2,940.00	100.0%
68	SALVAGED TOPSOIL BORROW (LV)	220	CY	\$ 50.00	\$11,000.00	220.00	\$11,000.00		\$11,000.00	100.0%
69	CONIFEROUS TREE 12' HT B&B	6	EA	\$ 1,600.00	\$9,600.00	6.00	\$9,600.00		\$9,600.00	100.0%
70	CLEARING AND GRUBBING	6	EA	\$ 750.00	\$4,500.00	6.00	\$4,500.00		\$4,500.00	100.0%
SANITARY SEWER WELL 11										
71	REMOVE EXISTING SANITARY SEWER PIPE	220	LF	\$ 44.00	\$9,680.00	214.00	\$9,416.00		\$9,416.00	97.3%
72	IMPROVED PIPE FOUNDATION	290	LF	\$ 3.00	\$870.00					
73	TELEWISE SANITARY SEWER	290	LF	\$ 8.00	\$2,320.00	255.00	\$2,040.00		\$2,040.00	87.9%
74	8" PVC SANITARY SEWER PIPE, SDR 35	70	LF	\$ 90.00	\$6,300.00	61.00	\$5,490.00		\$5,490.00	87.1%
75	12" PVC SANITARY SEWER PIPE, SDR 35	220	LF	\$ 128.00	\$28,160.00	194.00	\$24,832.00		\$24,832.00	88.2%
76	CONNECT TO EXISTING SANITARY SEWER MANHOLE	1	EA	\$ 2,000.00	\$2,000.00	1.00	\$2,000.00		\$2,000.00	100.0%
77	CONNECT TO EXISTING SANITARY SEWER PIPE	1	EA	\$ 800.00	\$800.00	1.00	\$800.00		\$800.00	100.0%
78	4' DIA SANITARY MH, INCL. R-1642-B CSTG AND HDPE ADJ. RINGS	9	LF	\$ 1,450.00	\$13,050.00	8.25	\$11,962.50		\$11,962.50	91.7%
79	ADJUST EXISTING MANHOLE CASTING	1	EA	\$ 500.00	\$500.00	1.00	\$500.00		\$500.00	100.0%
80	8" PVC PLUG	1	EA	\$ 550.00	\$550.00	1.00	\$550.00		\$550.00	100.0%
81	INSULATION	300	SY	\$ 28.00	\$8,400.00	63.54	\$1,779.12		\$1,779.12	21.2%
82	BYPASS PUMPING	1	LS	\$ 12,235.00	\$12,235.00	1.00	\$12,235.00		\$12,235.00	100.0%

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Wells 9 & 11 Interim Water Treatment Facilities								Application Number: 7 - FINAL		
Application Period: 08/01/2024-08/21/2025								Application Date: 8/21/2025		
A					B	C	D	E	F	
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)					
WATERMAIN WELL 11										
83	IMPROVED PIPE FOUNDATION	150	LF	\$ 3.00	\$450.00					
84	12" DIP WATER MAIN, CL. 52, INCL. POLY WRAP	150	LF	\$ 165.00	\$24,750.00	138.50	\$22,852.50		\$22,852.50	92.3%
85	DUCTILE IRON FITTINGS	200	LBS	\$ 31.00	\$6,200.00	297.00	\$9,207.00		\$9,207.00	148.5%
86	CONNECT TO EXISTING 12" WATER MAIN	2	EA	\$ 8,250.00	\$16,500.00	2.00	\$16,500.00		\$16,500.00	100.0%
STREETS WELL 11										
87	REMOVE BITUMINOUS PAVEMENT	60	SY	\$ 10.00	\$600.00	1,102.78	\$11,027.80		\$11,027.80	1838.0%
88	SAWING BITUMINOUS PAVEMENT	120	LF	\$ 5.00	\$600.00	480.00	\$2,400.00		\$2,400.00	400.0%
89	REMOVE CONCRETE CURB & GUTTER	100	LF	\$ 13.00	\$1,300.00	128.00	\$1,664.00		\$1,664.00	128.0%
90	SAWING CURB & GUTTER	10	LF	\$ 5.00	\$50.00	5.00	\$25.00		\$25.00	50.0%
91	COMMON EXCAVATION (EV)	820	CY	\$ 25.00	\$20,500.00	820.00	\$20,500.00		\$20,500.00	100.0%
92	12" AGGREGATE BACKFILL	500	CY	\$ 40.00	\$20,000.00	566.00	\$22,640.00		\$22,640.00	113.2%
93	8" AGGREGATE BASE, CLASS 5, 100% CRUSHED LIMESTONE	650	TN	\$ 29.00	\$18,850.00	197.86	\$5,737.94		\$5,737.94	30.4%
94	1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) - SPECIAL	120	TN	\$ 163.00	\$19,560.00	119.86	\$19,537.18		\$19,537.18	99.9%
95	2" TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	160	TN	\$ 145.00	\$23,200.00	159.55	\$23,134.75		\$23,134.75	99.7%
96	BITUMINOUS MATERIAL FOR TACK COAT	60	GL	\$ 6.00	\$360.00	100.00	\$600.00		\$600.00	166.7%
97	B618 CONCRETE CURB AND GUTTER	100	LF	\$ 70.00	\$7,000.00	138.50	\$9,695.00		\$9,695.00	138.5%
98	ADJUST EXISTING STORM SEWER MANHOLE CASTING	2	EA	\$ 400.00	\$800.00	2.00	\$800.00		\$800.00	100.0%
CHANGE ORDERS										
CO #1	WELL 9 VFD	1	LS	\$ 126,688.00	\$126,688.00	1.00	\$126,688.00		\$126,688.00	100.0%
CO #2	CARTRIDGE FILTER DIFFERENTIAL PRESSURE TRANSMITTERS	1	LS	\$ 28,326.81	\$28,326.81	1.00	\$28,326.81		\$28,326.81	100.0%
	TOTAL UNIT PRICE WORK				\$2,819,414.81		\$2,775,952.19		\$2,775,952.19	98.5%



Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-777-781-728
Submitted Date and Time:	11-Jun-2025 3:27:40 PM
Legal Name:	RICE LAKE CONTRACTING CORP
Federal Employer ID:	41-1505802
User Who Submitted:	ccarlson1
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1329410048
Minnesota ID:	3211358
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	2403
Project Begin Date:	15-Jan-2024
Project End Date:	12-Jul-2024
Project Location:	COTTAGE GROVE
Project Amount:	\$2,775,951.07

Subcontractor Summary

Name	ID	Affidavit Number
AUTUMN RIDGE LANDSCAPING INC	2548169	441896960
BALD EAGLE ERECTORS INC	1457597	857853952
CHAPPELL CENTRAL INC	8299209	84160512
GOLIATH HYDRO VAC INC	5939159	431239168
LESTER BUILDING SYSTEMS LLC	7110904	2069090304
PINE BEND PAVING INC	6231883	1305882624
ROCKET CRANE SERVICE INC	8396773	1389637632
TAYLOR ELECTRIC COMPANY LLC	7838870	354824192

Important Messages

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-418-062-176
Submitted Date and Time:	8-Aug-2024 1:26:07 PM
Legal Name:	AUTUMN RIDGE LANDSCAPING, INC.
Federal Employer ID:	45-4979133
User Who Submitted:	autumn999
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	441896960
Minnesota ID:	2548169
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	RLCG #2403
Project Begin Date:	07-Jun-2024
Project End Date:	26-Jun-2024
Project Location:	6990 IDSEN AVE NO COTTAGE GROVE , MN
Project Amount:	\$60,689.00
Subcontractors:	No Subcontractors

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Cindy Carlson

From: MN Revenue e-Services <eservices.mdor@state.mn.us>
Sent: Wednesday, August 7, 2024 11:14 AM
To: Leanne Stevens
Subject: Your Recent Contractor Affidavit Request

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-879-140-704
Submitted Date and Time:	7-Aug-2024 11:14:08 AM
Legal Name:	BALD EAGLE ERECTORS INC
Federal Employer ID:	41-1774188
User Who Submitted:	BaldEagle1994
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	857853952
Minnesota ID:	1457597
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	RLCG 2403
Project Begin Date:	12-Feb-2024
Project End Date:	15-Mar-2024
Project Location:	COTTAGE GROVE
Project Amount:	\$8,819.19
Subcontractors:	No Subcontractors

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number: 1-679-203-040
Submitted Date and Time: 18-Mar-2025 3:56:37 PM
Legal Name: CHAPPELL CENTRAL INC
Federal Employer ID: 41-0678040
User Who Submitted: ChappellMona
Type of Request Submitted: Contractor Affidavit

Affidavit Summary

Affidavit Number: 84160512
Minnesota ID: 8299209
Project Owner: CITY OF COTTAGE GROVE
Project Number: RLCG 2403-20789
Project Begin Date: 26-Apr-2024
Project End Date: 13-May-2024
Project Location: COTTAGE GROVE INTERIM WELLS 9 & 11
Project Amount: \$56,000.00

Subcontractor Summary

Name	ID	Affidavit Number
JA BENNER LIMITED-SMB OF MN	9384312	372953088
MIDWEST CONTROLS LLC	***-**-1945	1052364800

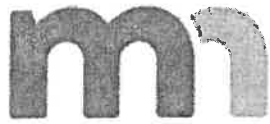
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DEPARTMENT OF REVENUE

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-166-016-352
Submitted Date and Time:	29-Aug-2024 1:33:25 PM
Legal Name:	J A BENNER LIMITED
Federal Employer ID:	99-1371252
User Who Submitted:	MaryCapra
Type of Request Submitted:	Contractor Affidavit

5 m B of MN

Affidavit Summary

Affidavit Number:	372953088
Minnesota ID:	9384312
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	20789JMC
Project Begin Date:	18-Mar-2024
Project End Date:	29-Aug-2024
Project Location:	COTTAGE GROVE WELL 9 & 11 INTERM WTF, COTTAGE GROVE, MN 55016
Project Amount:	\$800.00
Subcontractors:	No Subcontractors

Important Messages

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Contact Us

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-627-234-144
Submitted Date and Time:	12-Aug-2024 4:07:32 PM
Legal Name:	MIDWEST CONTROLS LLC
Social Security Number:	***-**-1945
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1052364800
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	RLCJ #2403 - CCI #20789
Project Begin Date:	01-Apr-2024
Project End Date:	31-May-2024
Project Location:	COTTAGE GROVE WTP WELLS 9 AND 11
Project Amount:	\$12,850.00

Subcontractor Summary

Name	ID	Affidavit Number
PME ELECTRONIC CONTRACTING	5574141	45010944

Important Messages

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To: David Nelson
Subject: RE: Your Recent Contractor Affidavit Request cottage grove

From: MN Revenue e-Services <eservices.mdor@state.mn.us>
Date: August 9, 2024 at 2:02:44 PM CDT
To: paulmeuwissen@yahoo.com
Subject: Your Recent Contractor Affidavit Request

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-929-551-712
Submitted Date and Time:	9-Aug-2024 2:02:33 PM
Legal Name:	PME ELECTRICAL CONTRACTING
Federal Employer ID:	82-5160599
User Who Submitted:	pm11150703
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	45010944
Minnesota ID:	5574141
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	2403-20788
Project Begin Date:	01-Apr-2024
Project End Date:	24-May-2024
Project Location:	COTTAGE GROVE WELLS 9 & 11
Project Amount:	\$3,600.00
Subcontractors:	No Subcontractors

Important Messages

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Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email)

From: MN Revenue e-Services
To: Dispatch
Subject: Your Recent Contractor Affidavit Request
Date: Tuesday, March 18, 2025 3:54:53 PM

External Sender - From: (MN Revenue e-Services
<eservices.mdor@state.mn.us>)

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-818-106-592
Submitted Date and Time:	18-Mar-2025 3:54:33 PM
Legal Name:	GOLIATH HYDRO VAC INC
Federal Employer ID:	72-1524286
User Who Submitted:	5939159
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	431239168
Minnesota ID:	5939159
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	RLCG 2403
Project Begin Date:	16-Feb-2024
Project End Date:	09-May-2024
Project Location:	COTTAGE GROVE, MN
Project Amount:	\$2,835.00
Subcontractors:	No Subcontractors

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DEPARTMENT OF REVENUE

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-800-665-824
Submitted Date and Time:	2-Oct-2024 10:53:05 AM
Legal Name:	LESTER BUILDING SYSTEMS LLC
Federal Employer ID:	20-1262938
User Who Submitted:	Lester#66
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	2069090304
Minnesota ID:	7110904
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	629694/629695
Project Begin Date:	19-Mar-2024
Project End Date:	20-Jun-2024
Project Location:	COTTAGE GROVE, MN
Project Amount:	\$307,000.00

Subcontractor Summary

Name	ID	Affidavit Number
BRUCE ANDREWS SEAMLESS GUTTERS	1416464	452775936
CARNAHAN CITY WIDE INSULATION INC	5943241	329043968

Important Messages

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RE: Attached invoices and Payroll Filings

Sarah Ilavsky <office@thebestgutters.com>

Thu 4/25/2024 2:01 PM

To: Scott E. Grossinger <sgrossinger@lesterbuildings.com>

Also- Incase you will need this , I have filed through MN Rev.



Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-449-514-336
Submitted Date and Time:	25-Apr-2024 1:59:27 PM
Legal Name:	BRUCE ANDREWS SEAMLESS GUTTERS LLC
Federal Employer ID:	26-4758332
User Who Submitted:	brucea1
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	452775936
Minnesota ID:	1416464
Project Owner:	RICE LAKE CONSTRUCTION GROUP
Project Number:	4633
Project Begin Date:	18-Apr-2024
Project End Date:	19-Apr-2024
Project Location:	COTTAGE GROVE
Project Amount:	\$4,894.00
Subcontractors:	No Subcontractors

Important Messages

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Contact Us

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Thank you,
Sarah Ilavsky
Office Manager
715-448-2200
office@thebestgutters.com
P.O. BOX 39 Bay City, WI 54723



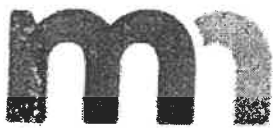
From: Scott E. Grossinger <sgrossinger@lesterbuildings.com>
Sent: Thursday, April 25, 2024 1:28 PM
To: Sarah Ilavsky <office@thebestgutters.com>
Subject: Re: Attached invoices and Payroll Filings

Once again, I greatly appreciate your team's help.

Thanks Sarah!

From: Sarah Ilavsky <office@thebestgutters.com>
Sent: Thursday, April 25, 2024 1:27 PM
To: Scott E. Grossinger <sgrossinger@lesterbuildings.com>
Subject: RE: Attached invoices and Payroll Filings

Sounds like everything went great!



DEPARTMENT OF REVENUE

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-433-799-520
Submitted Date and Time:	26-Apr-2024 9:50:32 AM
Legal Name:	CARNAHAN CITY WIDE INSULATION INC
Federal Employer ID:	41-1383664
User Who Submitted:	Citywideinsul
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	329043968
Minnesota ID:	5943241
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	629694
Project Begin Date:	24-Apr-2024
Project End Date:	24-Apr-2024
Project Location:	6990 IDSEN AVE COTTAGE GROVE
Project Amount:	\$3,150.00
Subcontractors:	No Subcontractors

Important Messages

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-537-681-120
Submitted Date and Time:	22-Jan-2025 9:25:05 AM
Legal Name:	PINE BEND PAVING INC
Federal Employer ID:	41-0992396
User Who Submitted:	pbpacarlson
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1305882624
Minnesota ID:	6231883
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	RLGC 2403
Project Begin Date:	01-May-2024
Project End Date:	25-Jun-2024
Project Location:	COTTAGE GROVE, MN
Project Amount:	\$76,965.41
Subcontractors:	No Subcontractors

Important Messages

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From: MN Revenue e-Services <eservices.mdor@state.mn.us>
Sent: Wednesday, March 19, 2025 7:04 AM
To: Spencer Hanson <SpencerHanson@rocketcrane.com>
Subject: Your Recent Contractor Affidavit Request

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-101-765-344
Submitted Date and Time:	19-Mar-2025 7:03:45 AM
Legal Name:	ROCKET CRANE SERVICE INC
Federal Employer ID:	41-0723313
User Who Submitted:	Pat0114
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	1389637632
Minnesota ID:	8396773
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	2403
Project Begin Date:	01-Mar-2024
Project End Date:	31-Mar-2024
Project Location:	COTTAGE GROVE
Project Amount:	\$11,590.00
Subcontractors:	No Subcontractors

Important Messages

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Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-475-824-608
Submitted Date and Time:	11-Jun-2025 2:08:52 PM
Legal Name:	TAYLOR ELECTRIC COMPANY LLC
Federal Employer ID:	42-1669427
User Who Submitted:	deiley2!
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	354824192
Minnesota ID:	7838870
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	RLCG 2403
Project Begin Date:	26-Jan-2024
Project End Date:	23-Sep-2024
Project Location:	COTTAGE GROVE, MN
Project Amount:	\$431,000.14
Subcontractors:	No Subcontractors

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CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

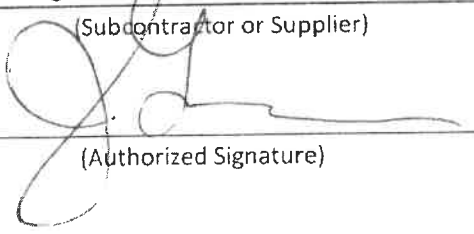
Upon receipt by the undersigned of a check from Rice Lake Construction Group in the sum of \$ 53,319.00 payable to Autumn Ridge Landscaping and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of RLCG Job 2403 City of Cottage Grove.

This release covers the final payment to the undersigned for material furnished and/or labor furnished on the job, except for the disputed claims for additional work in the sum of \$ 0.00. Before recipient of this document relies on it, the party should verify evidence of payment to the undersigned.

Autumn Ridge Landscaping

Pd. To Date: \$ 7,370.00

(Subcontractor or Supplier)

BY: 

(Authorized Signature)

PRINTED NAME: Joe Grygelko - President

DATE: 8/7/2024

CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

Upon receipt by the undersigned of a check from Rice Lake Construction Group in the sum of \$ 440.96 payable to Bald Eagle Erectors Inc and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of RLCG Job 2403 City of Cottage Grove.

This release covers the final payment to the undersigned for material furnished and/or labor furnished on the job, except for the disputed claims for additional work in the sum of \$ 0.00. Before recipient of this document relies on it, the party should verify evidence of payment to the undersigned.

Bald Eagle Erectors Inc
(Subcontractor or Supplier)

Pd. To Date: \$ 8,378.23

BY:


(Authorized Signature)

PRINTED NAME: Leanne Stevens

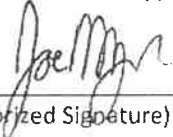
DATE: August 7, 2024

CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

Upon receipt by the undersigned of a check from Rice Lake Construction Group in the sum of \$ 2,753.00 payable to Chappell Central Inc and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of RLCG Job 2403 City of Cottage Grove.

This release covers the final payment to the undersigned for material furnished and/or labor furnished on the job, except for the disputed claims for additional work in the sum of \$ 0.00. Before recipient of this document relies on it, the party should verify evidence of payment to the undersigned.

Chappell Central Inc Pd. To Date: \$ 52,307.00
(Subcontractor or Supplier)

BY: 
(Authorized Signature)

PRINTED NAME: Joel Meyer

DATE: 8-7-24

CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

Upon receipt by the undersigned of a check from Rice Lake Construction Group in the sum of \$ 0.00 payable to Goliath Hydro-Vac Inc and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of RLCG Job 2403 Cottage Grove WTP Well 9 & 11.

This release covers the final payment to the undersigned for material furnished and/or labor furnished on the job, except for the disputed claims for additional work in the sum of \$ 0.00. Before recipient of this document relies on it, the party should verify evidence of payment to the undersigned.

Goliath Hydro-Vac Inc
(Subcontractor or Supplier)

Pd. To Date: \$ 2,835.00

BY: Rachelle Volk
(Authorized Signature)

PRINTED NAME: Rachelle Volk/ President

DATE: 3-18-2025

CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

Upon receipt by the undersigned of a check from Rice Lake Construction Group in the sum of \$ 15,350.00 payable to Lester Buildings, LLC and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of RLCG Job 2403 City of Cottage Grove.

This release covers the final payment to the undersigned for material furnished and/or labor furnished on the job, except for the disputed claims for additional work in the sum of \$ 0.00. Before recipient of this document relies on it, the party should verify evidence of payment to the undersigned.

Lester Buildings, LLC

(Subcontractor or Supplier)

Pd. To Date: \$ 291,650.00

BY:

Melanie Hoof

(Authorized Signature)

PRINTED NAME: Melanie Hoof

DATE: 10/2/24

RECEIVED

JAN 22 2025

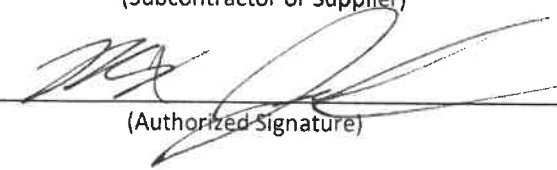
CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

Upon receipt by the undersigned of a check from Rice Lake Construction Group in the sum of \$ 3,848.27 payable to PineBend Paving and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of RLCG Job 2403 Cottage Grove WTP Well 9 & 11.

This release covers the final payment to the undersigned for material furnished and/or labor furnished on the job, except for the disputed claims for additional work in the sum of \$ 0.00. Before recipient of this document relies on it, the party should verify evidence of payment to the undersigned.

PineBend Paving

(Subcontractor or Supplier)

Pd. To Date: \$ 73,117.14BY: 

(Authorized Signature)

PRINTED NAME: Max SundayDATE: 1/22/2025

CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

Upon receipt by the undersigned of a check from Rice Lake Construction Group in the sum of \$ 289.75 payable to Rocket Crane Services, Inc and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of RLCG Job 2403 Rocket Crane Services Inc.

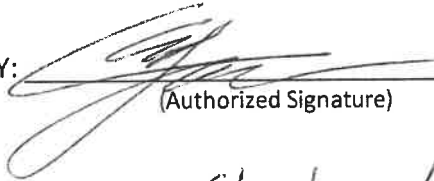
This release covers the final payment to the undersigned for material furnished and/or labor furnished on the job, except for the disputed claims for additional work in the sum of \$ 0.00. Before recipient of this document relies on it, the party should verify evidence of payment to the undersigned.

Rocket Crane Services, Inc

(Subcontractor or Supplier)

Pd. To Date: \$ 11,300.25

BY:



(Authorized Signature)

PRINTED NAME:

Clayton Hanson

DATE:

2/6/25

CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

Upon receipt by the undersigned of a check from Rice Lake Construction Group in the sum of \$ 21,550.01 payable to Taylor Electric Company LLC and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of RLCG Job 2403 Cottage Grove WTP Wells 9 & 11.

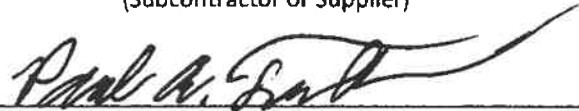
This release covers the final payment to the undersigned for material furnished and/or labor furnished on the job, except for the disputed claims for additional work in the sum of \$ 0.00. Before recipient of this document relies on it, the party should verify evidence of payment to the undersigned.

Taylor Electric Company LLC

(Subcontractor or Supplier)

Pd. To Date: \$ 409,450.13

BY:



(Authorized Signature)

PRINTED NAME: Paul A. Fulkerson

DATE: 4/4/25

SUPPLIER'S AFFIDAVIT AND FINAL WAIVER OF LIEN AND FINAL RELEASE

This is to certify that all obligations for labor and/or materials; all taxes, licenses, fees and/or insurance; and all other bills of whatever nature which arose in any manner in connection with the performance of the contract between Bury Companies and Rice Lake Construction Group on

(Firm Name)

RLCG Job 2403 City of Cottage Grove or any work performed by said subcontractor on said

(Project)

project have been paid in full and that there are no unsatisfied claims for such items or for injuries to persons and/or property occurring from or incident to the performance of said

In consideration of the final payment Bury Companies does hereby:

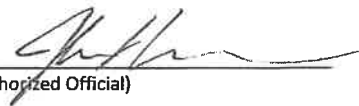
(Firm Name)

- (1) waive and release any and all liens, mechanic liens or rights of such liens of whatever nature it may have on the above described project, on account of labor and/or material furnished.
- (2) release and forever discharge the RICE LAKE CONSTRUCTION GROUP, of and from all debts, claims, demands, liabilities and causes of action of every character whatsoever arising out of or in connection with said subcontractor or any work performed by said subcontractor on said project.
- (3) agree to hold harmless from any liability and to reimburse the RICE LAKE CONSTRUCTION GROUP, for all its costs, expenses, and reasonable attorney fees on any claims hereafter made in connection with said subcontractor or any work performed by it on said project.

This release may not be changed orally.

Executed on this the 21st day of January, 2025

Total Paid \$ 12,633.98

By: 

(Authorized Official)

John DeLaundreau, Controller

(Title)

By signing above the individual represents the he/she is an officer of the corporation or is duly authorized to bind the corporation.

SUPPLIER'S AFFIDAVIT AND FINAL WAIVER OF LIEN AND FINAL RELEASE

This is to certify that all obligations for labor and/or materials; all taxes, licenses, fees and/or insurance; and all other bills of whatever nature which arose in any manner in connection with the performance of the contract between Cemstone Products and Rice Lake Construction Group on

(Firm Name)

RLCG Job 2403 City of Cottage Grove or any work performed by said subcontractor on said

(Project)

project have been paid in full and that there are no unsatisfied claims for such items or for injuries to persons and/or property occurring from or incident to the performance of said

In consideration of the final payment Cemstone Products does hereby:

(Firm Name)

- (1) waive and release any and all liens, mechanic liens or rights of such liens of whatever nature it may have on the above described project, on account of labor and/or material furnished.
- (2) release and forever discharge the RICE LAKE CONSTRUCTION GROUP, of and from all debts, claims, demands, liabilities and causes of action of every character whatsoever arising out of or in connection with said subcontractor or any work performed by said subcontractor on said project.
- (3) agree to hold harmless from any liability and to reimburse the RICE LAKE CONSTRUCTION GROUP, for all its costs, expenses, and reasonable attorney fees on any claims hereafter made in connection with said subcontractor or any work performed by it on said project.

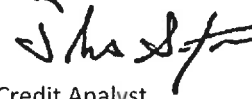
This release may not be changed orally.

Executed on this the 7 day of August, 2024

Total Paid \$ 47,858.42

By: Thomas Stefanacci

(Authorized Official)



Credit Analyst

(Title)

By signing above the individual represents the he/she is an officer of the corporation or is duly authorized to bind the corporation.

SUPPLIER'S AFFIDAVIT AND FINAL WAIVER OF LIEN AND FINAL RELEASE

This is to certify that all obligations for labor and/or materials; all taxes, licenses, fees and/or insurance; and all other bills of whatever nature which arose in any manner in connection with the performance of the contract between Ess Bros & Sons Inc and Rice Lake Construction Group on

(Firm Name)

RLCG Job 2403 Cottage Grove WTP Wells 9 & 11 or any work performed by said subcontractor on said

(Project)

project have been paid in full and that there are no unsatisfied claims for such items or for injuries to persons and/or property occurring from or incident to the performance of said

In consideration of the final payment Ess Bros & Sons Inc does hereby:

(Firm Name)

- (1) waive and release any and all liens, mechanic liens or rights of such liens of whatever nature it may have on the above described project, on account of labor and/or material furnished.
- (2) release and forever discharge the RICE LAKE CONSTRUCTION GROUP, of and from all debts, claims, demands, liabilities and causes of action of every character whatsoever arising out of or in connection with said subcontractor or any work performed by said subcontractor on said project.
- (3) agree to hold harmless from any liability and to reimburse the RICE LAKE CONSTRUCTION GROUP, for all its costs, expenses, and reasonable attorney fees on any claims hereafter made in connection with said subcontractor or any work performed by it on said project.

This release may not be changed orally.

Executed on this the 22 day of January, 2023

Total Paid \$ 2,922.23

By: [Signature]
(Authorized Official)

Office Manager
(Title)

By signing above the individual represents the he/she is an officer of the corporation or is duly authorized to bind the corporation.

SUPPLIER'S AFFIDAVIT AND FINAL WAIVER OF LIEN AND FINAL RELEASE

This is to certify that all obligations for labor and/or materials; all taxes, licenses, fees and/or insurance; and all other bills of whatever nature which arose in any manner in connection with the performance of the contract between Siemens Industry Inc and Rice Lake Construction Group on
(Firm Name)

RLCG Job 2403 Cottage Grove WTP Wells 9 & 11 or any work performed by said subcontractor on said
(Project)
project have been paid in full and that there are no unsatisfied claims for such items or for injuries to persons and/or property occurring from or incident to the performance of said

In consideration of the final payment Siemens Industry Inc does hereby:
(Firm Name)

- (1) waive and release any and all liens, mechanic liens or rights of such liens of whatever nature it may have on the above described project, on account of labor and/or material furnished.
- (2) release and forever discharge the RICE LAKE CONSTRUCTION GROUP, of and from all debts, claims, demands, liabilities and causes of action of every character whatsoever arising out of or in connection with said subcontractor or any work performed by said subcontractor on said project.
- (3) agree to hold harmless from any liability and to reimburse the RICE LAKE CONSTRUCTION GROUP, for all its costs, expenses, and reasonable attorney fees on any claims hereafter made in connection with said subcontractor or any work performed by it on said project.

This release may not be changed orally.

Executed on this the _____ day of _____, _____

Total Paid \$ 7,017.37

**Martinez
Abraham**

Digitally signed by Martinez Abraham
DN: cn=Martinez Abraham, c=DE,
o=Siemens,
email=abraham.martinez@siemens.com
Date: 2025.01.24 21:41:46 +05'00'

By: _____
(Authorized Official)

(Title)

**By signing above the individual
represents the he/she is an officer of
the corporation or is duly authorized
to bind the corporation.**

SUPPLIER'S AFFIDAVIT AND FINAL WAIVER OF LIEN AND FINAL RELEASE

This is to certify that all obligations for labor and/or materials; all taxes, licenses, fees and/or insurance; and all other bills of whatever nature which arose in any manner in connection with the performance of the contract between Plant & Flanged Equipment and Rice Lake Construction Group on

(Firm Name)

RLCG Job 2403 Cottage Grove WTP Wells 9 & 11 or any work performed by said subcontractor on said

(Project)

project have been paid in full and that there are no unsatisfied claims for such items or for injuries to persons and/or property occurring from or incident to the performance of said

In consideration of the final payment Plant & Flanged Equipment does hereby:

(Firm Name)

- (1) waive and release any and all liens, mechanic liens or rights of such liens of whatever nature it may have on the above described project, on account of labor and/or material furnished.
- (2) release and forever discharge the RICE LAKE CONSTRUCTION GROUP, of and from all debts, claims, demands, liabilities and causes of action of every character whatsoever arising out of or in connection with said subcontractor or any work performed by said subcontractor on said project.
- (3) agree to hold harmless from any liability and to reimburse the RICE LAKE CONSTRUCTION GROUP, for all its costs, expenses, and reasonable attorney fees on any claims hereafter made in connection with said subcontractor or any work performed by it on said project.

This release may not be changed orally.

Executed on this the 22 day of JANUARY, 2025

Total Paid \$ 323,552.01

By: 

(Authorized Official)

(Title)

By signing above the individual represents the he/she is an officer of the corporation or is duly authorized to bind the corporation.

SUPPLIER'S AFFIDAVIT AND FINAL WAIVER OF LIEN AND FINAL RELEASE

This is to certify that all obligations for labor and/or materials; all taxes, licenses, fees and/or insurance; and all other bills of whatever nature which arose in any manner in connection with the performance of the contract between

Rinker Materials and Rice Lake Construction Group on
(Firm Name)

RLCG Job 2403 City of Cottage Grove or any work performed by said subcontractor on said
(Project)

project have been paid in full and that there are no unsatisfied claims for such items or for injuries to persons and/or property occurring from or incident to the performance of said

In consideration of the final payment Rinker Materials does hereby:
(Firm Name)

- (1) waive and release any and all liens, mechanic liens or rights of such liens of whatever nature it may have on the above described project, on account of labor and/or material furnished.
- (2) release and forever discharge the RICE LAKE CONSTRUCTION GROUP, of and from all debts, claims, demands, liabilities and causes of action of every character whatsoever arising out of or in connection with said subcontractor or any work performed by said subcontractor on said project.
- (3) agree to hold harmless from any liability and to reimburse the RICE LAKE CONSTRUCTION GROUP, for all its costs, expenses, and reasonable attorney fees on any claims hereafter made in connection with said subcontractor or any work performed by it on said project.

This release may not be changed orally.

Executed on this the 7th day of August, 2024

Total Paid \$ \$11,709.60

By: C. Darren Hunt
(Authorized Official)

National Lien Admin.
(Title)

By signing above the individual represents the he/she is an officer of the corporation or is duly authorized to bind the corporation.

SUPPLIER'S AFFIDAVIT AND FINAL WAIVER OF LIEN AND FINAL RELEASE

This is to certify that all obligations for labor and/or materials; all taxes, licenses, fees and/or insurance; and all other bills of whatever nature which arose in any manner in connection with the performance of the contract between Safety Signs, LLC and Rice Lake Construction Group on

(Firm Name)

RLCG Job 2403 Cottage Grove WTP Wells 9 & 11 or any work performed by said subcontractor on said

(Project)

project have been paid in full and that there are no unsatisfied claims for such items or for injuries to persons and/or property occurring from or incident to the performance of said

In consideration of the final payment Safety Signs, LLC does hereby:

(Firm Name)

- (1) waive and release any and all liens, mechanic liens or rights of such liens of whatever nature it may have on the above described project, on account of labor and/or material furnished.
- (2) release and forever discharge the RICE LAKE CONSTRUCTION GROUP, of and from all debts, claims, demands, liabilities and causes of action of every character whatsoever arising out of or in connection with said subcontractor or any work performed by said subcontractor on said project.
- (3) agree to hold harmless from any liability and to reimburse the RICE LAKE CONSTRUCTION GROUP, for all its costs, expenses, and reasonable attorney fees on any claims hereafter made in connection with said subcontractor or any work performed by it on said project.

This release may not be changed orally.

Executed on this the 24th day of January, 2025

Total Paid \$ 11,229.65

By:

Debra Novak
(Authorized Official)

Controller
(Title)

By signing above the individual represents the he/she is an officer of the corporation or is duly authorized to bind the corporation.

SUPPLIER'S AFFIDAVIT AND FINAL WAIVER OF LIEN AND FINAL RELEASE

This is to certify that all obligations for labor and/or materials; all taxes, licenses, fees and/or insurance; and all other bills of whatever nature which arose in any manner in connection with the performance of the contract between Vessco, Inc and Rice Lake Construction Group on

(Firm Name)

RLCG Job 2403 City of Cottage Grove or any work performed by said subcontractor on said

(Project)

project have been paid in full and that there are no unsatisfied claims for such items or for injuries to persons and/or property occurring from or incident to the performance of said

In consideration of the final payment Vessco, Inc does hereby:

(Firm Name)

- (1) waive and release any and all liens, mechanic liens or rights of such liens of whatever nature it may have on the above described project, on account of labor and/or material furnished.
- (2) release and forever discharge the RICE LAKE CONSTRUCTION GROUP, of and from all debts, claims, demands, liabilities and causes of action of every character whatsoever arising out of or in connection with said subcontractor or any work performed by said subcontractor on said project.
- (3) agree to hold harmless from any liability and to reimburse the RICE LAKE CONSTRUCTION GROUP, for all its costs, expenses, and reasonable attorney fees on any claims hereafter made in connection with said subcontractor or any work performed by it on said project.

This release may not be changed orally.

Executed on this the 8th day of August, 2024

Total Paid \$ 91,035.00

By:


(Authorized Official)

Noah Anderson, Asst Controller

(Title)

By signing above the individual represents the he/she is an officer of the corporation or is duly authorized to bind the corporation.



City Council Action Request

7.N.

Meeting Date	9/17/2025										
Department	Engineering										
Agenda Category	Action Item										
Title	Lamar Avenue Drainage Easement - Quote Award										
Staff Recommendation	Approve Resolution 2025-139 awarding the 2025 Erosion Repair & Storm Sewer Replacement Project to Dynamic Earth & Civil, LLC in the amount of \$123,084.15, and the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.										
Budget Implication	\$123,084.15 - Stormwater Utility Fund										
Attachments	<table><tr><td>1.</td><td>2025 Lamar Ave Quote Award Memo</td></tr><tr><td>2.</td><td>Resolution</td></tr><tr><td>3.</td><td>SIGNED AGREEMENT, DYNAMIC QUOTE, AND KEVITT QUOTE</td></tr><tr><td>4.</td><td>Peterson Proposal Erosion and Storm jp</td></tr><tr><td>5.</td><td>Quote Form - 2025 Erosion Repair & Storm Sewer Replacement Project - Signed</td></tr></table>	1.	2025 Lamar Ave Quote Award Memo	2.	Resolution	3.	SIGNED AGREEMENT, DYNAMIC QUOTE, AND KEVITT QUOTE	4.	Peterson Proposal Erosion and Storm jp	5.	Quote Form - 2025 Erosion Repair & Storm Sewer Replacement Project - Signed
1.	2025 Lamar Ave Quote Award Memo										
2.	Resolution										
3.	SIGNED AGREEMENT, DYNAMIC QUOTE, AND KEVITT QUOTE										
4.	Peterson Proposal Erosion and Storm jp										
5.	Quote Form - 2025 Erosion Repair & Storm Sewer Replacement Project - Signed										



To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Joe Fox, PE, Project Engineer

Date: September 9, 2025

Re: 2025 Erosion Repair & Storm Sewer Replacement Project – Quote Award

Background

Each year the City completes maintenance on City-owned stormwater ponds to stay in compliance with the MS4 permit with the MPCA, which requires permit holders to maintain their storm sewer system.

This project in Old Cottage Grove serves two purposes. First, it stabilizes an eroded channel that conveys stormwater from Lamar and Langly Avenues to Vandenberg Lake. This channel has significant erosion that starts near the back lot line of 7430 Lamar. A new swale lined with rock will be constructed to convey the stormwater down the slope to the lake.

The second part of this project is the replacement of aging storm sewer in Lamar Avenue adjacent to Gerlach Services. The existing storm sewer is corrugated metal pipe that has rusted. It will be replaced with concrete storm pipe. Three manholes will also be replaced. This part of the project will entail a full closure of Lamar Avenue for a few days while the pipe under Lamar is removed and replaced and the street is rebuilt. A detour utilizing 75th Street, Langly Avenue, and Upper 74th Street will be installed.

Project funding comes from the Stormwater Utility Fund.

Discussion

The City of Cottage Grove received four quotes for this project. The table below summarizes the results. The quotes received are attached. The low quote for the project was provided by Dynamic Earth & Civil, LLC in the amount of \$123,084.15. The difference between the low and high quotes is almost \$100,000. This large difference for a relatively small project could be due to the nature of stormwater maintenance projects where contractors have unique strategies for achieving the project goals. The higher quotes came from larger companies based in other areas of the metro. The low quote came from a smaller local firm.

<u>Contractor</u>	<u>Quoted Amount</u>
Dynamic Earth & Civil, LLC	\$123,084.15
New Look Contracting, Inc.	\$199,952.50
Peterson Companies, Inc.	\$201,012.30
Kevitt Companies	\$198,505.38
Engineer's Estimate	\$157,371.00

Recommendation

It is recommended that the City Council approve Resolution 2025-139 awarding the 2025 Erosion Repair & Storm Sewer Replacement Project to Dynamic Earth & Civil, LLC in the amount of \$123,084.15.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2025-139

**RESOLUTION AWARDING THE 2025 EROSION REPAIR AND STORM SEWER
REPLACEMENT PROJECT TO
DYNAMIC EARTH & CIVIL, LLC IN THE AMOUNT OF \$123,084.15**

WHEREAS, quotes were requested to provide the necessary work for the 2025 Erosion Repair and Storm Sewer Replacement Project; and

WHEREAS, four firms submitted quotes; and

WHEREAS, it appears that Dynamic Earth & Civil, LLC provided the lowest accepted quote; and

WHEREAS, it is the recommendation of the City Engineer that the quote be awarded to Dynamic Earth & Civil, LLC in the amount of \$123,084.15.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that the 2025 Erosion Repair and Storm Sewer Replacement Project quote be awarded to Dynamic Earth & Civil, LLC in the amount of \$123,084.15 and the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.

Passed this 17th day of September, 2025

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

AGREEMENT FOR SERVICES
2025 Erosion Repair & Storm Sewer Replacement Project

THIS AGREEMENT ("Agreement") is made and executed this ____ day of _____, 20____, by and between the City of Cottage Grove, 12800 Ravine Parkway South, Cottage Grove, Minnesota 55016, ("City") and Dynamic Earth & Civil, LLC, 10675 Grey Cloud Island Drive S, St. Paul Park, MN 55071 ("Contractor").

WHEREAS, the City has accepted the proposal of the Contractor for certain services; and

WHEREAS, Contractor desires to perform the services for the City under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual consideration contained herein, it is hereby agreed as follows:

1. SERVICES.

- a. City agrees to engage Contractor as an independent contractor for the purpose of performing certain Services ("Services"), as defined in the following documents:
 - i. A proposal dated September 10, 2025, incorporated herein as Exhibit A.
 - ii. Where the terms and conditions of this Agreement and those terms and conditions included in the Exhibits specifically conflict, the terms of this Agreement shall apply.
- b. Contractor covenants and agrees to provide the Services to the satisfaction of the City in a timely fashion, as set forth in the Exhibits, subject to Section 9 of this Agreement.
- c. Contractor agrees to comply with all federal, state, and local laws and ordinances applicable to the Services to be performed under this Agreement, including all safety standards. Contractor shall be solely and completely responsible for conditions of the job site, including the safety of all persons and property during the performance of the Services. Contractor represents and warrants that it has the requisite training, skills, and experience necessary to provide the Services and is appropriately licensed and has obtained all permits from all applicable agencies and governmental entities.

2. PAYMENT.

- a. City agrees to pay Contractor \$123,084.15 and Contractor agrees to receive and accept payment for Services as set forth in the Exhibits.
 - b. Any changes in the scope of the work of the Services that may result in an increase to the compensation due the Contractor shall require prior written approval by the authorized representative of the City or by the City Council. The City will not pay additional compensation for Services that do not have prior written authorization.
 - c. Contractor shall submit itemized bills for Services provided to City on a monthly basis. Bills submitted shall be paid in the same manner as other claims made to City.
 - d. Prior to payment, the Contractor will submit evidence that all payrolls, material bills, subcontractors and other indebtedness connected with the Services have been paid as required by the City.
3. TERM. The term of this Agreement is identified in the Exhibits. This Agreement may be extended upon the written mutual consent of the parties for such additional periods as they deem appropriate, and upon the same terms and conditions as herein stated.
4. BONDS. If the Services provided by the Contractor as set forth in the Exhibits and this Agreement exceeds \$175,000, Contractor shall furnish performance and payment bonds covering faithful performance of all the Contractor's obligations, including, without limitation, warranty obligations and of all payment of obligations arising under this Agreement. The bonds shall each be issued in an amount equal to 100% of the stipulated sum identified in Section 2 of this Agreement.

5. TERMINATION AND REMEDIES.

- a. Termination by Either Party. This Agreement may be terminated by either party upon thirty (30) days' written notice delivered to the other party at the addresses listed in Section 15 of this Agreement. Upon termination under this provision, if there is no default by the Contractor, Contractor shall be paid for Services rendered and reimbursable expenses incurred through the effective date of termination.
- b. Termination Due to Default. This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or to submit a plan for cure that is acceptable to the other party.

c. Remedies. Notwithstanding the above, the Contractor shall not be relieved of liability to the City for damages sustained by the City as a result of any breach of this Agreement by the Contractor. The City may, in such event:

- i. Withhold payments due to the Contractor for the purpose of set-off until such time as the exact amount of damages due to the City is determined.
- ii. Perform the Services, in which case, the Contractor shall within thirty (30) days after written billing by the City, reimburse the City for any costs and expenses incurred by the City.

The rights or remedies provided for herein shall not limit the City, in case of any default by the Contractor, from asserting any other right or remedy allowed by law, equity, or by statute.

d. Upon termination of this Agreement, the Contractor shall furnish to the City copies or duplicate originals of all documents or memoranda prepared for the City not previously furnished.

6. SUBCONTRACTORS. Contractor shall not enter into subcontracts for any of the Services provided for in this Agreement without the express written consent of the City, unless specifically provided for in the Exhibits. Contractor shall pay any subcontractor involved in the performance of this Agreement within the ten (10) days of the Contractor's receipt of payment by the City for undisputed services provided by the subcontractor.
7. STANDARD OF CARE. In performing its Services, Contractor will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the Services are provided.
8. INSPECTION OF WORK. All materials and workmanship will be subject to inspection, examination, and testing by the City, who will have the right to reject defective material and workmanship or require its correction.
9. DELAY IN PERFORMANCE. Neither City nor Contractor shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure permits, licenses or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either City or Contractor under this Agreement. If such circumstances occur, the nonperforming party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made

to resume performance of this Agreement. Contractor will be entitled to payment for its reasonable additional charges, if any, due to the delay.

10. CITY'S REPRESENTATIVE. The City has designated Joe Fox to act as the City's representative with respect to the Services to be performed under this Agreement. He or she shall have complete authority to transmit instructions, receive information, interpret, and define the City's policy and decisions with respect to the Services covered by this Agreement.

11. PROJECT MANAGER AND STAFFING. The Contractor has designated Justin LaCroix to be the primary contact for the City in the performance of the Services. They shall be assisted by other staff members as necessary to facilitate the completion of the Services in accordance with the terms established herein. Contractor may not remove or replace these designated staff without the approval of the City.

12. INDEMNIFICATION.

- a. Contractor and City each agree to defend, indemnify, and hold harmless each other, its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by its negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Contractor and City, they shall be borne by each party in proportion to its own negligence.
- b. Contractor shall indemnify City against legal liability for damages arising out of claims by Contractor's employees or subcontractors, including all liens. City shall indemnify Contractor against legal liability for damages arising out of claims by City's employees or subcontractors.

13. INSURANCE. During the performance of the Services under this Agreement, Contractor shall maintain the following insurance:

- a. Commercial General Liability Insurance, with a limit of \$2,000,000 for any number of claims arising out of a single occurrence.
- b. Workers' Compensation Insurance in accordance with statutory requirements.
- c. Automobile Liability Insurance, with a combined single limit of \$2,000,000.

Contractor shall furnish the City with certificates of insurance, which shall include a provision that such insurance shall not be canceled without written notice to the City. The City shall be named as an additional insured on the Commercial General Liability Insurance policy.

14. WARRANTIES. Contractor warrants and guarantees that title to all work, materials, and equipment covered by any invoice, will pass to City no later than the final completion date of all Services. Contractor warrants that all work will be free from defects and that all materials will be new and of first quality. If within one (1) year after final payment any work or material is found to be defective, Contractor shall promptly, without cost to the City, correct such defect.

15. NOTICES. Notices shall be communicated to the following addresses:

If to City: City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016
Attention: City Administrator

Or emailed: joefox@cottagegrovemn.gov

If to Contractor: Dynamic Earth & Civil, LLC
Justin LaCroix
10975 Grey Cloud Island Drive S
St. Paul Park, MN 55071

Or emailed: Dynamicearthcivil@gmail.com

16. INDEPENDENT CONTRACTOR STATUS. All services provided by Contractor, its officers, agents and employees pursuant to this Agreement shall be provided as employees of Contractor or as independent contractors of Contractor and not as employees of the City for any purpose.

17. RESPONSIBLE CONTRACTOR.

- a. In accordance with Minnesota Statutes, Section 16C.285, Contractor is hereby advised that the City cannot award a construction contract in excess of \$50,000 unless Contractor is a "responsible contractor" as defined in Minnesota Statutes, Section 16C.285, subdivision 3. Contractor must complete a Responsible Contractor Certificate verifying compliance with the minimum criteria specified in Minnesota Statutes, Section 16C.285, subdivision 3, to be eligible to provide the Services outlined in this Agreement. A Responsible Contractor Certificate must be signed under oath by an owner or officer of Contractor. Contractor is responsible for obtaining the required verifications of compliance with Minnesota Statute, Section 16C.285, subdivision 3 from all subcontractors, using a form provided by the City. Contractor must submit signed verifications from subcontractors upon the City's request.
- b. Contractor or subcontractor who does not meet the minimum criteria established in Minnesota Statutes, Section 16C.285, subdivision 3, or who fails to verify compliance with the minimum requirements of this statute, will not be considered

a “responsible contractor” and will be ineligible to provide the Services under this Agreement or otherwise work on the project in any capacity. Contractor and any subcontractor are advised that making any false statements verifying compliance with Minnesota Statutes, Section 16C.285 will render the Contractor or subcontractor ineligible to perform the Services of this Agreement and may result in termination of this Agreement by the City.

- c. Contractor shall not sublet, sell, transfer, delegate or assign the Services or any portion of the Services of this Agreement without abiding by the applicable provisions of the Minnesota Department of Transportation Standard Specifications for Construction, Section 1801.

18. GENERAL PROVISIONS.

- a. Assignment. This Agreement is not assignable without the mutual written agreement of the parties.
- b. Waiver. A waiver by either City or Contractor of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party’s rights with respect to any other or further breach.
- c. Nondiscrimination. Contractor agrees that in the hiring of employees to perform Services under this Agreement, Contractor shall not discriminate against any person by reason of any characteristic protected by state or federal law.
- d. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Minnesota and any action must be venued in Washington County District Court.
- e. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both parties.
- f. Severability. If any term of this Agreement is found be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.
- g. Data Practices Compliance. All data collected by the City pursuant to this Agreement shall be subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.
- h. Entire Agreement. This Agreement constitutes the entire agreement of the parties and supersedes all prior communications, understandings and agreements relating to the subject matter hereof, whether oral or written.

CONTRACTOR

Signature: Amy LaCroix

Name: Amy LaCroix

Its: Owner

Date: 09.10.2025

CITY OF COTTAGE GROVE

By: _____
Myron A. Bailey, Mayor

By: _____
Tamara Anderson, City Clerk

Date: _____

QUOTE FORM
2025 EROSION REPAIR & STORM SEWER REPLACEMENT PROJECT
CITY OF COTTAGE GROVE, MINNESOTA

The undersigned hereby agrees to perform all work in accordance with the contract, plans and approved specifications of the City of Cottage Grove, Minnesota.

Item Number	Contract Item	Unit	Estimated Quantity	Unit Cost	Amount
	Part 1: Erosion Repair				
1	Mobilization	LS	1	\$11,250. ⁰⁰	\$11,250. ⁰⁰
2	Orange construction fence (4-ft tall)	LF	75	\$3. ⁰⁰	\$225. ⁰⁰
3	Machine Sliced Silt Fence	LF	140	\$2.75	\$385. ⁰⁰
4	Clearing & Grubbing	AC	0.15	\$50,000. ⁰⁰	\$7,500. ⁰⁰
5	Swale Grading	LF	130	\$144.23	\$18,750.⁰⁰
6	Salvage and Respread Top Soil (6" Depth)	SY	377	\$21.15	\$7,973.55
7	Common Embankment (LV)	CY	530	\$15. ⁰⁰	\$7,950. ⁰⁰
8	Random Riprap Class 3	CY	128	\$64. ⁰⁰	\$8,192. ⁰⁰
9	Seeding Type MNDOT 36-211	LBS	5	\$95. ⁰⁰	\$475. ⁰⁰
10	Rolled Erosion Control Mat Cat 25	SY	377	\$3.32	\$1,251.64
	Subtotal - Part 1				\$58,727.⁰⁰

\$18,749.90

\$7,973.55

\$1251.64

\$63,952.09

Item Number	Contract Item	Unit	Estimated Quantity	Unit Cost	Amount
	Part 2: Storm Sewer Replacement				
11	Traffic Control	LS	1	\$300.00	\$300.00
12	Remove and Replace 6-inch concrete driveway	SY	10	\$280.00	\$2800.00
13	Remove and Replace Bituminous Street	SY	370	\$53.58	\$19,825.00 \$19,824.60
14	Salvage and Reinstall Signs	1	EA	\$200.00	\$200.00
15	Aggregate Base, Virgin Class 5	5	TN	\$80.00	\$400.00
16	Remove Catch Basin or Manhole	3	EA	\$1106.67	\$3320.00 \$3,320.01
17	Remove Pipe - 15 to 24 Inch RCP	251	LF	\$13.23	\$3320.00 \$3,320.73
18	Connect Pipe to Existing Structure	1	EA	\$3320.00	\$3320.00
19	15-inch RCP Storm Sewer	83	LF	\$40.00	\$3320.00
20	18-inch RCP Storm Sewer	68	LF	\$48.82	\$3320.00 \$3319.76
21	24-inch RCP Storm Sewer	100	LF	\$33.20	\$3320.00
22	4-foot Diameter Storm Sewer Manhole, Incl R-2540 Casting and HDPE Adjustment Rings (ST7276)	5	LF	\$664.00	\$3320.00
23	4-foot Diameter Storm Sewer Manhole, Incl Casting and HDPE Adjustment Rings (STO-9) (ST7277 & ST4681)	6.5	LF	\$510.77	\$3320.00 \$3,320.01
24	24-inch RCP FES W/ Trash Guard	1	EA	\$1500.00	\$1500.00
25	Random Riprap Class 3	20	CY	\$64.00	\$1280.00
26	Televise Storm Sewer Pipe	251	LF	\$2.00	\$502.00
27	Adjust Manhole Casting, Incl New HDPE Rings (ST5568)	1	EA	\$3320.00	\$3320.00
28	Seeding Type MNDOT Residential Turfgrass	13	LB	\$11.15	\$145.00 \$144.95
29	Hydraulic Matrix Type Mulch	250	SY	\$4.50	\$1125.00
30	Street Sweeper with Operator	1	HR	\$175.00	\$175.00
	Subtotal - Part 2				\$8,132.00 \$59,132.06
	Total Quote				\$116,859.00 \$123,084.15

\$123,084.15

TOTAL QUOTE

\$ ~~116,859.~~⁰⁰

IT IS AGREED that the above work will be substantially complete on or before November 26, 2025.

Respectfully submitted,

Dynamic Earth + Civil LLC
Name

(a corporation)
(an individual)
(a partnership)

10675 Gray Cloud Island Dr S
Street Address

St Paul Park MN 55071
City, State, Zip Code

651-7169-4546
Telephone

Amy LaCroix
Signature

09.10.2025
Date

Amy LaCroix President
Name and Title

\$123,084.15

QUOTE FORM
2025 EROSION REPAIR & STORM SEWER REPLACEMENT PROJECT
CITY OF COTTAGE GROVE, MINNESOTA

The undersigned hereby agrees to perform all work in accordance with the contract, plans and approved specifications of the City of Cottage Grove, Minnesota.

Item Number	Contract Item	Unit	Estimated Quantity	Unit Cost	Amount
	Part 1: Erosion Repair				
1	Mobilization	LS	1	\$24,347.24	\$24,347.24
2	Orange construction fence (4-ft tall)	LF	75	\$6.51	\$488.25
3	Machine Sliced Silt Fence	LF	140	\$3.55	\$497.00
4	Clearing & Grubbing	AC	0.15	\$19,392.15	\$19,392.15
5	Swale Grading	LF	130	\$138.01	\$17,941.30
6	Salvage and Respread Top Soil (6" Depth)	SY	377	\$0.66	\$248.82
7	Common Embankment (LV)	CY	530	\$31.20	\$16,536.00
8	Random Riprap Class 3	CY	128	\$182.00	\$23,339.32
9	Seeding Type MNDOT 36-211	LBS	5	\$27.23	\$136.15
10	Rolled Erosion Control Mat Cat 25	SY	377	\$6.22	\$2344.94
	Subtotal – Part 1				\$105,271.32

\$2,908.82

\$17,941.30

\$23,296.00

\$88,744.52

Item Number	Contract Item	Unit	Estimated Quantity	Unit Cost	Amount
	Part 2: Storm Sewer Replacement				
11	Traffic Control	LS	1	\$6,511.66	\$6,511.66
12	Remove and Replace 6-inch concrete driveway	SY	10	\$250.07	\$2507.00
13	Remove and Replace Bituminous Street	SY	370	\$102.16	\$37,799.20
14	Salvage and Reinstall Signs	1	EA	\$843.73	\$843.73
15	Aggregate Base, Virgin Class 5	5	TN	\$38.16	\$190.08
16	Remove Catch Basin or Manhole	3	EA	\$1,117.65	\$3,352.95
17	Remove Pipe – 15 to 24 Inch RCP	251	LF	\$23.82	\$5978.82
18	Connect Pipe to Existing Structure	1	EA	\$6686.98	\$6,686.98
19	15-inch RCP Storm Sewer	83	LF	\$75.09	\$6,232.47
20	18-inch RCP Storm Sewer	68	LF	\$81.41	\$5,535.88
21	24-inch RCP Storm Sewer	100	LF	\$113.37	\$11,337.00
22	4-foot Diameter Storm Sewer Manhole, Incl R-2540 Casting and HDPE Adjustment Rings (ST7276)	5	LF	\$858.19	\$4290.95
23	4-foot Diameter Storm Sewer Manhole, Incl Casting and HDPE Adjustment Rings (STO-9) (ST7277 & ST4681)	6.5	LF	\$830.38	\$5,397.47
24	24-inch RCP FES W/ Trash Guard	1	EA	\$4,017.48	\$4,4017.48
25	Random Riprap Class 3	20	CY	\$182.34	\$3,636.40
26	Televise Storm Sewer Pipe	251	LF	\$6.81	\$1,709.31
27	Adjust Manhole Casting, Incl New HDPE Rings (ST5568)	1	EA	\$1,132.79	\$1,132.79
28	Seeding Type MNDOT Residential Turfgrass	13	LB	\$3.56	\$46.28
29	Hydraulic Matrix Type Mulch	250	SY	\$9.47	\$2,367.50
30	Street Sweeper with Operator	1	HR	\$182.09	\$182.09
	Subtotal – Part 2				\$109,756.79
	Total Quote				\$215,028.33

\$ 2500.70

\$4,017.48

\$3646.80

\$109,760.86

\$198,505.38

\$198,505.38

~~\$ 215,028.33~~

TOTAL QUOTE

IT IS AGREED that the above work will be substantially complete on or before November 26, 2025.

Respectfully submitted,

Keritt Companies

Name

(a corporation)

(an individual)

(a partnership)

3335 Pennsylvania Ave

Street Address

Crystal, MN 55427

City, State, Zip Code

763-545-3557

Telephone

[Signature]

Signature

9/10/25

Date

Daniel Hanson Project Manager

Name and Title

QUOTE FORM
2025 EROSION REPAIR & STORM SEWER REPLACEMENT
PROJECT CITY OF COTTAGE GROVE, MINNESOTA

The undersigned hereby agrees to perform all work in accordance with the contract, plans and approved specifications of the City of Cottage Grove, Minnesota.

Item Number	Contract Item	Unit	Estimated Quantity	Unit Cost	Amount
	Part 1: Erosion Repair				
1	Mobilization	LS	1	\$ 45,130.00	\$ 45,130.00
2	Orange construction fence (4-ft tall)	LF	75	\$ 3.85	\$ 288.75
3	Machine Sliced Silt Fence	LF	140	\$ 4.95	\$ 693.00
4	Clearing & Grubbing	AC	0.15	\$ 49,350.00	\$ 7,402.50
5	Swale Grading	LF	130	\$ 63.40	\$ 8,242.00
6	Salvage and Respread Top Soil (6" Depth)	SY	377	\$ 11.80	\$ 4,448.60
7	Common Embankment (LV)	CY	530	\$ 22.50	\$ 11,925.00
8	Random Riprap Class 3	CY	128	\$ 87.30	\$ 11,174.40
9	Seeding Type MNDOT 36-211	LBS	5	\$ 81.30	\$ 406.50
10	Rolled Erosion Control Mat Cat 25	SY	377	\$ 7.20	\$ 2,714.40
	Subtotal – Part 1				\$ 92,425.15

Item Number	Contract Item	Unit	Estimated Quantity	Unit Cost	Amount
	Part 2: Storm Sewer Replacement				
11	Traffic Control	LS	1	\$ 12,830.00	\$ 12,830.00
12	Remove and Replace 6-inch concrete driveway	SY	10	\$ 441.50	\$ 4,415.00
13	Remove and Replace Bituminous Street	SY	370	\$ 57.10	\$ 21,127.00
14	Salvage and Reinstall Signs	1	EA	\$ 386.00	\$ 386.00
15	Aggregate Base, Virgin Class 5	5	TN	\$ 127.00	\$ 635.00
16	Remove Catch Basin or Manhole	3	EA	\$ 1,359.00	\$ 4,077.00
17	Remove Pipe – 15 to 24 Inch RCP	251	LF	\$ 32.50	\$ 8,157.50
18	Connect Pipe to Existing Structure	1	EA	\$ 2,190.00	\$ 2,190.00
19	15-inch RCP Storm Sewer	83	LF	\$ 70.20	\$ 5,826.60
20	18-inch RCP Storm Sewer	68	LF	\$ 81.50	\$ 5,542.00
21	24-inch RCP Storm Sewer	100	LF	\$ 113.00	\$ 11,300.00
22	4-foot Diameter Storm Sewer Manhole, Incl R-2540 Casting and HDPE Adjustment Rings (ST7276)	5	LF	\$ 1,294.00	\$ 6,470.00
23	4-foot Diameter Storm Sewer Manhole, Incl Casting and HDPE Adjustment Rings (STO-9) (ST7277 & ST4681)	6.5	LF	\$ 1,898.00	\$ 12,337.00
24	24-inch RCP FES W/ Trash Guard	1	EA	\$ 3,601.00	\$ 3,601.00
25	Random Riprap Class 3	20	CY	\$ 141.00	\$ 2,820.00
26	Televise Storm Sewer Pipe	251	LF	\$ 8.40	\$ 2,108.40
27	Adjust Manhole Casting, Incl New HDPE Rings (ST5568)	1	EA	\$ 488.50	\$ 488.50
28	Seeding Type MNDOT Residential Turfgrass	13	LB	\$ 8.55	\$ 111.15
29	Hydraulic Matrix Type Mulch	250	SY	\$ 13.80	\$ 3,450.00
30	Street Sweeper with Operator	1	HR	\$ 715.00	\$ 715.00
	Subtotal – Part 2				\$ 108,587.15
	Total Quote				\$ 201,012.30

TOTAL QUOTE

\$ 201,012.30

IT IS AGREED that the above work will be substantially complete on or before November 26, 2025.

Respectfully submitted,

Peterson Companies, Inc. (a corporation)
Name ~~(an individual)~~
~~(a partnership)~~

8326 Wyoming Trail

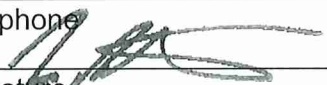
Street Address

Chisago City, MN 55013

City, State, Zip Code

651-257-6864

Telephone


Signature

September 10, 2025

Date

Jonathan M. Peterson, President

Name and Title

QUOTE FORM
2025 EROSION REPAIR & STORM SEWER REPLACEMENT PROJECT
CITY OF COTTAGE GROVE, MINNESOTA

The undersigned hereby agrees to perform all work in accordance with the contract, plans and approved specifications of the City of Cottage Grove, Minnesota.

Item Number	Contract Item	Unit	Estimated Quantity	Unit Cost	Amount
	Part 1: Erosion Repair				
1	Mobilization	LS	1	\$23,000	\$23,000.00
2	Orange construction fence (4-ft tall)	LF	75	\$5.00	\$375.00
3	Machine Sliced Silt Fence	LF	140	\$5.00	\$700.00
4	Clearing & Grubbing	AC	0.15	\$247,000.00	\$37,050.00
5	Swale Grading	LF	130	\$40.00	\$5,200.00
6	Salvage and Respread Top Soil (6" Depth)	SY	377	\$4.00	\$1,508.00
7	Common Embankment (LV)	CY	530	\$40.00	\$21,200.00
8	Random Riprap Class 3	CY	128	\$133.00	\$17,024.00
9	Seeding Type MNDOT 36-211	LBS	5	\$115.00	\$575.00
10	Rolled Erosion Control Mat Cat 25	SY	377	\$6.50	\$2,450.50
	Subtotal – Part 1				\$109,082.50

Item Number	Contract Item	Unit	Estimated Quantity	Unit Cost	Amount
	Part 2: Storm Sewer Replacement				
11	Traffic Control	LS	1	\$2,200.00	\$2,200.00
12	Remove and Replace 6-inch concrete driveway	SY	10	\$202.00	\$2,020.00
13	Remove and Replace Bituminous Street	SY	370	\$55.00	\$20,350.00
14	Salvage and Reinstall Signs	1	EA	\$1,000.00	\$1,000.00
15	Aggregate Base, Virgin Class 5	5	TN	\$225.00	\$1,125.00
16	Remove Catch Basin or Manhole	3	EA	\$1,060.00	\$3,180.00
17	Remove Pipe – 15 to 24 Inch RCP	251	LF	\$22.50	\$5,647.50
18	Connect Pipe to Existing Structure	1	EA	\$1,100.00	\$1,100.00
19	15-inch RCP Storm Sewer	83	LF	\$100.00	\$8,300.00
20	18-inch RCP Storm Sewer	68	LF	\$107.00	\$7,276.00
21	24-inch RCP Storm Sewer	100	LF	\$131.00	\$13,100.00
22	4-foot Diameter Storm Sewer Manhole, Incl R-2540 Casting and HDPE Adjustment Rings (ST7276)	5	LF	\$935.00	\$4,675.00
23	4-foot Diameter Storm Sewer Manhole, Incl Casting and HDPE Adjustment Rings (STO-9) (ST7277 & ST4681)	6.5	LF	\$1,175.00	\$7,637.50
24	24-inch RCP FES W/ Trash Guard	1	EA	\$4,980.00	\$4,980.00
25	Random Riprap Class 3	20	CY	\$133.00	\$2,660.00
26	Televise Storm Sewer Pipe	251	LF	\$8.00	\$2,008.00
27	Adjust Manhole Casting, Incl New HDPE Rings (ST5568)	1	EA	\$1,400.00	\$1,400.00
28	Seeding Type MNDOT Residential Turfgrass	13	LB	\$37.00	\$481.00
29	Hydraulic Matrix Type Mulch	250	SY	\$6.00	\$1,500.00
30	Street Sweeper with Operator	1	HR	\$230.00	\$230.00
	Subtotal – Part 2				\$90,870.00
	Total Quote				\$199,952.50

TOTAL QUOTE

\$ \$199,952.50

IT IS AGREED that the above work will be substantially complete on or before November 26, 2025.

Respectfully submitted,

New Look Contracting

Name

14045 Northdale Blvd

Street Address

Rogers, MN 55374

City, State, Zip Code

763-241-1596

Telephone

Signature

9/10/2025

Date

Justin Hoellein - PM/Estimator

Name and Title

(a corporation)
(an individual)
(a partnership)



City Council Action Request

7.0.

Meeting Date 9/17/2025

Department Engineering

Agenda Category Action Item

Title County 19A/100th St Realignment - TED and TEDI Grant Application

Staff Recommendation Adopt Resolution 2025-145 supporting the City's TED and TEDI grant applications for the County 19A/100th Street Realignment Project.

Budget Implication N/A

Attachments

1.	Memo - TED and TEDI Grant Applications
2.	2025 TED-TEDI_Cottage Grove Resolution_SW Arterial Ph1_v2



To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Paul Sponholz, City Engineer

Date: September 11, 2025

Re: County 19A/100th Street Realignment – TED and TEDI Grant Application

Background

In 2019, Washington County began a planning study related to a future arterial roadway to be developed in the southwestern area of the County, within the City of Cottage Grove. The primary driver of this study was to address the lack of arterial roadways in this area of the County. The County worked with several partners on this project including Cottage Grove, St. Paul Park, Grey Cloud Island Township, and the South Washington Watershed District. In April of 2021, the final study, the Southwest Arterial Study, was approved by the City Council.

Since that time, this southern area of Cottage Grove has seen a rapid acceleration of both industrial and residential development. Due to this, the City and County are working to implement the first phase of the Southwest Arterial Study. This will involve the realignment of County 19A and 100th Street to provide a direct connection from Highway 61 into the Business Park. This project would also include the construction of a bridge over the CPKC Railroad, which is critical to allow for unhindered access for logistics and distribution businesses.

Discussion

Preliminary design work has been completed for this project. While the City and County have started final design with right-of-way acquisition expected to start in 2025, construction costs are not fully funded at this point. To date, the City and County have received \$13.667 million in grant funding. The City and County are working to obtain additional funding through multiple sources including Federal and State grants and bonding. Along those lines, Cottage Grove is leading the effort to submit to the state TED and TEDI grants. These are very comprehensive and competitive grants, which are due September 29, 2025.

As part of the application, a resolution from the City Council is required. Based on the preferred design alternative that has been selected, the total project cost shown in the grant is \$46,900,000 million. The City will be requesting a grant amount of \$2,000,000.

Recommendation

It is recommended that the City Council adopt Resolution 2025-145 supporting the City's TED and TEDI grant applications for the County 19A/100th Street Realignment Project.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2025-145

A RESOLUTION AUTHORIZING THE CITY OF COTTAGE GROVE TO APPLY FOR
THE FY27-28 TRANSPORTATION ECONOMIC DEVELOPMENT (TED) AND
TRANSPORTATION ECONOMIC DEVELOPMENT INFRASTRUCTURE (TEDI)
GRANT PROGRAMS FOR THE SOUTHWEST ARTERIAL PHASE 1 PROJECT

WHEREAS, the Minnesota Department of Transportation (MnDOT) has announced its latest statewide competitive funding opportunity through the FY27-28 Transportation Economic Development (TED) program allocating \$20,000,000 to fund transportation infrastructure projects on trunk and state highways that generate measurable economic benefits and support job creation; and

WHEREAS, concurrently, the Minnesota Department of Employment and Economic Opportunity (MnDEED) announced its Transportation Economic Development Infrastructure (TEDI) program allocating \$1,762,000 for local governments to fund public infrastructure improvements that will enhance transportation system, promote business growth, and accommodate economic development; and

WHEREAS, a 2019 study conducted by Washington County (the "Study") documented a lack of roadways specifically serving a growing industrial and residential area near Jamaica Avenue and Trunk Highway 61, a pivotal intersection for the community and region; and

WHEREAS, the Study recommended the construction of a new arterial roadway that would require realignment of the existing 100th Street and County Road 19A, reconstruction of County Road 19A's intersection with Trunk Highway 61, and construction of a railroad bridge over the Canadian Pacific's rail line (hereinafter referred to as the "Southwest Arterial Project"); and

WHEREAS, to date the project partners have successfully secured approximately \$13.6 million in competitive funding sources from the Metropolitan Council's PROTECT Program, Minnesota Highway Freight Program; and a Congressionally Directed Spending allocation with the support of Congresswoman Angie Craig, and \$9.9 million in local match commitments to these awards, but still a funding gap remains with an estimated total project cost of \$46.9 million; and

BE IT RESOLVED that the City of Cottage Grove act as the legal sponsor for the Southwest Arterial Phase 1 Project and requests funding from the Transportation Economic Development (TED) Program of the Minnesota Department of Transportation and the Transportation Economic Development Infrastructure (TEDI) Program of the Minnesota Department of Employment and Economic Development.

BE IT FURTHER RESOLVED that the City of Cottage Grove has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure matching funds and adequate construction of the proposed project.

BE IT FURTHER RESOLVED that the City of Cottage Grove has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its application by the state, the City of Cottage Grove may enter into an agreement with the State of Minnesota for the above-referenced project(s), and that it will comply with all applicable laws and regulations as stated in all contract agreements.

BE IT FURTHER RESOLVED that the City of Cottage Grove, in conjunction with project partners, will meet local cost share requirements, secure any additional funding if project costs increase, and repay the grant if project milestones are not met.

BE IT FURTHER RESOLVED The City of Cottage Grove certifies that it will comply with all applicable laws, regulations, and rules of the Application.

BE IT FURTHER RESOLVED that the sources and uses, private investors, equity, and other financing commitments represented in the attached document are accurate.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove authorizes city staff to apply for and execute the necessary documents for the TED and TEDI grant applications requesting funds for the Southwest Arterial Phase 1 Project.

Passed this 17th day of September, 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk



City Council Action Request

7.P.

Meeting Date	9/17/2025				
Department	Parks and Recreation				
Agenda Category	Action Item				
Title	MN DNR Outdoor Recreation Grant Agreement-Mississippi Dunes Park				
Staff Recommendation	Authorize MN Department of Natural Resources Outdoor Recreation Grant Agreement for \$350,000 to be used for the Mississippi Dunes Park development project.				
Budget Implication	\$350,000 Match - Park Improvement Fund				
Attachments	<table><tr><td>1.</td><td>Council Memo - Grant Agreement</td></tr><tr><td>2.</td><td>LW27-01483 CG agreement_DRAFT</td></tr></table>	1.	Council Memo - Grant Agreement	2.	LW27-01483 CG agreement_DRAFT
1.	Council Memo - Grant Agreement				
2.	LW27-01483 CG agreement_DRAFT				



To: Honorable Mayor and City Council
From: Zac Dockter, Parks and Recreation Director
CC: Jennifer Levitt, City Administrator
Date: September 4, 2025
Subject: MN DNR Outdoor Recreation Grant Agreement – Mississippi Dunes Park Development

Introduction/Background

The MN Department of Natural Resources has established the Outdoor Recreation Grant program to increase and enhance outdoor recreation facilities in local and community parks throughout the state. The grant provides local units of government up to \$350,000 of the cost for development of local parks and recreation areas. Funds are sourced from both Federal Land and Water Conservation Funds and State Funds (Lottery Proceeds and Environment and Natural Resources Trust Funds). With City Council approval in February of 2025, Parks and Recreation staff applied for and was awarded this grant for the Mississippi Dunes Park master plan. This funding will not supplement any funding being applied for from other grant programs related to the fishing pier, boat launch, habitat restoration or 3M Priority II Settlement Funds. The funds from this grant may be used for work through August 29, 2027. The grant requires a 50% match and sufficient funding is set aside in the city's capital improvement plan.

Recommendation

Authorize MN Department of Natural Resources Outdoor Recreation Grant Agreement for \$350,000 to be used for the Mississippi Dunes Park development project.

**STATE OF MINNESOTA
GRANT AGREEMENT
Federal Sub-Award Agreement**

LW27-01483

This grant agreement is between the State of Minnesota, acting through its Commissioner of Natural Resources ("State") and City of Cottage Grove, PUH4LGL9L1G9, 12800 Ravine Parkway S., Cottage Grove, MN, 55016 ("Grantee").

Recitals

1. Under the Land and Water Conservation Fund, National Park Service, 15.916-Outdoor Recreation Acquisition, Development and Planning and Federal Award P25AP00573, the State received a federal award of \$350,000 on July 1, 2025 for 27-01483 Cottage Grove Mississippi Dunes Park Development. The purpose of the federal grant is to develop Mississippi Dunes Park. This project is not a research and development award.
2. Under 27-01483 Cottage Grove Mississippi Dunes Park Development and [Minn. Stat. 84.026](#), the State subawards \$350,000 to the Grantee PUH4LGL9L1G9 for the purpose of conducting the project entitled LW27-01483 Cottage Grove Mississippi Dunes Park Development for the purpose of constructing trails, playground, paddling launch, picnic facilities, outdoor classroom, parking lot, utilities, interpretive signage, and restoring native habitat.
3. The commissioner of natural resources is authorized to enter into contractual agreements with any public or private entity for the provision of statutorily prescribed natural resources services by the department.
4. Pursuant to [Minn. Stat. 84.0264](#), the state is empowered to receive and administer grants under the Land and Water Conservation Fund grant program authorized by Congress in the Land and Water Conservation Fund Act of 1965, as amended, and the Local Grants program authorized by the State of Minnesota. Fifty percent of the funds granted under subdivision 1 shall be distributed for projects to be acquired, developed, and maintained by local units of government, providing that any project approved is consistent with a statewide or a county or regional recreational plan and compatible with the statewide recreational plan. All money received by the commissioner for local units of government is appropriated annually to carry out the purposes for which the funds are received.
5. The Grantee has made application to the State for a portion of the allocation for the purpose of conducting the project entitled Mississippi Dunes Park.
6. The Grantee represents that it is duly qualified and agrees to perform all services described in this grant agreement to the satisfaction of the State.

Grant Agreement

1. Term of Grant Agreement

1.1. *Effective date:*

July 1, 2025, Notwithstanding Minnesota Statutes, section 16A.41, the Commissioner may make payments for otherwise eligible grant-program expenditures that are made on or after the effective date of the appropriation. This is the Performance and Budget Period start date.

1.2. *Expiration date:*

June 30, 2027, or, in the event this Grant Contract Agreement is continued by way of amendment or new agreement, the date the amendment or new agreement is fully executed, whichever is later. In the event an amendment or new agreement is not fully executed within 60 calendar days of the stated expiration date, this grant agreement will expire on August 29, 2027. This is the Performance and Budget Period end date.

- 1.3. *Survival of Terms:*** The following clauses survive the expiration or cancellation of this grant agreement: 9 Liability; 10 Audits; 11 Government Data Practices and Intellectual Property; 13 Endorsement; 14 Governing Law, Jurisdiction, and Venue; 16 Data Disclosure; 17 American Disabilities Act; 19 Monitoring; 23 Land Retention and Deed Restriction; 24 Resource Management and Protection; and 40 Additional Program

Requirements.

2. Grantee's Duties

The Grantee, who is not a state employee, will:

The Grantee will comply with required grants management policies and procedures set forth through [Minnesota Statutes Section 16B.97](#), subdivision 4 (a) (1) and comply with **Attachment A, Project Budget**, which is incorporated and made a part of this contract.

The Grantee agrees to complete the program in accordance with the approved budget to the extent practicable and within the program period specified in the grant agreement. Any material change in the grant agreement shall require an amendment by the State (see Section 7.2).

The Grantee shall be responsible for the administration, supervision, management, record keeping and program oversight required for the work performed under this agreement.

The Grantee is responsible for maintaining a written conflict of interest policy. Throughout the term of this agreement, the Grantee shall monitor and report any actual, potential, or perceived conflicts of interest to the State's Authorized Representative.

3. Time

The Grantee must comply with all the time requirements described in this grant agreement.

4. Consideration and Payment.

Funds made available pursuant to this Agreement shall be used only for expenses incurred in performing and accomplishing the purposes and activities specified herein. Notwithstanding all other provisions of this Agreement, it is understood that any reduction or termination of funds allocated to the State may result in a like reduction to the Grantee

4.1. **Consideration.** Consideration for all services performed by Grantee pursuant to this grant agreement shall be paid by the State as follows:

4.1.1. **Compensation.** Compensation in an amount not to exceed \$350,000.

4.1.2. **Total Federal Funds.** The total amount of federal funds obligated to the Grantee by the State is \$350,000, including the current financial obligation.

4.1.3. **Matching Requirements.** Grantee certifies that the following matching requirement for the grant will be met by Grantee. The total project cost is \$1,109,000. Grantee agrees to provide a match of at least \$759,000.

Grant funds cannot be used by the Grantee as match or for reimbursement for any other grant or program without prior written authorization from the State's Authorized Representative.

4.1.4. **Indirect Cost Rate.**

Federal indirect costs are not eligible for reimbursement in the State's federal award or this sub-award agreement.

4.1.5. **Travel Expenses.**

Travel expenses are not eligible for reimbursement in the State's federal award or this sub-award agreement.

4.2. **Payment.**

The State shall disburse funds to the Grantee pursuant to this agreement **on a reimbursement basis and will** promptly pay the Grantee after the Grantee presents an itemized invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services. Invoices must be submitted timely and according to the following schedule: upon completion of services or up to four requests during the contract

period. A final reimbursement of not more than 10% may be withheld until final completion of services.

4.2.1. **Federal funds.**

Payments under this grant agreement will be made from federal funds obtained by the State through the National Park Service of the United States Department of Interior, Land and Water Conservation Fund, 15.916, Act of 1965 as amended thereto, and under Assistance Listing Number 15.916 and P25AP00573. The Grantee is responsible for compliance with all federal requirements imposed on these funds and accepts full financial responsibility for any requirements imposed by the Grantee's failure to comply with federal requirements.

5. Conditions of Payment

All services provided by the Grantee under this grant agreement must be performed to the State's satisfaction, as determined at the sole discretion of the State's Authorized Representative and in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations. The Grantee will not receive payment for work found by the State to be unsatisfactory or performed in violation of federal, state, or local law.

6. Authorized Representative

The State's Authorized Representative is Sarah Wennerberg, Grants Specialist Coordinator, 500 Lafayette Rd., St. Paul, MN 55155, 651-259-5579, sarah.wennerberg@state.mn.us, or their successor, and has the responsibility to monitor the Grantee's performance and the authority to accept the services provided under this grant agreement. If the services are satisfactory, the State's Authorized Representative or their designee will certify acceptance on each invoice submitted for payment.

The Grantee Authorized Representative is Zac Dockter, Parks and Recreation Director, 12800 Ravine Parkway S., Cottage Grove, MN 55016, 650-458-2847, zdockter@cottagegrovemn.gov, or their successor. If the Grantee's Authorized Representative changes at any time during this grant agreement, the Grantee must immediately notify the State.

7. Assignment, Amendments, Waiver, and Grant Agreement Complete

7.1. **Assignment.**

The Grantee may neither assign nor transfer any rights or obligations under this grant agreement without the prior consent of the State and a fully executed Assignment Agreement, executed and approved by the same parties who executed and approved this grant agreement, or their successors in office.

7.2. **Amendments.**

Any amendment to this grant agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original grant agreement, or their successors in office.

7.3. **Waiver.**

If the State fails to enforce any provision of this grant agreement, that failure does not waive the provision or its right to enforce it.

7.4. **Grant Agreement Complete.**

This grant agreement contains all negotiations and agreements between the State and the Grantee. No other understanding regarding this grant agreement, whether written or oral, may be used to bind either party.

8. Subcontractors, Contracting, and Bidding Requirements

The Grantee agrees that if it subcontracts any portion of this project to another entity, the agreement with the subcontractor will contain all provisions of the agreement with the State. The Grantee also agrees to comply with [Title 2 Code of Federal Regulations \(CFR\) 200.318](#) through 2 CFR 200.326.

8.1 **Uniform Municipal Contracting Law**

Per [Minn.Stat. § 471.345](#), Grantees that are municipalities as defined in Subd. 1 must follow the law.

8.1.1. For projects that include construction work of \$25,000 or more, prevailing wage rules apply per [Minn.Stat. § 177.41](#) through [177.44](#) consequently, the bid request must state the project is subject to prevailing wage. These rules require that the wages of laborers and workers should be

comparable to wages paid for similar work in the community as a whole.

8.2 The Grantee must not contract with [vendors who are suspended or debarred in MN](#).

8.3 The Grantee may not issue a subaward or contract to any Federal employee, department, or agency, without advance permission from the State's Authorized Representative.

8.4 ***Domestic Sourcing Preferences.*** Per 2 CFR 200.322, Grantees should, to the greatest extent practicable, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States in every contract, purchase order, or sub-award.

8.5 ***Prohibition on certain telecommunications and video surveillance service or equipment.*** Per Public Law 115-232, section 889; 2 CFR 200.216, Grantees are prohibited from obligating or expending grant funds on telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities).

9. Liability

The Grantee must indemnify, save, and hold the State, its agents, and employees harmless from any claims or causes of action, including attorney's fees incurred by the State, arising from the performance of this grant agreement by the Grantee or the Grantee agents or employees. This clause will not be construed to bar any legal remedies the Grantee may have for the State's failure to fulfill its obligations under this grant agreement.

10. Audits (State and Single)

Under [Minn. Stat. §16B.98, subd. 8](#) and [2 CFR 200.331](#), the Grantee's books, records, documents, and accounting procedures and practices of the Grantee or other party relevant to this grant contract agreement or transaction are subject to examination by the Commissioner of Administration, by the State and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this grant contract agreement, receipt and approval of all final reports, or the required period of time to satisfy all state and program retention requirements, whichever is later.

All state and local governments, colleges and universities, and non-profit organizations that expend \$750,000 or more of Federal awards in a fiscal year must have a single audit according to the new OMB Uniform Guidance: Cost Principles, Audit, and Administrative Awards Requirements for Federal Awards. This is \$750,000 total Federal awards received from all sources. If an audit is completed, forward a copy of the report to both the State's Authorized Representative and the State Auditor.

11. Government Data Practices and Intellectual Property

11.1 ***Government Data Practices.***

The Grantee and State must comply with the Minnesota Government Data Practices Act, [Minn. Stat. Ch. 13](#), as it applies to all data provided by the State under this grant contract, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Grantee under this grant contract agreement. The civil remedies of [Minn. Stat. §13.08](#) apply to the release of the data referred to in this clause by either the Grantee or the State. If the Grantee receives a request to release the data referred to in this Clause, the Grantee must immediately notify the State. The State will give the Grantee instructions concerning the release of the data to the requesting party before the data is released. The Grantee's response to the request shall comply with applicable law.

11.2 ***Intellectual Property Rights (if applicable).***

11.2.1. ***Intellectual Property Rights.***

- (A) ***Intellectual Property Rights.*** The State owns all rights, title, and interest in all of the intellectual property rights, including copyrights, patents, trade secrets, trademarks, and service marks in the Works and Documents *created and paid for under this contract*. Works means all inventions, improvements, discoveries (whether or not patentable), databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes, and disks conceived, reduced to practice, created, or originated by the Grantee, its employees, agents, and

subcontractors, either individually or jointly with others in the performance of this contract. Works includes “Documents.” Documents are the originals of any databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes, disks, or other materials, whether in tangible or electronic forms, prepared by the Grantee, its employees, agents, or subcontractors, in the performance of this contract. The Documents will be the exclusive property of the State and all such Documents must be immediately returned to the State by the Grantee upon completion or cancellation of this contract. To the extent possible, those Works eligible for copyright protection under the United States Copyright Act will be deemed to be “works made for hire.” The Grantee assigns all right, title, and interest it may have in the Works and the Documents to the State. The Grantee must, at the request of the State, execute all papers and perform all other acts necessary to transfer or record the State’s ownership interest in the Works and Documents.

(B) *Obligations*

1. *Notification.* Whenever any invention, improvement, or discovery (whether or not patentable) is made or conceived for the first time or actually or constructively reduced to practice by the Grantee, including its employees and subcontractors, in the performance of this contract, the Grantee will immediately give the State’s Authorized Representative written notice thereof, and must promptly furnish the Authorized Representative with complete information and/or disclosure thereon.
2. *Representation.* The Grantee must perform all acts and take all steps necessary to ensure that all intellectual property rights in the Works and Documents are the sole property of the State, and that neither Grantee nor its employees, agents, or subcontractors retain any interest in and to the Works and Documents. The Grantee represents and warrants that the Works and Documents do not and will not infringe upon any intellectual property rights of other persons or entities. Notwithstanding Clause 8, the Grantee will indemnify; defend, to the extent permitted by the Attorney General; and hold harmless the State, at the Grantee’s expense, from any action or claim brought against the State to the extent that it is based on a claim that all or part of the Works or Documents infringe upon the intellectual property rights of others. The Grantee will be responsible for payment of any and all such claims, demands, obligations, liabilities, costs, and damages, including but not limited to, attorney fees. If such a claim or action arises, or in the Grantee’s or the State’s opinion is likely to arise, the Grantee must, at the State’s discretion, either procure for the State the right or license to use the intellectual property rights at issue or replace or modify the allegedly infringing Works or Documents as necessary and appropriate to obviate the infringement claim. This remedy of the State will be in addition to and not exclusive of other remedies provided by law.

- (C) The federal awarding agency may receive royalty-free, non-exclusive and an irrevocable right to reproduce, publish, or otherwise use the work for Federal purposes, and to authorize others to do so as noted in [2 CFR 200.315](#).

12. Workers’ Compensation

The Grantee certifies that it is in compliance with Minn. Stat. § 176.181, subd. 2, pertaining to workers’ compensation insurance coverage. The Grantee’s employees and agents will not be considered State employees. Any claims that may arise under the Minnesota Workers’ Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way the State’s obligation or responsibility.

13. Publicity and Endorsement

13.1 *Publicity*

Any publicity regarding the subject matter of this grant contract agreement must identify the sponsoring agencies; and must not be released without prior written approval from the State’s Authorized Representative or their designee. For purposes of this provision, publicity includes websites, notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Grantee individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this grant contract. All projects primarily funded by state grant appropriations must publicly

credit the State of Minnesota, including on the grantee's website when practicable.

13.2 **Signage**

Any site funded by this grant contract shall display a sign at a prominent location at the entrance to the site and in a form approved by the State that acknowledges funding through this grant.

13.3 **Endorsement**

The Grantee must not claim that the State endorses its products or services and the Grantee must adhere to the terms [of 2 CFR 200.315](#).

14. **Governing Law, Jurisdiction, and Venue**

Minnesota law, without regard to its choice-of-law provisions, governs this grant agreement. Venue for all legal proceedings out of this grant agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

15. **Termination**

15.1 (a) **Termination by the State**

The State may immediately terminate this grant contract agreement with or without cause, upon 30 days' written notice to the Grantee. Upon termination, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

(b) **Termination by The Commissioner of Administration**

The Commissioner of Administration may unilaterally cancel this grant contract agreement if further performance under the agreement would not serve agency purposes or is not in the best interest of the State.

15.2 **Termination for Cause.** The State may immediately terminate this grant contract agreement if the State finds that there has been a failure to comply with the provisions of this grant contract, that reasonable progress has not been made or that the purposes for which the funds were granted have not been or will not be fulfilled. The State may take action to protect the interests of the State of Minnesota, including the refusal to disburse additional funds and requiring the return of all or part of the funds already disbursed.

15.3 **Termination for Insufficient Funding**

The State may immediately terminate this grant contract agreement if:

(a) Funding for Grant No. P25AP00573 is withdrawn; or

(b) Funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written or fax notice to the Grantee. The State is not obligated to pay for any services that are provided after notice and effective date of termination. However, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if the grant contract agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. The State must provide the Grantee notice of the lack of funding within a reasonable time of the State's receiving that notice.

16 **Data Disclosure**

Under [Minn. Stat. § 270C.65, Subd. 3](#), and other applicable law, the Grantee consents to disclosure of its social security number, federal employer tax identification number, and/or Minnesota tax identification number, already provided to the State, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Grantee to file state tax returns and pay delinquent state tax liabilities, if any.

17 **American Disabilities Act**

The Grantee is subject to complying with the Americans with Disabilities Act (ADA) of 1990 (42 U.S.C. 12101 et seq.) and all applicable regulations and guidelines. Grantee must comply with the 2010 American Disabilities Act Standards for Accessible Design, or any updated version of these requirements in effect

at the time of this grant, and all applicable regulations and guidelines. The Grantee shall construct, operate, and maintain all facilities and programs in compliance with all state and federal accessibility laws, regulations, and guidelines including the [Final Guidelines for Outdoor Developed Areas](#). Information on compliance with the Americans with Disabilities Act is available at [U.S. Access Board](#).

18 Non-Discrimination Requirements

No person in the United States must, on the ground of race, color, national origin, handicap, age, religion, or sex, be excluded from participation in, be denied the benefits of, or be subject to discrimination under, any program or activity receiving Federal financial assistance. Including but not limited to:

- a) Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq.) and DOC implementing regulations published at 15 C.F.R. Part 8 prohibiting discrimination on the grounds of race, color, or national origin under programs or activities receiving Federal financial assistance; Title IX of the Education Amendments of 1972 (20 U.S.C. § 1681 et seq.) prohibiting discrimination on the basis of sex under Federally assisted education programs or activities;
- b) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), and DOC implementing regulations published at 15 C.F.R. Part 8b prohibiting discrimination on the basis of handicap under any program or activity receiving or benefiting from Federal assistance.
- c) The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 et seq.), and DOC implementing regulations published at 15 C.F.R. Part 20 prohibiting discrimination on the basis of age in programs or activities receiving Federal financial assistance;
- d) Title II of the Americans with Disabilities Act (ADA) of 1990 which prohibits discrimination against qualified individuals with disabilities in services, programs, and activities of public entities.
- e) Rules and relevant orders of the Minnesota Department of Human Rights issues pursuant to the Minnesota Human Rights Act
- f) [Minn. Stat. 363A.02](#) prohibiting discrimination against any employee or applicant because of race, color, creed, religion, national origin, sex, marital status, status in regard to public assistance, membership or activity in a local commission, disability, sexual orientation, or age and requiring affirmative steps to be taken to employ, advance in employment, upgrade, train, and recruit minority persons, women, and persons with disabilities.
- g) Any other applicable non-discrimination law(s).

19 Reporting Requirements

The Grantee shall submit a progress report, in a form prescribed by the State, by January 1 of each year during the term of this grant contract. A final report must be submitted with the request for final reimbursement. Forms will be provided by the State.

20 Monitoring

The State shall be allowed at any time to conduct periodic site visits and inspections to ensure work progress in accordance with this grant agreement, including a final inspection upon program completion. At least one monitoring visit per grant period on all state grants of over \$50,000 will be conducted and at least annual monitoring visits on grants of over \$250,000.

Following closure of the program, the State's authorized representatives shall be allowed to conduct post-completion inspections of the site to ensure that the site is being properly operated and maintained and that no conversion of use has occurred.

21 Conflict of Interest

It is the policy of the State to work to deliberately avoid actual and potential conflict of interests related to grant making at both the individual and organizational levels.

A conflict of interest (actual or potential) occurs when a person has actual or apparent duty or loyalty to more than one organization and the competing duties or loyalties may result in actions which are adverse to one or both parties. A conflict of interest exists even if no unethical, improper, or illegal act results from it.

The Grantee, by signing this contract with the State, certifies it has read and understands the Office of Grants Management [Conflict of Interest Policy 08-01](#), will maintain an adequate Conflict of Interest Policy and, throughout the term of the contract, monitor and report any actual or potential conflicts of interest to the State's

22 Minnesota Historical Sites Act and Minnesota Field Archaeology Act

For projects involving land acquisition and/or construction, the State Historic Preservation Office must review the project to determine if the site is a potential location for historical or archeological findings. If the State Historic Preservation Office determines that a survey is required, the survey would need to be completed prior to any site disturbance for development projects and prior to the final reimbursement of the grant funds for acquisition projects.

23 Land Retention and Deed Restriction

23.1 Land Retention

Any lands acquired or developed with assistance from the Outdoor Recreation grant program must be retained solely for public outdoor recreation use. The lands subject to this contract are shown in Attachment B – Boundary Map which is attached and incorporated into this contract. No other use can be made of these lands without prior written approval of the State and the Secretary of Interior. The State will consider requests to convert these lands to other uses only if all practical alternatives have been evaluated and rejected on a sound basis and replacement lands of equal or greater fair market value and reasonably equivalent usefulness are acquired and dedicated to public outdoor recreation use.

23.2 Deed Restriction

The Grantee shall have the following condition recorded with the deed to all lands within the park as described in Attachment B – Boundary Map and submit an attested copy of the deed and the condition to the State:

In order to comply with the Department of Natural Resources Outdoor Recreation Project Contract LW27-01483, the City of Cottage Grove does hereby impose the following restrictions on the property described in Attachment B to that contract:

1. The property shall be permanently managed and maintained for public outdoor recreation use.
2. The property has been acquired and/or developed with Land and Water Conservation Fund assistance and that it cannot be converted to other than public outdoor recreation use without the written approval of the State acting through its Commissioner of Natural Resources and the Secretary of the Interior.

24 Resource Management and Protection

The Grantee shall protect, manage and maintain, or cause to maintain, the property acquired and/or developed pursuant to this grant contract. Properties shall be kept reasonably safe for public use, if applicable. All state and federal accessibility laws, regulations and standards shall be adhered to. Vegetation management and similar safeguards and supervision shall be provided to the extent feasible. Buildings, roads, trails and other structures and improvements, if any, shall be kept in reasonable repair throughout their estimated lifetime to prevent undue deterioration.

The Grantee shall keep the facility open to the general public at reasonable hours and at times of the year consistent with the purpose and type of use of the property and appropriate management and protection of natural resources.

25 Invasive Species Prevention

The DNR requires active steps to prevent or limit the introduction, establishment, and spread of invasive species during contracted work. The contractor shall prevent invasive species from entering into or spreading within a project site by cleaning equipment prior to arriving at the project site.

If the equipment, vehicles, gear, or clothing arrives at the project site with soil, aggregate material, mulch, vegetation (including seeds) or animals, it shall be cleaned by contractor furnished tool or equipment (brush/broom, compressed air or pressure washer) at the staging area. The contractor shall dispose of material cleaned from equipment and clothing at a location determined by the DNR Contract Administrator. If the material cannot be disposed of onsite, secure material prior to transport (sealed container, covered truck, or wrap with tarp) and legally dispose of offsite.

The contractor shall ensure that all equipment and clothing used for work in infested waters has been adequately decontaminated for invasive species (ex. zebra mussels) prior to being used in non-infested waters. All equipment and

clothing including but not limited to waders, tracked vehicles, barges, boats, turbidity curtain, sheet pile, and pumps that comes in contact with any infested waters must be thoroughly decontaminated.

26 Pollinator Best Management Practices

Habitat restorations and enhancements conducted on DNR lands and prairie restorations on state lands or on any lands using state funds are subject to pollinator best management practices and habitat restoration guidelines pursuant to [Minnesota Statutes, section 84.973](#). Practices and guidelines ensure an appropriate diversity of native species to provide habitat for pollinators through the growing season. Current specific practices and guidelines to be followed for contract and grant work can be found here: [Link to December 2014 version](#).

27 Force Majeure

Neither party shall be responsible to the other or considered in default of its obligations within this Contract to the extent that performance of any such obligation is prevented or delayed by acts of God, war, riot, disruption of government, or other catastrophes beyond the reasonable control of the party unless the act or occurrence could have been reasonably foreseen and reasonable action could have been taken to prevent the delay or failure to perform. A party relying on this provision to excuse performance must provide the other party prompt written notice of the inability to perform and take all necessary steps to bring about performance as soon as practicable.

28 Program Requirements

The grantee will comply with the provisions of the Land and Water Conservation Fund Act of 1965 (78 Stat. 897), and **Attachment C, Federal Land and Water Conservation Fund Program General and Special Provisions**, attached and incorporated into this contract.

29 Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions

- a. The prospective lower tier participant certifies, by submission of this agreement, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- b. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this agreement.

30 Department of Interior Standard (DOI) Terms and Conditions.

DOI Standard Terms and Conditions apply and are located at <https://www.doi.gov/grants/doi-standard-terms-and-conditions> (version effective April 1, 2025), except the provision related to the Davis-Bacon Act in Section VII.

31 2 C.F.R. 200.92 Subaward; 200.101 Applicability; and 200.331 Subrecipients and contractor determinations.

Requirements for passthrough entities applies.

32 Lobbying Prohibition.

18 U.S.C. § 1913, Lobbying with Appropriated Moneys, as amended by Public Law 107–273, Nov. 2, 2002. Violations of this section shall constitute violations of section 1352(a) of title 31. In addition, the related restrictions on the use of appropriated funds found in Div. F, § 402 of the Omnibus Appropriations Act of 2008 (P.L. 110–161) also apply.

33 Byrd Anti-Lobbying Amendment Certification and Disclosure:

- a. The Grantee certifies that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352
- b. The Grantee shall comply with Interim Final Rule, New Restrictions on Lobbying, found in Federal Register Vol. 55, No. 38, February 26, 1990, and any permanent rules that are adopted in place of the Interim Final Rule. The Interim Final Rule requires the Grantee to certify as to their lobbying activity. Further definition of lobbying can be found in [2 CFR 200.450](#).
- c. If the Grantee engages in lobbying activities with non-Federal funds that takes place in connection with obtaining any Federal award, they will promptly inform the authorized representative, and complete any certifications the authorized representative requires.

34 Whistleblower Protection Rights

41 USC §4712, Enhancement of Recipient and Subrecipient Employee Whistleblower Protection

(a) This award and employees working on this financial assistance agreement will be subject to the whistleblower rights and remedies in the pilot program on Award Recipient employee whistleblower protections established at 41 U.S.C. 4712 by section 828 of the National Defense Authorization Act for Fiscal Year 2013 (Pub.L. 112-239)

(b) Recipients, their subrecipients, and their contractors awarded contracts over the simplified acquisition threshold related to this award, shall inform their employees in writing, in the predominant language of the workforce, of the employee whistleblower rights and protections under 41 USC 4712.

(c) The recipient shall insert this clause, including this paragraph (c), in all subawards and in contracts over the simplified acquisition threshold related to this award.

- 35 **ENSURING THE FUTURE IS MADE IN ALL OF AMERICA BY ALL OF AMERICA'S WORKERS PER [E.O. 14005](#).**
Per Executive Order 14005, entitled "Ensuring the Future Is Made in All of America by All of America's Workers" the Recipient shall maximize the use of goods, products, and materials produced in, and services offered in, the United States, and whenever possible, procure goods, products, materials, and services from sources that will help American businesses compete in strategic industries and help America's workers thrive.

36 Clean Air Act and Federal Water Pollution Act

The Contractor must comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the EPA.

37 Procurement of Recovered Materials

A non-Federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines. [78 FR 78608, Dec. 26, 2013, as amended at 79 FR 75885, Dec. 19, 2014].

38 Build America Buy America

The following terms apply for financial assistance agreements for infrastructure that currently or are anticipated to exceed the Simplified Acquisition Threshold (SAT), currently \$250,000. This threshold applies for the duration of the award and obligations made for infrastructure projects when additional funds are obligated through modification or renewal. For more information on DOI's approved waiver, see:

<https://www.doi.gov/grants/BuyAmerica/GeneralApplicabilityWaivers>.

As required by Section 70914 of the Bipartisan Infrastructure Law (also known as the Infrastructure Investment and Jobs Act), P.L. 117-58, on or after May 14, 2022, none of the funds under a federal award that are part of Federal financial assistance program for infrastructure may be obligated for a project unless all of the iron, steel, manufactured products, and construction materials used in the project are produced in the United States, unless subject to an approved waiver. The requirements of this section must be included in all subawards, including all contracts and purchase orders for work or products under this program.

Recipients of an award of Federal financial assistance are hereby notified that none of the funds provided under this award may be used for a project for infrastructure unless:

1. all iron and steel used in the project are produced in the United States--this means all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States;
2. all manufactured products used in the project are produced in the United States —this means the manufactured product was manufactured in the United States; and the cost of the components of the

manufactured product that are mined, produced, or manufactured in the United States is greater than 55 percent of the total cost of all components of the manufactured product, unless another standard for determining the minimum amount of domestic content of the manufactured product has been established under applicable law or regulation; and

3. all construction materials are manufactured in the United States—this means that all manufacturing processes for the construction material occurred in the United States.

The Buy America preference only applies to articles, materials, and supplies that are consumed in, incorporated into, or affixed to an infrastructure project. As such, it does not apply to tools, equipment, and supplies, such as temporary scaffolding, brought to the construction site and removed at or before the completion of the infrastructure project. Nor does a Buy America preference apply to equipment and furnishings, such as movable chairs, desks, and portable computer equipment, that are used at or within the finished infrastructure project but are not an integral part of the structure or permanently affixed to the infrastructure project.

For further information on the Buy America preference, please visit <https://www.doi.gov/grants/BuyAmerica>. Additional information can also be found at the White House Made in America Office website: <https://www.whitehouse.gov/omb/management/made-in-america>

Waivers

When necessary, recipients may apply for, and the Department of the Interior (DOI) may grant, a waiver from these requirements, subject to review by the Made in America Office. The DOI may waive the application of the domestic content procurement preference in any case in which it is determined that one of the below circumstances applies:

1. Non-availability Waiver: the types of iron, steel, manufactured products, or construction materials are not produced in the United States in sufficient and reasonably available quantities or of a satisfactory quality;
2. Unreasonable Cost Waiver: the inclusion of iron, steel, manufactured products, or construction materials produced in the United States will increase the cost of the overall project by more than 25 percent; or
3. Public Interest Waiver: applying the domestic content procurement preference would be inconsistent with the public interest.

There may be instances where an award qualifies, in whole or in part, for an existing DOI general applicability waiver as described at: <https://www.doi.gov/grants/BuyAmerica/GeneralApplicabilityWaivers>.

If the specific financial assistance agreement, infrastructure project, or non-domestic materials meets the criteria of an existing general applicability waiver within the limitations defined within the waiver, the recipient is not required to request a separate waiver for non-domestic materials.

If a general applicability waiver does not already apply, and a recipient believes that one of the above circumstances applies to an award, a request to waive the application of the domestic content procurement preference may be submitted to the financial assistance awarding officer in writing. Waiver requests shall include the below information. The waiver shall not include any Privacy Act information, sensitive data, or proprietary information within their waiver request. Waiver requests will be posted to <https://www.doi.gov/grants/buyamerica> and are subject to public comment periods of no less than 15 days. Waiver requests will also be reviewed by the Made in America Office.

3. Type of waiver requested (non-availability, unreasonable cost, or public interest)
4. Requesting entity and Unique Entity Identifier (UEI) submitting the request.
5. Department of Interior Bureau or Office who issued the award.
6. Federal financial assistance listing name and number (reference block 2 on DOI Notice of Award)

7. Financial assistance title of project (reference block 8 on DOI Notice of Award).
8. Federal Award Identification Number (FAIN).
9. Federal funding amount (reference block 11.m. on DO Notice of Award).
10. Total cost of Infrastructure expenditures (includes federal and non-federal funds to the extent known).
11. Infrastructure project description(s) and location(s) (to the extent known).
12. List of iron or steel item(s), manufactured goods, and construction material(s) the recipient seeks to waive from Buy America requirements. Include the name, cost, countries of origin (if known), and relevant PSC or NAICS code for each.
13. A certification that the recipient made a good faith effort to solicit bids for domestic products supported by terms included in requests for proposals, contracts, and nonproprietary communications with the prime contractor.
14. A statement of waiver justification, including a description of efforts made (e.g., market research, industry outreach) by the recipient, in an attempt to avoid the need for a waiver. Such a justification may cite, if applicable, the absence of any Buy America-compliant bids received in response to a solicitation.
13. Anticipated impact if no waiver is issued. Approved waivers will be posted at <https://www.doi.gov/grants/BuyAmerica/ApprovedWaivers>; recipients requesting a waiver will be notified of their waiver request determination by an awarding officer.

Questions pertaining to waivers should be directed to the financial assistance awarding officer.

Definitions

“Construction materials” includes an article, material, or supply that is or consists primarily of:

- non-ferrous metals;
- plastic and polymer-based products (including polyvinylchloride, composite building materials, and polymers used in fiber optic cables);
- glass (including optic glass);
- lumber; or
- drywall.

“Construction Materials” does not include cement and cementitious materials, aggregates such as stone, sand, or gravel, or aggregate binding agents or additives.

“Domestic content procurement preference” means all iron and steel used in the project are produced in the United States; the manufactured products used in the project are produced in the United States; or the construction materials used in the project are produced in the United States.

“Infrastructure” includes, at a minimum, the structures, facilities, and equipment for, in the United States, roads, highways, and bridges; public transportation; dams, ports, harbors, and other maritime facilities; intercity passenger and freight railroads; freight and intermodal facilities; airports; water systems, including drinking water and wastewater systems; electrical transmission facilities and systems; utilities; broadband infrastructure; and buildings and real property. Infrastructure includes facilities that generate, transport, and distribute energy.

“Project” means the construction, alteration, maintenance, or repair of infrastructure in the United States

39 Domestic Preference for Procurements

As appropriate and to the extent consistent with law, the non-Federal entity should, to the greatest extent practicable

under a federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this section must be included in all subawards including all contracts and purchase orders for work or products under this award.

40 Additional Program Requirements

a. Minority Business Enterprise Development

Pursuant to Executive Order 12432 it is national policy to award a fair share of contracts to small and minority firms. NPS is strongly committed to the objectives of this policy and encourages all recipients of its Cooperative Agreements to take affirmative steps to ensure such fairness by ensuring procurement procedures are carried out in accordance with the Executive Order.

b. Program Income

If the Grantee earns program income, as defined in 2 CFR § 200.1, during the period of performance of this agreement, to the extent available the Grantee must disburse funds available from program income, and interest earned on such funds, before requesting additional cash payments (*2 CFR § 200.305 (5)*). As allowed under 2 CFR § 200.307, program income may be added to the Federal award by the Federal agency and the non-Federal entity. The program income must be used for the purposes, and under the conditions of, the Federal award. Disposition of program income remaining after the end of the period of performance shall be negotiated as part of the agreement closeout process.

c. Rights in Data

The Grantee must grant the United States of America a royalty-free, non-exclusive and irrevocable license to publish, reproduce and use, and dispose of in any manner and for any purpose without limitation, and to authorize or ratify publication, reproduction or use by others, of all copyrightable material first produced or composed under this Agreement by the Recipient, its employees or any individual or concern specifically employed or assigned to originate and prepare such material.

d. Conflict of Interest

Applicability

- i. This section intends to ensure that non-Federal entities and their employees take appropriate steps to avoid conflicts of interest in their responsibilities under or with respect to Federal financial assistance agreements.
- ii. In the procurement of supplies, equipment, construction, and services by recipients and by subrecipients, the conflict of interest provisions in 2 CFR §200.318 apply.

Requirements

- a) Non-Federal entities must avoid prohibited conflicts of interest, including any significant financial interests that could cause a reasonable person to question the recipient's ability to provide impartial, technically sound, and objective performance under or with respect to a Federal financial assistance agreement.
- b) In addition to any other prohibitions that may apply with respect to conflicts of interest, no key official of an actual or proposed recipient or subrecipient, who is substantially involved in the proposal or project, may have been a former Federal employee who, within the last one (1) year, participated personally and substantially in the evaluation, award, or administration of an award with respect to that recipient or subrecipient or in development of the requirement leading to the funding announcement.
- c) No actual or prospective recipient or subrecipient may solicit, obtain, or use non-public information regarding the evaluation, award, or administration of an award to that recipient or subrecipient or the development of a Federal financial assistance opportunity that may be of competitive interest to that recipient or subrecipient.
- d) Notification. Non-Federal entities, including applicants for financial assistance awards, must disclose in writing any conflict of interest to the DOI awarding agency or pass-through

entity in accordance with 2 CFR § 200.112, Conflicts of interest.

- e) Grantees must establish internal controls that include, at a minimum, procedures to identify, disclose, and mitigate or eliminate identified conflicts of interest. The recipient is responsible for notifying the Financial Assistance Officer in writing of any conflicts of interest that may arise during the life of the award, including those that have been reported by subrecipients. Restrictions on Lobbying. Non-Federal entities are strictly prohibited from using funds under this grant or cooperative agreement for lobbying activities and must provide the required certifications and disclosures pursuant to 43 CFR Part 18 and 31 USC § 1352.
- f) Review Procedures. The Financial Assistance Officer will examine each conflict-of-interest disclosure on the basis of its particular facts and the nature of the proposed grant or cooperative agreement and will determine whether a significant potential conflict exists and, if it does, develop an appropriate means for resolving it.
- g) Enforcement. Failure to resolve conflicts of interest in a manner that satisfies the Government may be cause for termination of the award. Failure to make required disclosures may result in any of the remedies described in 2 CFR § 200.338, Remedies for Noncompliance, including suspension or debarment (see also 2 CFR Part 180).

Attachments:

_____A. Project Budget

_____B. Recreational Site Plan

_____C. LWCF General Provisions

1. STATE ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minn. Statutes 16A.15.

Signed: _____

Date: _____

SWIFT PO No. _____

2. GRANTEE

The Grantee certifies that the appropriate person(s) have executed the grant agreement on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.

By: _____

Title: _____

Date: _____

3. STATE AGENCY

By: _____
(with delegated authority)

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

DRAFT

Attachment A - Project Budget

Recipient: City of Cottage Grove

Grant: LW27-01483 Mississippi Dunes Park

Grant Amount: \$350,000

Local Match: \$759,000

Total Cost: \$1,109,000

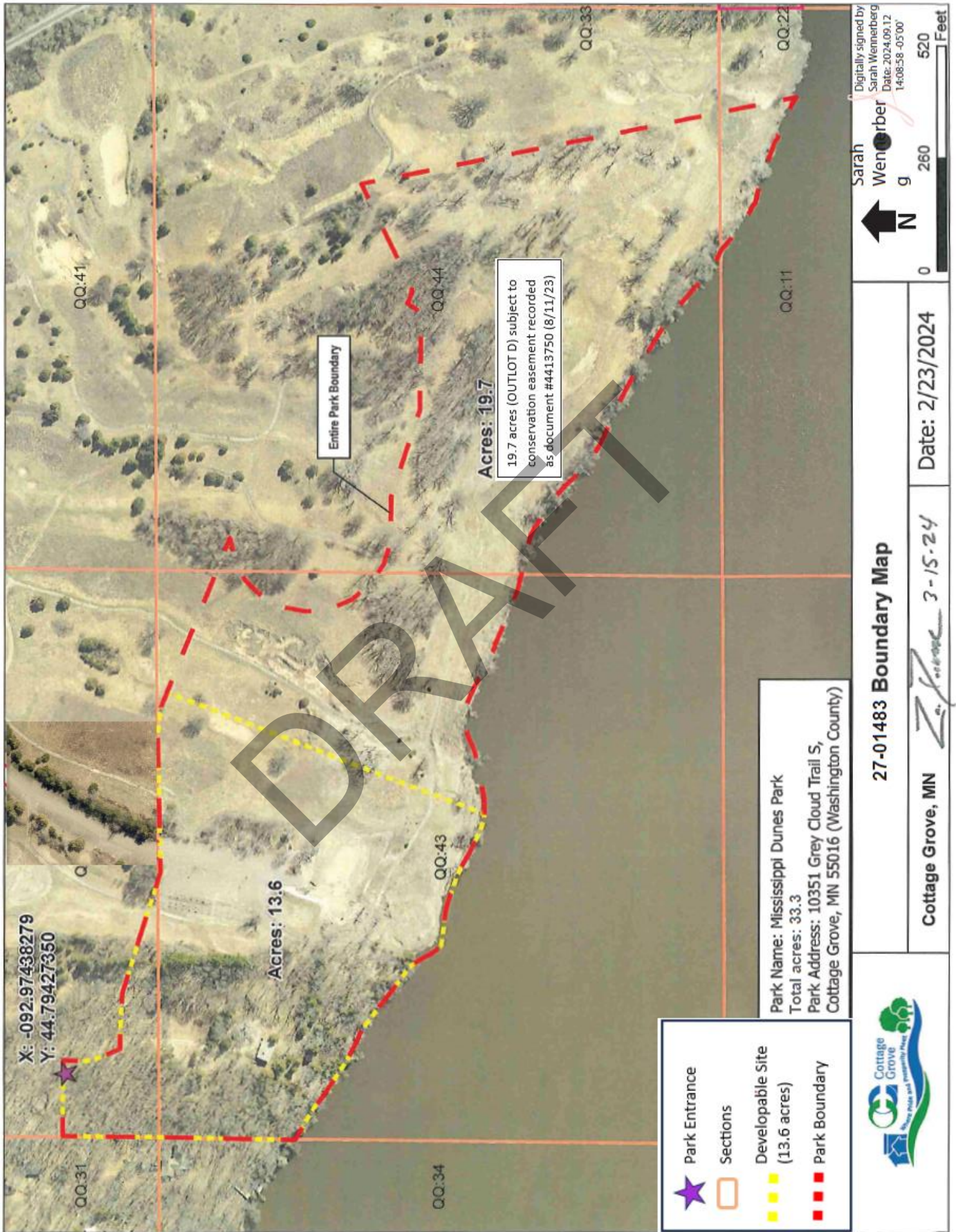
Project Scope

Mississippi Dunes Park recreational space development to connect people, nature, history by constructing trails, playground, paddling launch, picnic facilities, outdoor classroom, parking lot, utilities, interpretive signage and restoring native habitat.

Notes / Conditions

Project Component	Cost
Parking Lot (40 stalls)	\$200,000
Playground (6,000 SF), accessible surface, curb, sidewalk, benches, tables	\$500,000
Canoe/Kayak launch (ADA)	\$70,000
Connecting walkways and interpretive signage	\$45,000
Riverfront Habitat Restoration	\$16,000
Amenities (Outdoor classroom, overlook/picnic pads, benches, picnic tables, waste/recycling receptacles)	\$178,000
Utilities	\$100,000
Total Cost	\$1,109,000

ATTACHMENT B -- Boundary Map



X: -092.97438279
Y: 44.79427350

Acres: 13.6

Acres: 19.7

19.7 acres (OUTLOT D) subject to
conservation easement recorded
as document #4413750 (8/11/23)

Entire Park Boundary

Park Name: Mississippi Dunes Park
Total acres: 33.3
Park Address: 10351 Grey Cloud Trail S,
Cottage Grove, MN 55016 (Washington County)

- ★ Park Entrance
- Sections
- Developable Site (13.6 acres)
- Park Boundary



27-01483 Boundary Map

Cottage Grove, MN

Z. F. Jensen 3-15-24

Date: 2/23/2024

Digitally signed by Sarah Wennerberg
Date: 2024.09.12 14:08:58 -05:00

Sarah Wennerberg

0 260 520 Feet

N

ATTACHMENT C LWCF GENERAL PROVISIONS

Part I – Definitions

- A. The term "NPS" as used herein means the National Park Service, United States Department of the Interior (DOI).
- B. The term "Director" as used herein means the Director of the National Park Service, or any representative lawfully delegated the authority to act for such Director.
- C. The term "Secretary" as used herein means the Secretary of the Interior, or any representative lawfully delegated the authority to act for such Secretary.
- D. The term "State" as used herein means the State, Territory, or District of Columbia that is a party to the grant agreement to which these general provisions are attached, and, when applicable, the political subdivision or other public agency to which funds are to be subawarded pursuant to this agreement. Wherever a term, condition, obligation, or requirement refers to the State, such term, condition, obligation, or requirement shall also apply to the political subdivision or public agency, except where it is clear from the nature of the term, condition, obligation, or requirement that it applies solely to the State. For purposes of these provisions, the terms "State," "grantee," and "recipient" are deemed synonymous.
- E. The term "Land and Water Conservation Fund" or "LWCF" as used herein means the Financial Assistance to States section of the LWCF Act (Public Law 88-578, 78 Stat 897, codified at 54 U.S.C. § 2003), which is administered by the NPS.
- F. The term "Manual" as used herein means the Land and Water Conservation Fund State Assistance Program Manual, Volume 72 (October 1, 2023).
- G. The term "project" as used herein refers to an LWCF grant, which is subject to the grant agreement and/or its subsequent amendments.

Part II - Continuing Assurances

The parties to the grant agreement specifically recognize that accepting LWCF assistance for the project creates an obligation to maintain the property described in the agreement and supporting application documentation consistent with the LWCF Act and the following requirements.

Further, it is the acknowledged intent of the parties hereto that recipients of LWCF assistance will use the monies granted hereunder for the purposes of this program, and that assistance granted from the LWCF will result in a net increase, commensurate at least with the Federal cost-share, in a participant's outdoor recreation.

It is intended by both parties hereto that the LWCF assistance will be added to, rather than replace or be substituted for, the State and/or local outdoor recreation funds.

- A. The State agrees, as the recipient of the LWCF assistance, that it will meet these LWCF General Provisions, and the terms and provisions as contained or referenced in, or attached to, the NPS grant agreement and that it will further impose these terms and provisions upon any political subdivision or public agency to which funds are subawarded pursuant to the grant agreement. The State also agrees that it shall be responsible for compliance with the terms and provisions of the agreement by such a political subdivision or public agency and that failure by such political subdivision or public agency to so comply shall be deemed a failure by the State to comply.
- B. The State agrees that the property described in the grant agreement and depicted on the signed and dated project boundary map made part of that agreement is being acquired or developed with LWCF assistance, or is integral to such acquisition or development, and that, without the approval of the Secretary, it shall not be converted to other than public outdoor recreation use but shall be maintained in public outdoor recreation in perpetuity or for the term of the lease in the case of property leased from a federal agency. The Secretary shall approve such a conversion only if it is found to be in accord with the then existing statewide comprehensive outdoor recreation plan and only upon such conditions deemed necessary to assure the substitution of other recreation properties of at least equal fair market value and of reasonably equivalent usefulness and location (54 U.S.C. 200305(f)(3)). The LWCF post-completion compliance regulations at 36 C.F.R. Part 59 provide further requirements. The replacement land then becomes subject to LWCF protection. The approval of a conversion shall be at the sole discretion of the Secretary, or her/his designee.

Prior to the completion of this project, the State and the Director may mutually agree to alter the area described in the grant agreement and depicted in the signed and dated project boundary map to provide the most satisfactory public outdoor recreation unit, except that acquired parcels are afforded LWCF protection as soon as reimbursement is provided.

In the event the NPS provides LWCF assistance for the acquisition and/or development of property with full knowledge that the project is subject to reversionary rights and outstanding interests, conversion of said property to other than public outdoor recreation use as a result of such right or interest being exercised will occur. In receipt of this approval, the State agrees to notify the NPS of the potential conversion as soon as possible and to seek approval of replacement property in accord with the conditions set forth in these provisions and the program regulations. The provisions of this paragraph are also applicable to: leased properties developed with LWCF assistance where such lease is terminated prior to its full term due to the existence of provisions in such lease known and agreed to by the NPS; and properties subject to other outstanding rights and interests that may result in a conversion when known and agreed to by the NPS.

- C. The State agrees that the benefit to be derived by the United States from the full compliance by the State with the terms of this agreement is the preservation, protection, and the net increase in the quality and quantity of public outdoor recreation facilities and resources that are available to the people of the State and of the United States, and such benefit exceeds to an immeasurable and unascertainable extent the amount of money furnished by the United States by way of assistance under the terms of this agreement. The State agrees that payment by the State to the United States of an amount equal to the amount of assistance extended

under this agreement by the United States would be inadequate compensation to the United States for any breach by the State of this agreement.

The State further agrees, therefore, that the appropriate remedy in the event of a breach by the State of this agreement shall be the specific performance of this agreement or the submission and approval of a conversion request as described in Part II.B above.

- D. The State agrees to comply with the policies and procedures set forth in the Manual. Provisions of said Manual are incorporated into and made a part of the grant agreement.
- E. The State agrees that the property and facilities described in the grant agreement shall be operated and maintained as prescribed by Manual requirements and published post-completion compliance regulations (36 C.F.R Part 59).
- F. The State agrees that a notice of the grant agreement shall be recorded in the public property records (e.g., registry of deeds or similar) of the jurisdiction in which the property is located, to the effect that the property described and shown in the scope of the grant agreement and the signed and dated project boundary map made part of that agreement, has been acquired or developed with LWCF assistance and that it cannot be converted to other than public outdoor recreation use without the written approval of the Secretary as described in Part II.B above.
- G. Nondiscrimination
 - 1. By signing the LWCF agreement, the State certifies that it will comply with all Federal laws relating to nondiscrimination as outlined in Section V of the Department of the Interior Standard Award Terms and Conditions.
 - 2. The State shall not discriminate against any person on the basis of residence, except to the extent that reasonable differences in admission or other fees may be maintained on the basis of residence, as set forth in 54 U.S.C. § 200305(i) and the Manual.

Part III - Project Assurances

A. Project Application

- 1. The Application for Federal Assistance bearing the same project number as the Grant Agreement and associated documents is by this reference made a part of the agreement.
- 2. The State possesses legal authority to apply for the grant, and to finance and construct the proposed facilities. A resolution, motion, or similar action has been duly adopted or passed authorizing the filing of the application, including all understandings and assurances contained herein, and directing and authorizing the person identified as the official representative of the State to act in connection with the application and to provide such additional information as may be required.
- 3. The State has the capability to finance the non-Federal share of the costs for the project. Sufficient funds will be available to assure effective operation and maintenance of the facilities acquired or developed by the project.

B. Project Execution

1. The State shall transfer to the project sponsor identified in the Application for Federal Assistance all funds granted hereunder except those reimbursed to the State to cover eligible expenses derived from a current approved negotiated indirect cost rate agreement.
2. The State will cause physical work on the project to start within one year after receipt of notification that funds have been approved and assure that the project is being implemented to completion with reasonable diligence.
3. The State shall secure completion of the work in accordance with approved construction plans and specifications, and shall secure compliance with all applicable Federal, State, and local laws and regulations.
4. The State will provide for and maintain competent and adequate architectural/engineering supervision and inspection at the construction site to ensure that the completed work conforms with the approved plans and specifications; and that it will furnish progress reports and such other information as the NPS may require.
5. In the event the project cannot be completed in accordance with the plans and specifications for the project, the State shall bring the project to a point of recreational usefulness agreed upon by the State and the Director or her/his designee in accord with Section III.C below.
6. As referenced in the DOI Standard Terms and Conditions, the State will ensure the project's compliance with applicable federal laws and their implementing regulations, including: the Architectural Barriers Act of 1968 (P.L. 90-480) and DOI's Section 504 Regulations (43 CFR Part 17); the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) and applicable regulations; and the Flood Disaster Protection Act of 1973 (P.L. 93-234).
7. The State will comply with the provisions of: Executive Order (EO) 11988, relating to evaluation of flood hazards; EO 11288, relating to the prevention, control, and abatement of water pollution, and EO 11990 relating to the protection of wetlands.
8. The State will assist the NPS in its compliance with Section 106 of the National Historic Preservation Act of 1966 (54 U.S.C. § 306108) and the Advisory Council on Historic Preservation regulations (36 C.F.R. Part 800) by adhering to procedural requirements while considering the effect of this grant award on historic properties. The Act requires federal agencies to take into account the effects of their undertaking (grant award) on historic properties by following the process outlined in regulations. That process includes (1) initiating the process through consultation with the State Historic Preservation Officer and others on the undertaking, as necessary, by (2) identifying historic properties listed on or eligible for inclusion on the National Register of Historic Places that are subject to effects by the undertaking, and notifying the NPS of the existence of any such properties, by (3) assessing the effects of the undertaking upon such properties, if present, and by (4)

resolving adverse effects through consultation and documentation according to 36 C.F.R. §800.11. If an unanticipated discovery is made during implementation of the undertaking, the State in coordination with NPS shall consult per provisions of 36 C.F.R. §800.13.

9. The State will assist the NPS in its compliance with the National Environmental Policy Act of 1969, as amended (42 U.S.C. §4321 et seq) and the CEQ regulations (40 C.F.R. §1500-1508), by adhering to procedural requirements while considering the consequences of this project on the human environment. This Act requires Federal agencies to take into account the reasonably foreseeable environmental consequences of all grant-supported activities. Grantees are required to provide the NPS with a description of any foreseeable impacts to the environment from grant-supported activities or demonstrate that no impacts will occur through documentation provided to the NPS. The applicant must submit an Application & Revision Form in order to assist the NPS in determining the appropriate NEPA pathway when grant-assisted development and other ground disturbing activities are expected. If a Categorical Exclusion (CE) is the appropriate NEPA pathway, the NPS will confirm which CE, according to NPS Director's Order 12, applies.

C. Project Termination

1. The Director may temporarily suspend Federal assistance under the project pending corrective action by the State or pending a decision to terminate the grant by the NPS.
2. The State may unilaterally terminate the project at any time prior to the first payment on the project. After the initial payment, the project may be terminated, modified, or amended by the State only by mutual agreement with the NPS.
3. The Director may terminate the project in whole, or in part, at any time before the date of completion whenever it is determined that the grantee has failed to comply with the conditions of the grant. The Director will promptly notify the State in writing of the determination and the reasons for the termination, together with the effective date. Payments made to States or recoveries by the NPS under projects terminated for cause shall be in accord with the legal rights and liabilities of the parties.
4. The Director or State may terminate grants in whole or in part at any time before the date of completion when both parties agree that the continuation of the project would not produce beneficial results commensurate with the further expenditure of funds. The two parties shall agree upon the termination conditions, including the effective date and, in the case of partial termination, the portion to be terminated. The grantee shall not incur new obligations for the terminated portion after the effective date and shall cancel as many outstanding obligations as possible. The NPS may allow full credit to the State for the Federal share of the non-cancelable obligations, properly incurred by the grantee prior to termination.
5. Termination either for cause or for convenience requires that the project in question be brought to a state of recreational usefulness agreed upon by the State and the Director or that all funds provided by the NPS be returned.

D. Project Closeout

1. The State will determine that all applicable administrative actions, including financial, and all required work as described in the grant agreement has been completed by the end of the project's period of performance.
2. Within 120 calendar days after completing the project or the Expiration Date of the period of performance, whichever comes first, the State will submit all required documentation for closeout as outlined in the Manual, and the Federal Financial Report (SF-425) as outlined in Article IX of the Agreement, for approval by the NPS prior to requesting final reimbursement.
3. After review, including any adjustments, and approval from the NPS, the State will request through ASAP the final allowable payment of reimbursable costs. The State will submit a completed "LWCF Record of Electronic Payment" form to the NPS within 24 hours (before or after) of initiating the request for payment in ASAP.
4. The NPS retains the right to disallow costs and recover funds on the basis of later audit or other review within the record retention period.



City Council Action Request

7.Q.

Meeting Date	9/17/2025				
Department	Parks and Recreation				
Agenda Category	Action Item				
Title	River Oaks Solar Power Grant Application and Service Agreement				
Staff Recommendation	1) Authorize staff to apply for the State of Minnesota’s Commerce Department of Energy and Utilities Solar on Public Buildings grant program to fund 70% of the River Oaks solar array project. 2) Upon award of the Solar on Public Buildings grant program, authorize a service agreement with Solar Connection for the installation of the River Oaks Solar Array for a total project cost of \$143,672.				
Budget Implication	Funding through State and Federal Grants.				
Attachments	<table><tr><td>1.</td><td>Council Memo - River Oaks Solar Service Agreement</td></tr><tr><td>2.</td><td>Agreement for Contractor Services_Solar Connection Inc. wExhibits (Cottage Grove_River Oaks) 9.9.25</td></tr></table>	1.	Council Memo - River Oaks Solar Service Agreement	2.	Agreement for Contractor Services_Solar Connection Inc. wExhibits (Cottage Grove_River Oaks) 9.9.25
1.	Council Memo - River Oaks Solar Service Agreement				
2.	Agreement for Contractor Services_Solar Connection Inc. wExhibits (Cottage Grove_River Oaks) 9.9.25				



To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Zac Dockter, Parks and Recreation Director

CC: Brenda Malinowski, Finance Director
Dennis Neitz, River Oaks General Manager

Date: September 11, 2025

Subject: River Oaks Solar Power Grant Application and Service Agreement

Introduction

The Federal Government's Inflation Reduction Act has created greater opportunity for energy conservation efforts by reimbursing 30% of solar projects. This opportunity expires for new projects after July 1, 2026. Further, the State of Minnesota's Commerce Department of Energy and Utilities has issued a new statewide round of Solar on Public Buildings grant programming. \$14.5 million is available to cover 70% of project costs for up to 40KW solar systems on publicly owned and operated buildings. Applications are being accepted continuously until November 14, 2025 or until the funds are fully distributed. Staff have met with representatives from the Clean Energy Resource Team (State Consultants) and it appears a solar system at River Oaks is well-qualified for this funding. Considering the opportunity for this project to be 100% funded with outside dollars, solar proposals have been prepared for Council review.

Background

Two proposals were received from local solar providers; Cedar Creek Energy (Blaine) and Solar Connection (Rochester). Both are reputable companies with a good history of working with residential, commercial and government entities. Both are on the MN Cooperative Purchasing Venture (CPV) which further verifies their ability to complete a successful project with local governmental units. Solar Connection installed the system at the Cottage Grove Ice Arena this past year and performed favorably.

Below is the summarized financial analysis from each provider's proposal.

	Cedar Creek	Solar Connection
System Size (Generated Megawatts/year)	53.13	68.09
Solar System Cost	\$160,000	\$143,672
30% Inflation Reduction Act Credit	(\$48,000)	(\$43,102)
70% State Solar Grant	(\$112,000)	(\$100,570)
Total Project Cost	\$0	\$0
Total Projected 30 Year Energy Savings	\$269,081	\$315,296

Staff Recommendation

1. Authorize staff to apply for the State of Minnesota's Commerce Department of Energy and Utilities Solar on Public Buildings grant program to fund 70% of the River Oaks solar array project.
2. Upon award of the Solar on Public Buildings grant program, authorize service agreement with Solar Connection for the installation of the River Oaks Solar Array for a total project cost of \$143,672.

AGREEMENT FOR SERVICES
RIVER OAKS SOLAR PROJECT

THIS AGREEMENT (“Agreement”) is made and executed this 17th day of September, 2025, by and between the City of Cottage Grove, 12800 Ravine Parkway South, Cottage Grove, Minnesota 55016, (“City”) and Solar Connection Inc., 6254 34th Avenue NW, Suite A, Rochester, Minnesota 55901 (“Contractor”).

WHEREAS, the City has accepted the proposal of the Contractor for certain services; and

WHEREAS, Contractor desires to perform the services for the City under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual consideration contained herein, it is hereby agreed as follows:

1. SERVICES.

- a. City agrees to engage Contractor as an independent contractor for the purpose of performing certain Services (“Services”), as defined in the following documents:
 - i. A Photovoltaic Solar System Purchase and Install Agreement, incorporated herein as Exhibit A.
 - ii. A Solar Energy Design and Installation Proposal, incorporated herein as Exhibit B.

(Hereinafter “Exhibits”).

 - iii. Where the terms and conditions of this Agreement and those terms and conditions included in the Exhibits specifically conflict, the terms of this Agreement shall apply.
- b. Contractor covenants and agrees to provide the Services to the satisfaction of the City in a timely fashion, as set forth in the Exhibits, subject to Section 8 of this Agreement.
- c. Contractor agrees to comply with all federal, state, and local laws and ordinances applicable to the Services to be performed under this Agreement, including all safety standards. Contractor shall be solely and completely responsible for conditions of the job site, including the safety of all persons and property during the performance of the Services. Contractor represents and warrants that it has the requisite training, skills, and experience necessary to provide the Services and is appropriately licensed and has obtained all permits from all applicable agencies and governmental entities.

2. PAYMENT.

- a. City agrees to pay Contractor \$143,672.00, and Contractor agrees to receive and accept payment for Services as set forth in Exhibit A.
 - b. Any changes in the scope of the work of the Services that may result in an increase to the compensation due the Contractor shall require prior written approval by the authorized representative of the City or by the City Council. The City will not pay additional compensation for Services that do not have prior written authorization.
 - c. Contractor shall submit itemized bills for Services provided to City in the manner outlined in Exhibit A. Bills submitted shall be paid in the same manner as other claims made to City.
 - d. Prior to payment, the Contractor will submit evidence that all payrolls, material bills, subcontractors and other indebtedness connected with the Services have been paid as required by the City.
3. TERM. The term of this Agreement shall commence on the date listed in the initial paragraph of this Agreement and shall terminate on September 1, 2026, or upon Contractor's completion of the Services identified in Exhibit A, whichever occurs first. This Agreement may be extended upon the written mutual consent of the parties for such additional periods as they deem appropriate, and upon the same terms and conditions as herein stated.

4. TERMINATION AND REMEDIES.

- a. Termination by Either Party. This Agreement may be terminated by either party upon thirty (30) days' written notice delivered to the other party at the addresses listed in Section 14 of this Agreement. Upon termination under this provision, if there is no default by the Contractor, Contractor shall be paid for Services rendered and reimbursable expenses incurred through the effective date of termination.
- b. Termination Due to Default. This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or to submit a plan for cure that is acceptable to the other party.
- c. Remedies. Notwithstanding the above, the Contractor shall not be relieved of liability to the City for damages sustained by the City as a result of any breach of this Agreement by the Contractor. The City may, in such event:

- i. Withhold payments due to the Contractor for the purpose of set-off until such time as the exact amount of damages due to the City is determined.
- ii. Perform the Services, in which case, the Contractor shall within thirty (30) days after written billing by the City, reimburse the City for any costs and expenses incurred by the City.

The rights or remedies provided for herein shall not limit the City, in case of any default by the Contractor, from asserting any other right or remedy allowed by law, equity, or by statute.

- d. Upon termination of this Agreement, the Contractor shall furnish to the City copies or duplicate originals of all documents or memoranda prepared for the City not previously furnished.
5. SUBCONTRACTORS. Contractor shall not enter into subcontracts for any of the Services provided for in this Agreement without the express written consent of the City, unless specifically provided for in the Exhibits. Contractor shall pay any subcontractor involved in the performance of this Agreement within ten (10) days of the Contractor's receipt of payment by the City for undisputed services provided by the subcontractor.
 6. STANDARD OF CARE. In performing its Services, Contractor will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the Services are provided.
 7. INSPECTION OF WORK. All materials and workmanship will be subject to inspection, examination, and testing by the City, who will have the right to reject defective material and workmanship or require its correction.
 8. DELAY IN PERFORMANCE. Neither City nor Contractor shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure permits, licenses or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either City or Contractor under this Agreement. If such circumstances occur, the nonperforming party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Contractor will be entitled to payment for its reasonable additional charges, if any, due to the delay.
 9. CITY'S REPRESENTATIVE. The City has designated Zac Dockter to act as the City's representative with respect to the Services to be performed under this Agreement. He

shall have complete authority to transmit instructions, receive information, interpret, and define the City's policy and decisions with respect to the Services covered by this Agreement.

10. PROJECT MANAGER AND STAFFING. The Contractor has designated Brok Johnson to be the primary contact for the City in the performance of the Services. He shall be assisted by other staff members as necessary to facilitate the completion of the Services in accordance with the terms established herein. Contractor may not remove or replace these designated staff without the approval of the City.

11. INDEMNIFICATION.

- a. Contractor and City each agree to defend, indemnify, and hold harmless each other, its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by its negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Contractor and City, they shall be borne by each party in proportion to its own negligence.
- b. Contractor shall indemnify City against legal liability for damages arising out of claims by Contractor's employees or subcontractors, including all liens. City shall indemnify Contractor against legal liability for damages arising out of claims by City's employees or subcontractors.

12. INSURANCE. During the performance of the Services under this Agreement, Contractor shall maintain the following insurance:

- a. Commercial General Liability Insurance, with a limit of \$2,000,000 for any number of claims arising out of a single occurrence.
- b. Workers' Compensation Insurance in accordance with statutory requirements.
- c. Automobile Liability Insurance, with a combined single limit of \$2,000,000.

Contractor shall furnish the City with certificates of insurance, which shall include a provision that such insurance shall not be canceled without written notice to the City. The City shall be named as an additional insured on the Commercial General Liability Insurance policy.

13. WARRANTIES. Contractor warrants and guarantees that title to all work, materials, and equipment covered by any invoice, will pass to City no later than the final completion date of all Services. Contractor warrants that all work will be free from defects and that all materials will be new and of first quality. If within one (1) year after final payment any work or material is found to be defective, Contractor shall promptly, without cost to the City, correct such defect. The Workmanship and Manufacturer Warranties outlined

under Section 7 of Exhibit A shall survive the termination of this Agreement for the periods outlined therein.

14. NOTICES. Notices shall be communicated to the following addresses:

If to City: City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016
Attention: City Administrator

Or emailed: jlevitt@cottagegrovemn.gov

If to Contractor: Solar Connection Inc.
6254 34th Avenue NW, Suite A
Rochester, MN 55901
Attention: Brok Johnson

Or emailed: brok.johnson@solarconnectioninc.com

15. INDEPENDENT CONTRACTOR STATUS. All services provided by Contractor, its officers, agents and employees pursuant to this Agreement shall be provided as employees of Contractor or as independent contractors of Contractor and not as employees of the City for any purpose.

16. GENERAL PROVISIONS.

- a. Assignment. This Agreement is not assignable without the mutual written agreement of the parties.
- b. Waiver. A waiver by either City or Contractor of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.
- c. Nondiscrimination. Contractor agrees that in the hiring of employees to perform Services under this Agreement, Contractor shall not discriminate against any person by reason of any characteristic protected by state or federal law.
- d. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Minnesota and any action must be venued in Washington County District Court.
- e. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both parties.

- f. Severability. If any term of this Agreement is found be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.
- g. Data Practices Compliance. All data collected by the City pursuant to this Agreement shall be subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.
- h. Entire Agreement. This Agreement constitutes the entire agreement of the parties and supersedes all prior communications, understandings and agreements relating to the subject matter hereof, whether oral or written.

[The remainder of this page is intentionally left blank]

CITY OF COTTAGE GROVE

By: _____
Myron A. Bailey, Mayor

By: _____
Tamara Anderson, City Clerk

Date: _____

SOLAR CONNECTION INC. (“CONTRACTOR”)

Signed by:
Signature: Aaron Benson
410922B659044BF...

Name: Aaron Benson

Its: Sales Manager

Date: 09/10/2025

EXHIBIT A

Photovoltaic Solar System Purchase and Install Agreement

This agreement ("Agreement") dated _____ ("Effective Date"), is between Solar Connection Inc. ("Seller") and City of Cottage Grove ("Buyer"). Seller shall sell, design, construct, and make commercially operational a photovoltaic system for Buyer in accordance with the following:

1. Parties

Buyer:		Seller:	
Name and Address	City of Cottage Grove 12800 Ravine Parkway South Cottage Grove, MN 55016 Attention: Jennifer Levitt	Name and Address	Solar Connection, Inc. 6254 34 th Avenue NW, Suite A Rochester, MN 55901 Attention: Aaron Benson
Phone	(651) 458-2890	Phone	(507) 292-8400
E-mail	jlevitt@cottagegrovemn.gov	E-mail	Aaron.benson@mathy.com
Premises Ownership	Purchaser <u>X</u> owns [] leases the Premises. List Premises Owner, if different from Purchaser: _____	Additional Seller Information	

AGREEMENT – The parties to this contract agree as follows:

1. **Scope of Work** – Seller shall design and install one 55.77 KW DC (Fifty-Five and Seventy-Seven Hundredths Kilowatts Direct Current) solar project at the location detailed in Exhibit (A) “Scope of Work”. Final nameplate system size could change upon official measurements of space available. The agreed upon \$/watt in this contract will remain the same within a 10% change from the above listed project size.
2. **Purchase Price** – Buyer will pay a total purchase price (“The Purchase Price”) for all systems of **\$143,672 (One Hundred Forty-Three Thousand Six Hundred Seventy-Two Dollars or (\$2.58/watt))**.
3. Buyer agrees to pay The Purchase Price as follows:
 - (5%) Plan Set Completion Payment:** A payment of \$7,184
Buyer agrees to pay seller this amount within Net 30 (thirty) days of receiving invoice from Seller at the time of execution of this contract.
 - (45%) Equipment Payment:** A second payment of \$64,652. Buyer agrees to pay Seller this amount within Net 30 (thirty) days of receiving invoice from Seller at the time of material procurement.
 - (45%) Material Completion of Work Payment:** A third payment of \$64,652. Buyer agrees to pay Seller this amount within Net 30 (thirty) days of receiving invoice upon mechanical completion of construction.
 - (5%) Plant Operation/Commissioning Approval Payment:** A fourth and final payment for the remaining balance of \$7,184. Buyer agrees to pay Seller this amount within Net 30 (thirty) days of receiving invoice from Seller after the project has reached commercial operation.
4. **System Ownership:** Upon the commercial operation of the system Buyer shall be the rightful owner of the system. Buyer agrees to allow Seller reasonable access to the System to make necessary repairs and adjustments to maintain the estimated power production and to comply with the terms of all applicable manufacturers or other applicable warranties.
5. **Incentives and REC’s (Renewable Energy Credits):** Buyer shall retain all associated tax credits/incentives, renewable energy credits, utility or production incentives, and applicable grants or rebates, except for any incentives listed in Exhibit A as specifically belonging to Seller.

6. **Project Approval:** Seller shall furnish to Buyer a detailed site layout and electrical diagram including construction and equipment specifications for solar facilities. Seller will obtain Buyer's written approval for such plan prior to submitting the interconnection application to the utility, and prior to the commencement of any work. All equipment listed will be provided with original manufacturer's warranties. An initial project design with proposed project area, and electrical connection points are attached in Exhibit (A). By signing this Agreement Buyer is agreeing to the general project area, and electrical connection points as set forth in Exhibits (A).
7. **Warranties:** Seller has the authority to sell the System to Buyer free of any liens, encumbrances, or claims of any third parties.
 - A. **Workmanship Warranty:** Seller warrants the System will be free from material installation defects for a period of ten (10) years following the commercial operation date of the system. During such time Seller will repair and/or remedy material installation defects at no charge to Buyer. Seller will provide non-covered repair work (work that is required for issues that have arisen due to reasons other than material installation defects) at the current labor rates at that time minus any compensation provided by manufacturer warranties for labor.
 - B. **Manufacturer Warranties:** All manufacturer warranties will be passed through to Buyer, and Seller will provide any manufacturer's product and warranty documentation upon the commercial operation of the System. All solar panels used will come with a minimum 30-year linear performance warranty that guarantees the performance to be no less than 87% of year 1 production capacity. Seller will furnish to Buyer all applicable manufacturer warranty documentation in accordance with the listed manufacturers in Exhibits (A).
8. **Warranty Disclaimer:**
 - A. **Buyer's Responsibilities:** Buyer is responsible for all basic System maintenance and upkeep to maintain optimal performance of the system, such as trimming grass and weeds beneath ground mounts, and cleaning any substantial soiling of the system from dirt, dust, or other substances that may reduce the production of the system. Buyer is also responsible for maintaining site control and site access for the System.
 - B. **Disclaimer:** SELLER'S AND ALL APPLICABLE MANUFACTURERS' WARRANTIES DO NOT COVER DAMAGE DUE TO EXTERNAL CAUSES, INCLUDING BUT NOT LIMITED TO THE

FOLLOWING: ACCIDENT, ABUSE, MISUSE, ELECTRICAL POWER PROBLEMS CAUSED BY THE UTILITY COMPANY, SERVICE NOT PERFORMED OR AUTHORIZED BY SELLER (INCLUDING INSTALLATION OR DE-INSTALLATION), USAGE NOT IN ACCORDANCE WITH INSTRUCTIONS, NORMAL WEAR AND TEAR, WEATHER, NEGLIGENCE, USE OF PARTS AND COMPONENTS NOT SUPPLIED OR INTENDED FOR USE WITH THE SYSTEM AND ACTS OF GOD.

EXCEPT AS SET FORTH EXPRESSLY IN THIS AGREEMENT, THE SYSTEM IS SOLD TO BUYER "AS IS" AND SELLER MAKES NO WARRANTIES AS TO THE NATURE, QUALITY, FUNCTIONALITY, PERFORMANCE, OR OTHER ATTRIBUTES OF THE SYSTEM. SELLER SPECIFICALLY DISCLAIMS ALL IMPLIED WARRANTIES AND CONDITIONS WITH RESPECT TO THE SYSTEM, INCLUDING ANY AND ALL WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

No agent, employee, or other representative of Seller is authorized to make any representations or warranties regarding the System other than those stated in this Agreement.

9. **Risk:** The ownership and risk of loss with respect to the System and all associated materials and equipment passes to Buyer when construction and commercial operation of the System is complete. Loss of or damage to the System after transfer of ownership will not release Buyer from their payment obligations under the terms of this Agreement.
10. **Insurance:** Upon commencing construction of the project and up until commercial operation of the system Seller shall maintain (A) Property insurance on the System for the replacement cost thereof, (B) commercial general liability insurance with coverage of at least \$1,000,000 per occurrence and \$2,000,000 annual aggregate, (C) employer's liability insurance with coverage of at least \$1,000,000 and workers' compensation insurance as required by law.
11. **License:** Buyer has title to or a leasehold or other property interest in the Premises. Buyer has the full right, power and authority to grant the License. Such grant of the License does not violate any law, ordinance, rule or other governmental restriction applicable to Buyer or the Facility and is not inconsistent with and will not result in a breach or default under any agreement by which Purchaser is bound or that affects the Facility. If Buyer does not own the Premises or Facility, Buyer has obtained all required consent from the owner of the Premises and/or Facility to grant the License and enter into and perform its obligations under this Agreement.

12. **General Representations and Warranties:** Each Party represents and warrants to the other the following as of the Effective Date of this Agreement:

A. Such Party is duly organized, validly existing and in good standing under the laws of the jurisdiction of its formation; the execution, delivery and performance by such Party of this Agreement have been duly authorized by all necessary corporate, partnership or limited liability company action, as applicable, and do not and shall not violate any law; and this Agreement is valid obligation of such Party, enforceable against such Party in accordance with its terms (except as may be limited by applicable bankruptcy, insolvency, reorganization, moratorium and other similar laws now or hereafter in effect relating to creditors' rights generally).

B. Such Party has obtained all licenses, authorizations, consents, and approvals required by any Governmental Authority or other third party and necessary for such Party to own its assets, carry on its business and to execute and deliver this Agreement; and such Party is in compliance with all laws that relate to this Agreement in all material respects.

13. **Use of Contractors and Subcontractors:** Seller shall be permitted to use contractors and subcontractors to perform its obligations under this Agreement, provided however, that such contractors and subcontractors shall be duly licensed and shall provide any work in accordance with applicable industry standards. Notwithstanding the foregoing, Seller shall continue to be responsible for the quality of the work performed by its contractors and subcontractors.

14. **Entire Agreement** – This Agreement, along with the attached Exhibits, constitutes the entire Agreement between the Parties. Any prior proposals, negotiations, and representations not attached to this Agreement, or an applicable Exhibit have no force or effect. In the event of a conflict between the terms of any Exhibit and the foregoing terms of this Agreement, the terms of the Agreement shall prevail.

Signature Page to Follow:

Signature Page:

Signatures:

The individuals signing below hereby represent that they are authorized to enter into this Agreement on behalf of the Party for whom they sign.

City of Cottage Grove

By: _____

(SIGNATURE)

Name:

Title:

Date: _____

Solar Connection Inc.

Signed by:
By: Aaron Benson
410922B659044BF...

(SIGNATURE)

Name: Aaron Benson

(Print)

Title: Sales Manager

Date: 09/10/2025

Exhibit A – Scope of Work

- 1. System Location: 11099 U.S. Hwy 61 Cottage Grove MN 55016
- 2. System Size (DC kW): 55.77
- 3. Expected First Year Energy Production (kWh): 62,500
- 4. Expected Structure: ☐ Ground Mount ☒ Roof Mount ☐ Parking Structure ☐ Other
- 5. Utility: Xcel Energy
- 6. Total Project Cost: \$143,672
- 7. Expected Module(s):

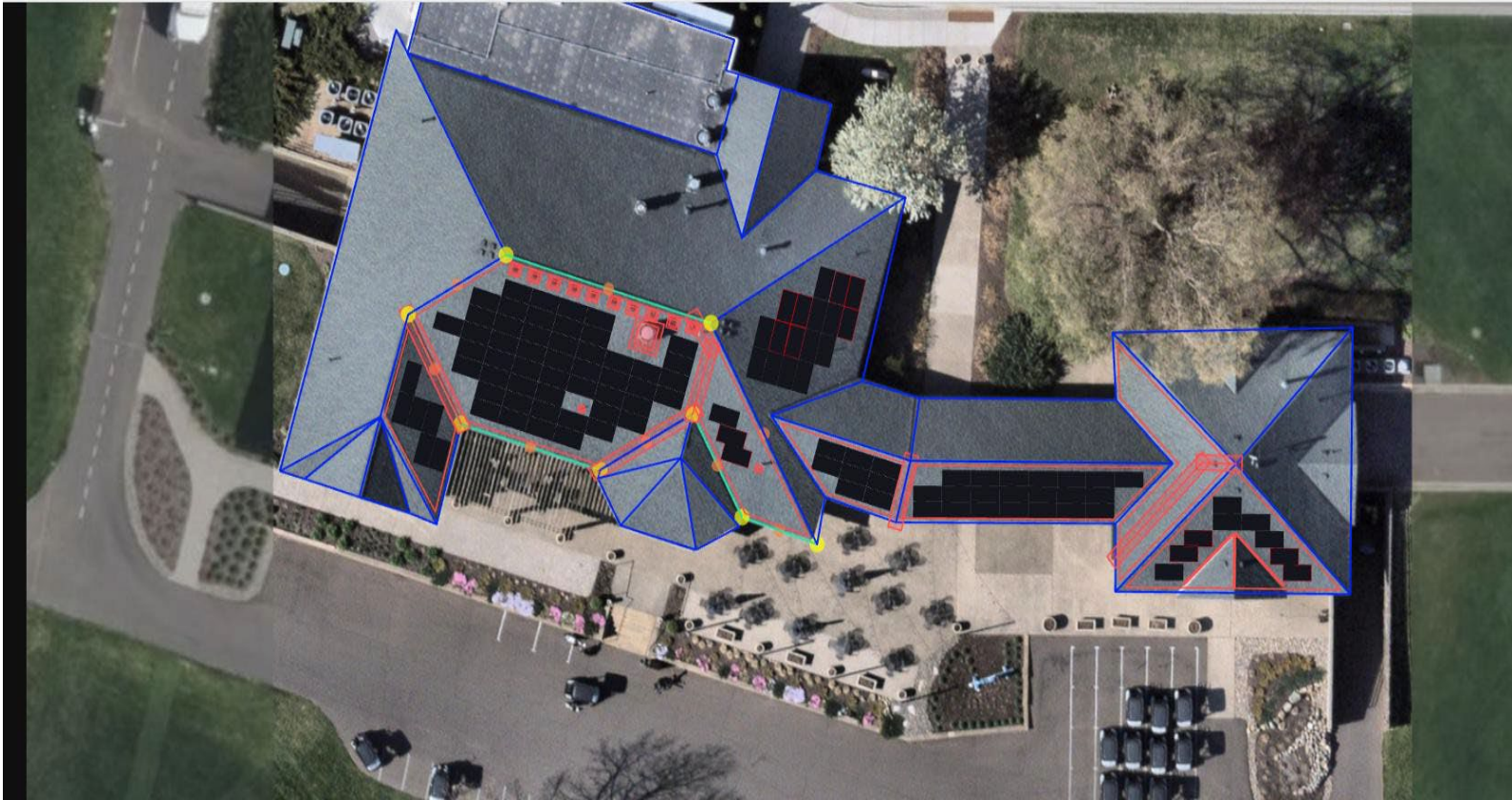
<u>Manufacturer/Model</u>	<u>Quantity</u>
VSUN 485	115

- 8. Expected Inverter(s):

<u>Manufacturer/Model</u>	<u>Quantity</u>
Solar Edge 40KW	1
Solar Edge Optimizers	115

Includes:	[X] Design, engineering, permitting, installation, monitoring, rebate application, roof structural engineering analysis, removal of any ballast rock within project area, and paperwork processing of the System. [X] Limited Warranty. [X] Any like substantive equipment, in the sole discretion of the Seller. [X] State, Federal, or Utility Rebate, if any. Describe:
Excludes:	Unforeseen groundwork (including, but not limited to, excavation/circumvention of underground obstacles), any necessary concrete footings, upgrades or repair to the Facility, Roof, or utility electrical infrastructure including transformer upgrades, electric service upgrades, tree removal, or tree trimming.

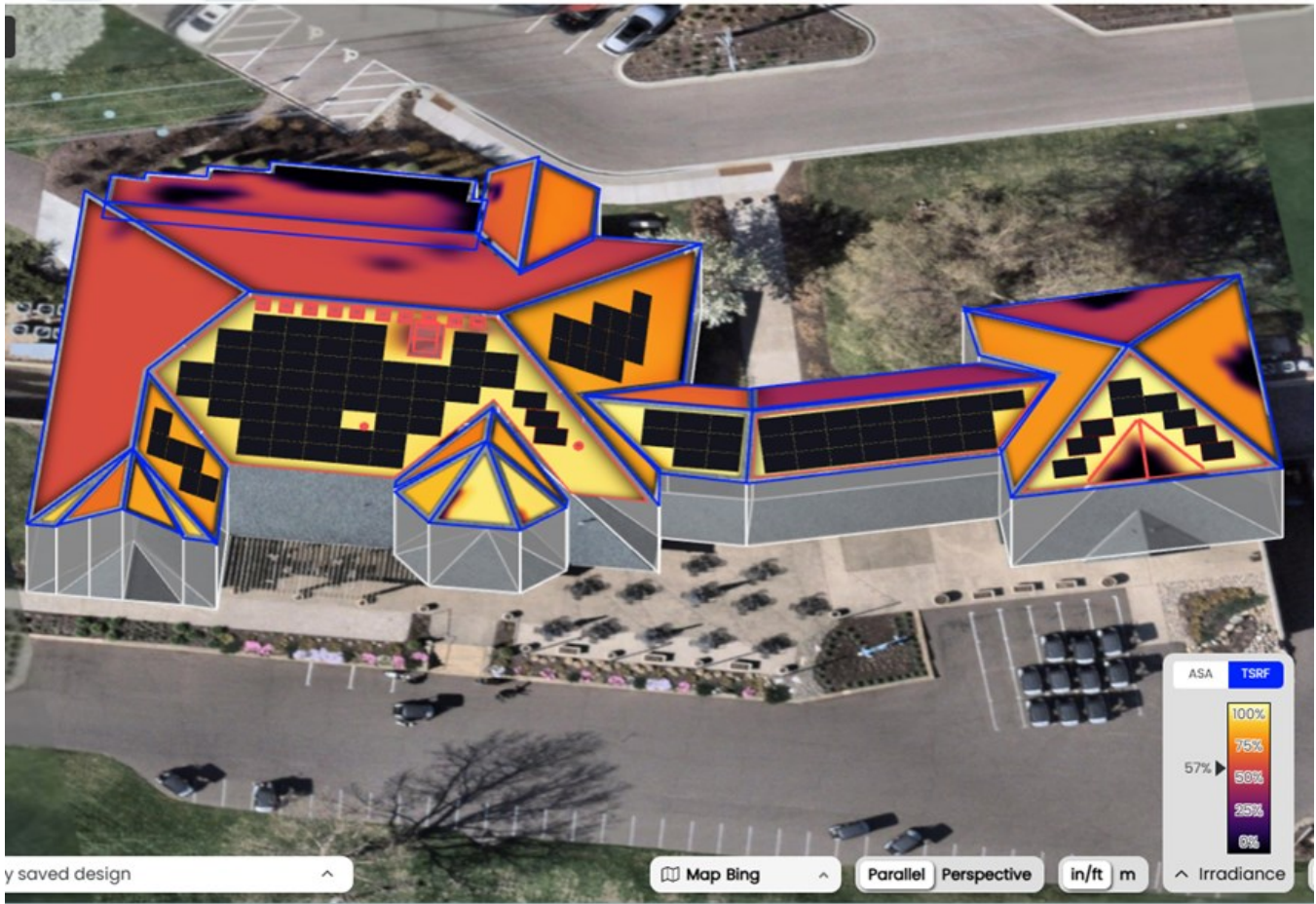
(Exhibit A continued) Project Area and Point of Interconnection



* Final design may differ due to wiring and engineering needs. A Final Site Plan will be submitted to the Buyer for signature before proceeding with the project.

SOLAR CONNECTION

Solar Energy Design & Installation



River Oaks - 55.77 KW Solar Proposal

City of Cottage
Grove

11099 US-61 -
Cottage
Grove MN 55016

651-458-2808
zdockter@cottagegrovemn.gov

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1 ABOUT US

SOLAR CONNECTION

The Region's most Trusted and Experienced Solar Provider!

MINNESOTA

6254 34th Ave. NW, Suite A
Rochester, MN 55901

WISCONSIN

920 10th Ave. North
Onalaska, WI 54650



Solar PV



Solar + Battery Storage



Solar + EV Chargers

OUR HISTORY

Solar Connection Inc. provides comprehensive design and financial analysis for commercial, municipal, Ag, and residential renewable energy projects. We pride ourselves on being the trusted experts our customers seek to reduce their energy costs, lower carbon emissions, and improve efficiencies. We specialize in providing turn-key solutions for solar PV, Energy Storage, and EV charging projects, as well as general electrical services.

Solar Connection Inc. is a licensed electrical contractor in MN, WI, and IA that employs engineers, electricians, installers, and project managers. Our vertical integration allows us to provide turn-key solutions while managing all aspects of your project in house, enhancing the overall customer experience. We set ourselves apart by being experts in our field, and providing honest sustainable energy options for each customer we engage with.

*** Preferred vendor on the state of MN master contract for solar installers**

OUR MISSION

Our mission is to transform the lives of our customers along with the communities we serve by providing sustainable energy options that provide economical and environmental benefits for generations to come. We accomplish this by a commitment to 5 core values:

***Integrity** - We always do the right thing

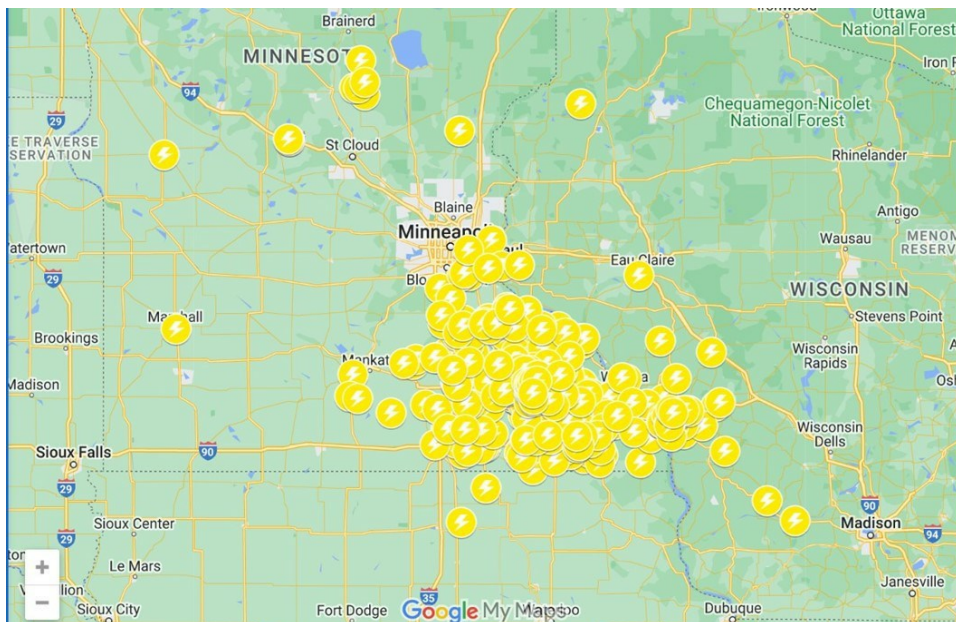
***Custodians** - We are committed to the safety and wellness of our team, and the greater good of our communities

***Accountability** - We don't walk past a problem, and we accept responsibility

***Relationships** - We are committed to developing long-term partnerships with our team, partners and communities

***Excellence** - We are never satisfied as we strive to deliver the highest quality products and services every day

2 PROJECT PORTFOLIO



Over 750 projects completed!

*** Serving Minnesota & Wisconsin since 2010!**

*** Over 11 Megawatts (MW) installed since our inception ranging in size from 10KW to over 1MW.**

*** We handle all aspects of your project with Solar Connection personnel**

PROVEN TRACK RECORD & A 5-STAR CUSTOMER RATING



Hamilton Elementary

System Rating: 97.8 kW DC

Estimated 30 Year Savings:

Over \$300,000 and equivalent to offsetting over 250,000 gallons of gasoline consumed

Location: La Crosse, WI



Torrance Casting

System Rating: 416.8 kW DC

Estimated 30 Year Savings:

Over \$1.2 million and equivalent to offsetting over 24,000 barrels of oil consumed

Location: La Crosse WI



Cottage Grove Ice Arena

System Rating: 281 kW DC

Estimated 30 Year Savings:

Over \$1,000,000 and equivalent to the CO2 offset of planting over 111,000 trees

Location: Cottage Grove, MN

3 PROJECT SUMMARY

Payment Options	Cash Purchase
IRR - Term	24.1%
LCOE PV Generation	\$0.000 /kWh
Net Present Value	\$128,851
Payback Period	1.0 Years
Total Project Cost	\$143,672
Total Incentives	\$143,672
Net Payments	\$0
Electric Bill Savings - Term	\$315,296
30 Year Cash Flow Benefit	\$301,352

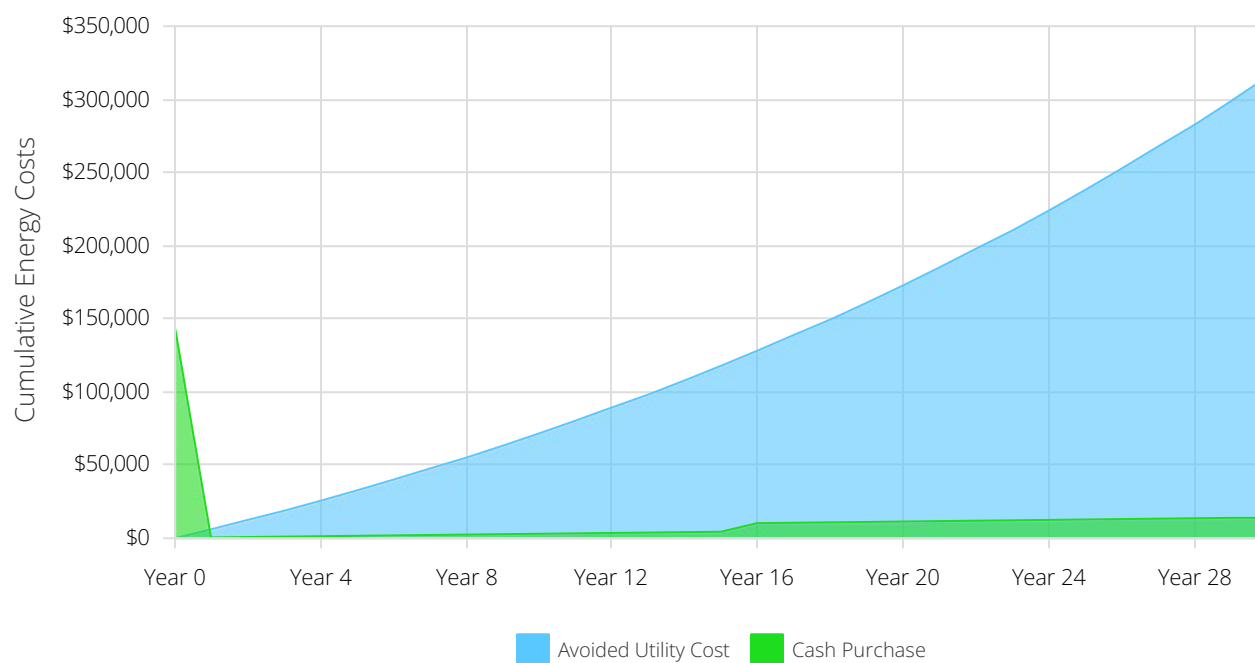
COMBINED SOLAR PV RATING	
Power Rating:	55.8 kW-DC
Power Rating:	39.8 kW-AC

COMBINED ESS RATINGS

Energy Capacity: 0.0 kWh

Power Rating: 0.0 kW

CUMULATIVE ENERGY COSTS BY PAYMENT OPTION



4.1.1 PV SYSTEM DETAILS

GENERAL INFORMATION

Facility: Meter #1
Address: 11099 US-61 Cottage Grove MN 55016

SOLAR PV EQUIPMENT DESCRIPTION

Solar Panels: (115) VSUN485N-120BMH-BB
Inverters: Standard Inverter

SOLAR PV EQUIPMENT TYPICAL LIFESPAN

Solar Panels: Greater than 30 Years
Inverters: 15 Years

Solar PV System Cost and Incentives

Solar PV System Cost	\$143,672
Direct pay - 30% ITC	-\$43,102
Incentive Amount	-\$100,570

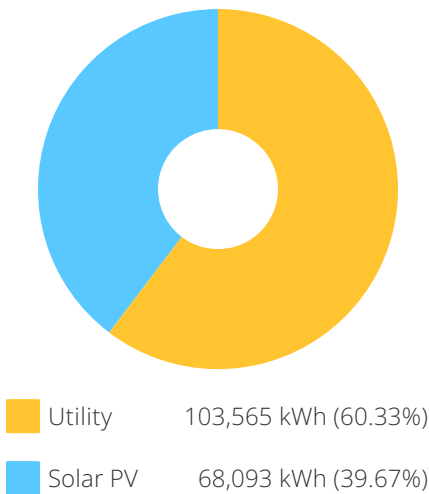
Net Solar PV System Cost \$0

SOLAR PV SYSTEM RATING

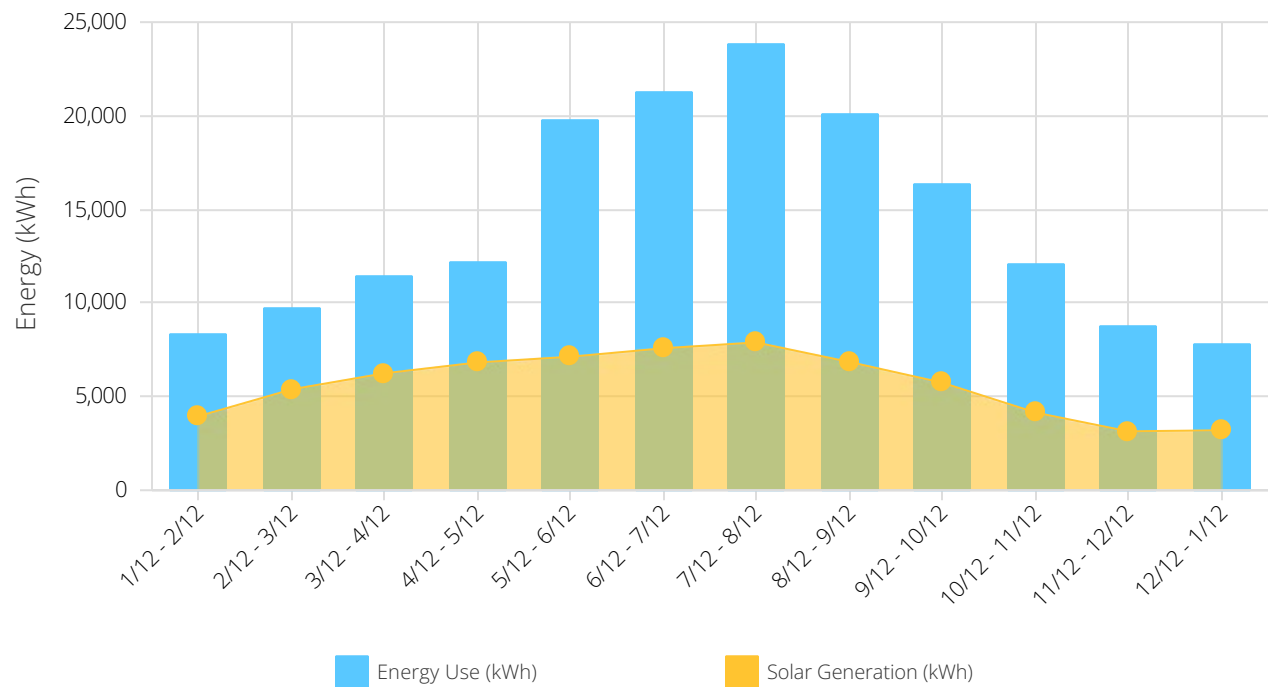
Power Rating: 55,775 W-DC

ENERGY CONSUMPTION MIX

Annual Energy Use: 171,658 kWh



MONTHLY ENERGY USE VS SOLAR GENERATION



4.1.2 REBATES & INCENTIVES

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

Direct Pay, Investment Tax Credit (ITC) - 30%

The Inflation Reduction Act (IRA) of 2022 contains a "direct pay" provision that enables certain tax-exempt customers, including state and local government, to receive a direct cash payment in lieu of an investment tax credit (ITC). Entities that qualify for direct pay are eligible to receive a 30% direct payment, assuming they meet the IRA established prevailing wage and apprenticeship requirements in order to qualify for the full 30% "increased rate", rather than a 6% "base rate". The IRA states that direct pay is only available for entities, including: an entity exempt from the tax, any State government (or political subdivision thereof), the Tennessee Valley Authority, an Indian tribal government, an Alaska Native Corporation, any corporation operating on a cooperative basis which is engaged in furnishing electric energy to persons in rural areas. These entities may take direct pay for solar and storage in the ITC and PTC as well as the ITC/PTC when tech neutral starts after 2025.

Total Incentive Value: \$43,102

Solar on Public Buildings Grant

State of MN issued grant in the form of a re-imbursement that will award 70% of the cost of the solar project

Total Incentive Value: \$100,570

4.1.3 CURRENT ELECTRIC BILL

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

RATE SCHEDULE: XCEL-MN - GS - A14

Time Periods	Energy Use (kWh)	Max Demand (kW)	Charges			
Bill Ranges & Seasons	Total	NC / Max	Other	Energy	Demand	Total
1/12/2025 - 2/12/2025 W	8,314	31	\$38	\$669	\$548	\$1,254
2/12/2025 - 3/12/2025 W	9,670	37	\$38	\$778	\$548	\$1,363
3/12/2025 - 4/12/2025 W	11,437	46	\$38	\$920	\$615	\$1,572
4/12/2024 - 5/12/2024 W	12,199	48	\$38	\$981	\$641	\$1,660
5/12/2024 - 6/12/2024 W / S	19,800	40	\$38	\$1,593	\$621	\$2,251
6/12/2024 - 7/12/2024 S	21,280	72	\$38	\$1,712	\$1,324	\$3,073
7/12/2024 - 8/12/2024 S	23,799	82	\$38	\$1,914	\$1,508	\$3,460
8/12/2024 - 9/12/2024 S	20,080	74	\$38	\$1,615	\$1,361	\$3,014
9/12/2024 - 10/12/2024 S / W	16,400	36	\$38	\$1,319	\$678	\$2,035
10/12/2024 - 11/12/2024 W	12,079	52	\$38	\$972	\$695	\$1,704
11/12/2024 - 12/12/2024 W	8,800	43	\$38	\$708	\$574	\$1,320
12/12/2024 - 1/12/2025 W	7,800	41	\$38	\$627	\$548	\$1,213
Total	171,658	-	\$452	\$13,808	\$9,660	\$23,920

4.1.4 NEW ELECTRIC BILL

RATE SCHEDULE: XCEL-MN - GS - A14

Time Periods	Energy Use (kWh)	Max Demand (kW)	Charges			
Bill Ranges & Seasons	Total	NC / Max	Other	Energy	Demand	Total
1/12/2025 - 2/12/2025 W	4,368	31	\$38	\$351	\$501	\$890
2/12/2025 - 3/12/2025 W	4,279	37	\$38	\$344	\$501	\$883
3/12/2025 - 4/12/2025 W	5,195	46	\$38	\$418	\$615	\$1,070
4/12/2024 - 5/12/2024 W	5,373	41	\$38	\$432	\$548	\$1,018
5/12/2024 - 6/12/2024 W / S	12,672	38	\$38	\$1,019	\$575	\$1,632
6/12/2024 - 7/12/2024 S	13,695	64	\$38	\$1,102	\$1,177	\$2,316
7/12/2024 - 8/12/2024 S	15,906	75	\$38	\$1,279	\$1,379	\$2,696
8/12/2024 - 9/12/2024 S	13,236	71	\$38	\$1,065	\$1,306	\$2,408
9/12/2024 - 10/12/2024 S / W	10,654	36	\$38	\$857	\$620	\$1,515
10/12/2024 - 11/12/2024 W	7,937	52	\$38	\$638	\$695	\$1,371
11/12/2024 - 12/12/2024 W	5,651	43	\$38	\$455	\$574	\$1,067
12/12/2024 - 1/12/2025 W	4,601	41	\$38	\$370	\$548	\$956
Total	103,567	-	\$452	\$8,331	\$9,038	\$17,821

ANNUAL ELECTRICITY SAVINGS: \$6,099

5.1 Cash Purchase

Assumptions and Key Financial Metrics

IRR - Term	24.1%	Net Present Value	\$128,851	Payback Period	1.0 Years
ROI	209.3%	PV Degradation Rate	0.45%	Discount Rate	5.0%
Energy Cost Escalation Rate	4.0%	Federal Income Tax Rate	0.0%	State Income Tax Rate	0.0%

Years	Cash						PV Generation (kWh)	Total Cash Flow	Cumulative Cash Flow
	Insurance/Operations & Maintenance	Decommissioning Costs	Project Cost	Electric Bill Savings	Direct pay - 30% ITC	Incentive Amount			
Upfront	-\$279	-	-\$143,672	-	-	-	-	-\$143,951	-\$143,951
1	-\$279	-	-	\$6,099	\$43,102	\$100,570	68,092	\$149,491	\$5,540
2	-\$279	-	-	\$6,314	-	-	67,785	\$6,035	\$11,575
3	-\$279	-	-	\$6,537	-	-	67,479	\$6,258	\$17,833
4	-\$279	-	-	\$6,767	-	-	67,173	\$6,489	\$24,322
5	-\$279	-	-	\$7,006	-	-	66,866	\$6,727	\$31,049
6	-\$279	-	-	\$7,253	-	-	66,560	\$6,974	\$38,023
7	-\$279	-	-	\$7,508	-	-	66,253	\$7,229	\$45,252
8	-\$279	-	-	\$7,772	-	-	65,947	\$7,494	\$52,746
9	-\$279	-	-	\$8,046	-	-	65,640	\$7,767	\$60,513
10	-\$279	-	-	\$8,329	-	-	65,334	\$8,050	\$68,562
11	-\$279	-	-	\$8,621	-	-	65,028	\$8,342	\$76,905
12	-\$279	-	-	\$8,924	-	-	64,721	\$8,645	\$85,549
13	-\$279	-	-	\$9,237	-	-	64,415	\$8,958	\$94,507
14	-\$279	-	-	\$9,560	-	-	64,108	\$9,282	\$103,789
15	-\$279	-	-	\$9,895	-	-	63,802	\$9,616	\$113,405
16	-\$5,856	-	-	\$10,242	-	-	63,496	\$4,385	\$117,791
17	-\$279	-	-	\$10,600	-	-	63,189	\$10,321	\$128,112
18	-\$279	-	-	\$10,971	-	-	62,883	\$10,692	\$138,803
19	-\$279	-	-	\$11,354	-	-	62,576	\$11,075	\$149,878
20	-\$279	-	-	\$11,750	-	-	62,270	\$11,471	\$161,350
21	-\$279	-	-	\$12,160	-	-	61,963	\$11,881	\$173,231
22	-\$279	-	-	\$12,584	-	-	61,657	\$12,305	\$185,536
23	-\$279	-	-	\$13,022	-	-	61,351	\$12,743	\$198,279
24	-\$279	-	-	\$13,475	-	-	61,044	\$13,197	\$211,475
25	-\$279	-	-	\$13,944	-	-	60,738	\$13,665	\$225,141
26	-\$279	-	-	\$14,429	-	-	60,431	\$14,150	\$239,290
27	-\$279	-	-	\$14,930	-	-	60,125	\$14,651	\$253,941
28	-\$279	-	-	\$15,448	-	-	59,819	\$15,169	\$269,110
29	-\$279	-	-	\$15,983	-	-	59,512	\$15,705	\$284,815
30	-	-	-	\$16,537	-	-	59,206	\$16,537	\$301,352
Totals:	-\$13,944	-	-\$143,672	\$315,296	\$43,102	\$100,570	1,909,463	\$301,352	-

6 ENVIRONMENTAL BENEFITS



OVER THE NEXT 30 YEARS, YOUR SYSTEM WILL DO MORE THAN JUST SAVE YOU MONEY.
ACCORDING TO THE EPA'S GREENHOUSE GAS EQUIVALENCIES CALCULATOR
<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>, YOUR SOLAR PV
SYSTEM WILL HAVE THE IMPACT OF REDUCING:



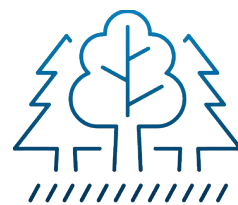
1,600

Lbs of CO2 Offset



3,638,379

Miles Driven By Cars



24,003

Trees Planted



City Council Action Request

7.R.

Meeting Date 9/17/2025

Department Administration

Agenda Category Action Item

Title Leafline Labs – Medical Cannabis Combination Registration

Staff Recommendation Approve the Medical Cannabis Combination Registration for Leafline Labs, LLC at the location of 8235 97th Street South, Cottage Grove, MN.

Budget Implication N/A

Attachments

1.	Memo - Leafline(Medical Cannabis Combination) Memo
2.	Memo - Public Safety
3.	OCM Approval - Leafline Labs Combination License_EXP_09152026



To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Tamara Anderson, City Clerk

Date: August 28, 2025

Subject: Leafline Labs – Medical Cannabis Combination Registration

Introduction

Leafline Labs is applying for city registration as a Medical Cannabis Combination Business at 8235 97th Street South to grow, manufacture, and process adult use cannabis.

Having already secured a Conditional Use Permit (Resolution 2025-061), the business is proceeding with the final step to meet all city ordinances and begin operating under its new license.

This application is for a Medical Cannabis Combination registration only and does not involve expanding on-site operations. There will be no substantive changes to the current cultivation, production, manufacturing, or processing. The sole modification is the allocation of products to both the medical and recreational cannabis markets, instead of exclusively the medical market. Leafline Labs has satisfied all prerequisite conditions for this registration:

- **Zoning:** A Conditional Use Permit (CUP) has been obtained.
- **Fees and Taxes:** The required \$1,500 registration fee has been paid, covering the initial year and first renewal. All property taxes, assessments, and city fees are current.
- **State License:** A preliminary state license has been granted by the Office of Cannabis Management (OCM).
- **Background Check:** The necessary background check has been passed.
- **Inspections:** The business agrees to all inspections by local law enforcement or other authorized city officials during regular business hours, with compliance checks to be conducted at least once annually.

This registration will be valid only for the specific, contiguous space detailed in the application.

Staff Recommendation

Approve the Medical Cannabis Combination Registration for Leafline Labs, LLC at the location of 8235 97th Street South, Cottage Grove, MN.



To: Director of Public Safety Peter J. Koerner
From: Community Impact Sergeant Mike McCormick
Date: August 19, 2025
Subject: Leafline Labs, LLC – Cannabis Business Registration

APPLICANT

Business: Leafline Labs, LL
8235 97th Street South
Cottage Grove, MN 55016

Applicant: Anthony Valentino Georgiadis
901 Monterey Boulevard Northeast
St. Petersburg, FL 33704

Co-Applicant: Benjamin Kovler
875 North Michigan Avenue STE 3400
Chicago, IL 60611

INTRODUCTION AND BACKGROUND

On August 8, 2025, Anthony Valentino Georgiadis, on behalf of Leafline Labs Inc., applied with the City of Cottage Grove, for Cannabis Business Registration at the address of 8235 97th Street South, Cottage Grove, MN 55016.

The application was submitted containing the signed application, a Cannabis Business Registration form, Certificate of Insurance, signed General Release of Information, photocopy of a picture Florida driver's license from the applicant, Georgiadis, a photocopy of the Co-Applicants Illinois picture driver's license, Kovler, Certificate of Liability Insurance, Security Plan, List of Directors, Officers, and/or Stockholders, and zoning/planning approval. All of which are required for the review and approval process The Cottage Grove Department of Public Safety is required to conduct a police records review of the applicant(s).

ORGANIZATIONAL INFORMATION/ NARRATIVE

During this investigation, I found that Georgiadis is the President of Green Thumb Industries (GTI). As President, Anthony Georgiadis is responsible for overseeing Green Thumb's operational and financial matters. GTI's website describes itself as, "a leading national cannabis consumer packaged goods company and retailer headquartered in Chicago, Illinois". The company manufactures and distributes a portfolio of branded cannabis products, some of

which are licensed, including RYTHM, Dogwalkers, Incredibles, Beboe, & Shine, Doctor Solomon's and Good Green". Green Thumb also owns RISE Dispensaries which is a national retail chain specializing in the sales of medical cannabis products.

In the packet I observed a copy of an Illinois driver's license for Benjamin Kovler. Mr. Kovler is not listed in any of the application forms with the exception of him being listed, along with Georgiadis, as an Officer/Board Member with GTI, and also included is a signed General Release of Information form for Kovler. With that information I did background him as well.

According to GTI's webpage Mr. Kovler is listed as the company's CEO, Founder and Chairman. He is also co-founder and CEO of Invest For Kids (IFK), an annual forum bringing together portfolio managers, family offices and analysts to share investment ideas to benefit children in Illinois.

CRIMINAL/POLICE CONTACTS-APPLICANTS

A criminal history background check utilizing BCA, MGA, ACCURINT, and OSINT were run on, both, Georgiadis and Kovler. Nothing criminal, or negative law enforcement contacts were found on either party.

Upon running both parties for a Minnesota Criminal History nothing observed in the last, five year, "lookback" period and no felony convictions. Upon running both parties for a national criminal history nothing observed in the last, five year, "lookback" period and no felony convictions. No identifiable suspense records observed for Georgiadis or Kovler

Nothing else noted that would prohibit Leafline Labs, Georgiadis, or Kovler, from obtaining a Cannabis Business Registration in the City of Cottage Grove.

SOCIAL MEDIA

Our Crime Analyst completed a search for social media related to both Georgiadis and Kovler and their related businesses. Multiple accounts were located but nothing negative for either party or business, also, nothing of concern noted or that would project poorly on the City of Cottage Grove.

DISCUSSION

The application by Anthony Valentino Georgiadis is complete and in compliance with our City ordinance as it stands. We have investigated the applicant, and co-applicant, and have not found any facts, which would constitute a basis for denial of a under the provisions of the City Ordinance.

I did verify through the Cottage Grove City Clerk that the Planning Department has verified the applicant has met the zoning requirements, as outlined in the City of Cottage Grove ordinances, and it was passed at the recent Planning Commission in Cottage Grove.

SECURITY

While the City of Cottage Grove does not yet have official wording on what is an adequate security plan, I did observe Leafline's Security Plan to follow and/or exceed Minnesota Chapter

342 including the Office of Cannabis Management recommendations. This plan was also approved by the Cottage Grove Attorney, Korine Land

CLOSING

I have completed a thorough background investigation on Anthony Valentino Georgiadis and Benjamin Kovler. I could find no information which would preclude either party from holding a Cannabis Business Registration in the City of Cottage Grove or information which would bar them from functioning in such capacity.

Community Impact Sergeant Michael McCormick
Background Investigator

A handwritten signature in cursive script, appearing to read "M. McCormick", is written over a horizontal line.

Detective Sergeant Michael McCormick
Background Investigator

MEDICAL CANNABIS COMBINATION BUSINESS LICENSE

LEAFLINE LABS LLC

Anthony Georgiadis
325 W Huron St Ste 700
Chicago, IL 60654

Approved Business Activities

- AU Cannabis Retailer Endorsement
- AU Manufacturing
- Extraction and Concentration Endorsement
- MED Cannabis Processor Endorsement
- Packaging
- Transport (internal facilities only)
- AU Cultivation Endorsement
- Edible Cannabinoid Product Handler Endorsement
- MED Cannabis Cultivation Endorsement
- MED Cannabis Retailer Endorsement
- Production of Customer (consumer) Products Endorsement



License Establishment Number : MDCMB-L25-000001

Effective Date: September 15, 2025

Expiration Date: September 15, 2026

Scan for more information on this licensed business.

Eric Taubel

Interim Director

Max Zappia

Chief Regulatory Officer

The establishment listed above has been issued a medical cannabis combination business license by the Minnesota Office of Cannabis Management. This license has been issued under the authority of Minnesota Statutes, chapter 342.



City Council Action Request

8.A.

Meeting Date 9/17/2025

Department Finance

Agenda Category Action Item

Title Approve Disbursements

Staff Recommendation Approve disbursements from 08-29-2025 through 09-11-2025 in the amount of \$3,346,984.08.

Budget Implication N/A

Attachments

1.	Expense Approval Report 9-17-2025 Council Meeting
2.	Payroll Check Register 09-17-25 Council Meeting
3.	UB Check Register 09-17-25 Council Meeting



City Council Action Request

9.A.

Meeting Date 9/17/2025

Department Community Development

Agenda Category Action Item

Title Pine Hill Elementary School

Staff Recommendation 1) Hold the public hearing to vacate certain easements within the Pine Hill Elementary School property at 9015 Hadley Avenue South. 2) Adopt Resolution 2025-140 to vacate certain easements within the Pine Hill Elementary School property at 9015 Hadley Avenue South. 3) Adopt Resolution 2025-141 to approve a Conditional Use Permit for an educational facility within a residential district. 4) Adopt Resolution 2025-143 to approve a Variance to allow a six-classroom building addition to Pine Hill Elementary School to encroach within the required 50-foot setback to the residential property line to the north. 5) Adopt Resolution 2025-142 to approve a site plan review for three additions totaling approximately 13,300 square feet and associated site work at Pine Hill Elementary School.

Budget Implication N/A

Attachments

1.	Pine Hill CC Memo
2.	Pine Hill Resolution - Easement Vacation
3.	Pine Hill Resolution - Conditional Use Permit
4.	Pine Hill Resolution - Variance
5.	Pine Hill Resolution - Site Plan Review
6.	Pine Hill Civil & Landscape Plans
7.	Pine Hill Site Photometric Plan
8.	Pine Hill Traffic Study Final
9.	Pine Hill Traffic Review Memo 2025-08-11
10.	Pine Hill Stormwater Summary
11.	Pine Hill Plan Review Memo 2025-09-10
12.	Pine Hill ISD #833 Project Narrative
13.	Pine Hill Architectural Plans
14.	Pine Hill Res. #2000-144
15.	Pine Hill Mechanical Roof Plan + Ext. Elevations
16.	Pine Hill Exterior Renderings

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Kelly Becker, Associate Planner

DATE: September 10, 2025

RE: Pine Hill Elementary School (9015 Hadley Avenue) for ISD 833

Proposal

Wold Architects and Engineers (Applicant), on behalf of South Washington School District ISD 833 (Property Owner), has submitted a Conditional Use Permit and Site Plan Review for building additions at Pine Hill Elementary, 9015 Hadley Avenue. The additions include approximately 13,300 square feet for a six-classroom addition with a storm shelter area, a small gym addition, and an enclosed freezer addition. Additional interior improvements proposed include renovations to existing special education classrooms, accessibility-toilet upgrades, minor renovations to the kitchen, and long-term facility and maintenance work. The applicant has also submitted a Variance application to expand the classroom addition space into the required 50-foot property line setback.



Site Location

Review Schedule

Application Received: July 29, 2025
Application Accepted: July 30, 2025
Planning Commission Meeting: August 25, 2025
City Council Meeting: September 17, 2025
60-Day Review Deadline: September 28, 2025

Background

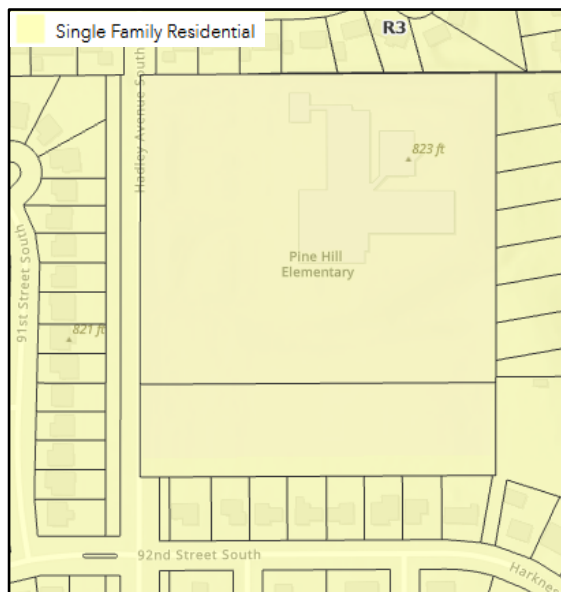
South Washington County School District had a successful referendum in 2023 for a total of 15 projects across the district including improvements at Cottage Grove buildings at Cottage Grove Middle School, Oltman Middle School, Grey Cloud Elementary, Pine Hill Elementary, and Park High School. There are currently about 520 students and 80 staff members, and the anticipated 5-year future capacity is approximately 650 students and up to 100 staff members.

Prior site modifications include parking lot reconfiguration and pavement rehabilitation in 2020, a classroom addition in 1970, and an addition for a computer lab media center in 2000 (Resolution No. 00-144).

Planning Considerations

Zoning and Comprehensive Plan

Pine Hill Elementary is zoned R-3, Single-Family Residential, and is guided as Public/Semi-Public on the 2040 Comprehensive Plan Land Use Map. Educational facilities are permitted within the R-3 zoning district with a Conditional Use Permit.



Current Zoning



2024 Future Land Use Designation

Site Plan

The Applicant is proposing three separate additions to the Pine Hill Elementary School building. An approximate 10,500 square foot addition at the northeast corner of the building for new classroom space and storm shelter space, a 2,400 square foot addition at the southeast corner of the building for a gym addition and storage space, and a 340 square foot addition for enclosed freezer space.

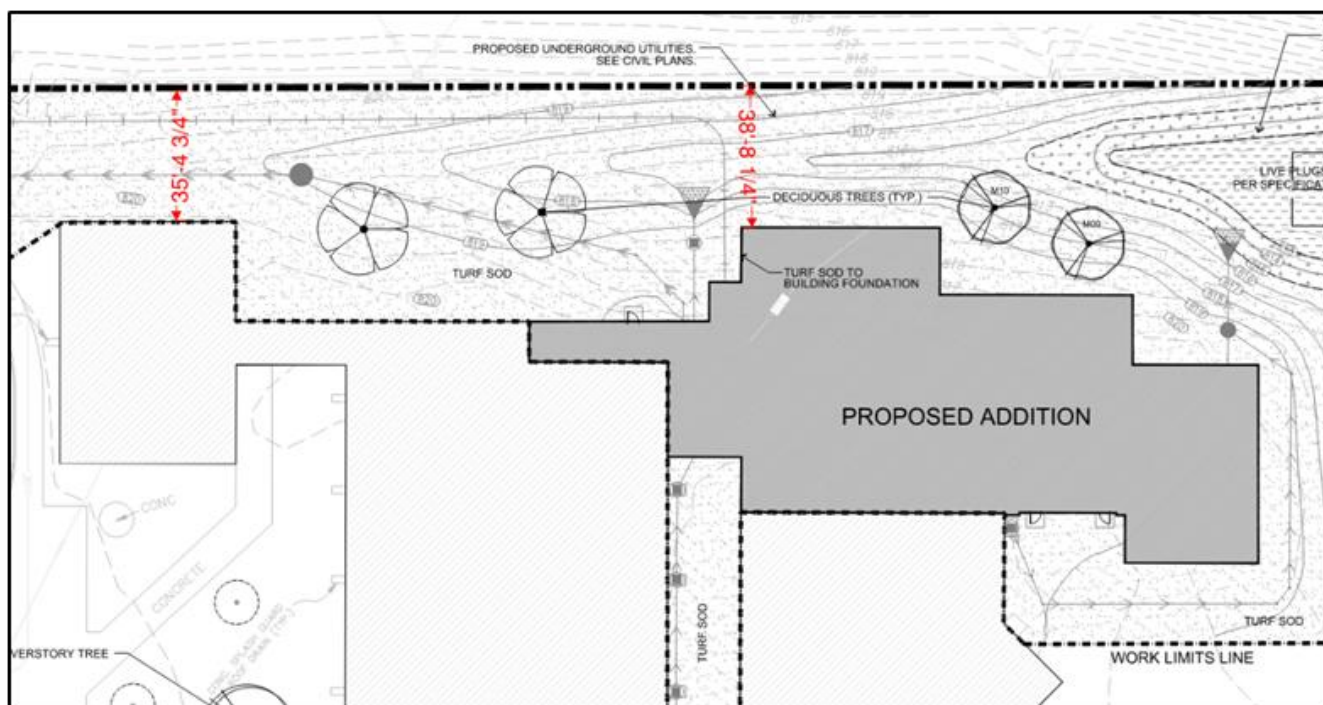


Variance Request – Property Line Setback

The purpose of a variance is to allow variation from the application of City Code Title 11 if there are characteristics of the property that cause practical difficulties for the landowner/applicant to meet minimum code standards. Variances require the Applicant to submit an official application form with all information outlined in City Code Title 11-2-5. City Code Title 11-7-3(D) lists educational facilities as subject to a Conditional Use Permit, provided that no building shall be located within 50 feet of any lot line abutting an R district. Additional applicable setbacks are shown below.

Building Setbacks	Required Setbacks	Classroom Addition Proposed	Gym Addition Proposed	Freezer Addition Proposed
Front Yard	25'	400'	437'	320'
Abutting residential (north)	50'	38'	325'	385'
Abutting residential (east)	50'	95'	200'	319'
Abutting residential (south)	50'	>600'	>400'	>400'

The proposed classroom addition on the northeast corner of the building will encroach into the required 50-foot setback with the residential property lines to the north; the property owner has submitted a variance request to allow the proposed classroom addition to be approximately 38.5 feet from the north property line. An existing non-conforming portion of the school housing the special education classrooms is approximately 35.5 feet from the north property line. All other setbacks will be met with each addition.



Building Setbacks

Variance Requirements

With all variance requests, the Planning Commission must look to the zoning ordinance for guidance and direction. City Code Title 11-2-5: Variances, states the following:

A. Purpose. The purpose of the variance is to allow variation from the strict application of the terms of this Title where, by reason of the exceptional physical characteristics of the property, the literal enforcement of the requirements of this Title would cause practical difficulties for the landowner.

F. Findings. A variance may be granted only when all of the following conditions are found:

- 1. The variance is in harmony with the general purposes and intent of this Title.*
- 2. The variance is consistent with the Comprehensive Plan.*
- 3. The applicant for the variance establishes that there are practical difficulties in complying with this Title. "Practical difficulties," as used in connection with the granting of a variance, means that all of the following must be found to apply:*
 - a. The property owner proposes to use the land in a reasonable manner for a use permitted in the zone where the land is located, but the proposal is not permitted by other official controls;*

- b. The plight of the landowner is due to circumstances unique to the property and that are not created by the landowner; and*
- c. The variance, if granted, will not alter the essential character of the neighborhood.*

4. Economic considerations alone do not constitute practical difficulties.

The applicant has stated the following in response to the proposal meeting variance requirements:

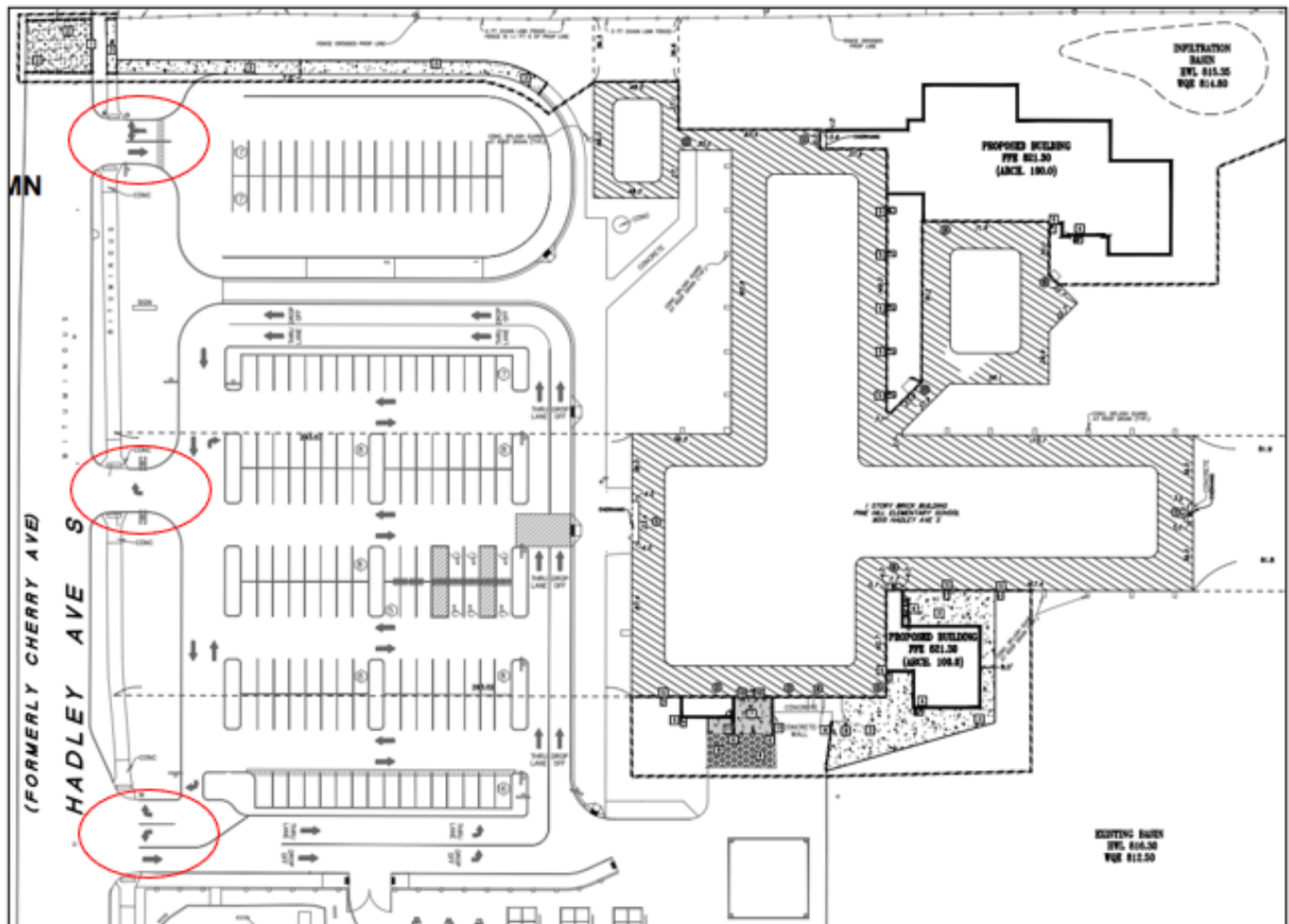
- *The proposal put the property to a reasonable use.*
 - The project recommends the six-classroom addition be located on the North side of the building in order to connect to an existing offset corridor and functionally create a loop to the core of the building. This would be an efficient connection to utilize an existing circulation system and would subsequently connect two of the offset northwest classrooms back to the broader building. The proposed classroom addition would not exceed the northernmost limits/extents of the existing building but would cross the previously discussed 50-foot setback.
- *There are unique circumstances to the property not created by the landowner.*
 - The 1970 Kindergarten Addition added two classrooms to the northwestern corner of the property, which exceed beyond the present-day 50-foot property setback. The proposed classroom addition will connect to this existing corridor and would not exceed beyond the existing building extents but would similarly encroach upon the current 50-foot setback. Feasibility investigations have been conducted to study the classroom addition on the other sides of the building. Findings are noted below:
 - South: This project will include a new storm shelter through our classroom addition, which will require a dedicated water service. If we locate the storm shelter on the south side of the building, it will double the length of water required unless we remove and replace the recently installed pavement and playground. This pavement was provided in 2021, and we would like to avoid the disruption of any new and still functional material where possible. Similarly, the addition will require a sanitary sewer service, and we would intend to connect to the existing sewer that is on the northwest side of the site. The length of this run would present some challenges if the addition is located on the south side and would potentially require a lift station. There is an existing stormwater easement and stormwater pond on the south side of the building, and by providing the addition on the north, we would minimize the potential for any interference with this easement and stormwater pond.
 - East: The topography on the east side of the building is steep and will present some challenges with the proposed addition; as such, we have been advised that the grade change on the north is preferred for a new addition. An addition on this side of the building would impact the amount of daylight that is currently received in existing classrooms and in the Media Center. There is a higher concentration of trees on the east side of the building that we would like to avoid, both from a landscape perspective and in preserving the identity of "Pine Hill."

- West: The west side of the building would potentially interfere with the recently renovated parking lot (2021). Similar to the previously noted sentiment of preserving recent work, we would like to avoid disrupting any new and functional components of the site as much as possible. The addition on the West side would have a greater impact on the amount of daylighting to existing classroom windows.
- *The conditions upon which an application for a variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally to other property within the same zoning classifications. Please list the conditions that are unique*
 - Existing site forces recommend that the addition be located on the North side of the building to avoid incurred site work. See attached narrative with unique site conditions that led the design team to place the classroom addition where it is currently proposed.
- *The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety. Please identify any potential impact the requested variance may have.*
 - The project will not impede upon natural daylighting to adjacent properties, nor the existing classrooms of the school. An increased risk of fire or public safety endangerment is not anticipated with this work. The addition on the North side will mitigate major work to the recently implemented parking lot. Additionally, the anticipated student growth is less than 100 students and would not create major disruption/congestion to adjacent traffic systems. See attached traffic study for additional traffic information

Site Access and Traffic

The site currently has three existing curb cuts off Hadley Avenue – north, central, and south locations. Traffic has been documented to regularly back up on to Hadley Avenue during peak hours, drop off and pick up, at the school. A traffic study was conducted by Transportation Collaborative & Consultants (TC2) to identify existing traffic operations, evaluate potential impacts of the proposed expansion, and recommend improvements if necessary for safe and efficient operations.

A meeting between City staff and the school district was held to discuss the traffic study. No access changes are proposed, and site improvements were not identified as required in the study; however, further follow-up is needed to resolve the issues discussed, such as internal stacking options, external stacking options, and pedestrian improvements at Hadley Avenue and 92nd Street. This may also include modifications to crossing guard practices to minimize impacts of traffic on Hadley and in relation to the site access points (primarily the north entrance to the bus and employee parking area). The applicant shall continue to work with City staff to produce a formalized circulation plan for safe and efficient traffic flow during peak drop-off and pick-up hours. The site circulation plan must provide options for ensuring increased stacking of vehicles on site rather than on Hadley Avenue.



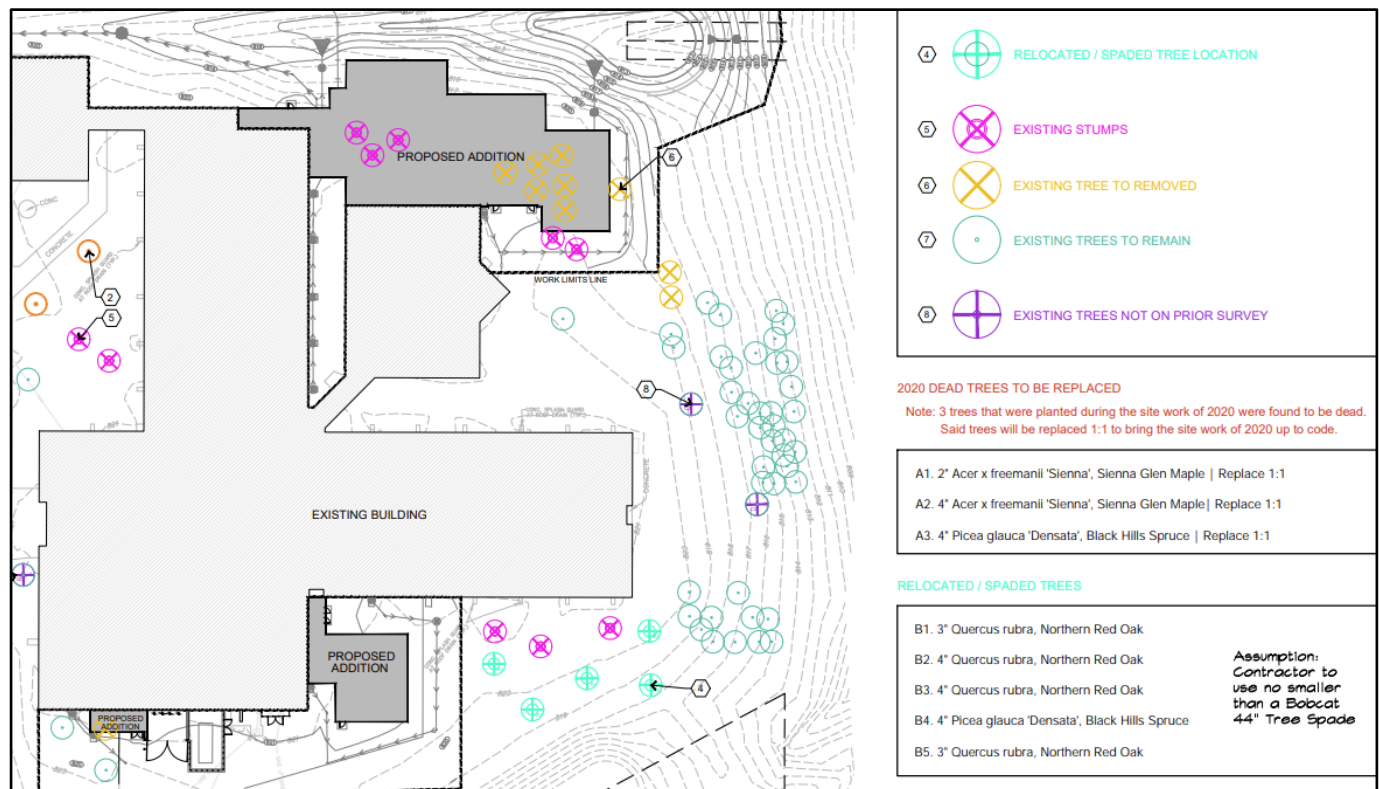
Site Access Locations

Parking

The current school staff and student count is 520 students and approximately 80 staff. With the proposed improvements, the 5-year projected capacity is 634 students and 100 staff. City Code Title 11-3-4 requires elementary schools to have 1 parking space for each classroom, plus 1 space for each 100-student capacity. In 2020, the school received a building permit for pavement rehabilitation and reconfiguring the parking lot. After that project was completed, Pine Hill Elementary now has 159 parking spaces onsite and is only required to have 42 parking spaces. The property is currently exceeding parking requirements and is therefore not proposing any additional parking spaces.

Tree Preservation

City Code Title 11-3-13 requires completion of a tree inventory (all qualifying trees) for the project area of a proposed development. For projects in residential districts, 40 percent of the qualifying caliper inches on a site are permitted to be removed without required mitigation. The Applicant is proposing removal of 10 trees, which will not exceed 40 percent of the total qualifying trees onsite; therefore, a tree mitigation plan is not required. The applicant did note that 3 trees from a prior project in 2020 were found dead onsite and will be replaced with 3 new trees.

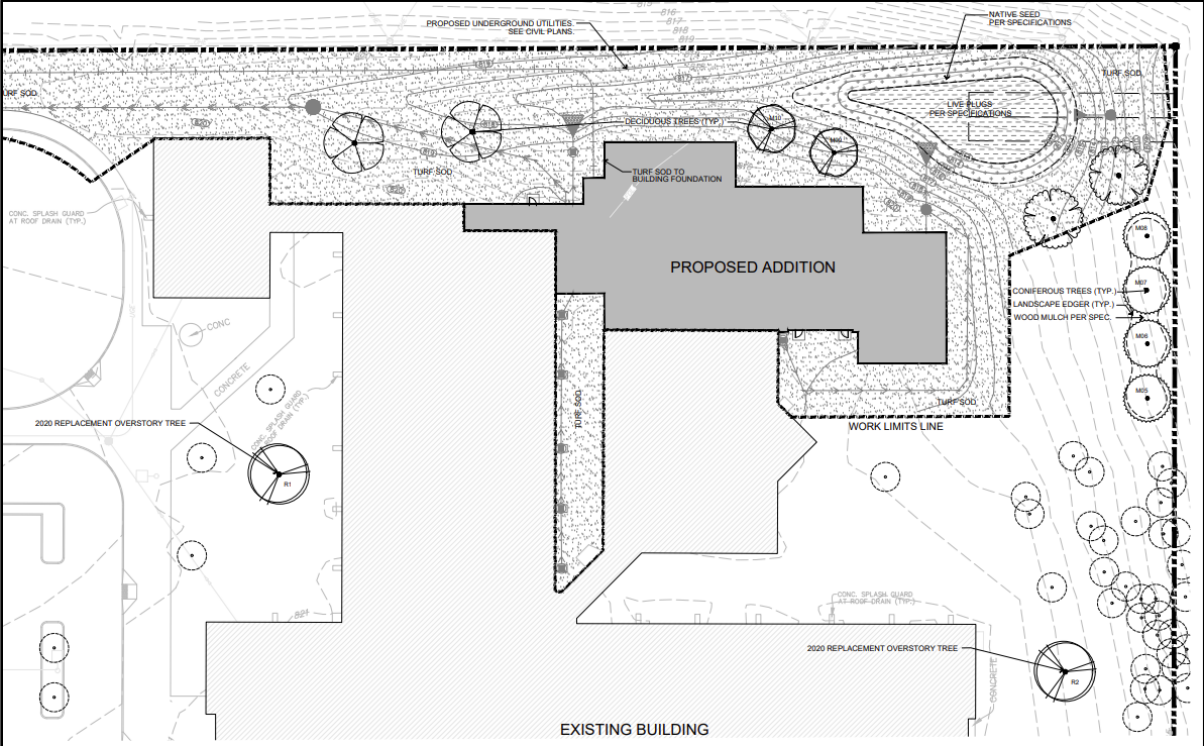


Landscaping

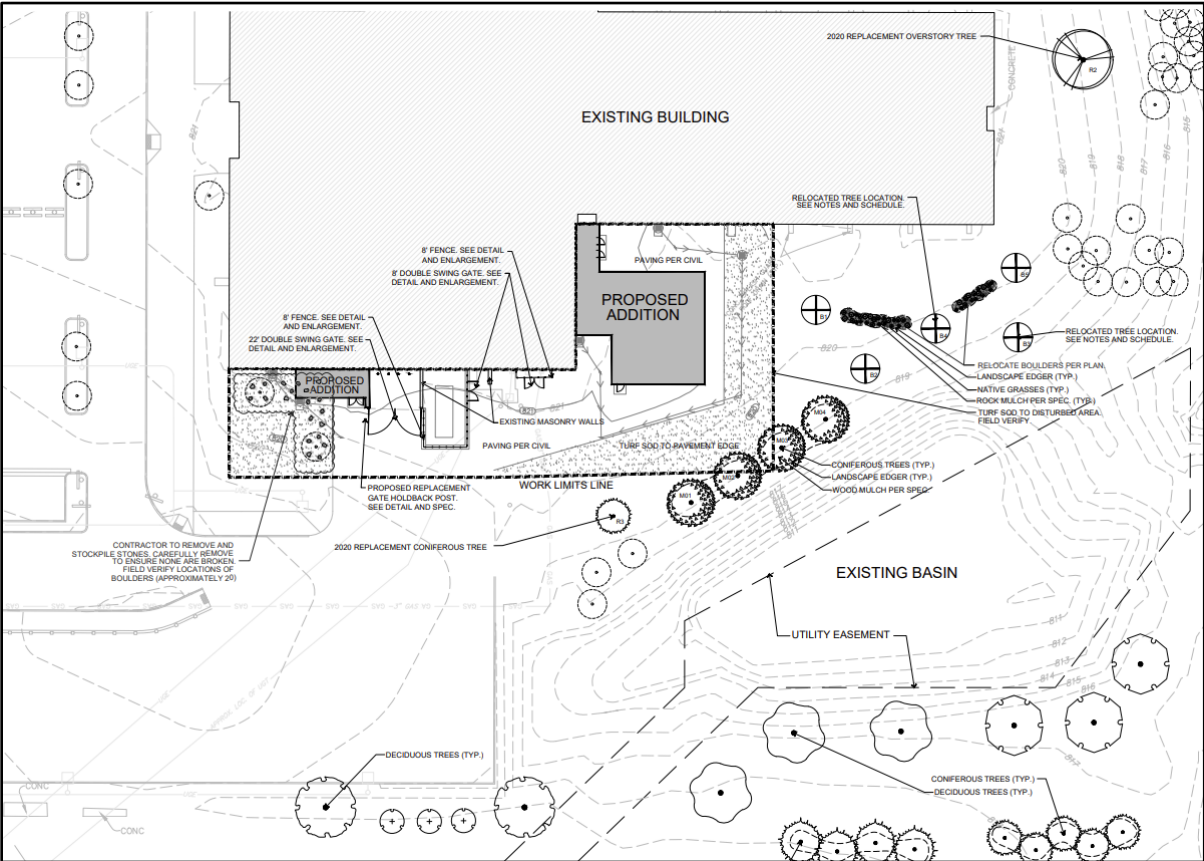
The Applicant has submitted a detailed landscape plan including proposed additional landscaping throughout the site. The required number of trees and shrubs for non-residential uses within a residential district is calculated with a coefficient rate found in Title 11-3-12 and multiplied by the total disturbed site area. The total project disturbance area is approximately 69,932 square feet; therefore, 19 new deciduous trees, 18 new coniferous trees, and 41 shrubs are required. The applicant has proposed those exact numbers of plantings to be in compliance with ordinance requirements.

Nonresidential uses operating within a residential district are required to preserve 30 percent of the site area as green/open space. With the proposed additions, the site will still retain over 50 percent open space area, and it is therefore compliant with this standard. The proposed total impervious surface across the site is approximately 38 percent. The R-3 zoning district permits a maximum of 40 percent impervious surface.

No irrigation system exists on the site. The Applicant is not proposing to install an irrigation system; however, the applicant has provided a plan for ensuring establishment and survivability of the proposed sod and landscaping items with temporary watering measures.



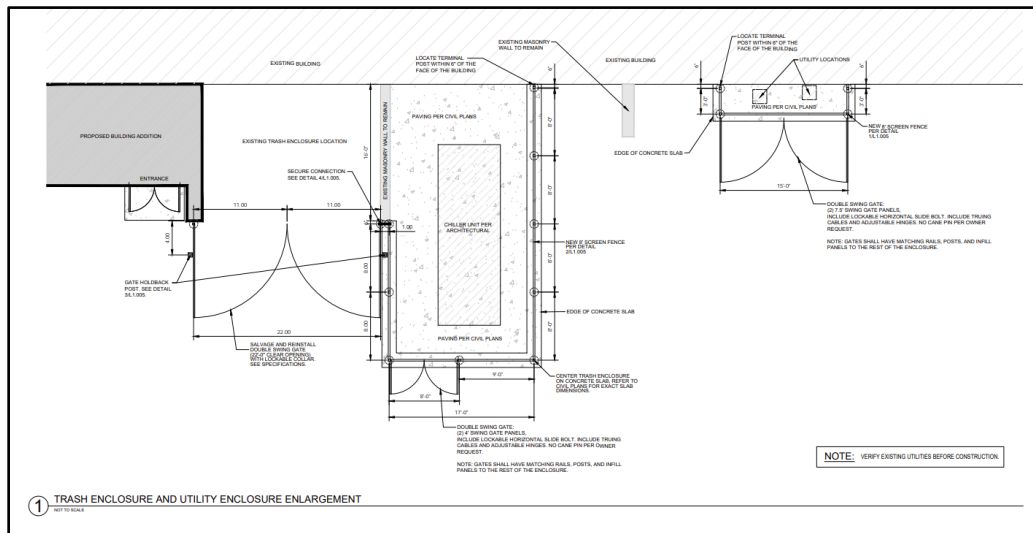
North Landscape Plan



South Landscape Plan

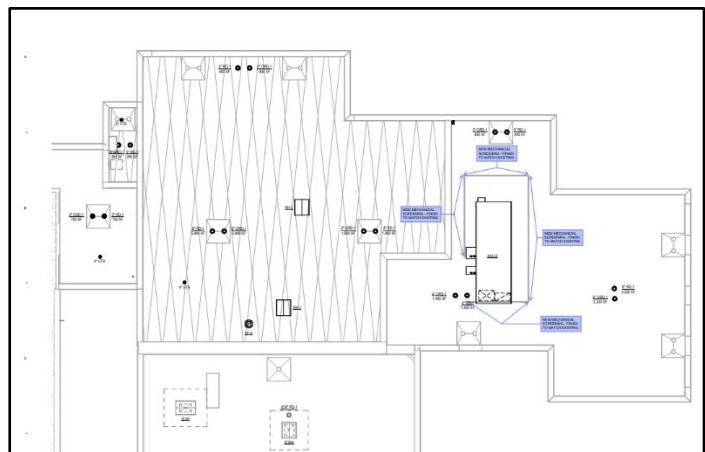
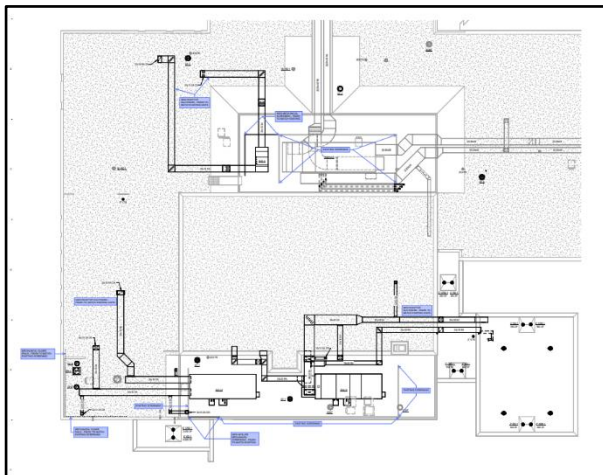
Screening and Mechanical Equipment

The current trash enclosure area will remain in its existing place with existing screening composed of a masonry wall and vinyl slated chain link gate. The gate and bollard may be temporarily removed as needed for construction and reinstalled. Per City Code Title 11-3-9, ground mount mechanical equipment accessory to the principal structure 30 inches or greater shall be screened from public views with landscaping, berm, or screen wall. The new chiller unit and utility areas are proposed to be screened with an aluminum louvered screen wall, compliant with ordinance standards. No other fencing or retaining walls are proposed at any other locations on the site.



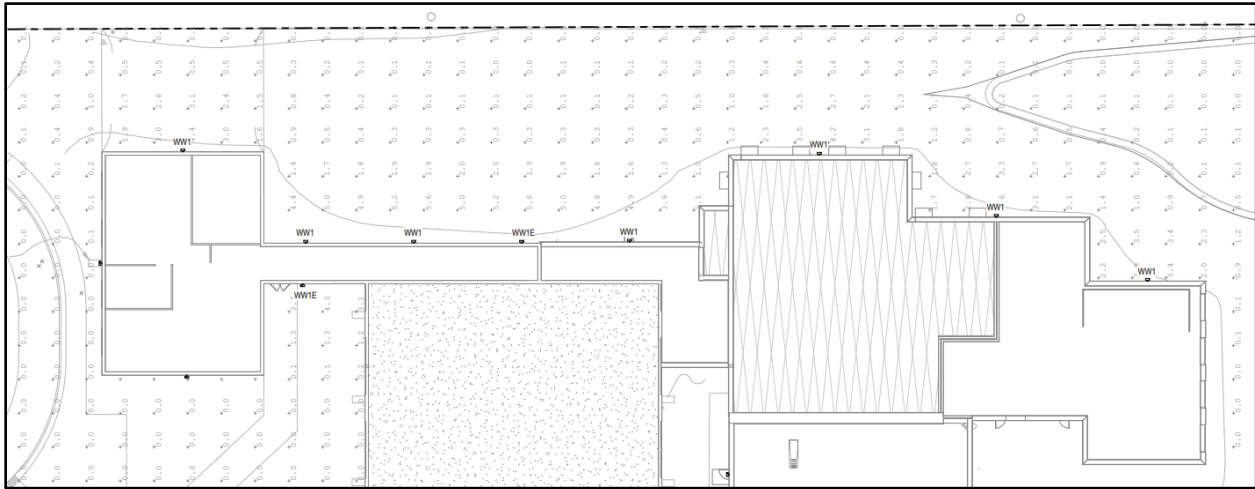
Trash Enclosure and Ground Mechanical Equipment Screening

New rooftop mechanical equipment is planned over the classroom and gym additions and will be screened in the same style consistent with the screening on the existing building. Additional rooftop ductwork is also proposed on the building, which will match the existing materials. Per City Code Title 11-3-9, rooftop mechanical equipment as viewed from the centerline of all adjacent right of ways and from property lines of all adjacent residential properties must be screened by a raised parapet, or with comparable and compatible exterior building materials. Materials and proposed screening are compliant with code standards.



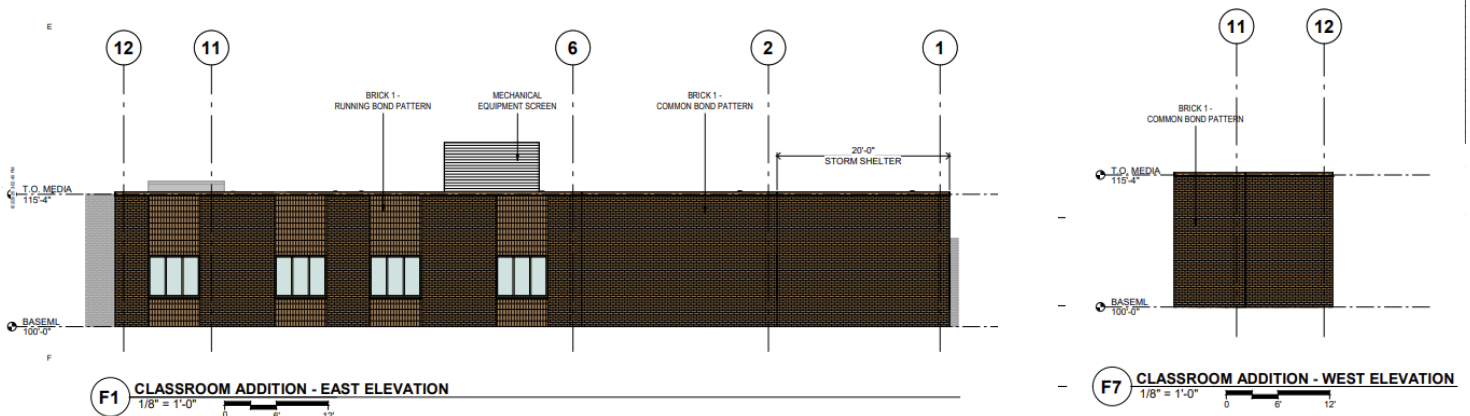
Photometric Plan

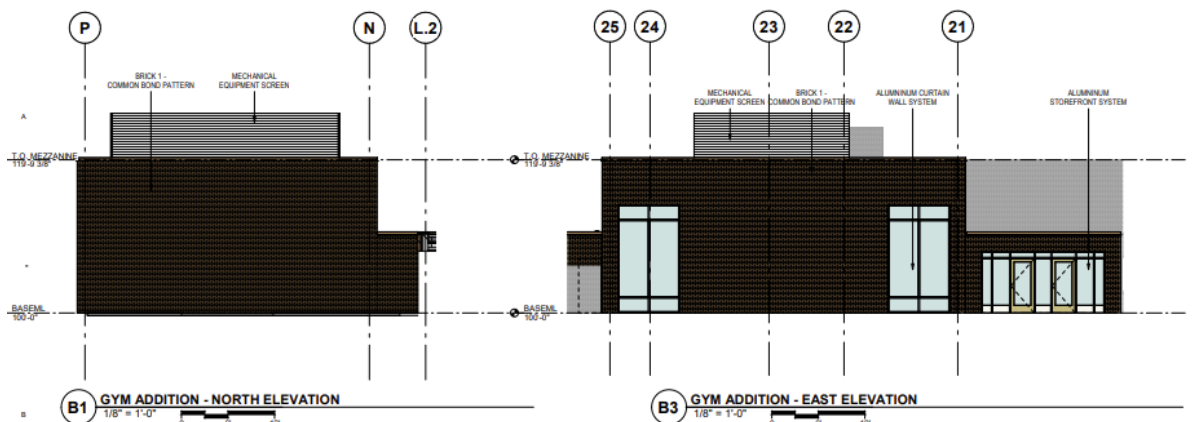
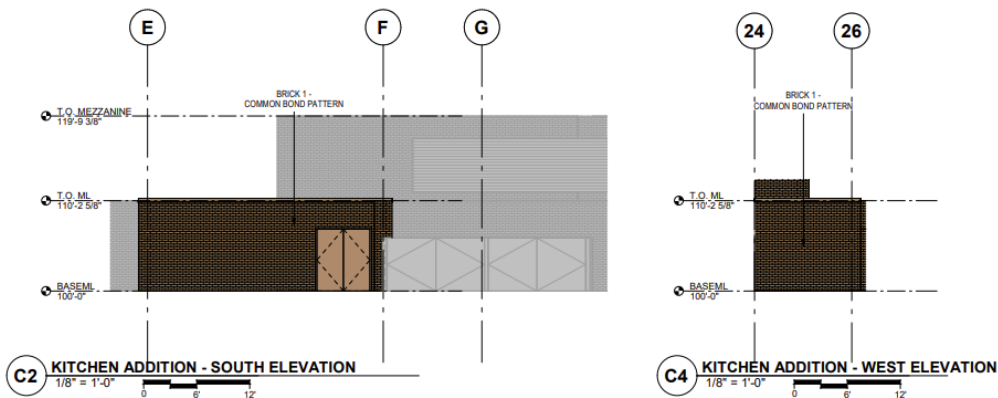
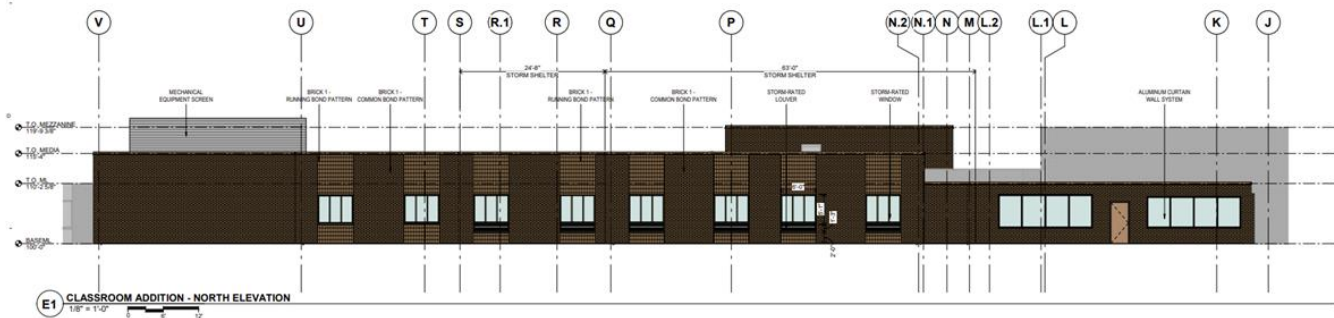
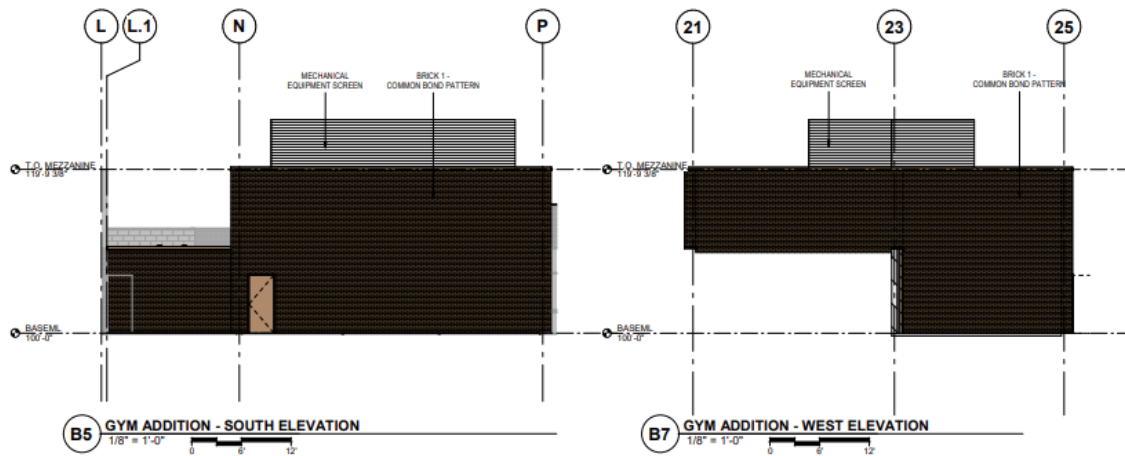
City code standard requires less than 0.5-foot candles to be measured at property lines for uses within residential zoning districts. No additional lighting is proposed in the parking lot area. Exterior lighting is proposed at exterior egress doors for the new additions. The Applicant has provided a photometric plan indicating new lighting is not intended to cast light into adjacent properties and will align with the requirements of 0.5 footcandles or less at the property line to the north. The south additions were not studied, as they are a significant distance further from the south property line. The light fixtures the applicant has shown on their photometric plan will direct light downwards.



Architectural Materials

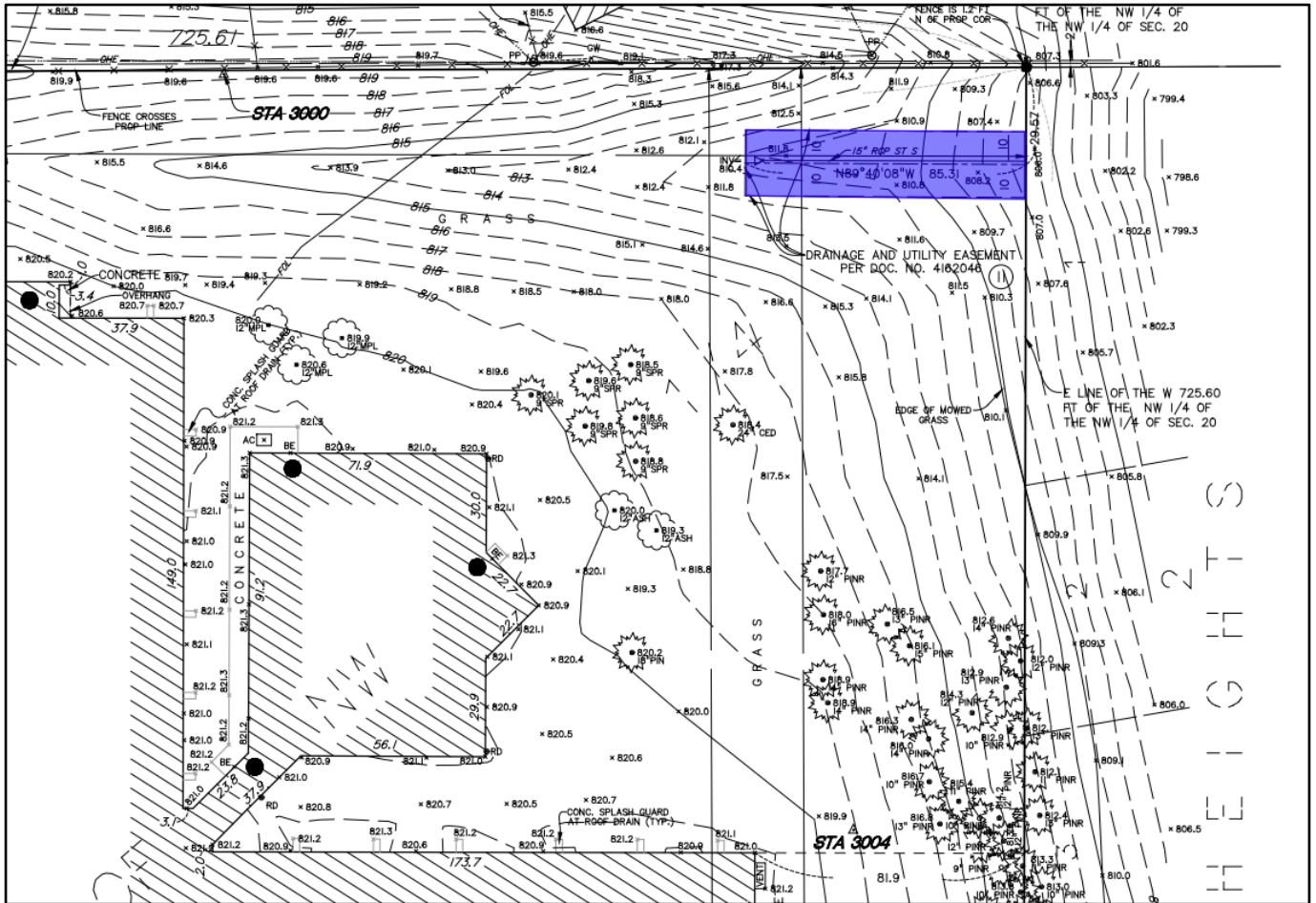
City Code Title 11-3-11 requires nonresidential buildings within residential districts to use at least 3 different Class 1 materials and be composed of at least 65 percent Class 1 or 2 materials and not more than 10 percent of Class 4 materials. Class 1 and 2 materials include but are not limited to brick, stone, and glass. Class 4 materials include glass block, smooth concrete block, smooth scored concrete block, steel or aluminum siding, and wood. Currently almost 100 percent of the new addition walls are shown to be constructed of a class 1 material. The material above and below the windows is intended to be brick, but a different color to mimic the white stucco panels at these locations on the existing building. The only exterior materials that would not be considered class 1 material are the storm louvers below the windows at the classroom addition and the sheet metal coping at the top of the parapet walls. The storm louvers will be a hollow metal material, painted to match the window frames, and are required for storm shelter passive ventilation system, and the sheet metal coping is intended to match existing. The applicant provided a material board, which has been approved by the planning department.





Easement

There is an existing storm sewer easement and associated stormwater pipe in the northeast corner servicing the infiltration basin. This easement is proposed to be vacated, as the storm sewer is only supporting private stormwater from the School District and is functioning as the outlet to the infiltration basin and will thus be considered private. The City does not need the ability to access the pipe as it will be the responsibility of the property owner to maintain the infrastructure as a private stormwater pipe.



Utilities

The project will require the extension of sanitary sewer and water service lines. The utility lines will connect to internal service lines to avoid disruption to Hadley Avenue. The applicant has submitted civil plans with proposed utility work and shall comply with the City Engineer Review Memo dated 8/6/2025. A revised Civil set was submitted on 9/8/2025 and review comments were provided to the applicant on 9/10/2025. Final utility layout shall be approved by City staff.

Grading and Storm Water Management

The Applicant is proposing grading in multiple areas of the site to account for the additions. A detailed stormwater management plan was submitted, and the Applicant shall comply with all comments included in the City Engineer Review Memo dated 9/10/2025, and Stormwater Rules Summary Memo dated 5/6/2025 and any future amendments as approved by the City Engineer to these memos. An infiltration basin is proposed in the northeast corner of the property to

handle the newly created impervious area. A grading LOC will be required to be submitted prior to the issuance of a grading permit.

Variance Findings

The findings of fact for a favorable recommendation that were considered during the review are identified as follows:

- A. The additions to the existing building will house several classrooms, associated mechanicals, and recreational gym area, which are necessary to serve the educational needs of the growing community.
- B. The proposed building additions do not alter the character of the residential neighborhood, as the additions will closely match the appearance of the existing building.
- C. The building has been designed to minimize the impacts to the residential neighborhood by constructing the addition on the north side of the property, no further to the property line than an existing portion of the building.
- D. The location of the expansion on the north side of the building is guided by connection feasibility unique to the existing building and not created by the property owner.
- E. The proposed use of the site requires additional site improvements as part of the CUP for an educational use. The proposed use is permitted in a residential district with a CUP and standards have been reviewed under the CUP and site plan review application.

Neighborhood Meeting

The applicant held a neighborhood meeting on August 20, 2025. Notice of the neighborhood meeting was sent to 163 surrounding property owners within 500 feet of the project area. The intent of the meeting was to give the neighboring property owners the opportunity to ask questions and present concerns they might have to the Applicant. One property owner was in attendance, as well as the Pine Hill Elementary School Principal and several team members from the School District, and Wold Architects and Engineers who gave an overview of the project. No concerns were expressed by the property owner in attendance.

Public Hearing Notices

The public hearing notice for the August 25, 2025, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 163 property owners within 500 feet of the proposed project on August 13, 2025. Staff have not received any written comments at the time of writing the report.

Planning Commission Meeting

The City's Planning Commission reviewed and held a public hearing on the applications at their August 25, 2025, meeting. Below is a summary of the inquiry and Planning Commission requests for clarification. The Commission unanimously voted (5-to-0) to recommend approval.

Planning Commission Requests for clarification:

- Have staff received any feedback since the publication of this report from the public or neighbors regarding this project?

- Staff reported that no comments were received, written or verbal.
- Are there any concerns with water drainage or standing water onsite from the pond in the northeast corner with the vacation.
 - Staff clarified that the existing stormwater pipe will actually remain in place to drain water out of the basin as an emergency overflow pipe, but will become part of the School District's stormwater management system. It is an infiltration basin, meaning it will be dry and not retain water. Only the easement will be vacated, and the pipe will remain.

Recommendation

The City Council is recommended to take the following actions:

1. Hold the public hearing to vacate certain easements within the Pine Hill Elementary School property at 9015 Hadley Avenue South.
2. Adopt Resolution 2025-140 certain easements within the Pine Hill Elementary School property at 9015 Hadley Avenue South.
3. Adopt Resolution 2025-141 to approve a Conditional Use Permit for an educational facility within a residential district.
4. Adopt Resolution 2025-143 to approve a Variance to allow a six-classroom building addition to encroach within the required 50-foot setback to the residential property line to the north.
5. Adopt Resolution 2025-142 to approve a site plan review for three additions totaling approximately 13,300 square feet and associated site work at Pine Hill Elementary School.

Attachments

Civil Set dated 9/8/2025
Plan Review memo dated 9/10/2025
Site Photometric Plan dated 7/18/2025
Traffic Study dated 7/16/2025
Traffic Review dated 8/11/2025
Stormwater Summary 5/6/2025
Plan Review memo 9/10/2025
Pine Hill Project Narrative
Architectural Plans
Resolution No. 00-144
Mechanical Roof Plans
Exterior Renderings

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2025-140

**RESOLUTION VACATING
CERTAIN EASEMENTS LOCATED
WITHIN THE CITY OF COTTAGE GROVE, MINNESOTA**

WHEREAS, pursuant to Minn. Stat. § 412.851, the City Council may vacate any street, alley, public grounds, public way or any part thereof within the City by Resolution; and

WHEREAS, the City initiated the vacation of an easement over that certain real property in Cottage Grove, Minnesota, legally described on Exhibit A, attached hereto and incorporated herein (the “Property”); and

WHEREAS, the easement is depicted on Exhibit B, attached hereto and incorporated herein (the “Easement”); and

WHEREAS, a notice of a public hearing on said vacation was duly published and posted in accordance with applicable Minnesota Statutes and a public hearing was held on said vacation; and

WHEREAS, the City Council of Cottage Grove then proceeded to hear all persons interested in said vacation and all persons interested were afforded an opportunity to present their views and objections to the granting of said vacation; and

WHEREAS, the City Council of Cottage Grove has determined that the vacation would be in the public’s interest.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota:

1. That the City of Cottage Grove, pursuant to Minn. Stat. § 412.851, hereby vacates the Easement, which was approved on July 24, 2018 and recorded as Document No. 4162046 in the Washington County Recorder’s Office, over that certain real property legally described on Exhibit A.
2. That said vacation has no relationship to the City’s Comprehensive Plan and therefore the Cottage Grove City Council has dispensed with the requirements of Minn. Stat. § 462.356, Subd. 2, that may require the Cottage Grove Planning Commission to perform a Comprehensive Plan

compliance review of said vacation that may constitute a disposal of real property pursuant to § 462.356, Subd. 2.

3. That the City Clerk shall prepare a notice to be presented to the Washington County Auditor reflecting the completion of the proceedings herein.

Passed this 17th day of September, 2025

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

That certain real property located in County of Washington, State of Minnesota, legally described as follows:

The North Six Hundred Twenty-eight and Ninety-three Hundredths (628.93) feet of the West Seven Hundred Twenty-five and Sixty Hundredths (725.60) feet of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Twenty-seven (27) North, Range Twenty-one (21) West, subject to Cherry Avenue on and across the Westerly Thirty-three (33) feet thereof, Washington County, Minnesota.

PID No.: 20.027.21.22.0002
Abstract Property

EXHIBIT B

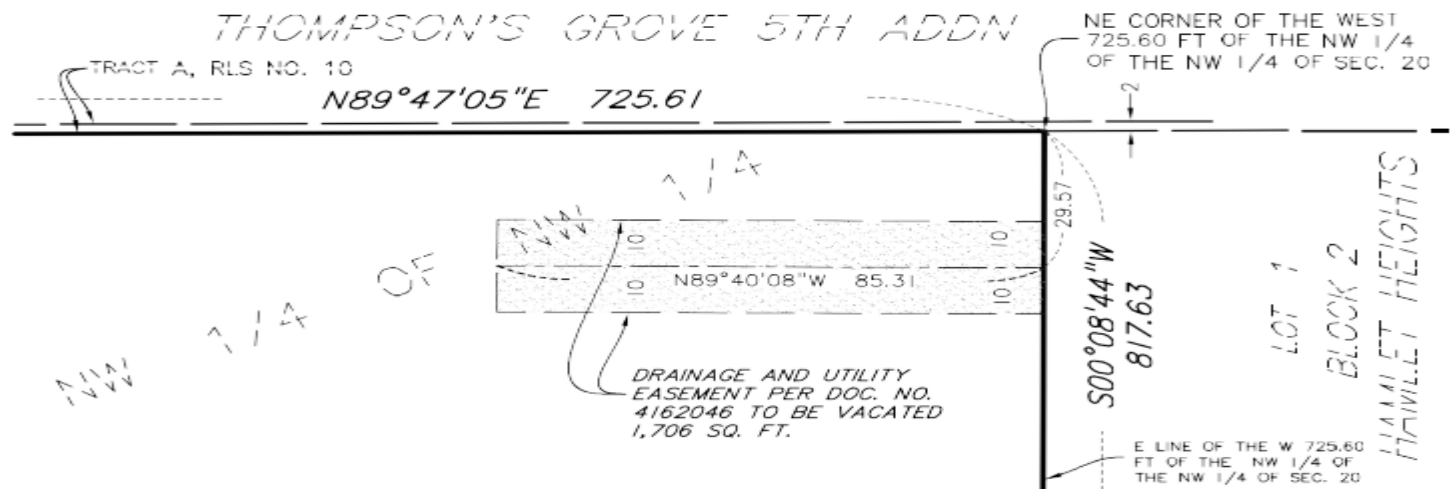
DEPICTION OF PROPERTY

Proposed Vacation Sketch For:
INDEPENDENT SCHOOL DISTRICT NO. 833
Pine Hill Elementary School

PROPOSED EASEMENT VACATION DESCRIPTION

The Drainage and Utility Easement per Document No. 4162046. Said easement lies within the following described property:

The North Six Hundred Twenty-eight and Ninety-three Hundredths (628.93) feet of the West Seven Hundred Twenty-five and Sixty Hundredths (725.60) feet of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Twenty-seven (27) North, Range Twenty-one (21) West, subject to Cherry Avenue on and across the Westerly Thirty-three (33) feet thereof, Washington County, Minnesota.



I hereby certify that this sketch, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 19th day of August, 2025

SUNDE LAND SURVEYING, LLC.

By: Leonard F. Carlson
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2025-141

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN
EDUCATIONAL FACILITY AT PINE HILL ELEMENTARY SCHOOL
LOCATED AT 9015 HADLEY AVENUE SOUTH**

WHEREAS, Wold Architects and Engineers, on behalf of South Washington School District ISD 833, applied for a conditional use permit (CUP) for expansion of the school use and building additions as an educational facility, for the property legally described below:

Parcel 1:

The North Six Hundred Twenty-eight and Ninety-three Hundredths (628.93) feet of the West Seven Hundred Twenty-five and Sixty Hundredths (725.60) feet of the Northwest quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Twenty-seven (27) North, Range Twenty-one (21) West, according to the United States Government Survey thereof and situate in Washington County, Minnesota.

Abstract Property
PID: 20.027.21.22.0002

Parcel 2:

The South 188.68 feet of the North 817.61 feet of the West 725.60 feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section Twenty (20), Township Twenty-seven (27) North, Range Twenty-one (21) West according to the United States Government Survey thereof and situate in Washington County, Minnesota.

Abstract Property
PID: 20.027.21.22.0001

Commonly known as 9015 Hadley Avenue South, Cottage Grove, Washington County, State of Minnesota.

WHEREAS, in 2000 a CUP and Site Plan Review for expansion of the school use and construction of an addition was approved for Pine Hill Elementary School as Resolution 2000-144; and

WHEREAS, the Applicant proposes to expand an existing building and obtain CUP approval for the existing use; therefore, the City desires to rescind the prior CUP and Site Plan Resolution (Resolution No. 2000-144) and approve a new CUP for the existing education facility use; and

WHEREAS, public hearing notices were mailed to property owners within 500 feet of the property and a public hearing notice was published in the St. Paul Pioneer Press; and

WHEREAS, a planning staff report, which detailed specific information on the property and the application request, was prepared and presented; and

WHEREAS, the public hearing was open for public testimony. No public testimony was received. The applicant attended the public hearing and staff answered questions from the Planning Commission; and

WHEREAS, the Planning Commission unanimously (5-to-0 vote) recommended that the City Council approve the conditional use permit at their August 25, 2025, meeting.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the conditional use permit for an educational facility on the parcel legally described above.

BE IT FURTHER RESOLVED, approval of the conditional use permit is subject to the conditions below:

1. The project shall be completed in accordance with the conditions of approval for the submitted plans. Any significant changes to the plans, as determined by planning staff, shall require review and approval by the Planning Commission and City Council.
2. Prior to the issuance of a building permit, the School District shall incorporate the recommendations, requirements, and evaluations noted in the comment letter dated 9/10/2025, and subject to modifications that are agreed to by the Applicant and City Engineer. All comments shall be adopted herein by reference.
3. Resolution No. 00-144 shall be rescinded.
4. All applicable permits (i.e., building, demo, electrical, grading, right-of-way and mechanical) and a commercial plan review packet must be completed, submitted, and approved by the City prior to the commencement of any construction activities. Detailed construction plans must be reviewed and approved by the Building Official, City Engineer, and Fire Marshal.
5. The Applicant must provide the City with an as-built survey of all utilities and grading plan.
6. All areas of the site, where practical, shall be established and maintained per the approved final landscaping plan.
7. Signage is not approved as part of this application. Any proposed signage shall meet the requirements of the sign ordinance and require a separate building permit.

Passed this 17th day of September 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2025-143

**A RESOLUTION APPROVING A VARIANCE FOR A CLASSROOM BUILDING
ADDITION WITHIN THE REQUIRED 50-FOOT SETBACK TO THE RESIDENTIAL
PROPERTY LINE TO THE NORTH AT 9015 HADLEY AVENUE SOUTH**

WHEREAS, Wold Architects and Engineers, on behalf of South Washington School District ISD 833, applied for a variance to construct a six-classroom addition within the required 50-foot setback to the residential property line to the north at 9015 Hadley Avenue South, legally described as:

Parcel 1:

The North Six Hundred Twenty-eight and Ninety-three Hundredths (628.93) feet of the West Seven Hundred Twenty-five and Sixty Hundredths (725.60) feet of the Northwest quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Twenty-seven (27) North, Range Twenty-one (21) West, according to the United States Government Survey thereof and situate in Washington County, Minnesota.

Abstract Property
PID: 20.027.21.22.0002

Parcel 2:

The South 188.68 feet of the North 817.61 feet of the West 725.60 feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section Twenty (20), Township Twenty-seven (27) North, Range Twenty-one (21) West according to the United States Government Survey thereof and situate in Washington County, Minnesota.

Abstract Property
PID: 20.027.21.22.0001

Commonly known as 9015 Hadley Avenue South, Cottage Grove, Washington County, State of Minnesota.

WHEREAS, public hearing notices were mailed to property owners within 500 feet of the property and a public hearing notice was published in the St. Paul Pioneer Press; and

WHEREAS, a planning staff report, which detailed specific information on the property and the application request, was prepared and presented; and

WHEREAS, the public hearing was open for public testimony. No public testimony was received. Staff answered questions from the Planning Commission; and

WHEREAS, the Planning Commission unanimously (5-to-0 vote) recommended that the City Council approve the variance to construct the classroom addition within the 50-foot setback as shown on the site plan at their August 25, 2025, meeting.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the variance to construct a classroom addition approximately 38.5 feet from the north property line when 50 feet is the required setback for educational facilities in residential zoning districts, on the parcel legally described above.

BE IT FURTHER RESOLVED, granting the variance to the minimum residential property line setback for educational facilities in a residential district is based on the following findings of fact:

- A. The additions to the existing building will house several classrooms, associated mechanicals, and recreational gym area, which are necessary to serve the educational needs of the growing community.
- B. The proposed building additions do not alter the character of the residential neighborhood, as the additions will closely match the appearance of the existing building.
- C. The building has been designed to minimize the impacts to the residential neighborhood by constructing the addition on the north side of the property, no further to the property line than an existing portion of the building.
- D. The location of the expansion on the north side of the building is guided by connection feasibility unique to the existing building and not created by the property owner.
- E. The proposed use of the site requires additional site improvements as part of the conditional use permit (CUP) for an educational use. The proposed use is permitted in a residential district with a CUP, and standards have been reviewed under the CUP and site plan review application.

BE IT FURTHER RESOLVED, approval of the variances is subject to the conditions below:

- 1. The project shall be completed in accordance with the conditions of approval for the submitted plans. Any significant changes to the plans, as determined by planning staff, shall require review and approval by the Planning Commission and City Council.
- 2. Prior to the issuance of a building permit, the School District shall incorporate the recommendations, requirements, and evaluations noted in the comment letter dated 8/6/2025, and subject to modifications that are agreed to by the Applicant and City Engineer. All comments shall be adopted herein by reference.
- 3. All applicable permits (i.e., building, demo, electrical, grading, right-of-way and mechanical) and a commercial plan review packet must be completed, submitted, and approved by the City prior to the commencement of any construction activities. Detailed construction plans must be reviewed and approved by the Building Official, City Engineer, and Fire Marshal.

Passed this 17th day of September 2025.

Attest:

Myron Bailey, Mayor

Tamara Anderson, City Clerk

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2025-142

**A RESOLUTION APPROVING A SITE PLAN REVIEW FOR THREE BUILDING
ADDITIONS AND ASSOCIATED SITE WORK AT PINE HILL ELEMENTARY SCHOOL
LOCATED AT 9015 HADLEY AVENUE SOUTH**

WHEREAS, Wold Architects and Engineers, on behalf of South Washington School District ISD 833, applied for a site plan review for three building additions to the existing school building, totaling approximately 13,300 square feet, for the property legally described below:

Parcel 1:

The North Six Hundred Twenty-eight and Ninety-three Hundredths (628.93) feet of the West Seven Hundred Twenty-five and Sixty Hundredths (725.60) feet of the Northwest quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Twenty-seven (27) North, Range Twenty-one (21) West, according to the United States Government Survey thereof and situate in Washington County, Minnesota.

Abstract Property
PID: 20.027.21.22.0002

Parcel 2:

The South 188.68 feet of the North 817.61 feet of the West 725.60 feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section Twenty (20), Township Twenty-seven (27) North, Range Twenty-one (21) West according to the United States Government Survey thereof and situate in Washington County, Minnesota.

Abstract Property
PID: 20.027.21.22.0001

Commonly known as 9015 Hadley Avenue South, Cottage Grove, Washington County, State of Minnesota.

WHEREAS, in 2000 a Conditional Use Permit and Site Plan Review for expansion of the school use and construction of an addition was approved for Pine Hill Elementary School as Resolution 2000-144; and

WHEREAS, public hearing notices were mailed to property owners within 500 feet of the property, and a public hearing notice was published in the St. Paul Pioneer Press; and

WHEREAS, a planning staff report, which detailed specific information on the property and the application request, was prepared and presented; and

WHEREAS, the public hearing was open for public testimony. No public testimony was received. The applicant attended the public hearing and staff answered questions from the Planning Commission; and

WHEREAS, the Planning Commission unanimously (5-to-0 vote) recommended that the City Council approve the site plan review at their August 25, 2025, meeting.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the site plan review for three building additions and associated site work on the parcel legally described above.

BE IT FURTHER RESOLVED, approval of the site plan review is subject to the conditions listed below:

1. The project shall be completed in accordance with the plans submitted by the conditions of approval. Any significant changes to the plans, as determined by planning staff, shall require review and approval by the Planning Commission and City Council.
2. Prior to the issuance of a building permit, the School District shall incorporate the recommendations, requirements, and evaluations noted in the comment letter dated 9/10/2025 and plan review letter dated 9/10/2025, and subject to modifications that are agreed to by the Applicant and City Engineer. All comments shall be adopted herein by reference.
3. An easement vacation shall be recorded for the portion of the stormwater sewer pipe in the northeast corner of the property prior to the issuance of a certificate of occupancy.
4. Resolution No. 00-144 shall be rescinded.
5. All applicable permits (i.e., building, demo, electrical, grading, right-of-way and mechanical) and a commercial plan review packet must be completed, submitted, and approved by the City prior to the commencement of any construction activities. Detailed construction plans must be reviewed and approved by the Building Official, City Engineer, and Fire Marshal.
6. Installation of landscaping shall occur in a timely fashion and be consistent with an approved plan. Prior to the issuance of a building permit, a letter of credit in the amount of 150 percent of the landscape estimate shall be submitted to the City as required by City ordinance. The financial guarantee shall be held until all required plantings are installed. At such time of installation, the Planning Department shall conduct an inspection to verify compliance with the landscape plan. If the inspection is approved, 50 percent of the financial guarantee shall be released. One year from the date of initial inspection, a follow-up inspection shall be conducted to verify survivability. If the follow-up inspection is approved, the remainder of the financial guarantee shall be released.
7. Temporary site irrigation shall occur for newly landscaped areas, and the applicant shall be responsible for ensuring establishment and survivability of the proposed sod and landscape items.
8. The grading and erosion control plan for the site must comply with NPDES II permit requirements. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control must be performed in accordance with the recommended practices of the "Minnesota Construction Site Erosion and Sediment Control Planning Handbook" and the conditions stipulated in Title 9-7-1, Erosion Control

During Construction, of the City's Subdivision Ordinance. The Applicant shall be responsible for the costs for the City to inspect the site in relation to erosion control conformance.

9. The Applicant must provide the City with an as-built survey of all utilities and grading plan.
10. The Applicant is responsible for removing debris from all adjacent public and private roadways during their grading and construction process. The adjacent streets shall be swept clean daily or as needed.
11. All areas of the site, where practical, shall be established and maintained per the approved final landscaping plan.
12. The ground-mounted chiller unit and utility units shall be screened in compliance with City Code Title 11-3-9.
13. Any proposed fencing shall be reviewed and approved by planning staff in compliance with City Code Title 11-3-6.
14. Signage is not approved as part of this application. Any proposed signage shall meet the requirements of the sign ordinance and require a separate building permit.
15. A grading LOC is required prior to the issuance of a grading permit.
16. A site improvement LOC will be required prior to the issuance of a building permit.

Passed this 17th day of September 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

A

KEYED NOTES

KEYED NOTES ARE DENOTED BY NO ON PLAN.

- DEMOLITION AND REMOVAL NOTES:

- GENERAL NOTES:

1. CONCRETE CURB AND GUTTER REMOVAL, PAVEMENT REMOVAL, AND UTILITY REMOVAL LIMITS ARE TO BE COORDINATED WITH THE CITY OF COTTAGE GROVE AND UTILITY OWNER.
2. THE SHARED SIDEWALK DEVELOPMENT AND IMPLEMENTATION OF A TRAFFIC CONTROL PLAN WHILE WORKING WITHIN THE RIGHT-OF-WAY. THE TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT PRIOR TO STREET ENCROACHMENT.
3. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND REVIEW ALL CONSTRUCTION DOCUMENTS AND GEOTECHNICAL REPORTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR ITEMS THAT SHOULD HAVE BEEN ANTICIPATED BY PERFORMING THE ABOVE.
4. THE CONSTRUCTION ENTRANCE INDICATED ON THE PLAN IS SHOWN IN AN APPROXIMATE LOCATION. PRIOR TO START OF CONSTRUCTION THE CONTRACTOR IS TO COORDINATE WITH THE CITY OF COTTAGE GROVE FOR THE EXACT CONSTRUCTION ENTRANCE LOCATION.

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
INV	Invert
MAX	Maximum
MH	Manhole
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

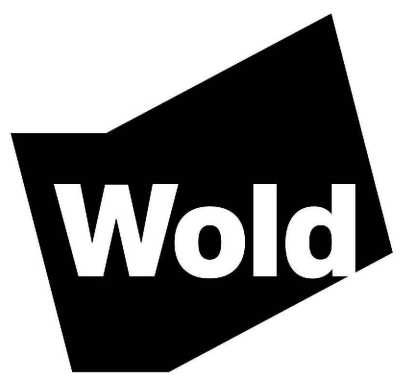
NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 4/C/S-000 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL POTHOLE AND DETERMINE THE EXISTING ELEVATION OF EXISTING UNDERGROUND UTILITIES. IMMEDIATELY CONTACT THE ENGINEER IF EXISTING UTILITIES TO REMAIN WILL BE IMPACTED BY PROPOSED WORK.



9015 HADLEY AVE S,
COTTAGE GROVE,
MN 55016

**ISD #833: SOUTH
WASHINGTON COUNTY
SCHOOLS**
8400 E. Point Douglas Rd S.,
Cottage Grove, MN 55016



**WOLD ARCHITECTS
AND ENGINEERS**

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BKBM Project No. 24259.50

CITY RESUBMITTA
NOT FOR
CONSTRUCTION

I hereby certify that this plan, specification or report was prepared by
me or under my direct supervision and that I am a duly Licensed
PROFESSIONAL ENGINEER
under the laws of the State of **Minnesota**

Nathaniel P. Anderson
License Number: **59311** Date **09/08/2025**

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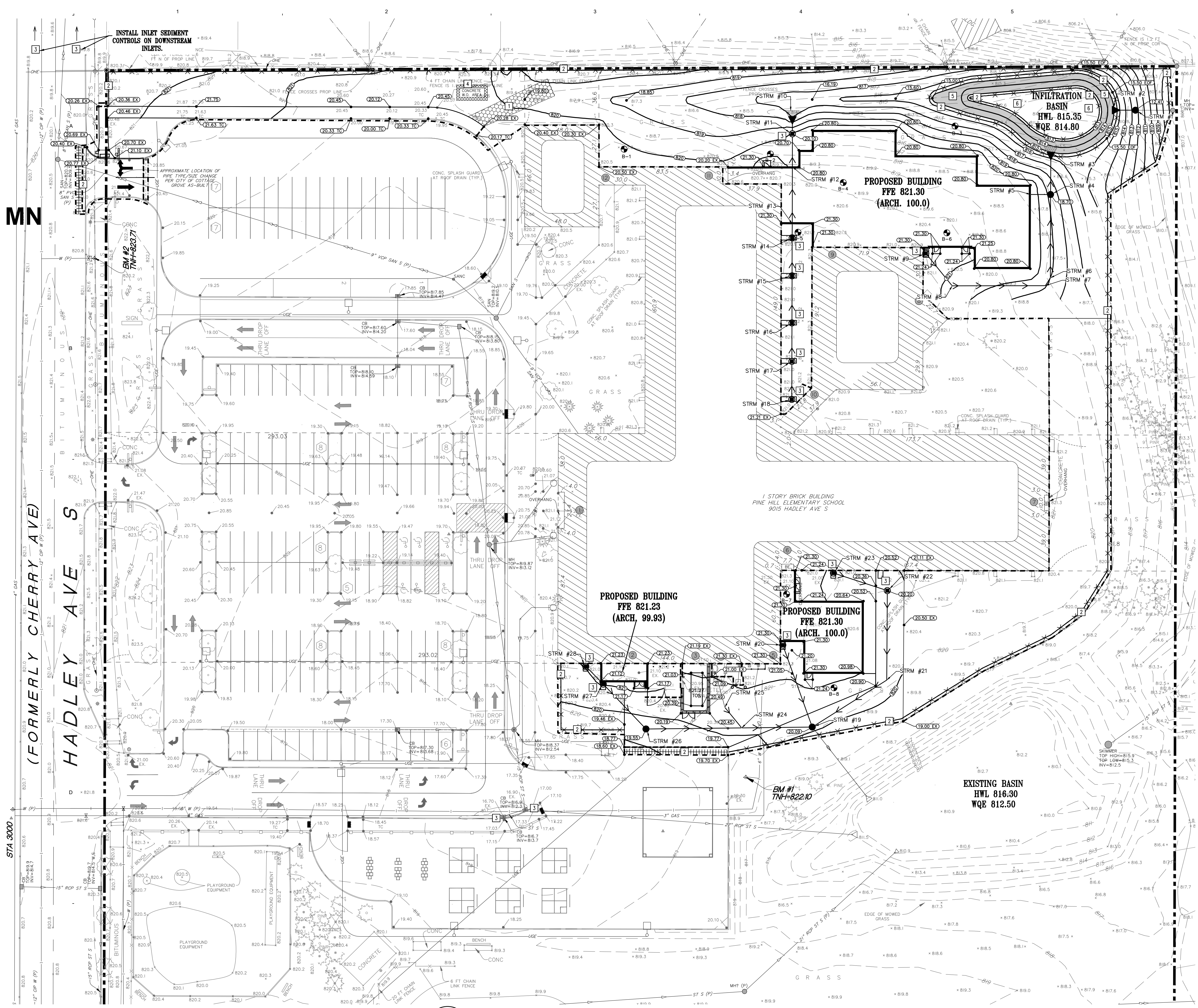
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North

SELECTIVE SITE DEMOLITION AND EROSION CONTROL PLAN

Scale:

C1.000



1 GRADING, DRAINAGE, AND EROSION CONTROL
C2.000 1"=30'

PROPOSED PLAN SYMBOLS

CONSTRUCTION LIMITS
SILTATION FENCE
SEDIMENT CONTROL LOG
PROPERTY LINE
SAWCUT LINE (APPROX.)
PROPOSED CONTOUR
STORM SEWER
CATCH BASIN
MAN-HOLE
FLARED END SECTION
FLARED END SECTION WITH RIPRAP
ROCK CONSTRUCTION ENTRANCE
SPOT ELEVATION
EROSION CONTROL BLANKET (TEMPORARY)
SOIL BORING
CONCRETE WASHOUT AREA

ABBREVIATIONS

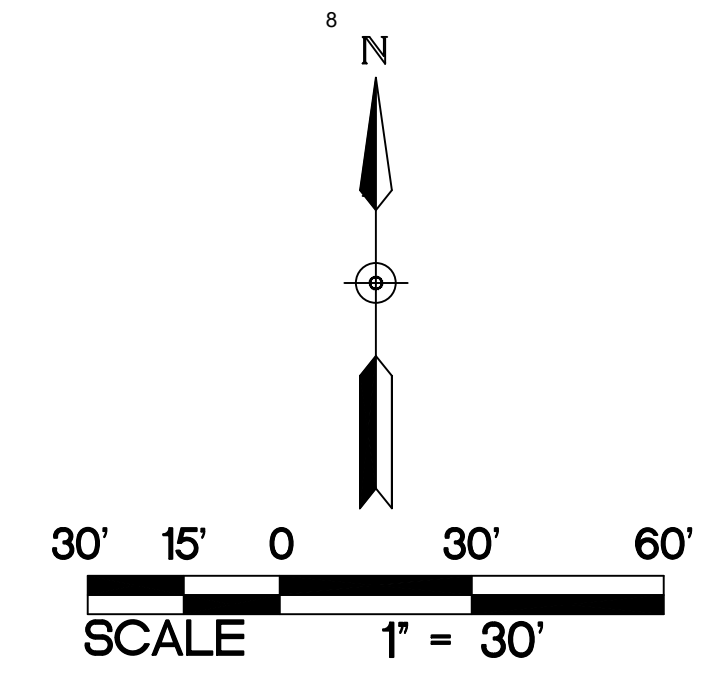
BLDG Building
BM Bench Mark
CB Catch Basin
CONC Concrete
ELEV Elevation
EX Existing
INV Invert
MH Manhole
PVC Polyvinyl Chloride
RCP Reinforced Concrete Pipe
W.O. Washout

WALKWAY NOTES:
1. ALL SIDEWALK LONGITUDINAL AND TRANSVERSE SLOPES ARE TO BE PER CODE.

SOIL AMENDMENT NOTE:
CONTRACTOR SHALL PROVIDE SOIL AMENDMENT TO IMPROVE TOPSOIL AND LOOSEN SUBSOIL FROM CONSTRUCTION ACTIVITIES FOR ALL TURF SOD RESTORATION AREAS (REFER TO LANDSCAPE PLANS FOR EXTENTS OF TURF SOD RESTORATION AREAS). INCORPORATE 3-INCHES OF COMPOST TO A DEPTH OF 8-INCHES, PROVIDE 10-INCHES OF SCARIFIED SUBSOIL BELOW THE TOPSOIL LAYER, FOR A TOTAL UNCOMPACTED DEPTH OF 18-INCHES.

NOTE:
STORM SEWER INLETS NOT SHOWN ON PLAN MAY RECEIVE RUNOFF FROM CONSTRUCTION ACTIVITIES. INSTALL INLET SEDIMENT PROTECTION PER DETAIL 4/C5.000 ON ALL STORM INLETS THAT MAY RECEIVE RUNOFF.

NOTE:
CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.



- KEYED NOTES**
- KEYED NOTES ARE DENOTED BY [] ON PLAN.
1. INSTALL ROCK CONSTRUCTION ENTRANCE. REFER TO DETAIL 1/C5.000.
 2. INSTALL PERIMETER EROSION CONTROL. REFER TO DETAILS 2/C5.000 AND 3/5.000.
 3. INSTALL INLET SEDIMENT PROTECTION. REFER TO DETAIL 4/C5.000.
 4. APPROXIMATE LOCATION OF TEMPORARY CONTAINED CONCRETE WASH OUT BIN. REFER TO THE MINNESOTA'S NPDES/SOS GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY FOR MORE DETAILS. SELF-CONTAINED CONCRETE WASHOUTS ON CONCRETE DELIVERY TRUCKS IS AN ACCEPTABLE ALTERNATIVE TO ON-SITE CONTAINMENT.
 5. INSTALL MN/DOT 3885 CATEGORY 20 TEMPORARY STRAW FIBER EROSION CONTROL BLANKET.
 6. INFILTRATION BASIN(S) AND WATER QUALITY TREATMENT POND(S) ARE TO BE CONSTRUCTED AT THE END OF GRADING OPERATIONS ONCE THE TRIBUTARY AREA'S FINAL STABILIZATION HAS BEEN INSTALLED. REFER TO DETAIL 6/C5.001 FOR INFILTRATION BASIN(S) CROSS SECTION. **CONSTRUCTION TRAFFIC IN INFILTRATION AREA(S) IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. INFILTRATION AREA(S) ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED FOR TEMPORARY SEDIMENT BASIN(S) ONCE BASIN(S) SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN(S) INFILTRATE AT A MINIMUM RATE OF 0.45-INCH PER HOUR USING A DOUBLE RING INFILTROMETER TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTROMETER TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.**
- EROSION CONTROL NOTES:**
- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEERING DEPARTMENT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATION BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION GRADING MEETING ON-SITE WITH THE CITY AND WATERSHED DISTRICT. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
1. ANY EROSION CONTROL FACILITIES DEEMED NECESSARY BY THE CITY OR WATERSHED DISTRICT, BEFORE, DURING, OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THEIR REQUEST.
 2. NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN WITHOUT PRIOR APPROVAL FROM THE CIVIL ENGINEER.
 3. FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTION MUST BE MADE EVERY SEVEN DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY WITHIN 24 HOURS OF REQUEST.
 4. FLOWS FROM DIVERSION CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATORS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW TO LATERAL CONVEYORS AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THESE CONVEYORS.
 5. SITE ACCESS ROADS SHALL GRADED OR OTHERWISE PROTECTED WITH SILT FENCES, DIVERSION CHANNELS, OR DIKES AND PIPES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. SITE-ACCESS ROADS/DRIVEWAYS SHALL BE SURFACED WITH CRUSHED ROCK WHERE THEY ADJOIN EXISTING PAVED ROADWAYS.
 6. SLOES TRACKED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEANED DAILY FROM PAVED ROADWAY SURFACES, OR MORE FREQUENTLY IF REQUESTED BY THE CITY, THROUGHOUT THE DURATION OF CONSTRUCTION.
 7. DUST CONTROL MEASURES SHALL BE PERFORMED PERIODICALLY WHEN CONDITIONS REQUIRE AND/OR AS DIRECTED BY THE CITY.
 8. ALL EROSION CONTROL MEASURES SHALL BE USED AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION OPERATIONS OR NATURAL EVENTS'S DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY AND AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
 9. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND FOR WHICH GRADING OR SITE BUILDING CONSTRUCTION OPERATIONS ARE NOT ACTIVELY UNDERWAY SHALL BE SEEDED AND MULCHED AS SET FORTH IN THE FOLLOWING PARAGRAPHS WITHIN 14 DAYS:
 - A. ALL SEEDED AREAS SHALL BE EITHER MULCHED AND DISC-ANCHORED OR COVERED BY FIBROUS BLANKETS TO PROTECT SEEDS AND LIMIT EROSION. TEMPORARY STRAW MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN 80% COVERAGE.
 - B. IF THE GRADED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF MINNESOTA DEPARTMENT OF TRANSPORTATION (MNDOT) SEED MIXTURE G (OATS), OR RW (WINTER WHEAT), AT A RATE OF 100 POUNDS PER ACRE.
 - C. IF GRADED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN SIX MONTHS, PROVIDE A SEMI-PERMANENT VEGETATIVE COVER OF SEED MIXTURE MNDOT TCC (TWO YEAR COVER) AT A RATE OF 25 POUNDS PER ACRE.
 - D. GRADING BONDS OR THE EQUIVALENT SECURITIES SHALL BE RETAINED UNTIL TURF HAS GERMINATED AND SURVIVED A 60-DAY GROWING PERIOD.
 - E. UNLESS SPECIFIED ELSEWHERE WITHIN THE CONSTRUCTION DOCUMENTS (I.E. ARCHITECTURAL SITE PLAN OR LANDSCAPE PLAN), PERMANENT TURF RESTORATION SHALL CONSIST OF SOD.
 - F. WHENEVER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
 - G. MULCH, HYDROMULCH, AND TACKIFIERS MAY NOT BE USED FOR STABILIZATION IN SWALES OR DRAINAGE DITCHES UNLESS THE LONGITUDINAL SLOPE IS LESS THAN 2 PERCENT.
 - H. RUNOFF SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, SEDIMENT PROTECTION DEVICES AS DETAILED SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE TRIBUTARY AREA TO THE CATCH BASIN IS RESTORED.
 11. GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DORMANT SEEDING AND HIGH RATES OF APPLICATION OF BOTH SEED AND MULCH.
 12. FILTER BLANKET AND RIPRAP SHALL BE INSTALLED ON THE DOWNSTREAM SIDES OF ALL STORM SEWER OUTLETS 24 HOURS AFTER CONSTRUCTION AS INDICATED AND DETAILED. ALL FILTER BLANKET SHALL BE INSTEAD WITH A 1.5 FT FILTER MATERIAL MEETING MNDOT SPECIFICATIONS FOR RIPRAP AND FILTER MATERIAL.
 13. EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF ALL LAKES, PONDS, AND WETLANDS WITHIN OR ADJACENT TO THE AREA TO BE GRADED UNTIL THE TRIBUTARY AREA TO THE LAKE, POND, OR WETLAND IS RESTORED.
 14. TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH A MN/DOT 3885 CATEGORY 20 STRAW EROSION CONTROL BLANKETS OR STAKED SOD.
 15. ACCUMULATION OF ALL SEDIMENT OCCURRING IN LAKES, PONDS, WETLANDS, STORM SEWERS, AND DITCHES SHALL BE REMOVED PRIOR TO, DURING, AND AFTER COMPLETION OF GRADING ACTIVITIES.
 16. EROSION CONTROL ITEMS AND DEVICES SHALL BE REMOVED ONLY AFTER THE AREA HAS RECEIVED FINAL STABILIZATION OR AS DIRECTED BY THE CITY.

- GRADING NOTES:**
1. THE CONTRACTOR SHALL VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS, AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BIDDING. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR WORK THAT COULD HAVE BEEN IDENTIFIED BY A SITE VISIT OR CONSTRUCTION DOCUMENT REVIEW.
 2. THE BACKGROUND INFORMATION WAS PREPARED BY SUNDE LAND SURVEYING, CONTACT SUNDE LAND SURVEYING AT (952) 881-2455.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT, OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE MAPPED, OR, IF MAPPED, ARE SHOWN CORRECTLY. CONTACT Gopher State ONE CALL AT 81-454-0002 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNER IF DAMAGE OCCURS DUE TO CONSTRUCTION.
 4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
 5. NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
 6. ALL SPOT ELEVATIONS SHOWN AS 19.50, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 819.50.
 7. NO LANDSCAPED SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
 8. PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
 9. UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE CONTRACTOR SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR HIRED BY THE CONTRACTOR. SURVEY SHALL BE PROVIDED TO CIVIL ENGINEER.
 10. PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY (AND WATERSHED DISTRICT) WILL INSPECT THE SITE TO DETERMINE ITS SUITABILITY FOR BUILDING ACTIVITIES. IF THE PUBLIC UTILITIES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE SPACE TO PERFORM THIS WORK.
 11. ALL DEBRIS CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE REMOVED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THIS TYPE OF MATERIAL BE BURIED OR BURNED ON THE SITE.
 12. THE CONTRACTOR MAY STRIP AND SALVAGE TOPSOIL FOR POTENTIAL RE-SPREADING ON THE SITE, IF APPROVED BY THE LANDSCAPE ARCHITECT AND/OR SPECIFICATIONS. REFER TO SOIL AMENDMENT NOTE FOR PROCEDURE TO AMENDING TOPSOIL PRIOR TO PLACEMENT. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDED THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FINISH THE SITE AS NOTED ABOVE. THE TOPSOIL STRIPPING, STOCKPILING, AND RE-SPREADING SHALL BE DONE IN ACCORDANCE WITH, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE DRAWINGS AND SPECIFICATIONS FOR ANY SPECIAL TOPSOIL OR PLANTING REQUIREMENTS.
 13. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS PERMISSION IS GRANTED FROM THE ADJACENT PROPERTY OWNER(S).
 14. IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGH THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINTS ARE TO BE MINIMALLY STABILIZED PRIOR TO MARCH 1 AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 5 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE SEEDED, STRAW MULCH PLACED, AND DISC-ANCHORED.
 15. WINTER MULCHING:
 - 15.A. SNOW MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER THE TOP OF SNOW SO THAT THE MULCH MELTS THROUGH THE SNOW AND STICKS TO THE EXPOSED SOILS.
 - 15.B. FROZEN GROUND MULCHING SHALL BE DEFINED AS MULCH MATERIAL SPREAD OVER FROZEN GROUND. MULCH MATERIALS THAT DO NOT REQUIRE DISC-ANCHORING INTO THE SOIL MAY BE PLACED WITHOUT MODIFICATION. MULCH MATERIALS THAT REQUIRE DISC-ANCHORING MAY BE ANCHORED WITH HYDRAULIC SOIL STABILIZERS OR MAY BE FROZEN TO THE SOIL BY APPLYING WATER AT A RATE OF 2000 GALLONS PER ACRE OVER THE MULCH AS A SUBSTITUTION FOR DISC-ANCHORING.
 16. THE CONTRACTOR SHALL LIMIT THE DISTURBED AREA AS MUCH AS POSSIBLE.

Pine Hill Elementary School Addition and Renovation

9015 HADLEY AVE S,
COTTAGE GROVE,
MN 55016

ISD #833: SOUTH WASHINGTON COUNTY SCHOOLS

8400 E. Point Douglas Rd S.,
Cottage Grove, MN 55016

Wold

WOLD ARCHITECTS AND ENGINEERS

332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

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BKBM

Structural & Civil Engineers

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BKBM Project No. 24229.50

CITY RESUBMITTAL NOT FOR CONSTRUCTION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed
PROFESSIONAL ENGINEER
under the laws of the State of Minnesota

Nathaniel P. Anderson
License Number: 59311 Date: 09/08/2025

Description	Revisions	
	Date	Num

Comm: 242224
Date: 09/08/2025
Drawn: AMY
Check: KAB

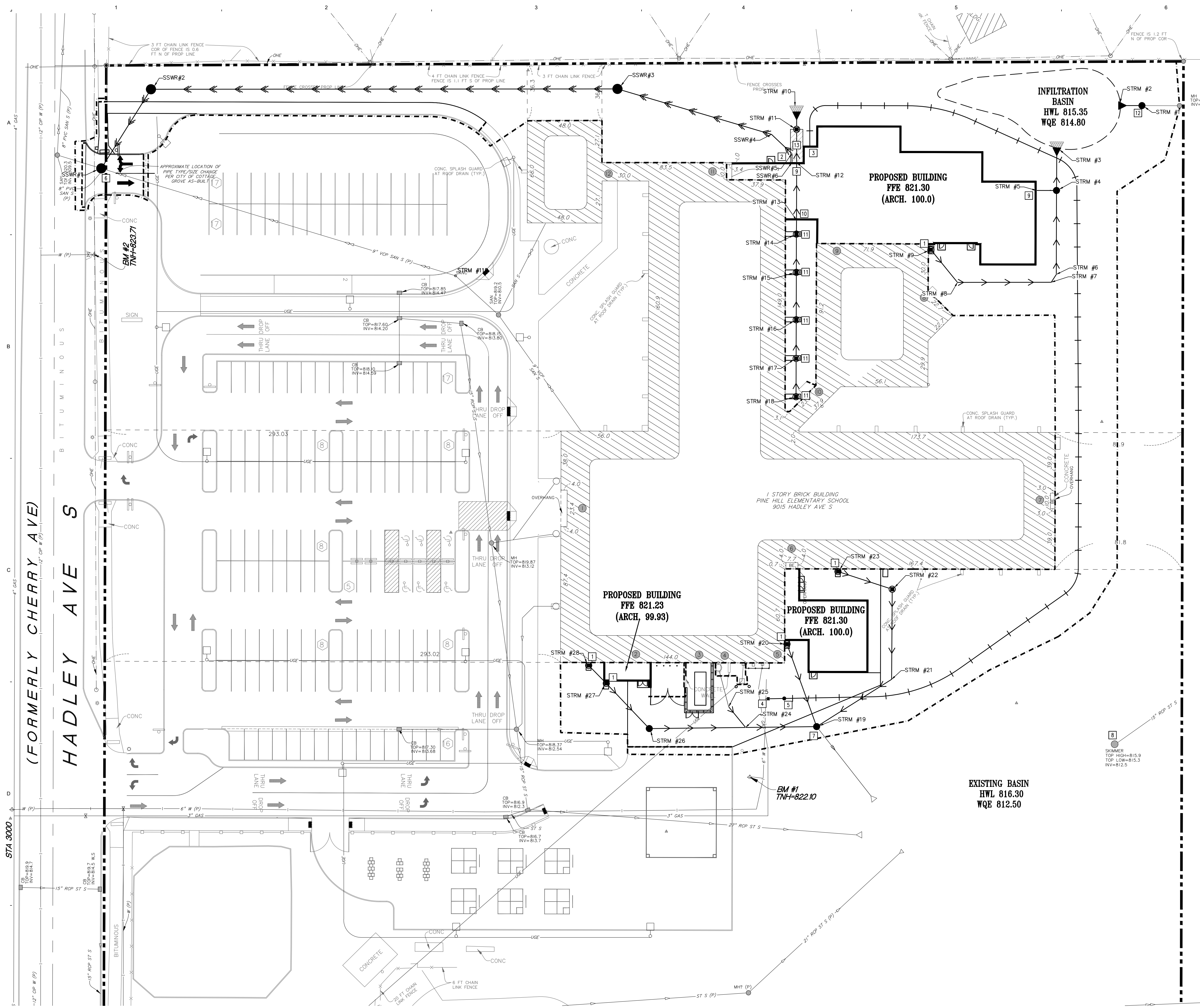
GRADING, DRAINAGE, AND EROSION CONTROL PLAN

Scale:

C2.000

MN

A



1 UTILITY PLAN
C3.000 1"=30'

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
SANITARY SEWER	---
WATER PIPE	---
STORM SEWER	---
GATE VALVE	---
CATCH BASIN	---
MANHOLE	---
FLARED END SECTION WITH RIPRAP	---
PIPE INSULATION	---

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
ELEV	Elevation
EX	Existing
INV	Invert
MH	Manhole
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

KEYED NOTES ARE DENOTED BY [] ON PLAN.

- LOCATION OF PROPOSED ROOF DRAIN CONNECTION. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. REFER TO DETAIL 5/C5.001. COORDINATE EXACT LOCATION AND SIZE WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- LOCATION OF PROPOSED SANITARY SEWER SERVICE. REFER TO SANITARY SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- STUB 2-INCH TYPE K COPPER WATERLINE TO WITHIN 5-FEET OF THE PROPOSED BUILDING. TOP OF WATER SERVICE SHALL BE 7.5 FEET BELOW FINISHED GRADE AT THE PROPOSED CONNECTION POINT. COORDINATE EXACT LOCATION WITH MECHANICAL AND STRUCTURAL PLANS PRIOR TO THE START OF CONSTRUCTION.
- INSTALL 2-INCH CORPORATION STOP. FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS. COORDINATE ALL WORK WITH CITY OF COTTAGE GROVE. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO CITY OF COTTAGE GROVE PRIOR TO CONSTRUCTION.
- INSTALL 2-INCH CURB STOP. FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSTALL MANHOLE IN LINE WITH EXISTING 8-INCH PVC PIPE. APPROXIMATE INVERT OF EXISTING PIPE IS 809.60. PRIOR TO INSTALLATION OF MANHOLE, CONTRACTOR SHALL CONTACT CIVIL ENGINEER WITH EXACT INVERT ELEVATION. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS TO CITY OF COTTAGE GROVE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INSTALL MANHOLE IN LINE WITH EXISTING 12-INCH RCP PIPE. APPROXIMATE INVERT OF EXISTING PIPE IS 812.32. PRIOR TO INSTALLATION OF MANHOLE, CONTRACTOR SHALL CONTACT CIVIL ENGINEER WITH EXACT INVERT ELEVATION.
- INSTALL 14.3-INCH DIAMETER ORIFICE PLATE OVER EXISTING 15-INCH OUTLET AT INVERT ELEVATION 812.50. REFER TO DETAIL 9/C5.001.
- LOCATION OF PROPOSED ROOF DRAIN LEAD. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. COORDINATE EXACT LOCATION, SIZE, AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
- LOCATION OF PROPOSED ROOF DRAIN CONNECTION. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. REFER TO DETAIL 14/C5.001. COORDINATE EXACT LOCATION AND SIZE WITH ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL INSTALL MANHOLE IN LINE WITH EXISTING 15-INCH RCP PIPE. APPROXIMATE INVERT OF EXISTING PIPE IS 805.59. PRIOR TO INSTALLATION OF MANHOLE, CONTRACTOR SHALL CONTACT CIVIL ENGINEER WITH EXACT INVERT ELEVATION.
- INSTALL PIPE INSULATION. REFER TO DETAIL 13/C5.001.

UTILITY NOTES:

- CONTRACTOR SHALL FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
- COORDINATE SERVICE CONNECTION LOCATIONS AND SIZES AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
- COORDINATE UTILITY INSTALLATION WITH STRUCTURAL. PRIOR TO START OF CONSTRUCTION, UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
- ALL SEWER SERVICE CONNECTIONS WITH LESS THAN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
- PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
- ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF COTTAGE GROVE STANDARDS.
- ALL WATER MAINS SHALL BE TYPE K COPPER, UNLESS NOTED OTHERWISE.
- ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
- PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF COTTAGE GROVE. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS, AND HYDRANT LEADS.
- SANITARY SEWER PIPING SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE. ALL SANITARY SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES SHALL BE ASTM D1785 OR ASTM D2665 SCHEDULE 40 PVC.
- STORM SEWER PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP), UNLESS NOTED OTHERWISE. ALL 12-INCH THROUGH 18-INCH RCP STORM SEWER PIPE SHALL BE CLASS 5. RCP PIPE LARGER THAN 18-INCH SHALL BE CLASS 3 UNLESS NOTED OTHERWISE. ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES SHALL BE ASTM D1785 OR ASTM D2665 SCHEDULE 40 PVC.
- ALL FLARED END SECTIONS SHALL HAVE TRASH GUARDS. ALL DOWNSTREAM FLARED END SECTIONS SHALL HAVE GEOTEXTILE FABRIC AND RIPRAP PER MNDOT STANDARDS, AS DETAILED.
- CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION, AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
- WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FOET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE. PIPING MATERIAL SHALL BE SCHEDULE 40 PVC.
- ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

STORM SEWER TABLE						
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	SUMP ELEVATION	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #1	48" MH	R-1733	812.41	E = 805.59 W = 809.41		16 L.F. OF 12" RCP @ 35.93%, STRM #2
STRM #2	12" FES	NA		E = 814.80		-----
STRM #3	12" FES	NA		S = 815.00		27 L.F. OF 12" RCP @ 1.02%, STRM #4
STRM #4	48" SUMP MH	R-1733	818.70	N = 815.28 S = 815.38 W = 815.28	812.16	54 L.F. OF 8" PVC @ 0.50%, STRM #5 13 L.F. OF 10" PVC @ 2.00%, STRM #5
STRM #5	ROOF DRAIN COLLECTOR	NA		E = 815.54		-----
STRM #6	8" 45 DEGREE BEND	NA		N = 815.55 SW = 815.55		6 L.F. OF 10" PVC @ 0.50%, STRM #7
STRM #7	8" 45 DEGREE BEND	NA		NE = 815.58 W = 815.58		60 L.F. OF 8" PVC @ 1.00%, STRM #8
STRM #8	8" 45 DEGREE BEND	NA		E = 816.18 NW = 816.18		27 L.F. OF 8" PVC @ 1.00%, STRM #9
STRM #9	ROOF DRAIN COLLECTOR	8" DURACAST IN-LINE GRATE	821.15	SE = 816.45		-----
STRM #10	12" FES	NA		S = 816.87		11 L.F. OF 12" RCP @ 1.07%, STRM #11
STRM #11	48" SUMP CB MH	R-2390	820.10	N = 816.99 S = 816.99	813.99	21 L.F. OF 12" PVC @ 1.00%, STRM #12
STRM #12	ROOF DRAIN COLLECTOR	NA		N = 817.20 S = 817.20		37 L.F. OF 12" PVC @ 1.08%, STRM #13
STRM #13	ROOF DRAIN COLLECTOR	NA		N = 817.60 S = 817.60		9 L.F. OF 12" PVC @ 1.00%, STRM #14
STRM #14	ROOF DRAIN COLLECTOR	10" DURACAST IN-LINE GRATE	821.26	N = 817.69 S = 817.69		25 L.F. OF 10" PVC @ 0.50%, STRM #15
STRM #15	ROOF DRAIN COLLECTOR	10" DURACAST IN-LINE GRATE	821.27	N = 817.81 S = 817.81		30 L.F. OF 10" PVC @ 0.50%, STRM #16
STRM #16	ROOF DRAIN COLLECTOR	10" DURACAST IN-LINE GRATE	821.24	N = 817.96 S = 817.96		25 L.F. OF 10" PVC @ 0.50%, STRM #17
STRM #17	ROOF DRAIN COLLECTOR	10" DURACAST IN-LINE GRATE	821.21	N = 818.08 S = 818.08		25 L.F. OF 10" PVC @ 0.50%, STRM #18
STRM #18	ROOF DRAIN COLLECTOR	10" DURACAST IN-LINE GRATE	821.19	N = 818.20		-----
STRM #19	48" MH	R-1733	820.09	SE = 812.02 W = 814.69 NE = 814.69 N = 814.69		46 L.F. OF 10" PVC @ 1.51%, STRM #24 57 L.F. OF 8" PVC @ 3.51%, STRM #21 56 L.F. OF 8" PVC @ 4.51%, STRM #20
STRM #20	ROOF DRAIN COLLECTOR	8" DURACAST IN-LINE GRATE	821.13	S = 817.23		-----
STRM #21	8" 45 DEGREE BEND	NA		SW = 816.69 N = 816.69		58 L.F. OF 8" PVC @ 0.50%, STRM #22
STRM #22	48" CB MH	R-2390	820.20	S = 816.98 W = 816.98		37 L.F. OF 8" PVC @ 1.00%, STRM #23
STRM #23	DOWNSPOUT COLLECTOR	10" DURACAST IN-LINE GRATE	820.75	E = 817.35		-----
STRM #24	10" WYE	NA		E = 815.38 W = 815.38 NW = 815.38		62 L.F. OF 10" PVC @ 0.50%, STRM #26 17 L.F. OF 10" PVC @ 4.07%,
STRM #25	10" 22.50 DEGREE BEND	NA		N = 816.08		24 L.F. OF 10" PVC @ 6.37%,
STRM #26	48" MH	R-1733	819.55	E = 815.69 NW = 815.69		40 L.F. OF 10" PVC @ 1.50%, STRM #27
STRM #27	ROOF DRAIN COLLECTOR	8" DURACAST IN-LINE GRATE	821.04	SE = 816.29 NW = 816.29		16 L.F. OF 10" PVC @ 1.55%, STRM #28
STRM #28	DOWNSPOUT COLLECTOR	10" DURACAST IN-LINE GRATE	821.05	SE = 816.54		-----

SANITARY SEWER TABLE						
STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE	
SSWR#1	48" MH	R-1733	820.61	W = 809.60 NE = 809.60 E = 809.60	60 L.F. OF 6" PVC @ 1.05%, SSWR#2 238 L.F. OF 8" PVC @ 0.34%, STRM #116	
SSWR#2	48" MH	R-1733	820.86	SW = 810.43 E = 810.53	300 L.F. OF 6" PVC @ 1.05%, SSWR#3	
SSWR#3	48" MH	R-1733	819.17	W = 813.67 E = 813.77	103 L.F. OF 6" PVC @ 1.05%, SSWR#4	
SSWR#4	6" 22.5' BEND	NA		W = 814.85 SE = 815.05	18 L.F. OF 6" PVC @ 1.05%, SSWR#5	
SSWR#5	6" 45' BEND	NA		NW = 815.24 S = 815.24	6 L.F. OF 6" PVC @ 1.05%, SSWR#6	
SSWR#6	BUILDING SERVICE CONNECTION	NA		N = 815.30	-----	

Pine Hill Elementary School Addition and Renovation

9015 HADLEY AVE S,
COTTAGE GROVE,
MN 55016

ISD #833: SOUTH WASHINGTON COUNTY SCHOOLS

8400 E. Point Douglas Rd S.,
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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota

Nathaniel P. Anderson
License Number: 59311 Date: 09/08/2025

Revisions		
Description	Date	Num

Comm: 242224
Date: 09/08/2025
Drawn: AMY
Check: KAB
North

UTILITY PLAN

Scale:
C3.000

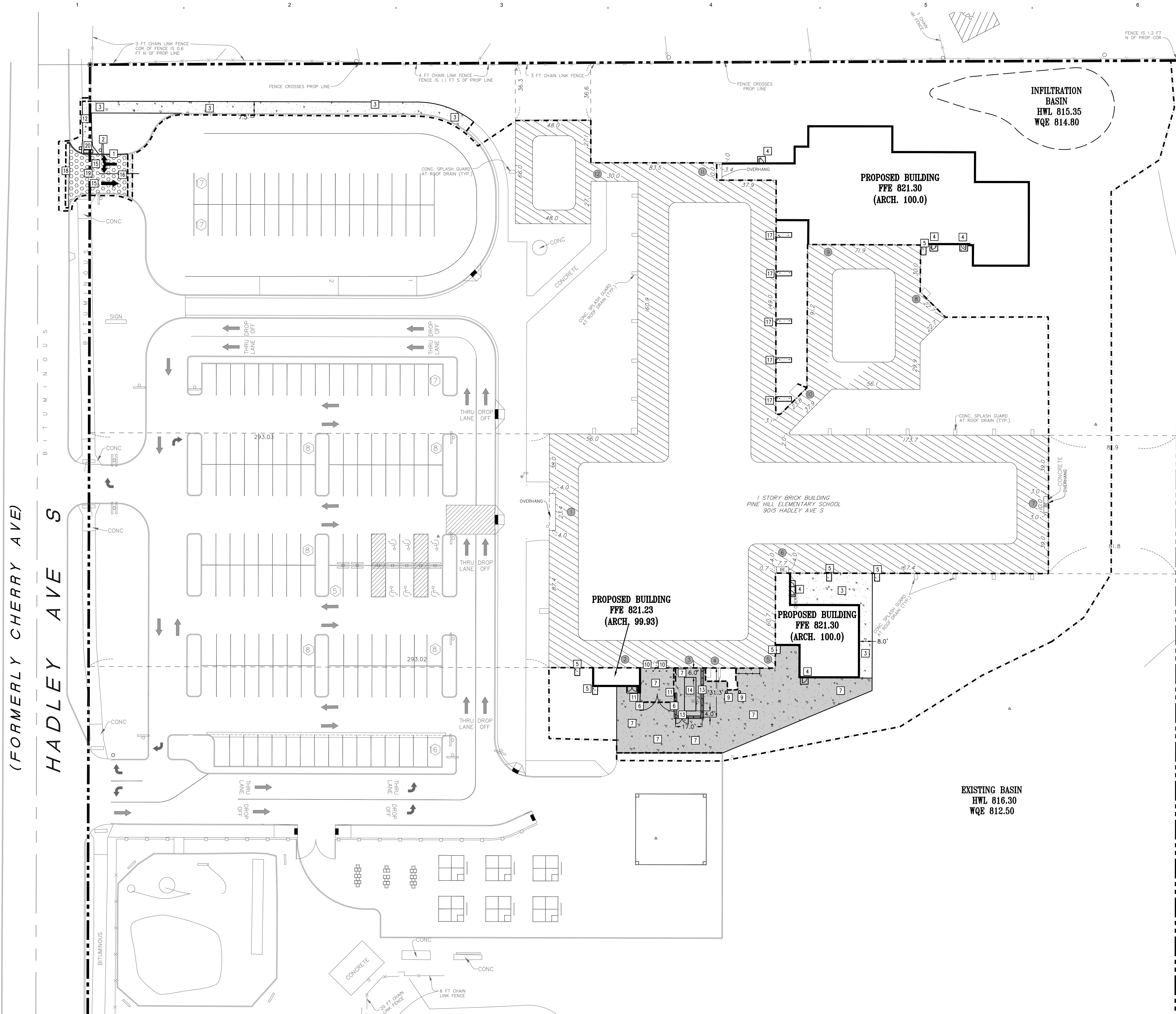
MN

A

(FORMERLY CHERRY AVE)
HADLEY AVE S

STA 3000 +

10/20/2025 10:00 AM
10/20/2025 10:00 AM

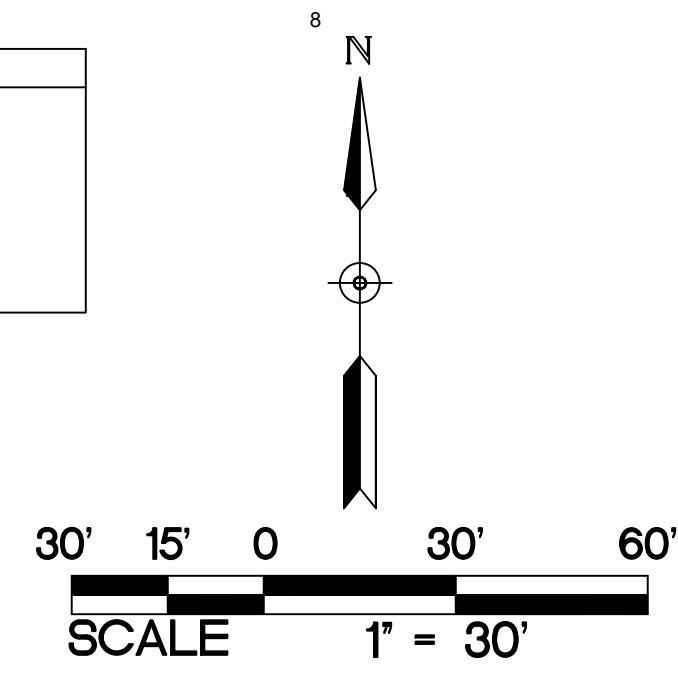


1 PAVING AND GEOMETRIC PLAN
C4.000 1"=30'

PROPOSED PLAN SYMBOLS	
CONSTRUCTION LIMITS	---
PROPERTY LINE	---
SAWCUT LINE (APPROX.)	---
BITUMINOUS PAVEMENT	[Symbol]
CONCRETE SIDEWALK	[Symbol]
CONCRETE PAVEMENT	[Symbol]
CONCRETE DRIVE ENTRANCE	[Symbol]
MECHANICAL PAD	[Symbol]

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CONC	Concrete
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
R	Radius
TYP.	Typical



KEYED NOTES

KEYED NOTES ARE DENOTED BY [Symbol] ON PLAN.

- INSTALL CONCRETE CURB AND GUTTER, INTENT IS TO MATCH EXISTING CURB AND GUTTER STYLE AND SECTION, FOR BIDDING PURPOSES, REFER TO DETAIL 1/C5.001.
- INSTALL SALVAGED STOP SIGN, REFER TO DETAIL 4/C5.001.
- INSTALL CONCRETE WALK, REFER TO DETAIL 2/C5.001.
- STOOP, REFER TO STRUCTURAL PLANS AND DETAILS.
- INSTALL CONCRETE SPLASH PAD AROUND STORM SEWER GRATE, REFER TO DETAIL 5/C5.001.
- INSTALL SALVAGED GATE ON BOLLARD USING SALVAGED HARDWARE, REFER TO LANDSCAPE PLANS FOR GATE HOLDBACK POST.
- INSTALL CONCRETE PAVEMENT, REFER TO DETAIL 8/C5.001.
- INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT, REFER TO DETAIL 10/C5.001.
- REPAINT EXISTING BOLLARD YELLOW IN COLOR.
- INSTALL BOLLARD, REFER TO DETAIL 11/C5.001.
- INSTALL GATE BOLLARD, REFER TO DETAIL 12/C5.001.
- INSTALL CONCRETE SIDEWALK IN PUBLIC ROW, REFER TO DETAIL 3/C5.001.
- INSTALL FENCE WITH CONCRETE MAINTENANCE STRIP, REFER TO DETAIL 15/C5.000 FOR MAINTENANCE STRIP, REFER TO LANDSCAPE PLANS AND SPECIFICATIONS FOR FENCING.
- INSTALL CONCRETE EQUIPMENT PAD, REFER TO MECHANICAL DRAWINGS AND MANUFACTURERS' DETAILS, FOR BIDDING PURPOSES, REFER TO DETAIL 7/C5.001.
- PAINT TRAFFIC ARROWS AND VERBAGE AS SHOWN, WHITE IN COLOR.
- INSTALL LANE DELINEATION STRIPE, 4" WIDE YELLOW IN COLOR.
- INSTALL CONCRETE SPLASH PAD AROUND STORM SEWER GRATE, REFER TO DETAIL 14/C5.001.
- INSTALL BITUMINOUS PAVEMENT, INTENT IS TO MATCH EXISTING PAVEMENT SECTION, FOR BIDDING PURPOSES, REFER TO DETAIL 1/C5.002.
- INSTALL CONCRETE DRIVE ENTRANCE, REFER TO DETAIL 2/C5.002.
- INSTALL PEDESTRIAN CURB RAMP, REFER TO MN/DOT STANDARD PLAN 5-297.250 AND MN/DOT STANDARD PLATE 7038A.

PAVING NOTES

- CONTRACTOR SHALL FOLLOW ALL CITY OF COTTAGE GROVE STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL CURB AND GUTTER IS TO BE 8618 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
- NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
- FOLLOW ALL CITY OF COTTAGE GROVE, REGULATIONS, AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
- REFER TO STRUCTURAL PLANS FOR STOOP DETAILS, ALL WALKS ARE TO BE CENTERED ON THE DOORS.
- INSTALL APPROPRIATE EXPANSION MATERIAL WHERE CONCRETE IS ADJACENT TO BUILDING FACE.
- ALL EXPANSION AND ISOLATION JOINTS SHALL BE SEALED PER SPECIFICATIONS.
- MATCH NEW PAVEMENT, CURB AND GUTTER, AND SIDEWALK INTO EXISTING, NO ABRUPT GRADE TRANSITIONS OR PONDING OF WATER WILL BE ALLOWED.
- SAWCUT EXISTING PAVEMENT, SIDEWALK, AND CURB AND GUTTER TO NEAREST JOINT, COORDINATE REMOVAL LIMITS WITH SITE DEMOLITION CONTRACTOR AND CONSTRUCTION MANAGER.
- REFER TO SPECIFICATIONS FOR GRADE VERIFICATION SURVEY REQUIREMENTS PRIOR TO PLACEMENT OF SUB-BASE MATERIAL, BASE MATERIAL, AND PAVEMENTS/SIDEWALKS.

Pine Hill Elementary School Addition and Renovation

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MN 55016

ISD #833: SOUTH WASHINGTON COUNTY SCHOOLS

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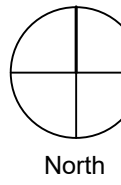
CITY RESUBMITTAL NOT FOR CONSTRUCTION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota

Nathaniel P. Anderson
License Number: 59311 Date: 09/08/2025

Description	Revisions	
	Date	Num

Comm: 242224
Date: 09/08/2025
Drawn: AMY
Check: KAB

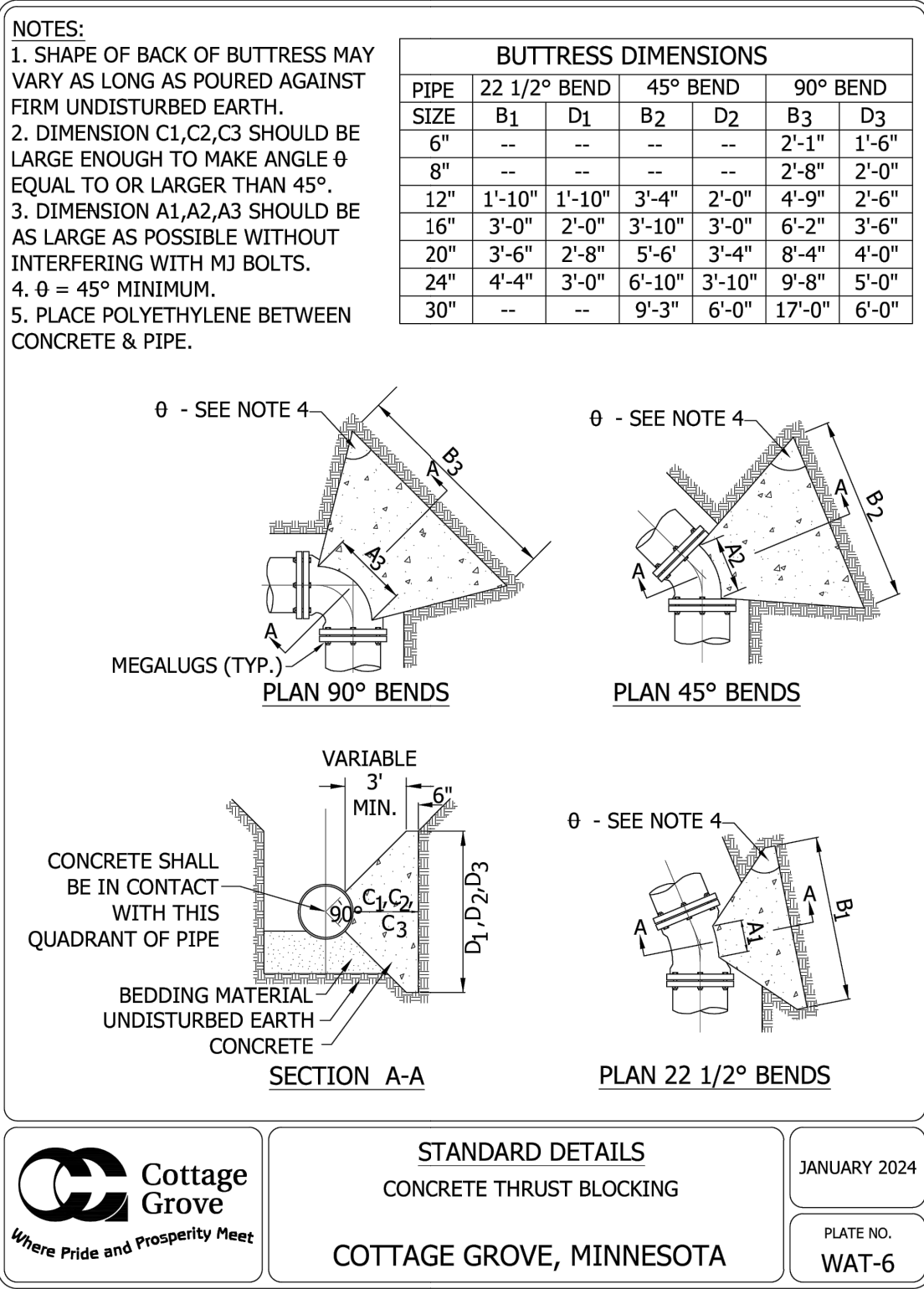


PAVING AND GEOMETRIC PLAN

Scale:

C4.000

MN

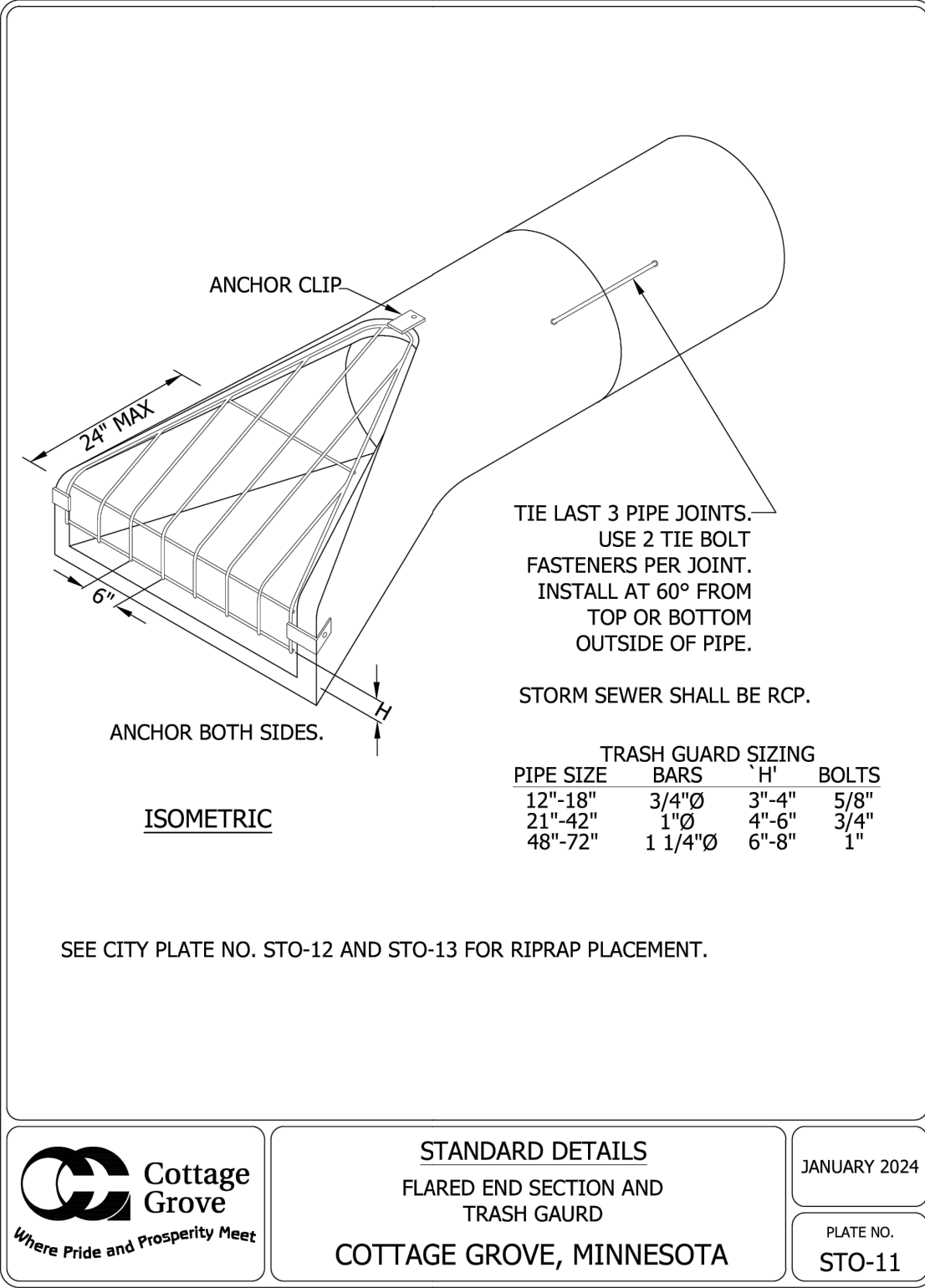


48_WAT6.DWG

13
C5.000

CONCRETE THRUST BLOCKING

NOT TO SCALE

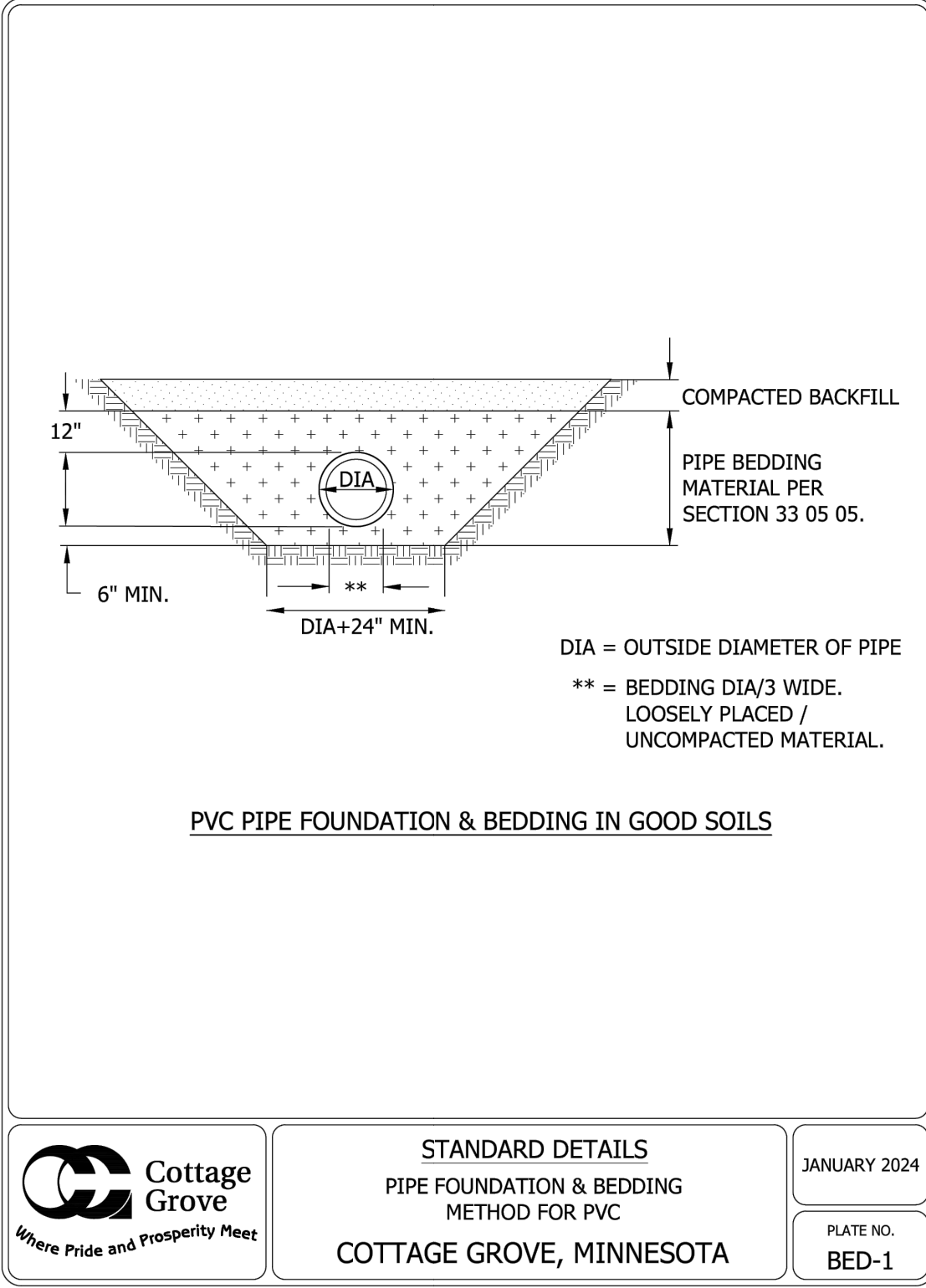


48_STO11.DWG

10
C5.000

FLARED END SECTION AND TRASH GAURD

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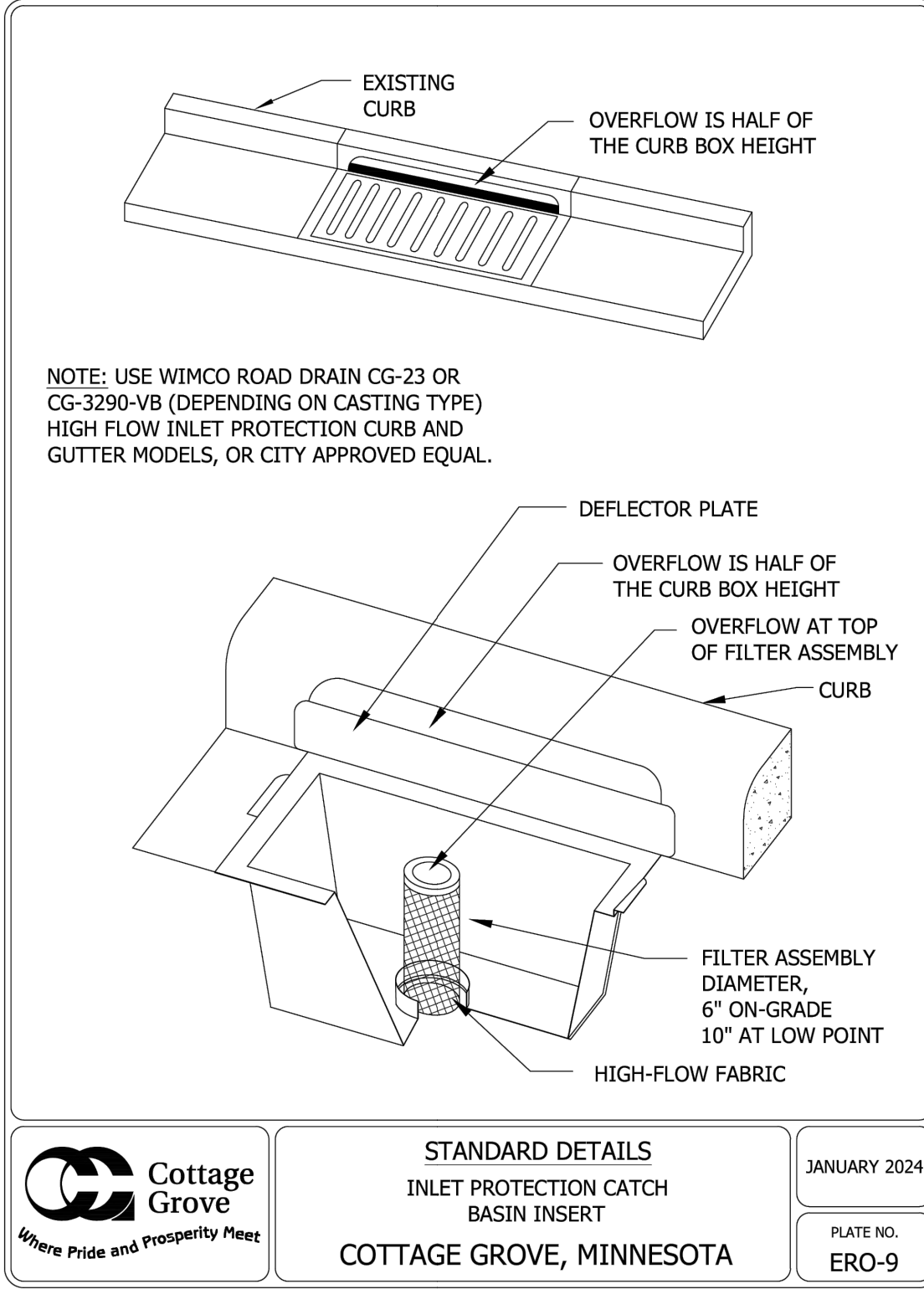


48_BED1.DWG

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C5.000

PIPE FOUNDATION & BEDDING METHOD FOR PVC

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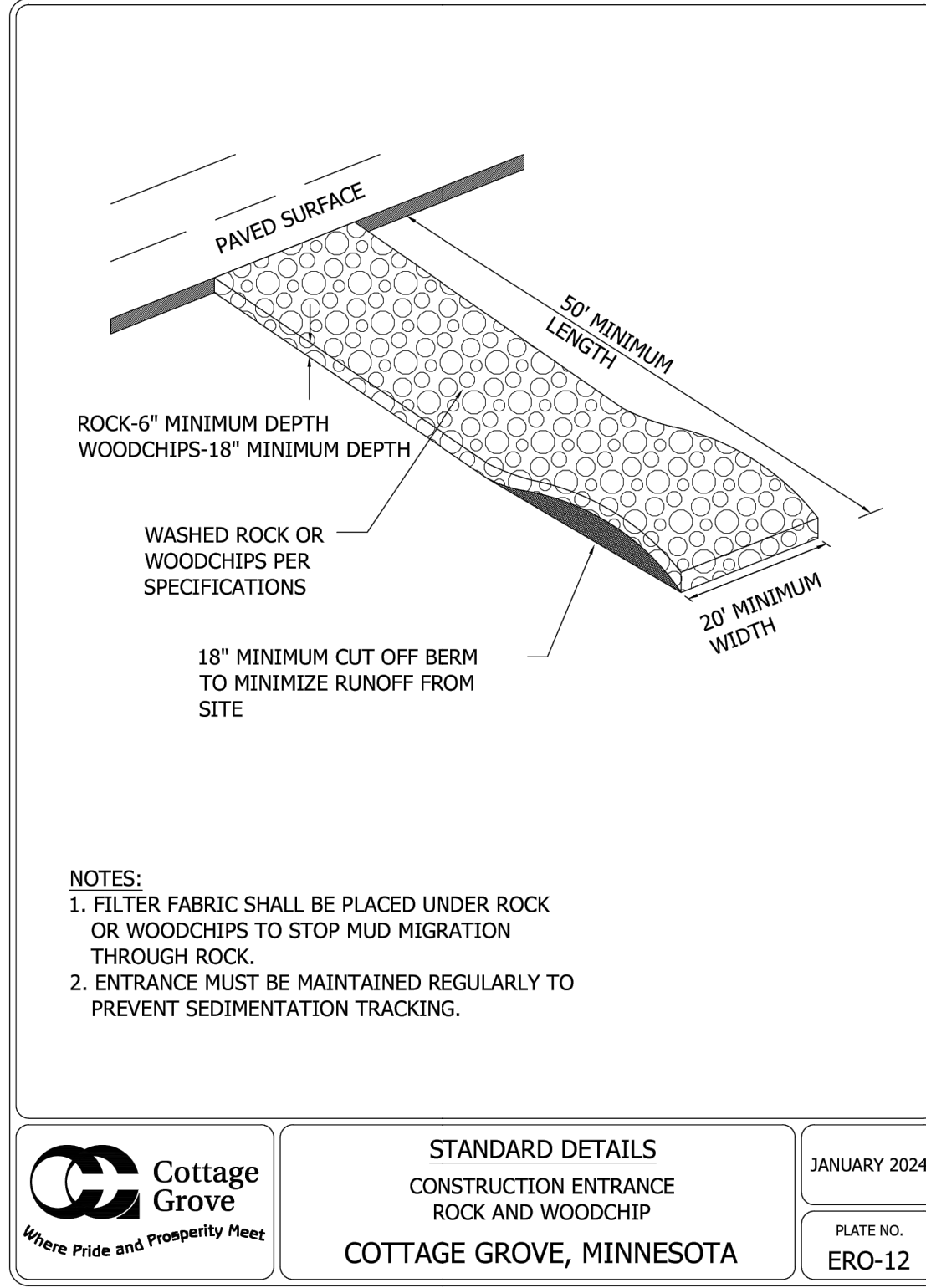


48_ERD9.DWG

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C5.000

INLET PROTECTION CATCH BASIN INSERT

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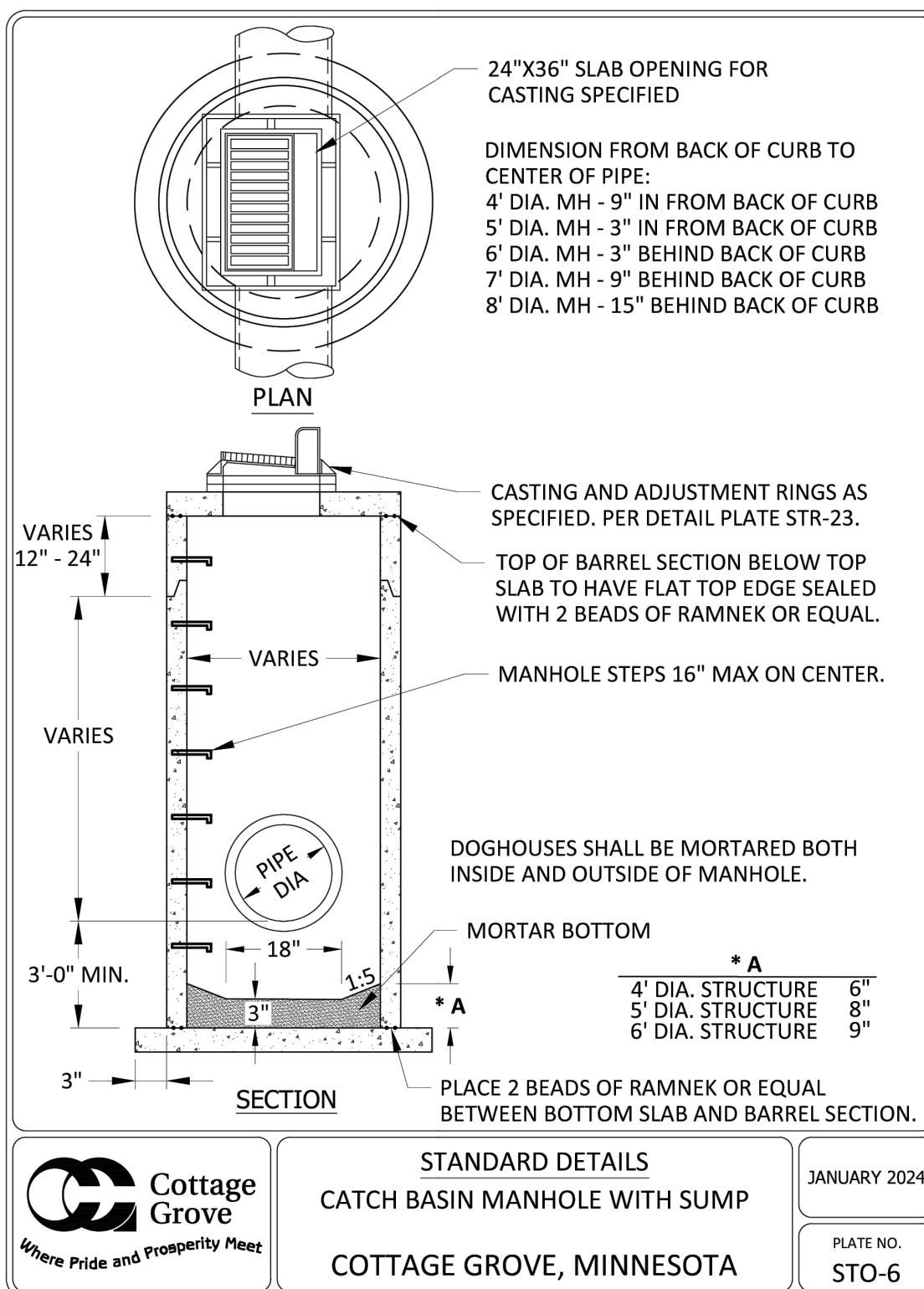


48_ERD12.DWG

1
C5.000

CONSTRUCTION ENTRANCE

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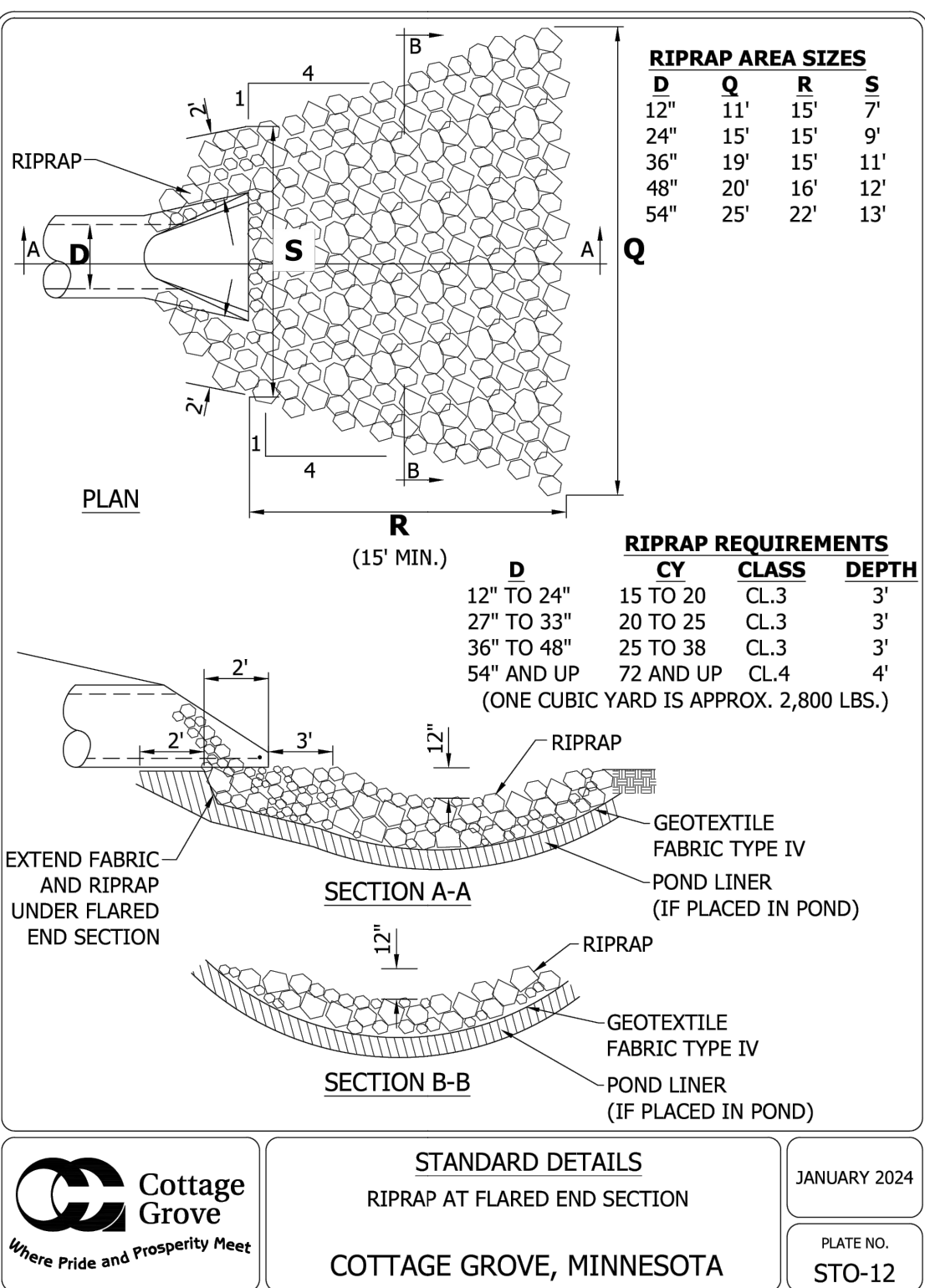


48_STO6.DWG

14
C5.000

CATCH BASIN MANHOLE WITH SUMP

NOT TO SCALE

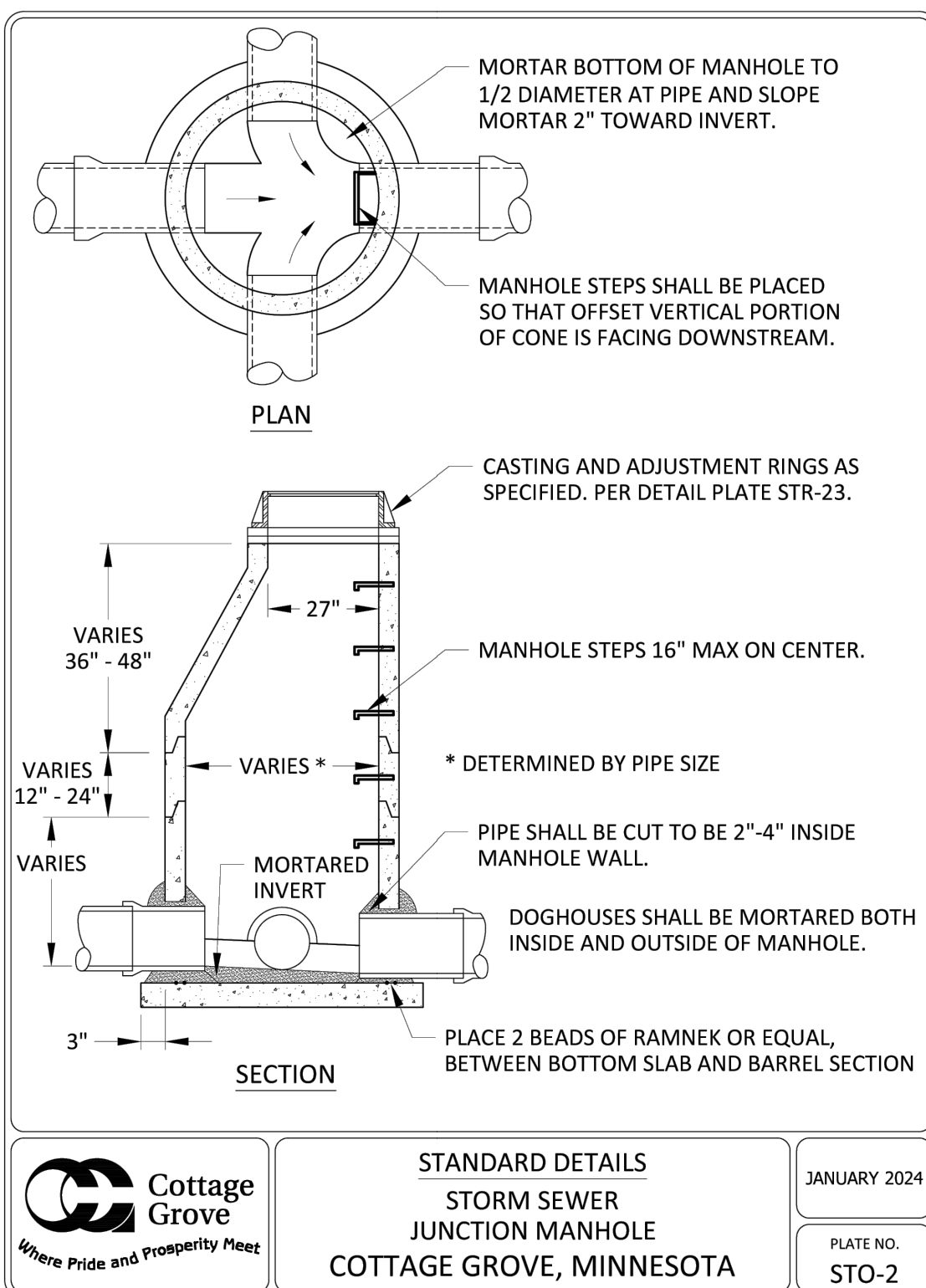


48_STO12.DWG

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RIPRAP AT FLARED END SECTION

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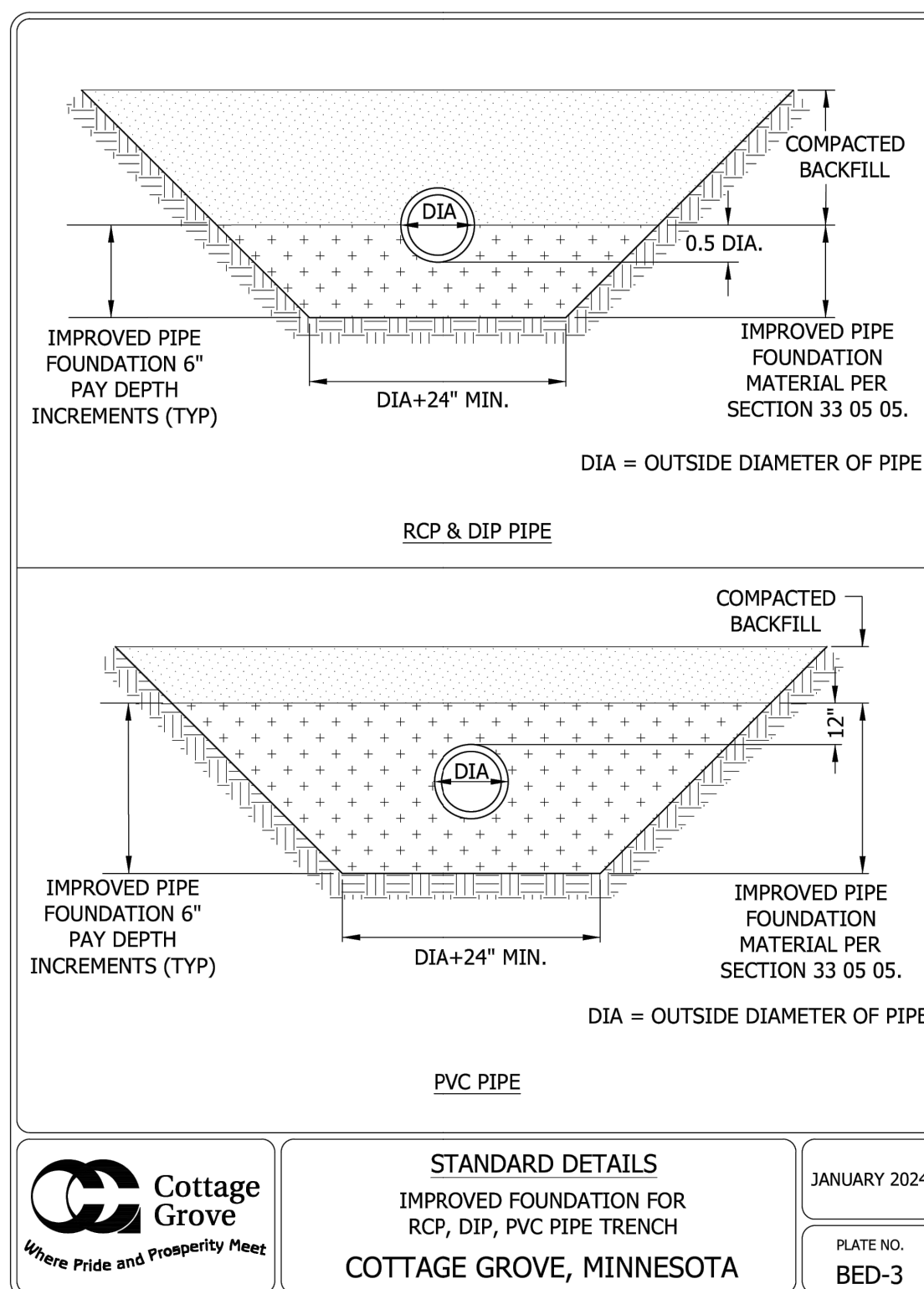


48_STO2.DWG

8
C5.000

STORM SEWER MANHOLE

NOT TO SCALE

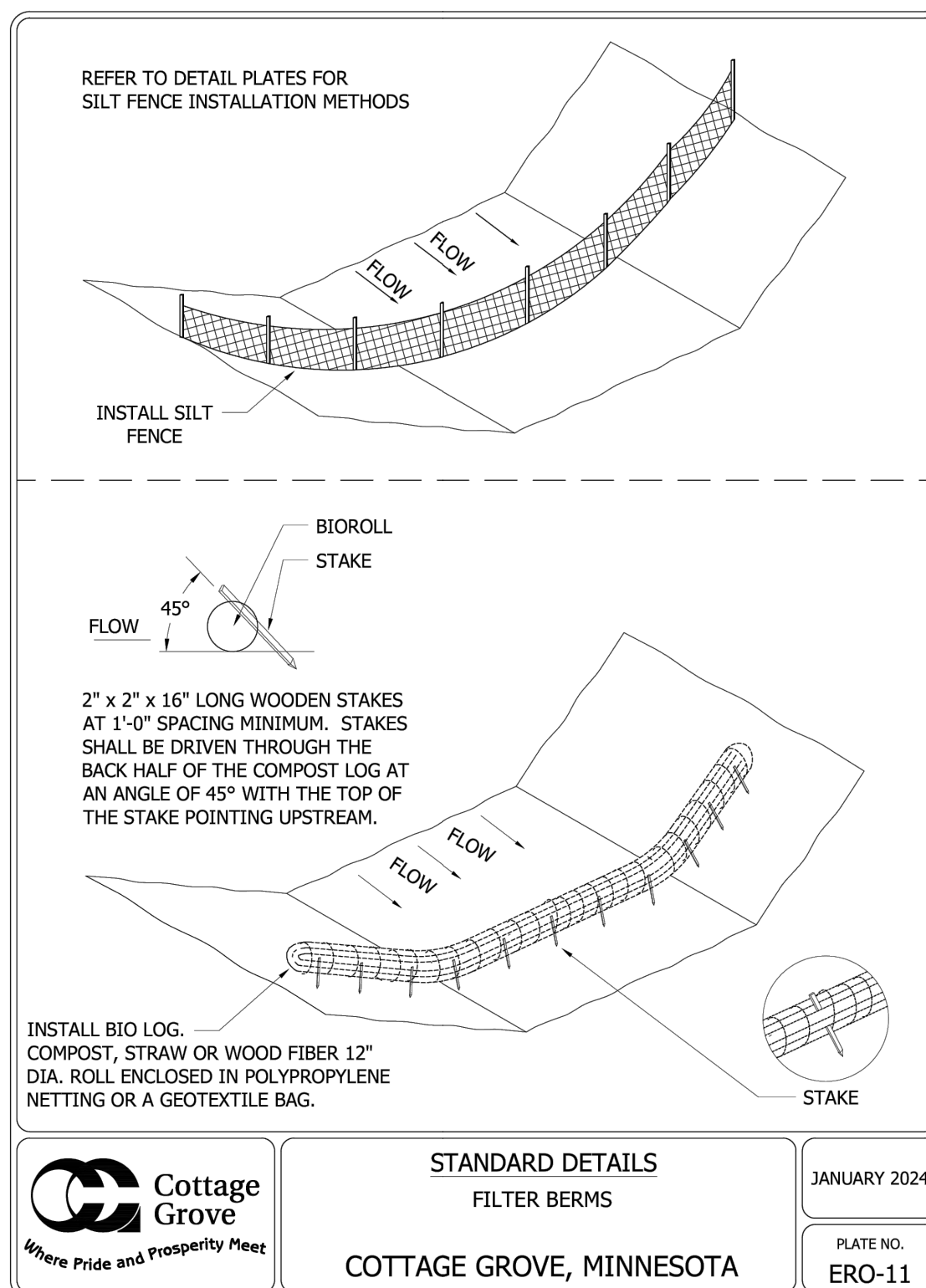


48_BED3.DWG

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C5.000

IMPROVED FOUNDATION FOR RCP, DIP, PVC PIPE TRENCH

NOT TO SCALE

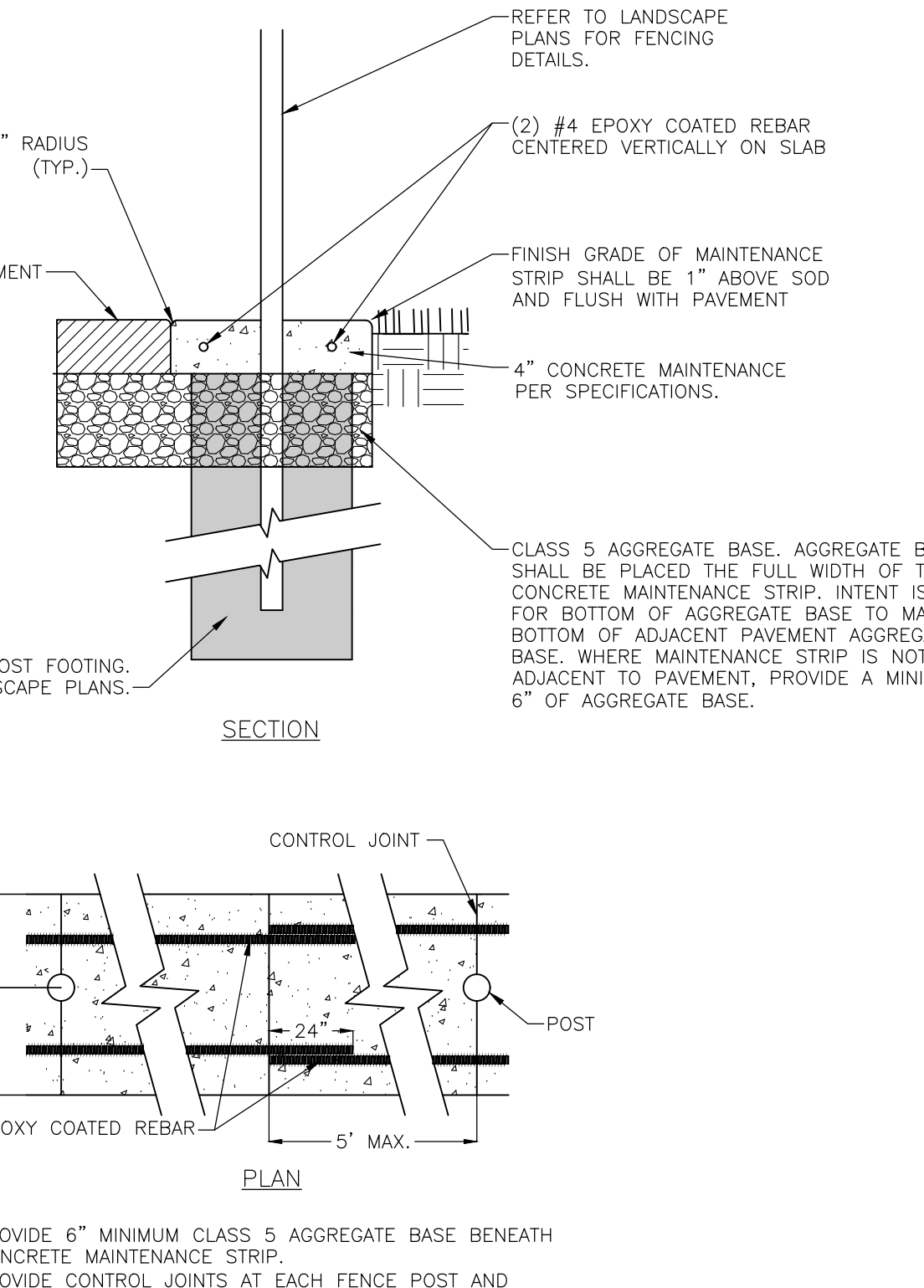


48_ERD11.DWG

2
C5.000

BIO LOG

NOT TO SCALE

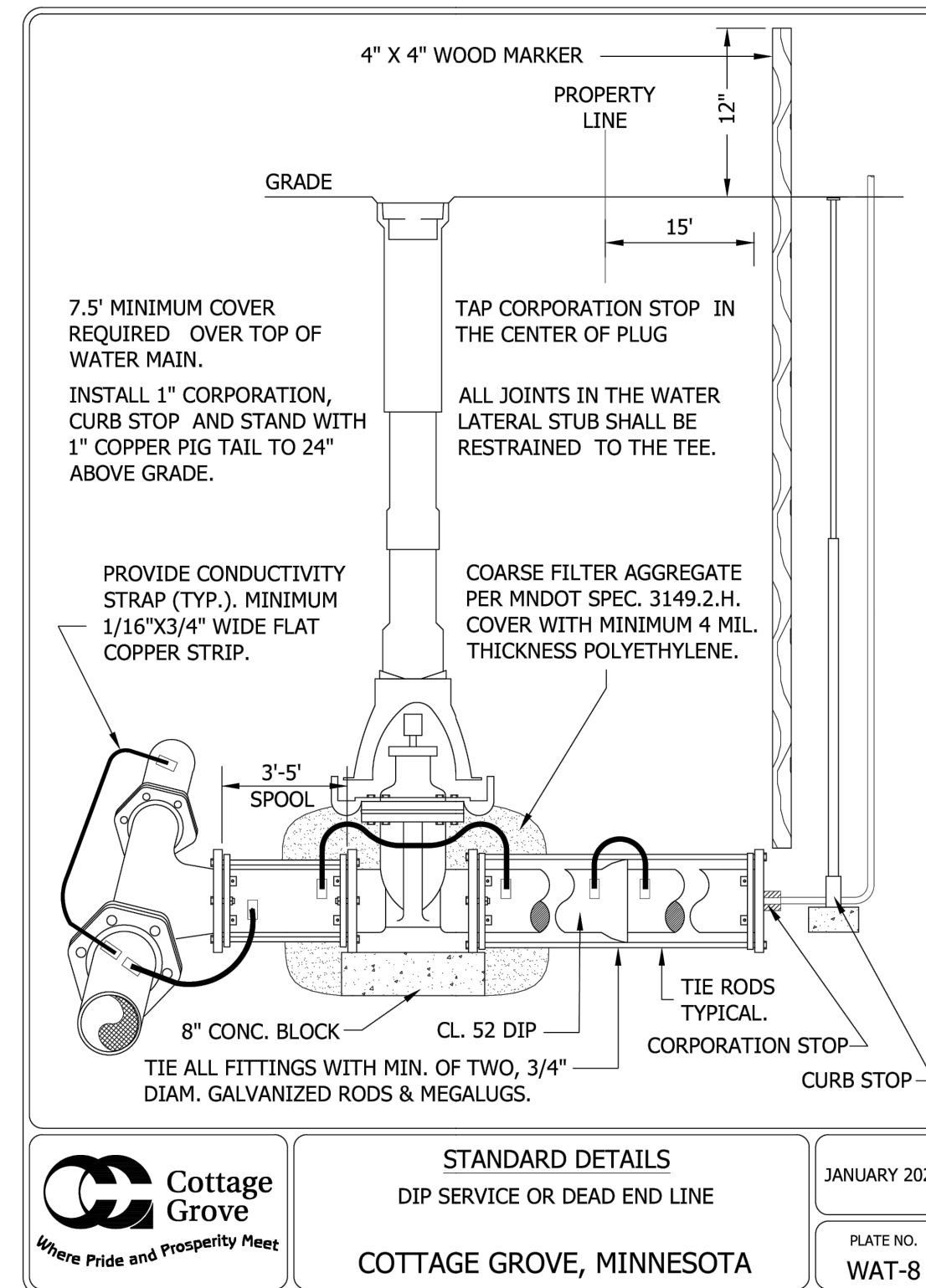


48_WAT8.DWG

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C5.000

CONCRETE MAINTENANCE STRIP

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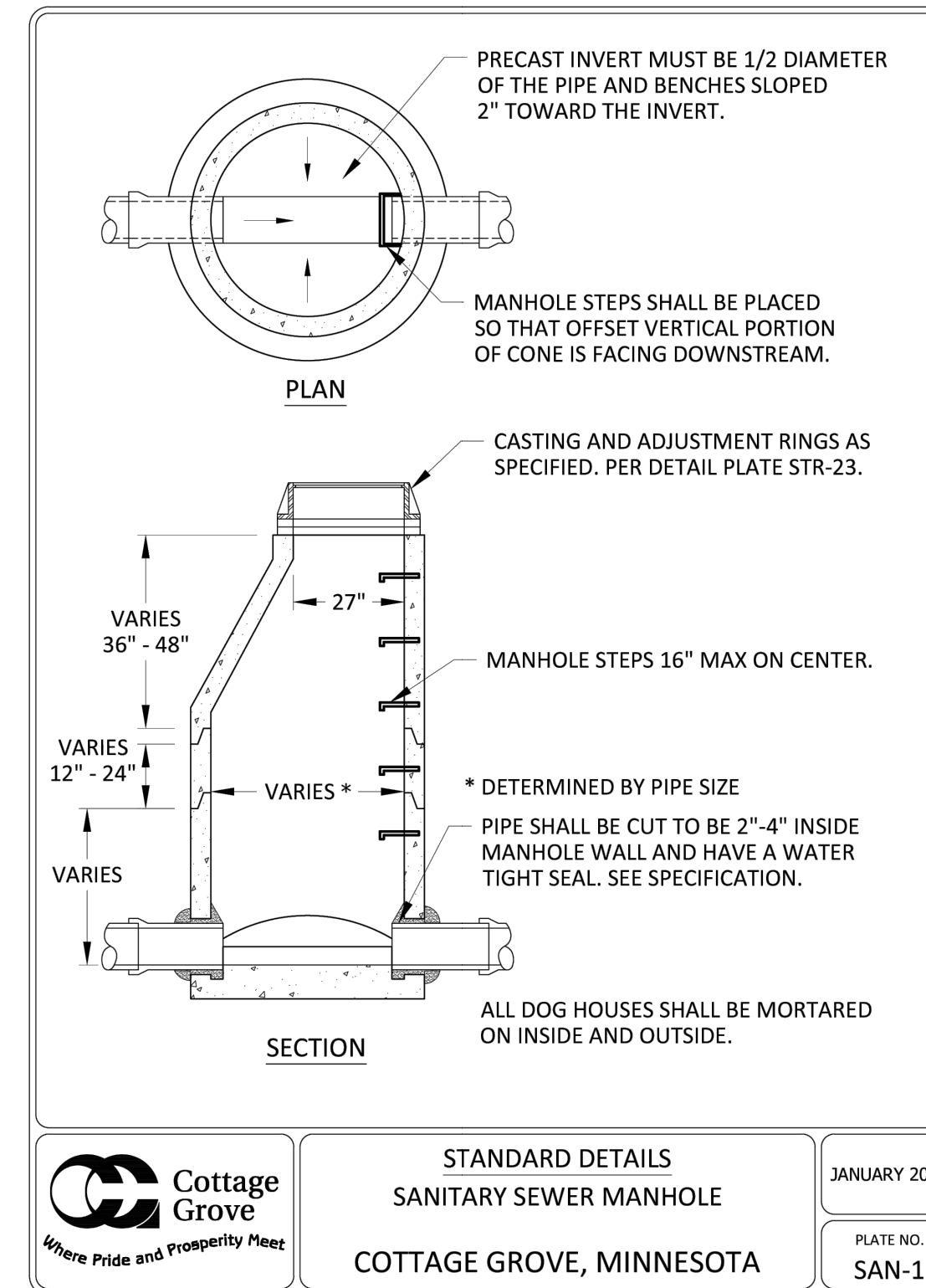


48_WAT8.DWG

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CORPORATION STOP AND CURB BOX

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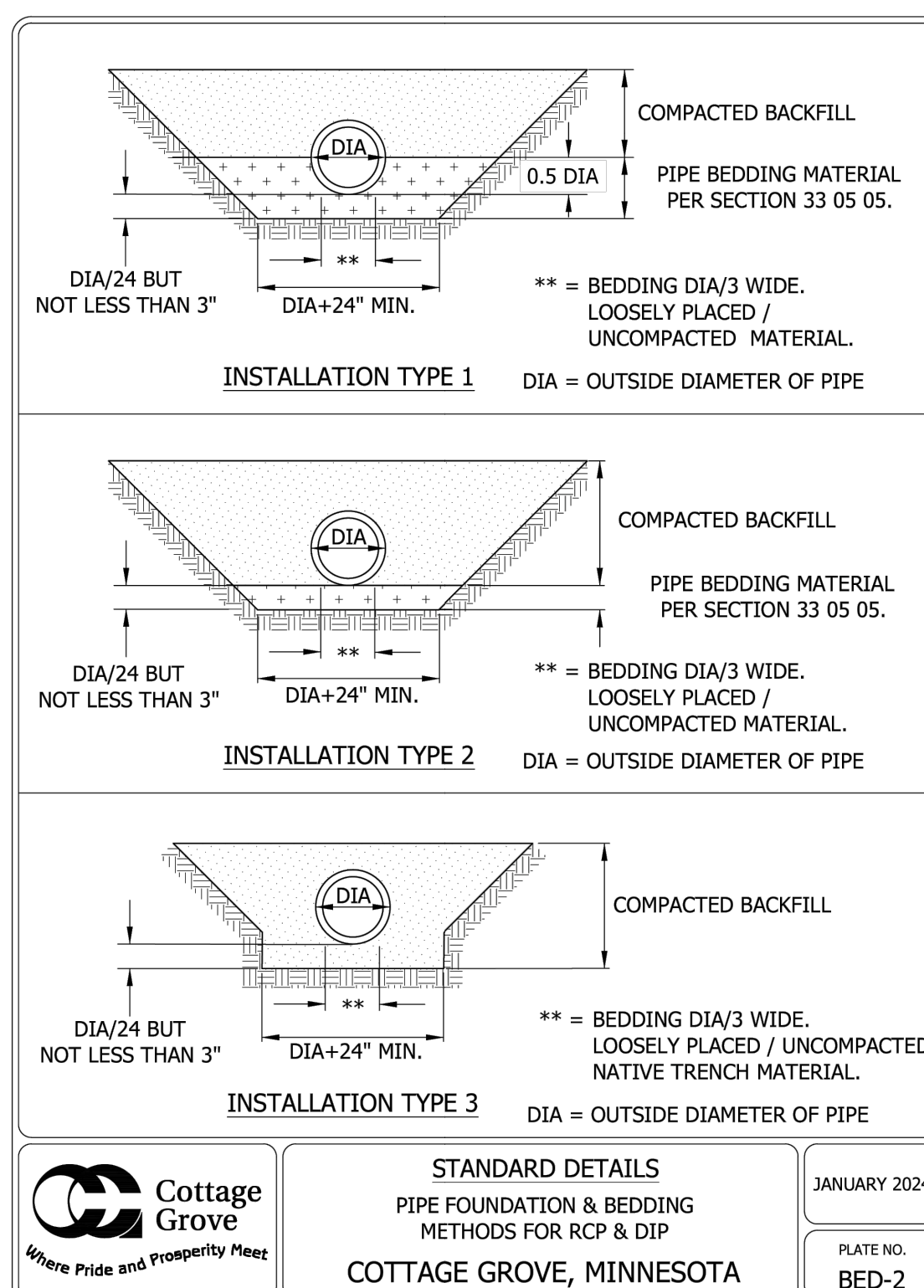


48_SAN1.DWG

9
C5.000

SANITARY SEWER MANHOLE

NOT TO SCALE

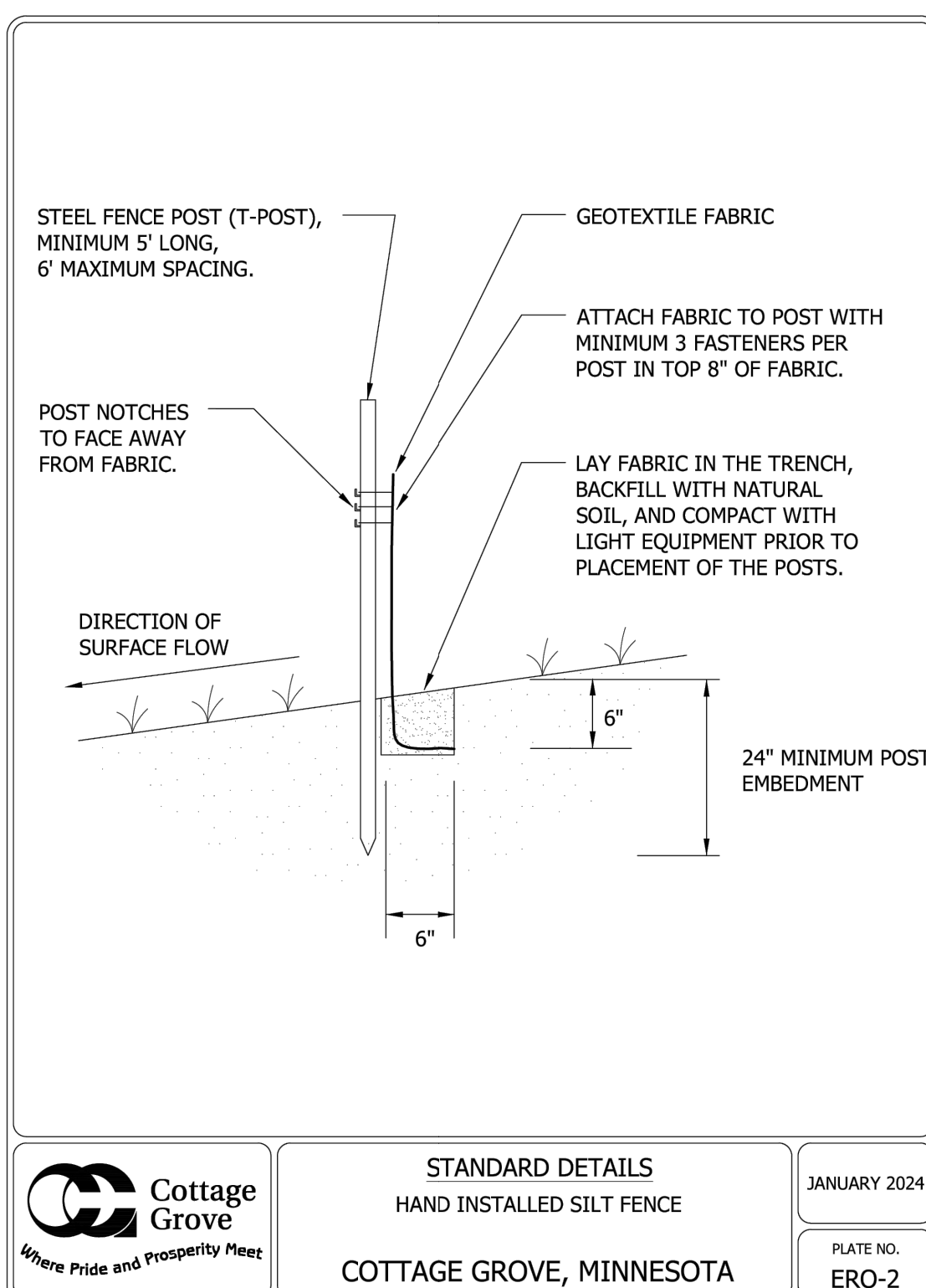


48_BED2.DWG

6
C5.000

PIPE FOUNDATION & BEDDING METHODS FOR RCP & DIP

NOT TO SCALE



48_ERD2.DWG

3
C5.000

HAND INSTALLED SILT FENCE

NOT TO SCALE

Pine Hill Elementary School Addition and Renovation

9015 HADLEY AVE S,
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MN 55016

ISD #833: SOUTH
WASHINGTON COUNTY
SCHOOLS
8400 E. Point Douglas Rd S.,
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AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

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BKBM Project No. 24259-50

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763.843.0420
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PROFESSIONAL ENGINEER
under the laws of the State of Minnesota

Nathaniel P. Anderson
License Number: 59311 Date: 09/08/2025

Description	Revisions	Date	Num

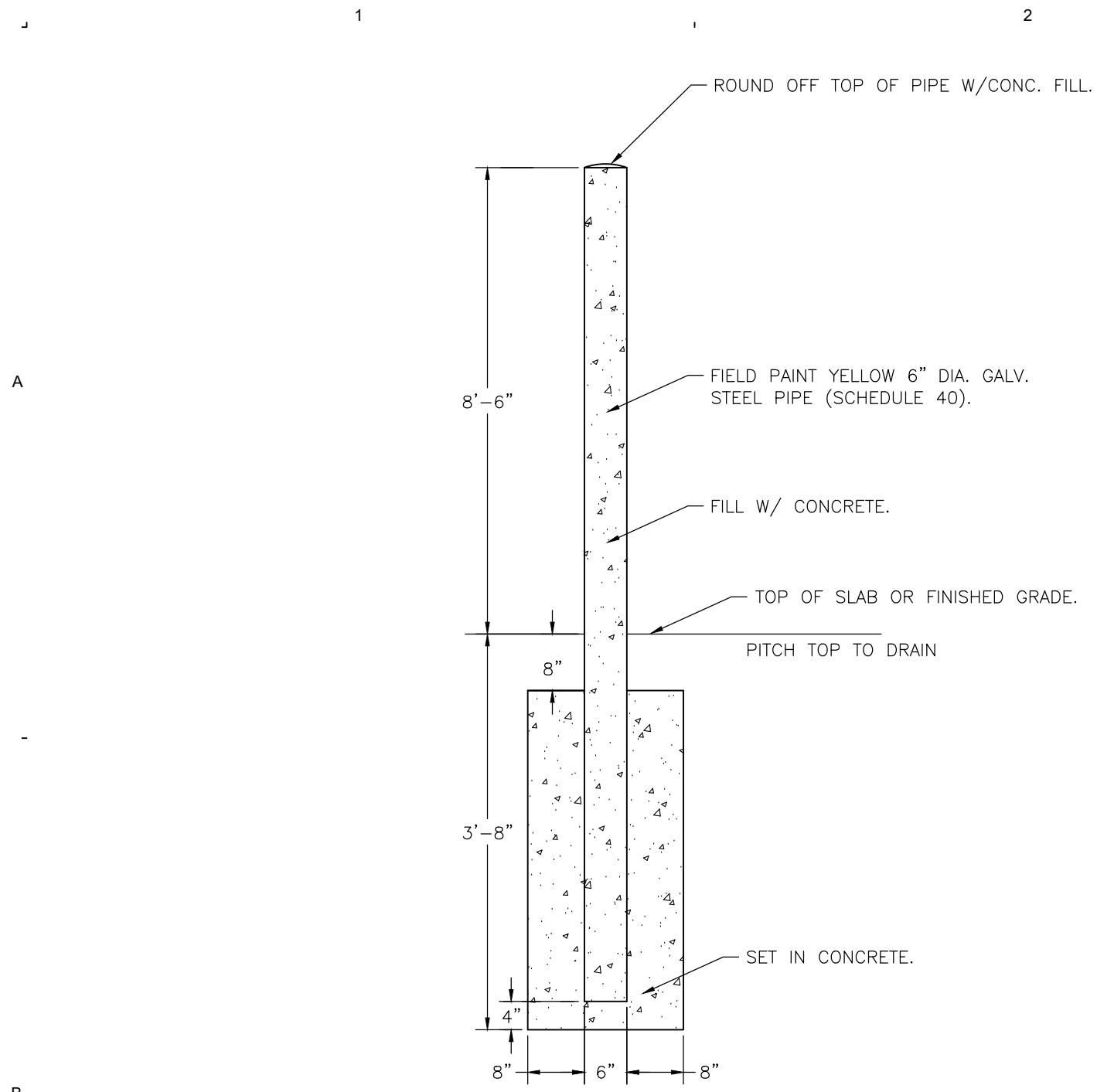
Comm: 242224
Date: 09/08/2025
Drawn: AMY
Check: KAB
North

CIVIL DETAILS

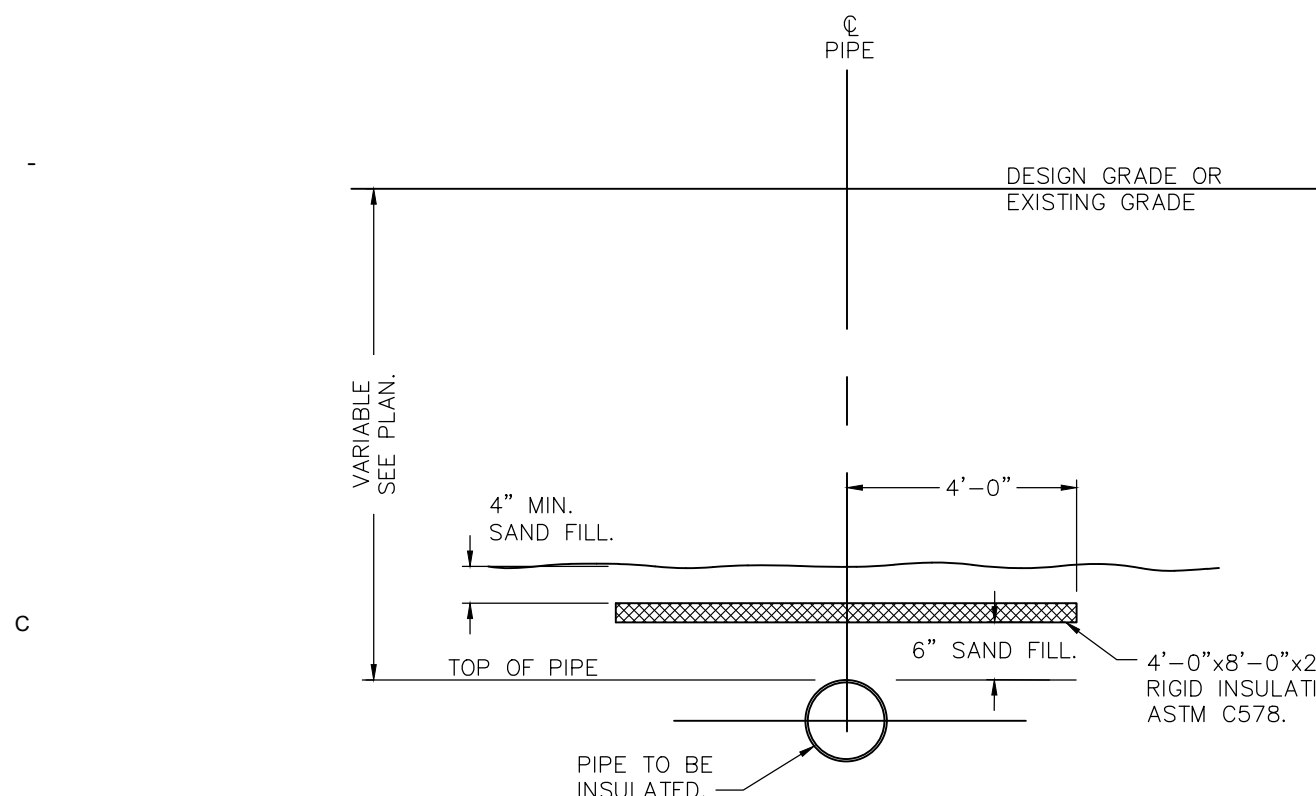
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C5.000

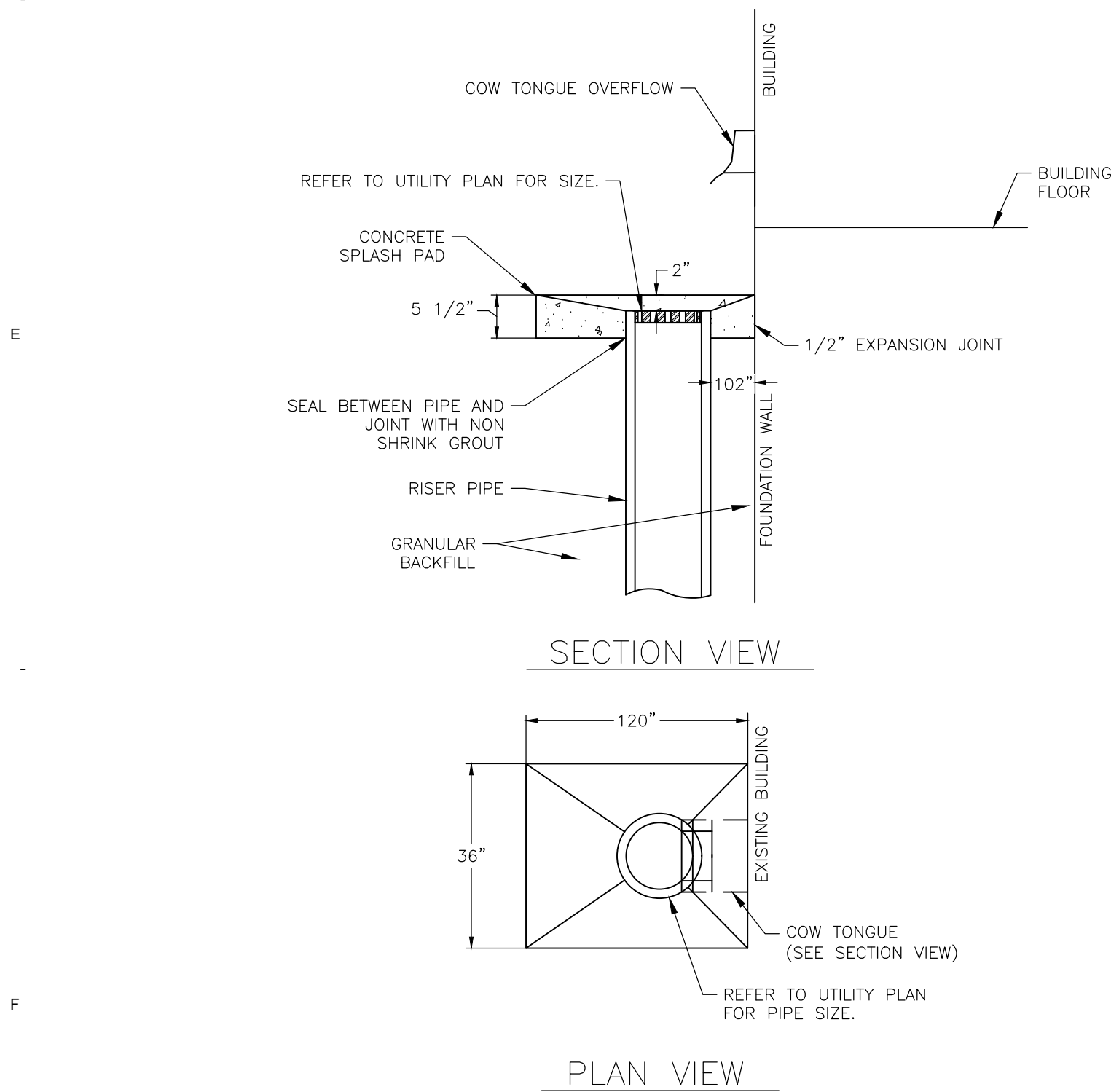
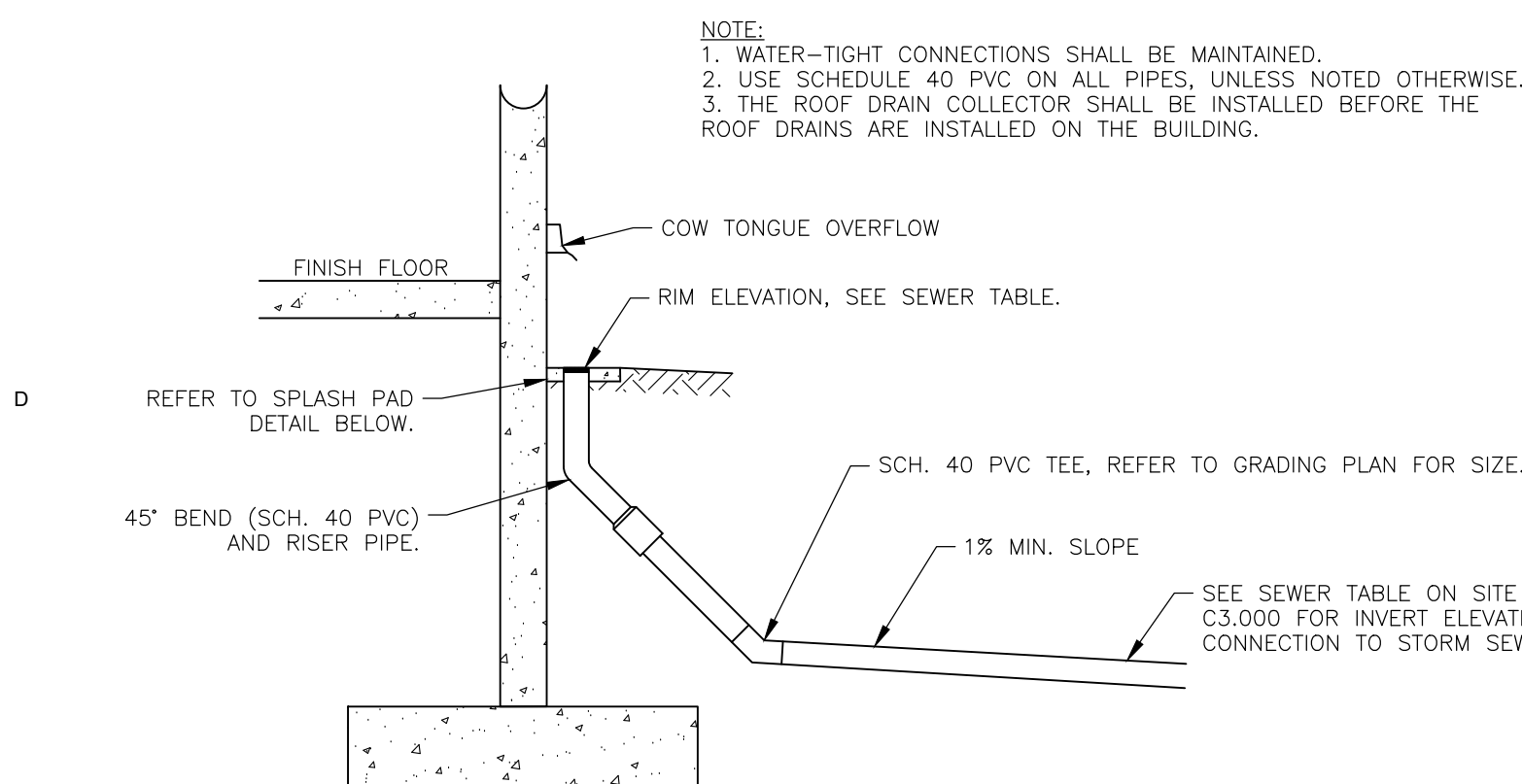
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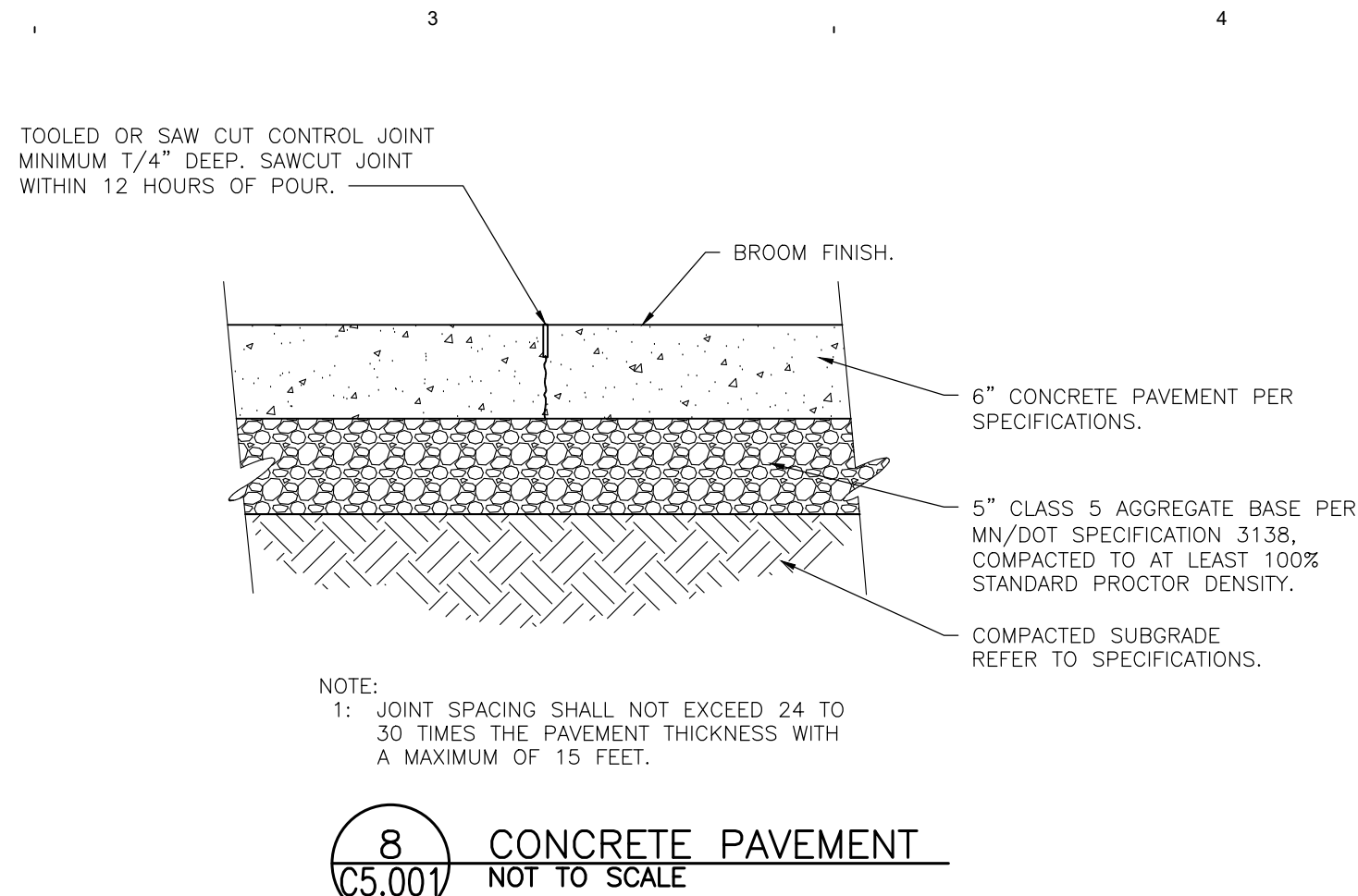
12 BOLLARD SECTION
C5.001 NOT TO SCALE



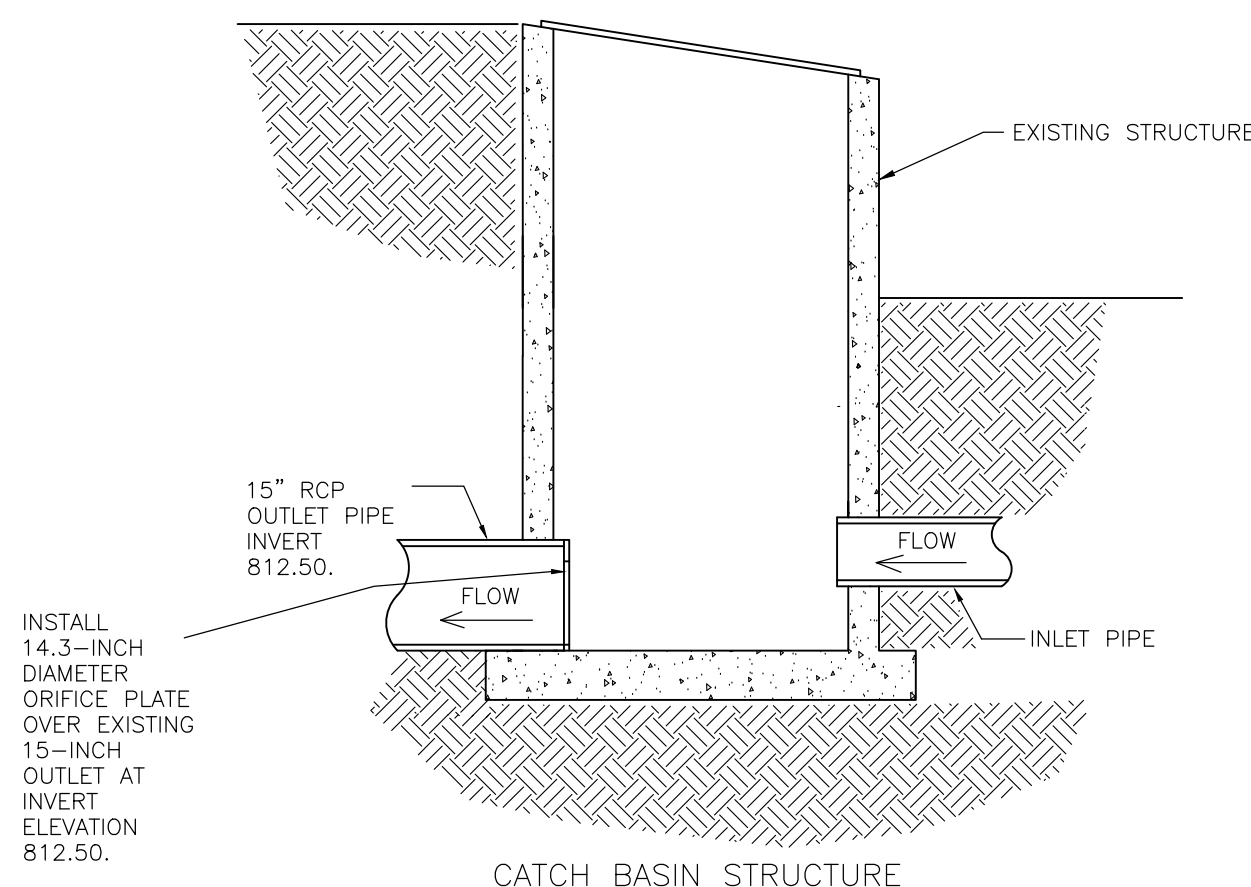
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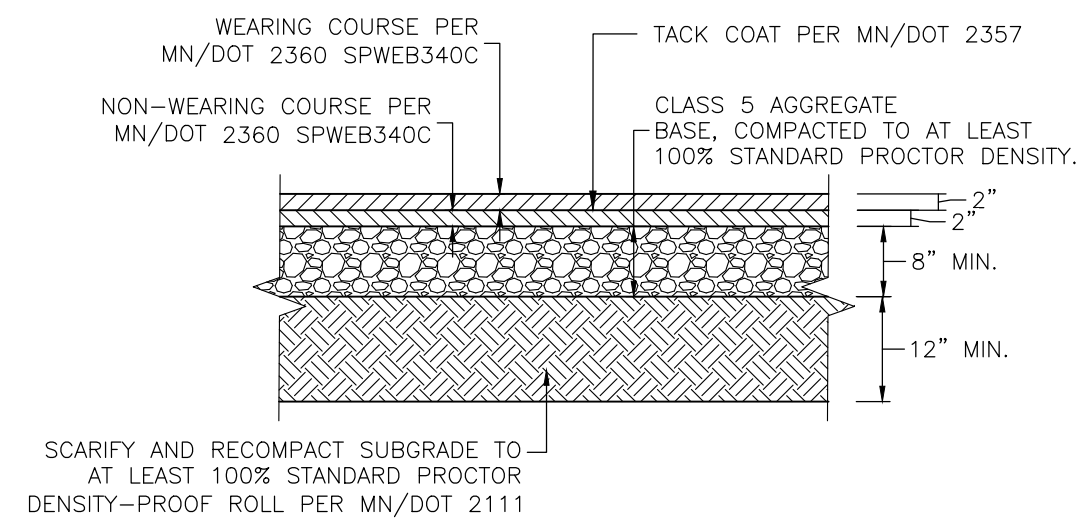
14 ROOF DRAIN WITH SPLASH PAD AND CASTING
C5.001 NOT TO SCALE



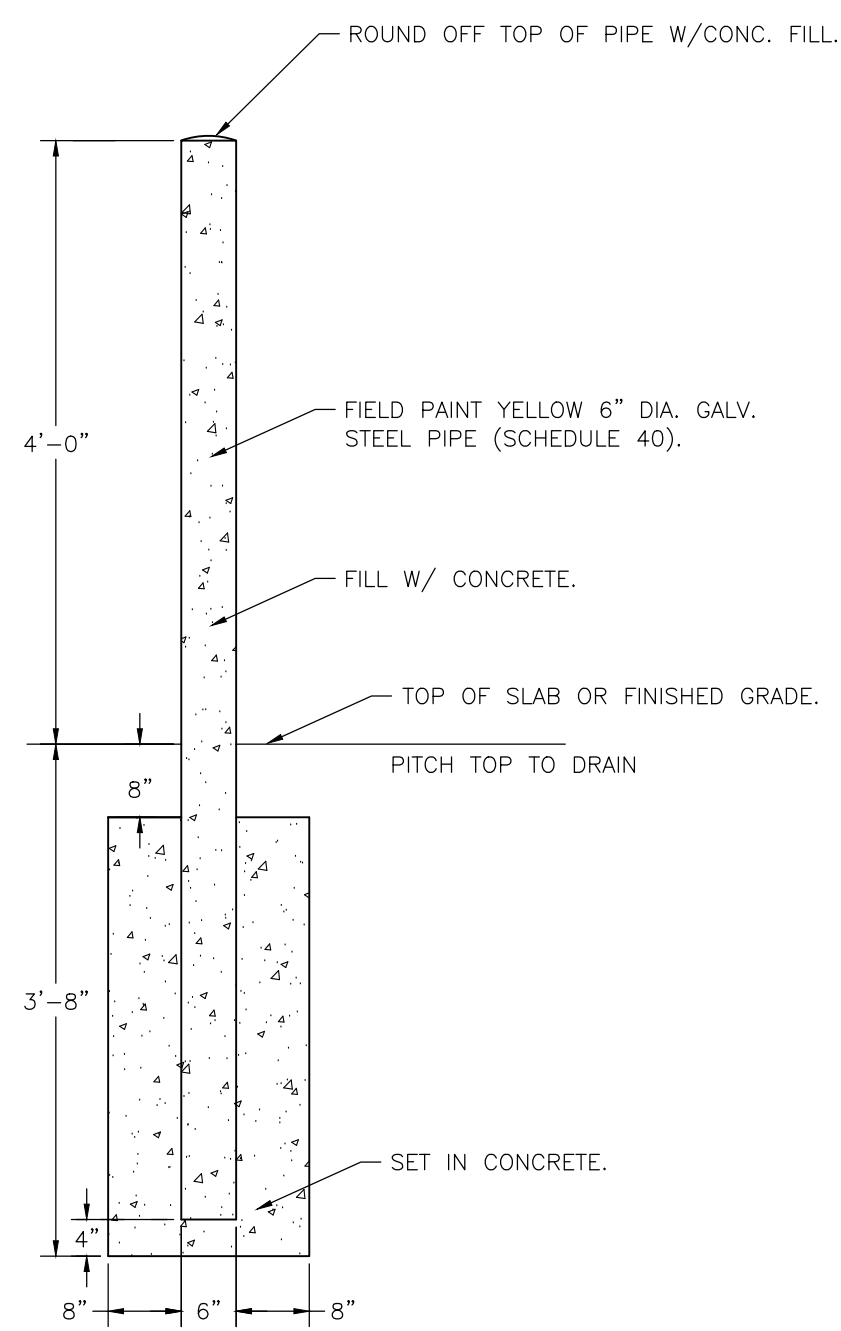
8 CONCRETE PAVEMENT
C5.001 NOT TO SCALE



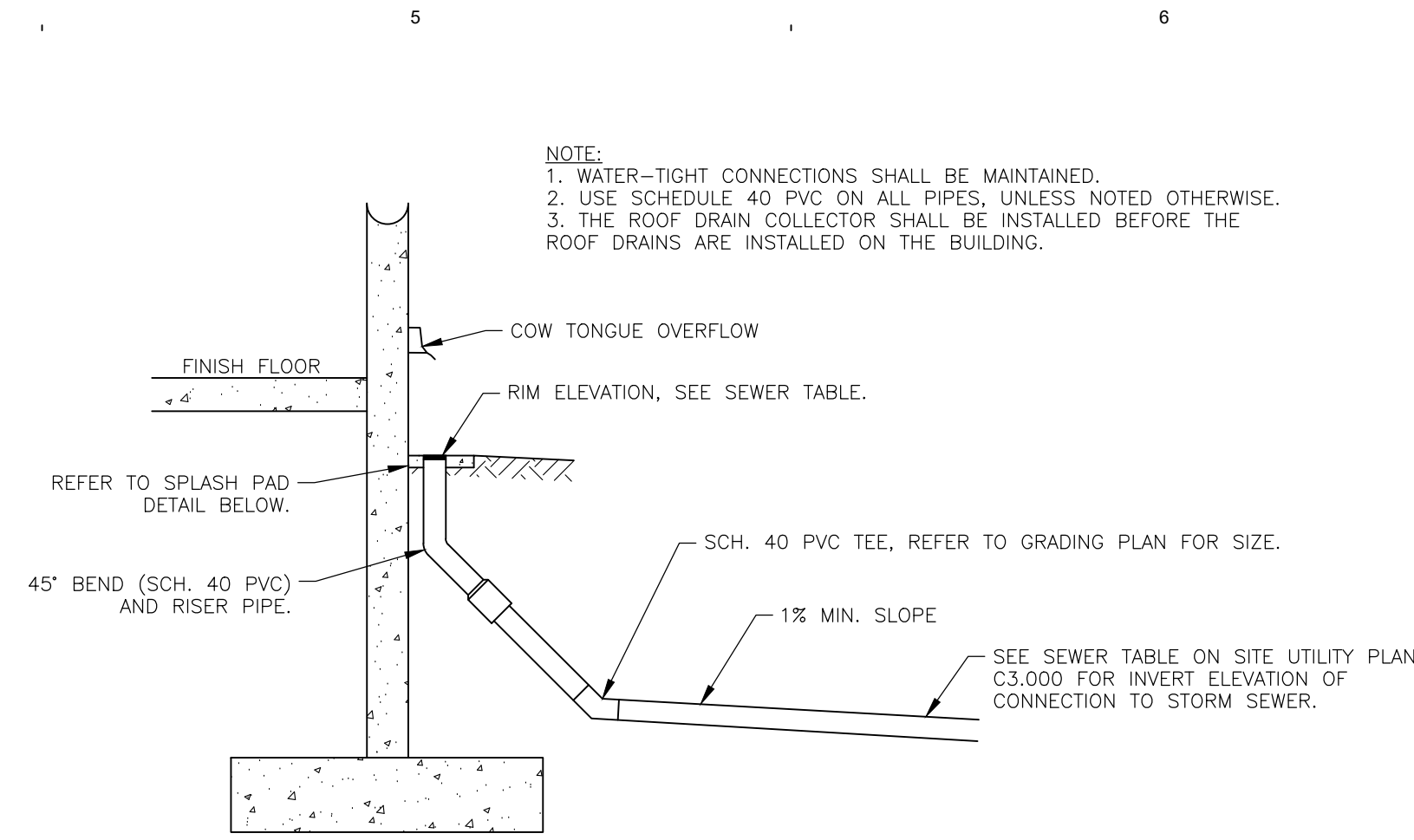
9 EXISTING SKIMMER STRUCTURE
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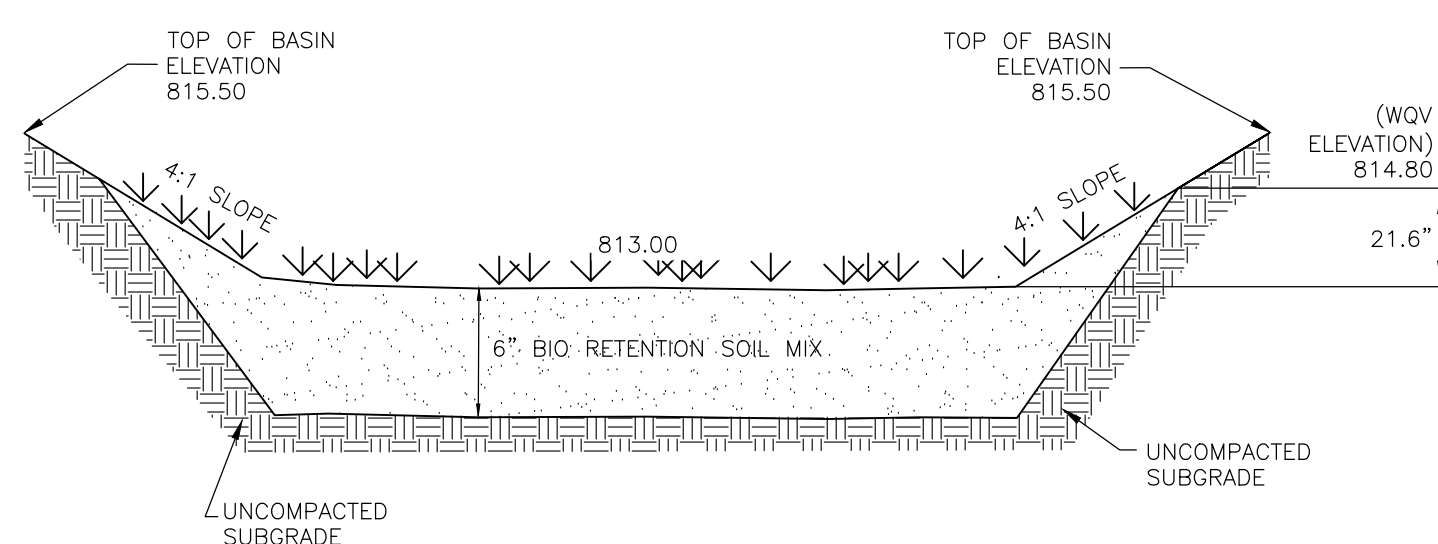
10 HEAVY-DUTY BITUMINOUS PAVEMENT
C5.001 NOT TO SCALE



11 BOLLARD SECTION
C5.001 NOT TO SCALE

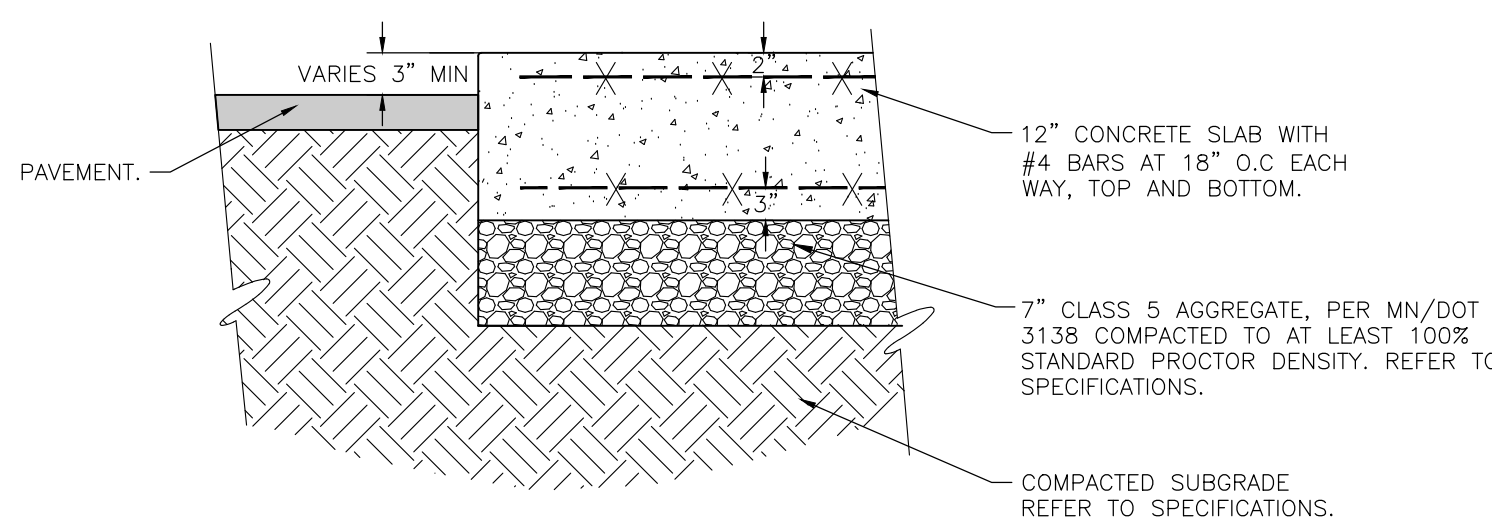


5 ROOF DRAIN WITH SPLASH PAD AND CASTING
C5.001 NOT TO SCALE

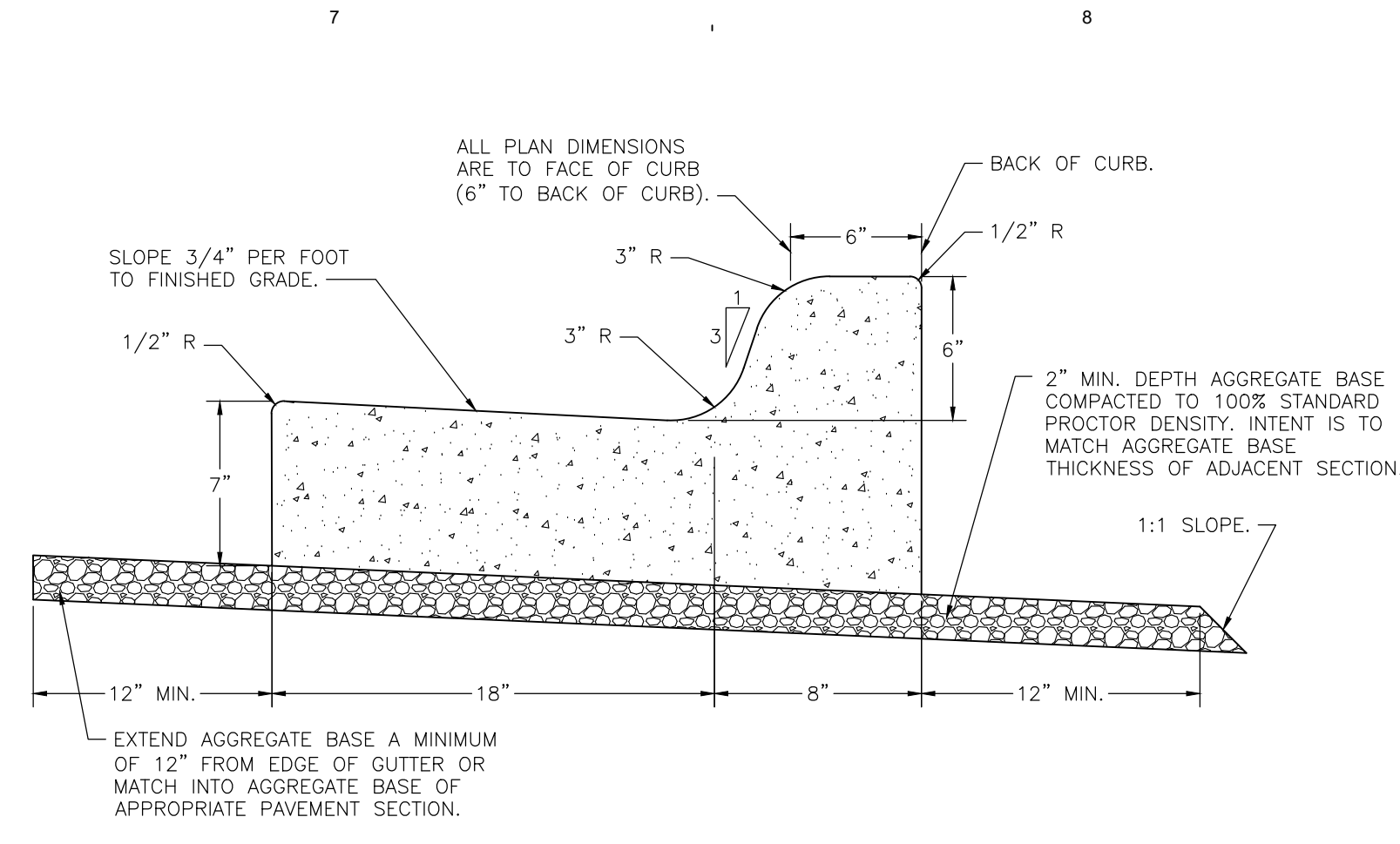


- BIORETENTION SOIL MIX:
- 85-88% SAND BY VOLUME (ASTM C33)
 - 8-12% FINES BY VOLUME (SILT AND CLAY, MAX CLAY CONTENT 5%)
 - 3-5% MN/DOT 3890 GRADE 2 COMPOST BY VOLUME
- NOTES:
- SUBMIT MIX DESIGN SHOP DRAWING FOR APPROVAL.
 - CONSTRUCTION TRAFFIC IN BASIN IS NOT ALLOWED AFTER AREA HAS BEEN EXCAVATED. PRIOR TO FINAL STABILIZATION, LOOSEN SOIL WITH MECHANICAL TILLER. BASINS ARE NOT APPROVED BORROW SITES AND ARE NOT TO BE USED AS TEMPORARY SEDIMENT BASIN ONCE BASIN SUBGRADE ELEVATION HAS BEEN EXCAVATED. CONTRACTOR SHALL ENSURE THAT BASIN INFILTRATES AT A MINIMUM RATE AS INDICATED ON PLAN USING A DOUBLE RING INFILTRMETER TEST BEFORE FINAL ACCEPTANCE. DOUBLE RING INFILTRMETER TEST SHALL BE SIGNED BY A REGISTERED GEOTECHNICAL ENGINEER AND SUBMITTED TO THE CITY AND ENGINEER FOR REVIEW BEFORE FINAL APPROVAL.
 - REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR SEEDING.

6 INFILTRATION BASIN SECTION
C5.001 NOT TO SCALE

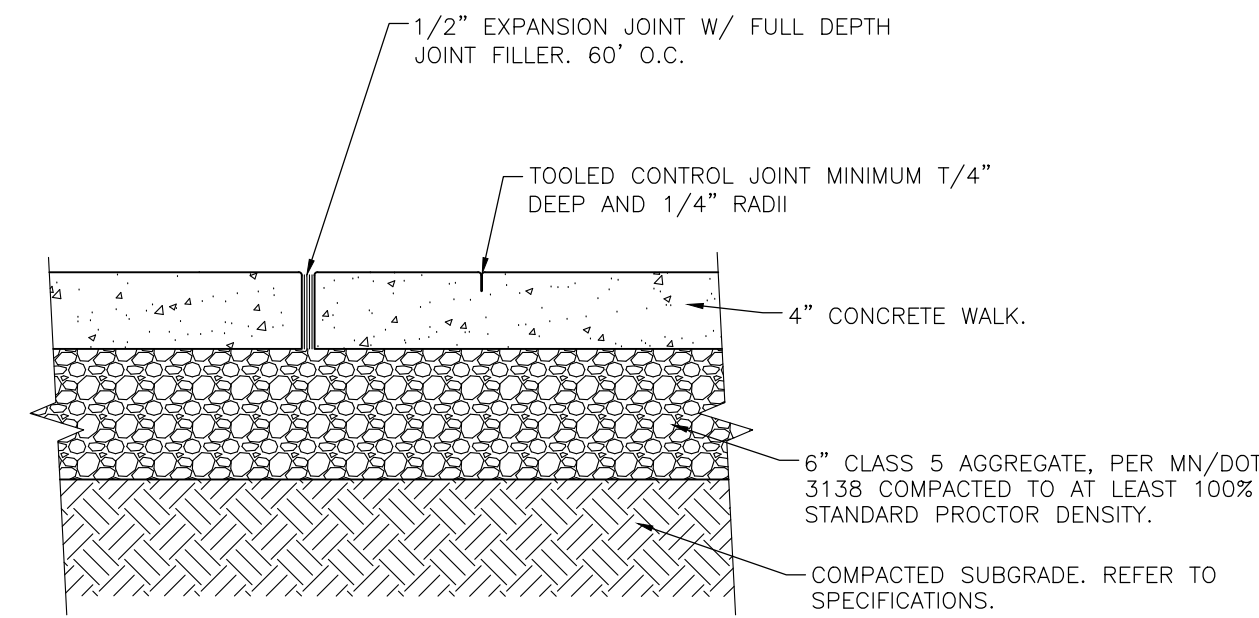


7 MECHANICAL SLAB
C5.001 NOT TO SCALE



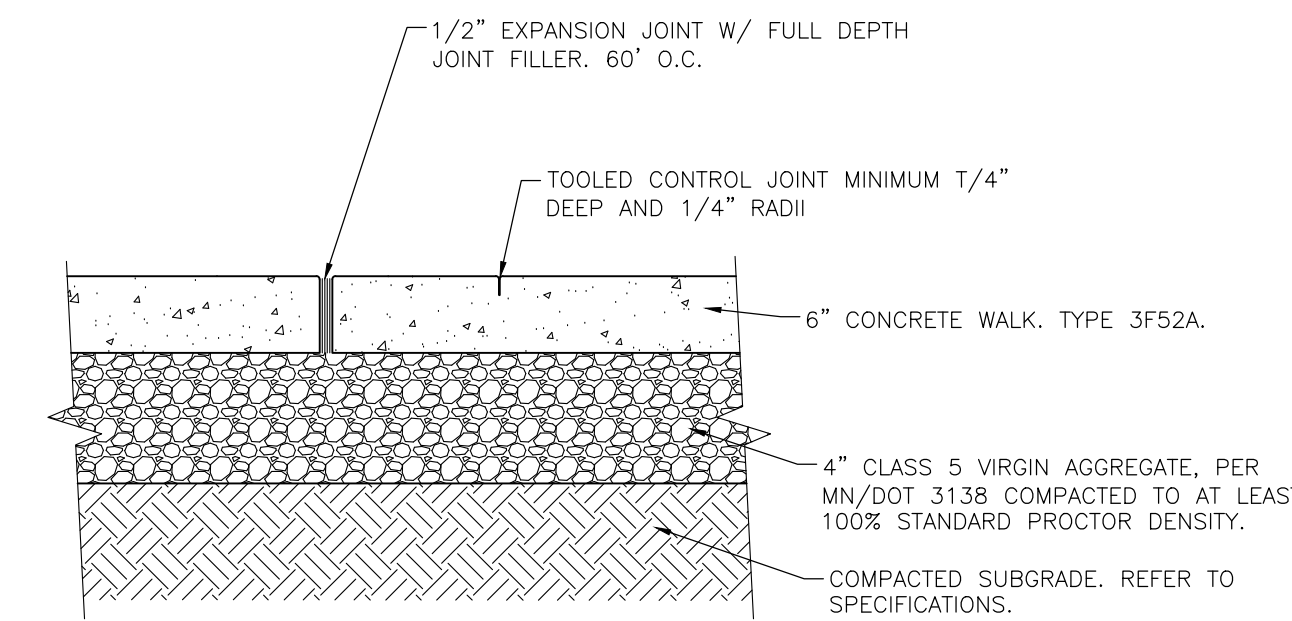
- NOTES:
- DIRECTION OF TRANSVERSE GUTTER SLOPE TO MATCH DIRECTION OF ADJACENT PAVEMENT SLOPE.
 - CONSTRUCT CURB AND GUTTER IN ACCORDANCE WITH MNDOT SPECIFICATION 2531.

1 B612 CONCRETE CURB AND GUTTER
C5.001 NOT TO SCALE



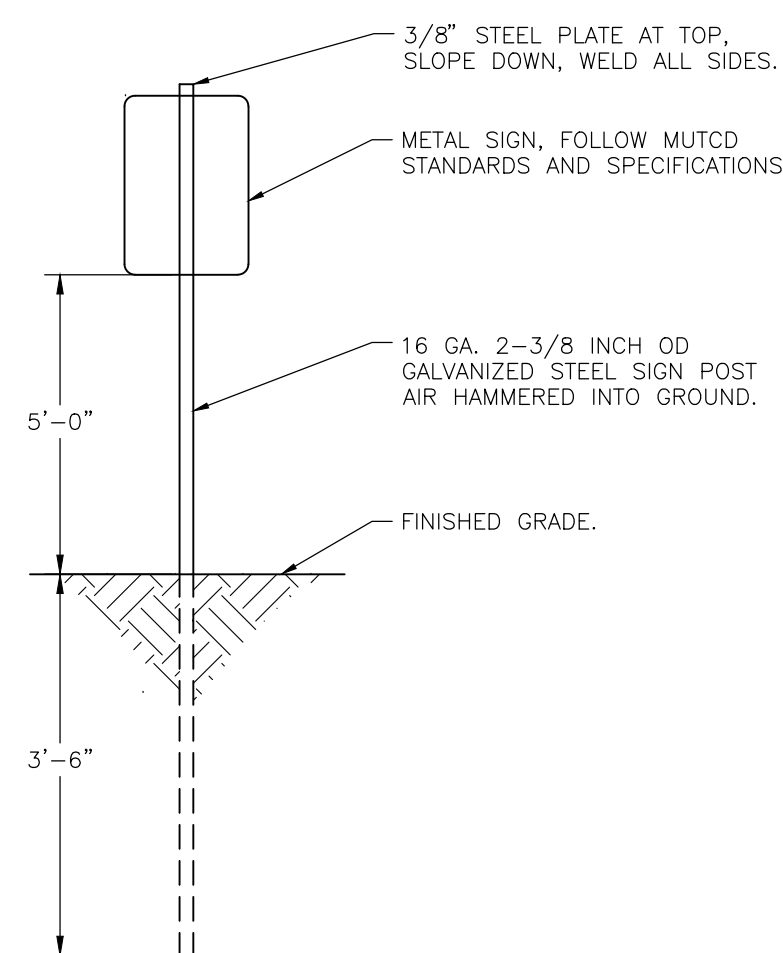
- NOTE:
- JOINT SPACING SHALL BE A MAXIMUM OF 6- FEET ON CENTER.

2 CONCRETE SIDEWALK (TYP.)
C5.001 NOT TO SCALE



- NOTE:
- JOINT SPACING SHALL BE A MAXIMUM OF 6- FEET ON CENTER.

3 CONCRETE SIDEWALK (PUBLIC ROW)
C5.001 NOT TO SCALE



4 SIGN AND POST
C5.001 NOT TO SCALE

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Nathaniel P. Anderson
License Number: **59311** Date: **09/08/2025**

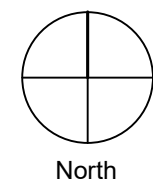
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	Date	

Comm: **242224**

Date: **09/08/2025**

Drawn: **AMY**

Check: **KAB**



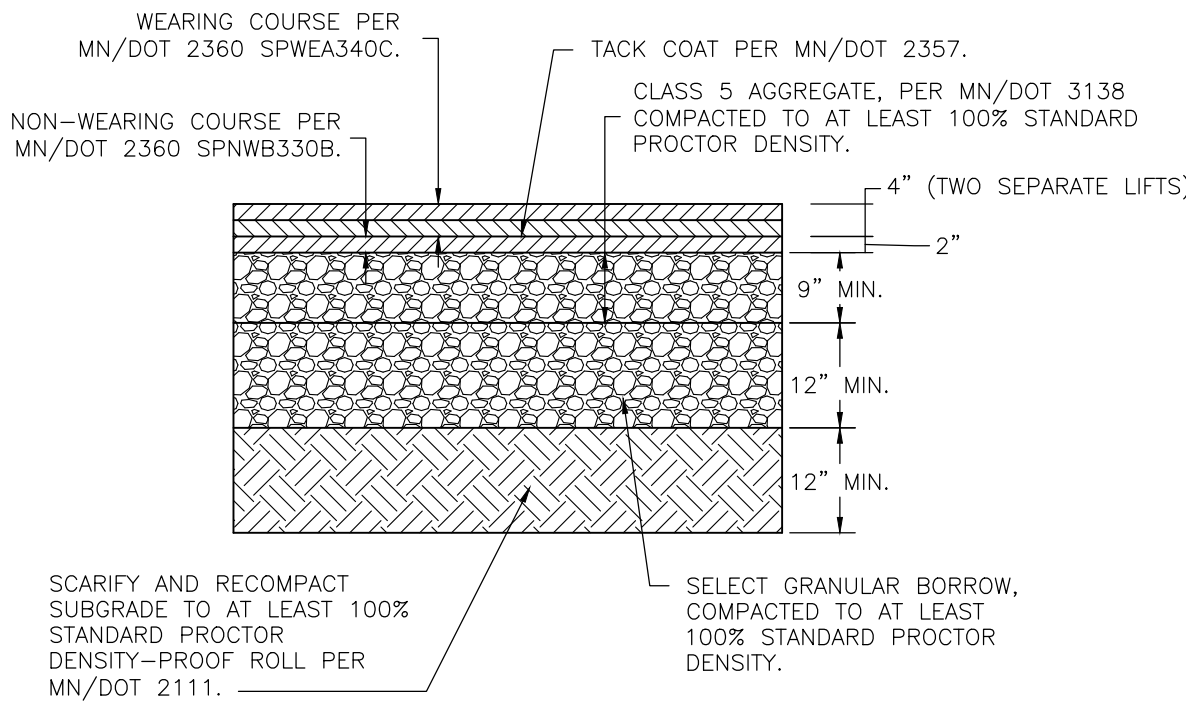
CIVIL DETAILS

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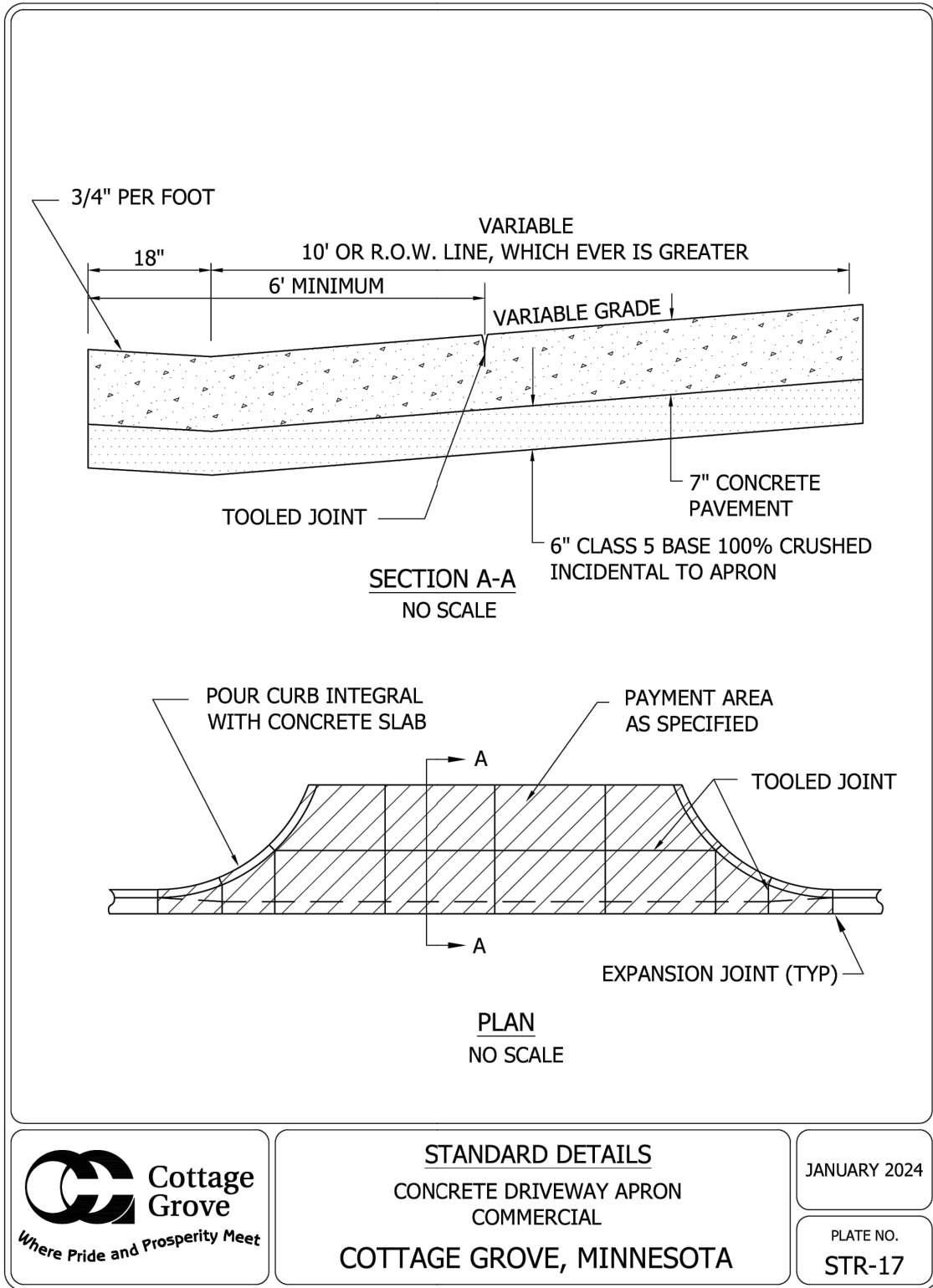
C5.001

MN

A



1 BITUMINOUS PAVEMENT (HADLEY AVENUE)
C5.002 NOT TO SCALE



2 CONCRETE DRIVEWAY APRON COMMERCIAL
C5.002 NOT TO SCALE

Pine Hill Elementary School Addition and Renovation

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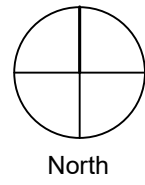
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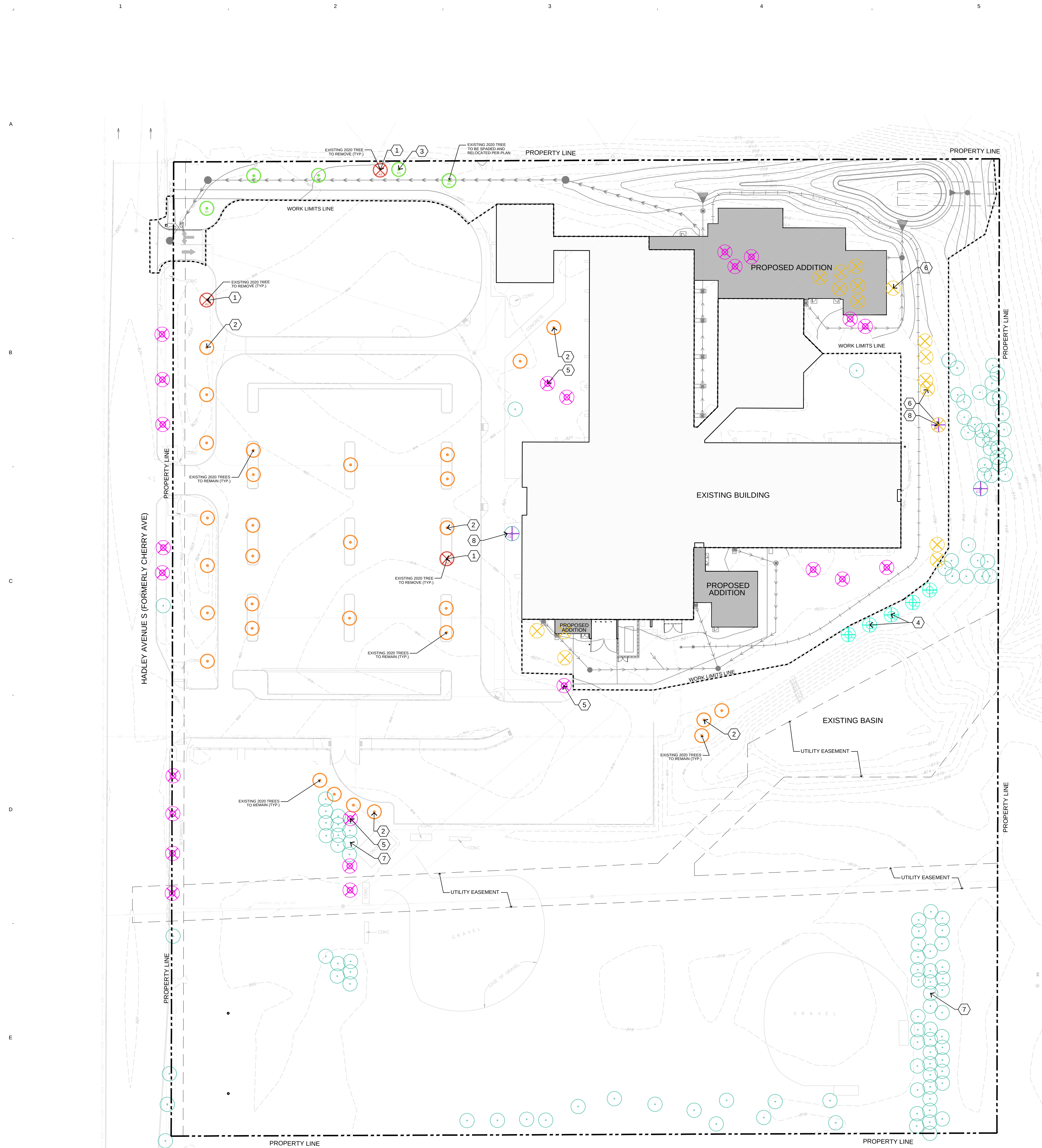
CIVIL DETAILS

Scale:

C5.001

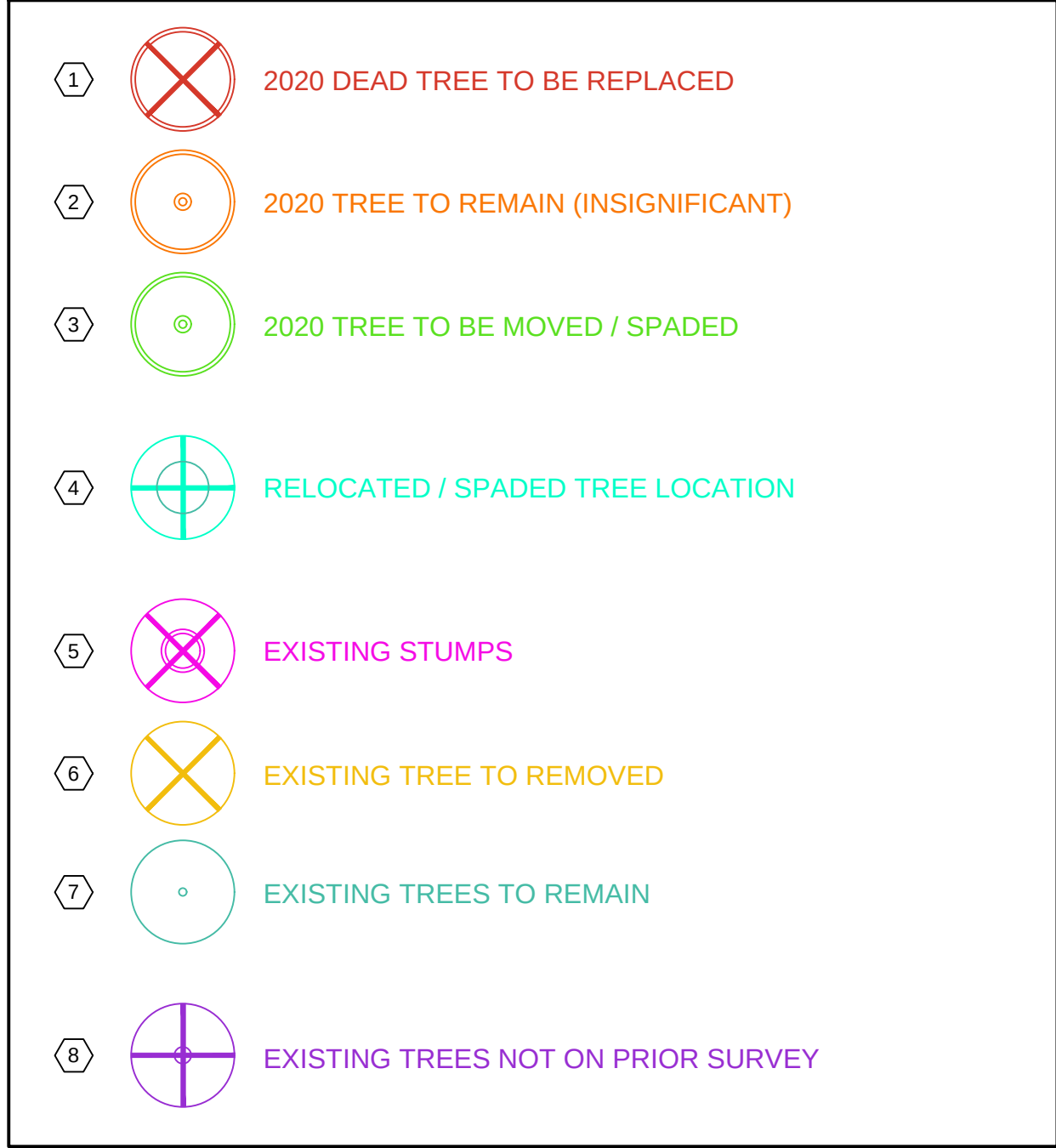
MN

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NOTE: Refer to Civil 'Existing Conditions & Removals' Plan for Tree Removals. Unless otherwise noted on civil plans, grind stumps to a minimum of 24" below grade. Remove root debris and backfill hole with imported topsoil.

TREE INVENTORY AND MITIGATION LEGEND



2020 DEAD TREES TO BE REPLACED

Note: 3 trees that were planted during the site work of 2020 were found to be dead. Said trees will be replaced 1:1 to bring the site work of 2020 up to code.

- A1. 2' Acer x freemanii 'Sienna', Sienna Glen Maple | Replace 1:1
A2. 4' Acer x freemanii 'Sienna', Sienna Glen Maple | Replace 1:1
A3. 4' Picea glauca 'Densata', Black Hills Spruce | Replace 1:1

RELOCATED / SPADED TREES

- B1. 3' Quercus rubra, Northern Red Oak
B2. 4' Quercus rubra, Northern Red Oak
B3. 4' Quercus rubra, Northern Red Oak
B4. 4' Picea glauca 'Densata', Black Hills Spruce
B5. 3' Quercus rubra, Northern Red Oak

Assumption:
Contractor to
use no smaller
than a Bobcat
44" Tree Spade

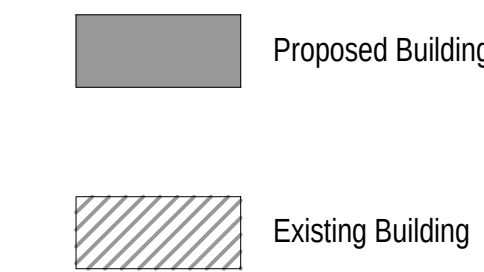
TREE SPADED NOTE: ALL TREES TO BE
SPADED BEFORE CONSTRUCTION BEGINS.
TREES TO BE SPADED AND PLANTED WITHIN
THE SAME DAY. PLAN ACCORDINGLY.

EXISTING TREES NOT ON PRIOR SURVEY

Note: Silver Maple to be considered significant,
whereas the Siberian Elms considered insignificant.

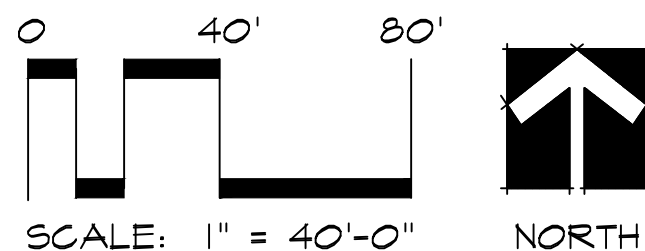
- C1. 13" Maple | Caliper inches to count towards credit
C2. 18" Siberian Elm | Caliper inches to not count towards credit | To be
removed at no additional penalty.
C3. 22" Siberian Elm | Caliper inches to not count towards credit

Landscape Symbols Legend:



General Landscape Notes

- Refer to Sheets L1.001 - L1.002 for Landscape Plans. Refer to Sheet L1.003-L1.004 for Landscape Notes, Details, & Schedules.
- Refer to Sheet L1.005 for Fencing Enlargement, Details, and Notes.
- Refer to Sheet L0.000 for Existing Tree Conditions / Exhibit. Refer to Sheets L1.000 & L1.006 for Tree Preservation and Mitigation.
- Refer to Civil Engineer's plans for site plan layout, dimensions, grading, drainage and concrete specifications.
- Contractor to Coordinate all work with Owner.
- Protect adjacent areas from damage during construction.
- See written specifications for additional requirements.
- Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
- All fine grading of turf areas shall be the responsibility of the sod sub-contractor(s), including sub-cut work. Field verify disturbance upon mobilization - actual sod areas may differ from anticipated limits shown on plan.
- Existing Significant Trees Removed: 14
New Replacement Trees Proposed: 14
2020 Trees Removed: 3
2020 Replacement Trees Proposed: 3



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CALYX
DESIGN GROUP

Landscape Architecture / Planning

475 Cleveland Ave. N.
Suite 101A
St. Paul, MN 55104
Phone: 651.788.9018
calyxdesigngroup.com

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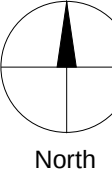
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License Number: 48064 Date: 09/09/2025

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	Date	Num

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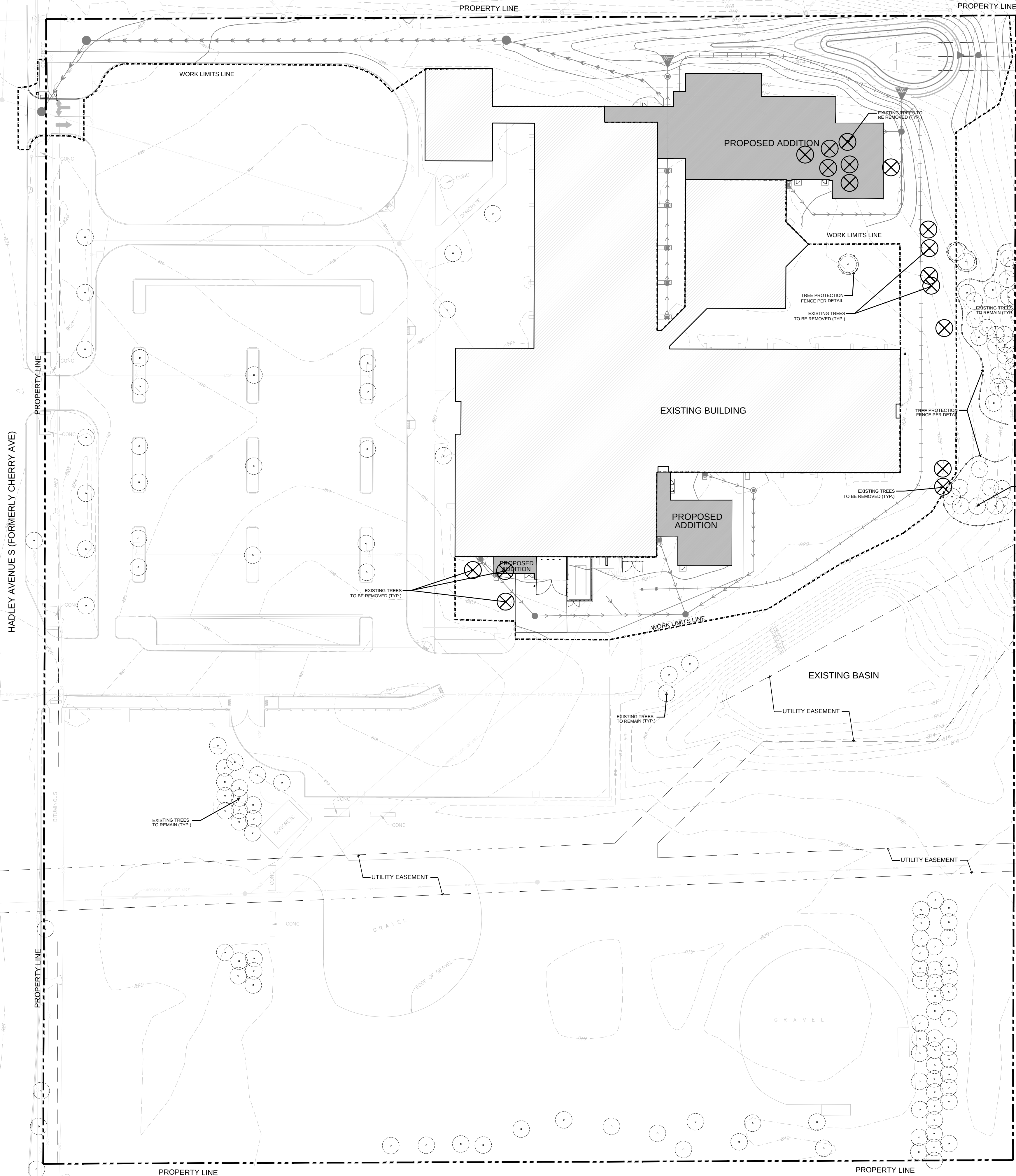


TREE PRESERVATION
EXHIBIT & EXISTING
CONDITIONS

L0.000

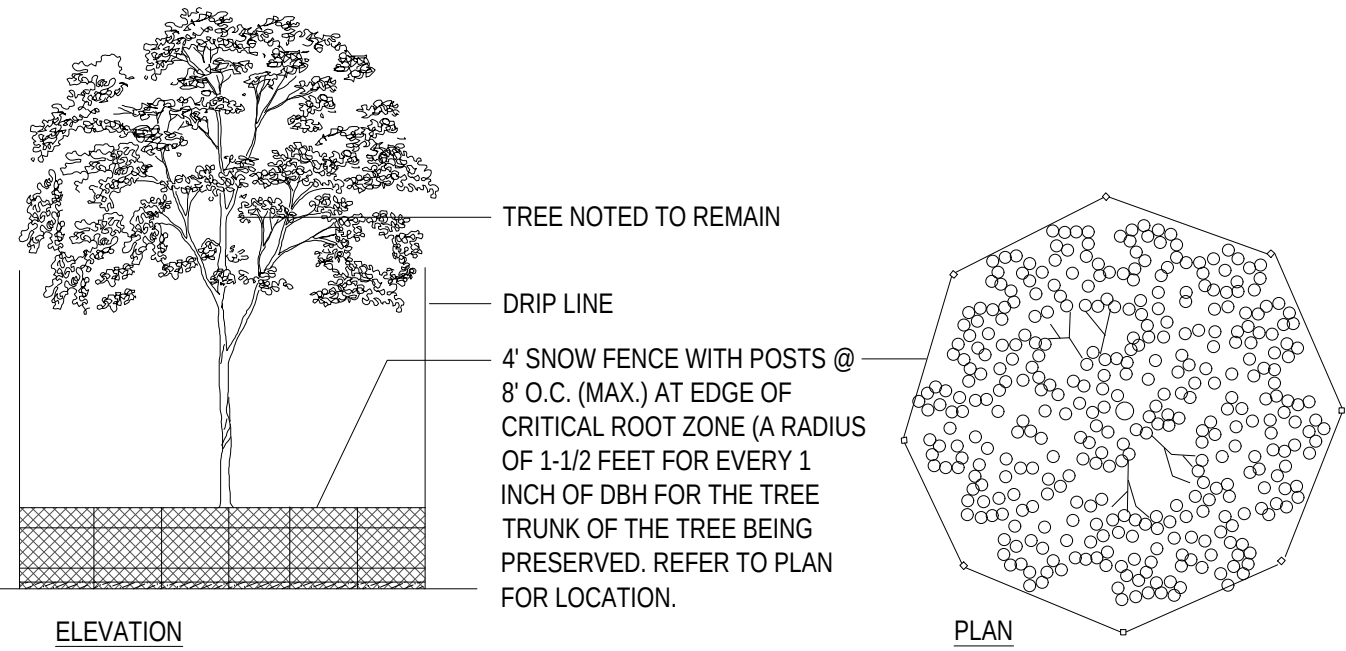
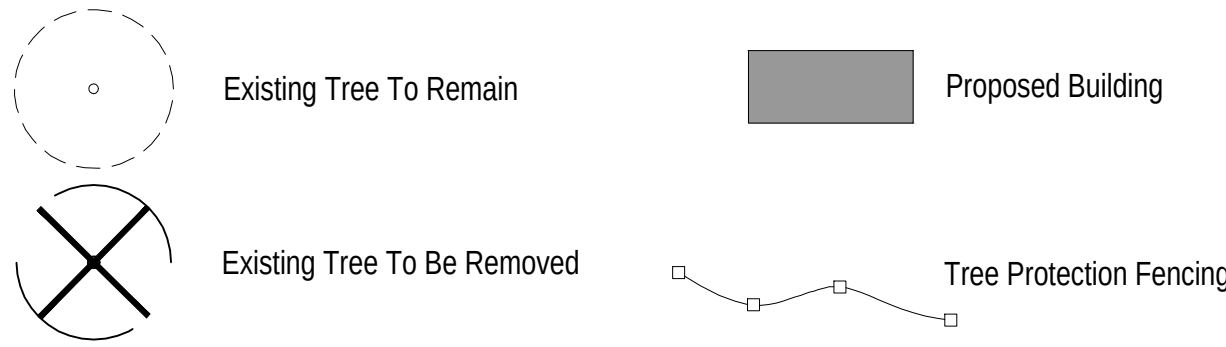
MN

A



NOTE: Refer to Civil 'Existing Conditions & Removals' Plan for Tree Removals. Unless otherwise noted on civil plans, grind stumps to a minimum of 24" below grade. Remove root debris and backfill hole with imported topsoil.

Landscape Legend:



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 TYPICAL TREE PROTECTION DETAIL
L1.0 NOT TO SCALE

General Landscape Notes

1. Refer to Sheets L1.001 - L1.002 for Landscape Plans. Refer to Sheet L1.003-L1.004 for Landscape Notes, Details, & Schedules.
2. Refer to Sheet L1.005 for Fencing Enlargement, Details, and Notes.
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4. Refer to Civil Engineer's plans for site plan layout, dimensions, grading, drainage and concrete specifications.
5. Contractor to Coordinate all work with Owner.
6. Protect adjacent areas from damage during construction.
7. See written specifications for additional requirements.
8. Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
9. All fine grading of turf areas shall be the responsibility of the sod sub-contractor(s), including sub-cut work. Field verify disturbance upon mobilization - actual sod areas may differ from anticipated limits shown on plan.
10. Existing Significant Trees Removed: 14
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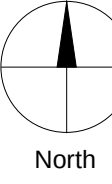
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PRELIMINARY
Jamin D. Hartberg

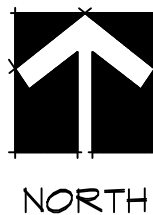
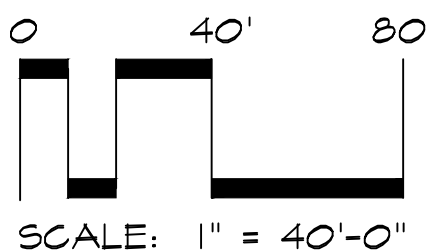
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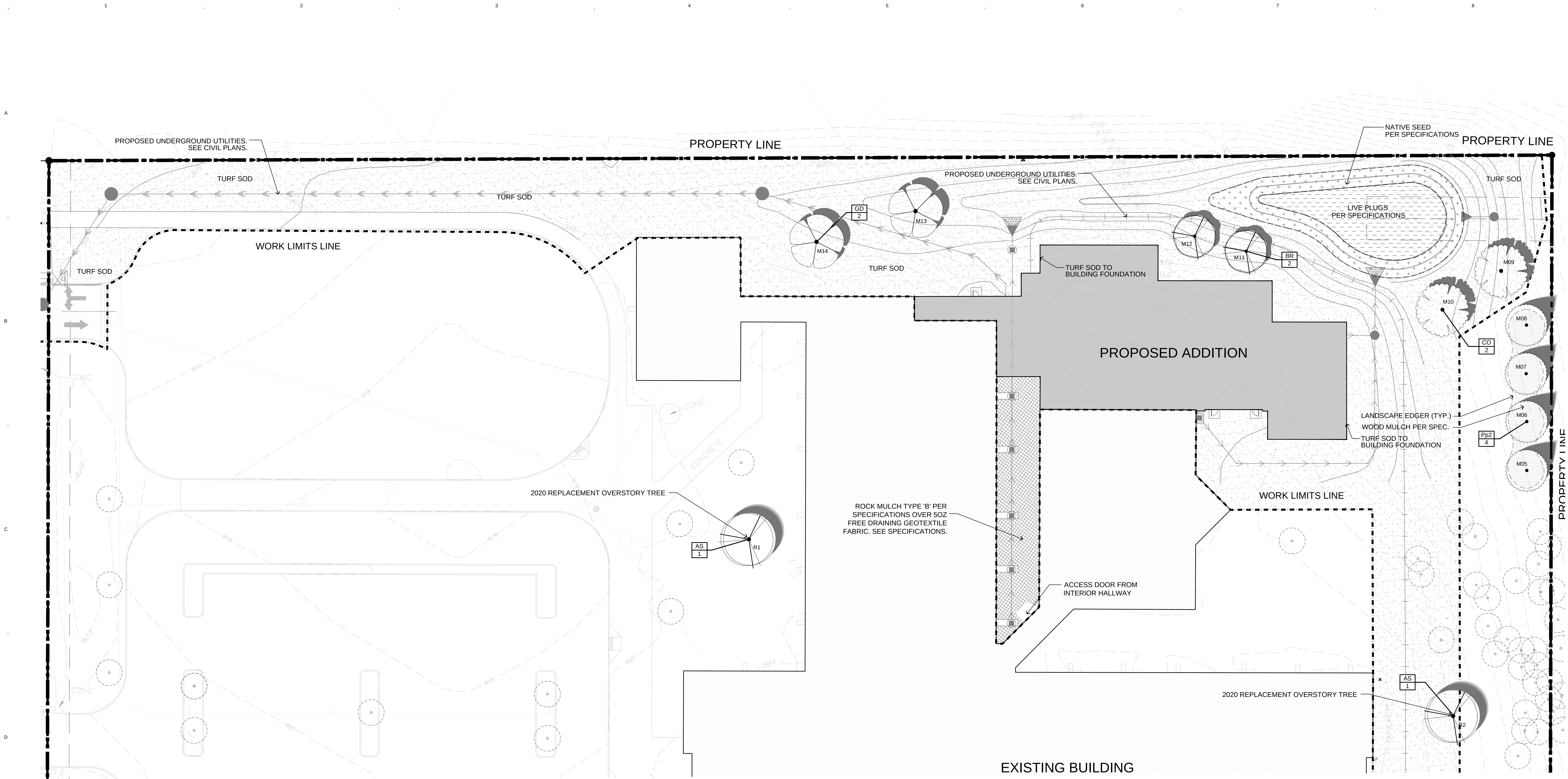
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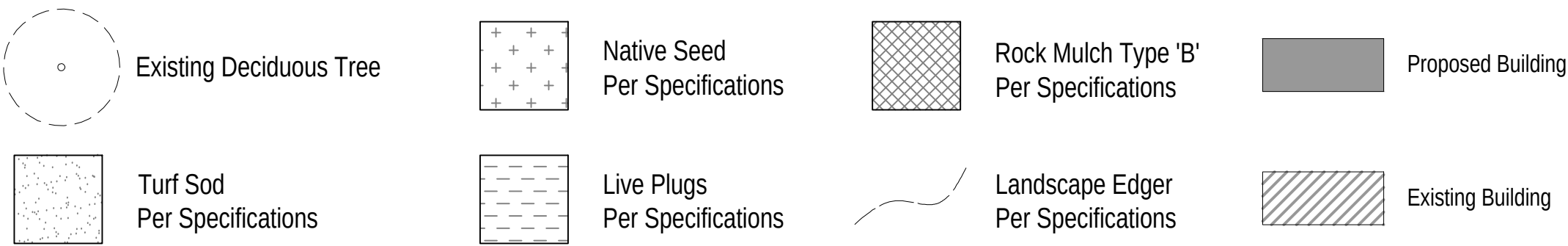
TREE PRESERVATION PLAN



MN



Landscape Symbols Legend:



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New Replacement Trees Proposed: 14
2020 Trees Removed: 3
2020 Replacement Trees Proposed: 3

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
EVERGREEN TREES						
	Ab	Abies balsamea	Balsam Fir	6' Hgt.	B&B	4
	Pd	Picea glauca 'Densata'	Black Hills Spruce	6' Hgt.	B&B	3
	Pw	Pinus alba	White Pine	6' Hgt.	B&B	4
	Pp2	Pinus ponderosa	Ponderosa Pine	6' Hgt.	B&B	4
OVERSTORY TREE						
	AS	Acer x freemanii 'Sienna'	Sienna Glen Maple	2.5' Cal.	B&B	2
	AO	Aesculus glabra	Ohio Buckeye	2.5' Cal.	B&B	3
	BR	Betula nigra	River Birch	10' Ht.	B&B	2
	BJ2	Betula platyphylla 'Jelppark'	Parkland Pillar® Asian White Birch	2.5' Cal.	B&B	3
	CO	Celtis occidentalis	Common Hackberry	2.5' Cal.	B&B	2
	GD2	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2.5' Cal.	B&B	2
	GD	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2.5' Cal.	B&B	2

NOTE: Trees shown on plan include both trees needed for mitigation as well as replacement trees for 2020 tree loss.

REPLACEMENT TREES PER 2020 PLAN | TOTAL: 3

- R1. 2.5" Acer x freemanii 'Sienna', Sienna Glen Maple
- R2. 2.5" Acer x freemanii 'Sienna', Sienna Glen Maple
- R3. 6' Picea glauca 'Densata', Black Hills Spruce

PROPOSED MITIGATION TREES PER BUILDING ADDITIONS

- M01. 6' H Pinus alba, White Pine
- M02. 6' H Pinus alba, White Pine
- M03. 6' H Pinus alba, White Pine
- M04. 6' H Pinus alba, White Pine
- M05. 6' H Pinus ponderosa, Ponderosa Pine
- M06. 6' H Pinus ponderosa, Ponderosa Pine
- M07. 6' H Pinus ponderosa, Ponderosa Pine
- M08. 6' H Pinus ponderosa, Ponderosa Pine
- M09. 2.5" Caliper, Celtis occidentalis, Common Hackberry
- M10. 2.5" Caliper, Celtis occidentalis, Common Hackberry
- M11. 10' H Betula nigra, River Birch
- M12. 10' H Betula nigra, River Birch
- M13. 2.5" Caliper, Gymnocladus dioica 'Espresso', Kentucky Coffeetree
- M14. 2.5" Caliper, Gymnocladus dioica 'Espresso', Kentucky Coffeetree

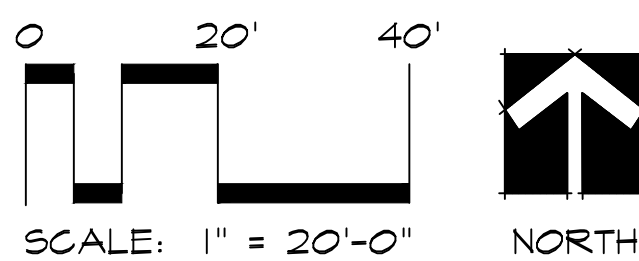
Landscape Requirements:

OPEN SPACE AREA = 57,196 Square Feet
REQUIRED DECIDUOUS TREES: 16
PROPOSED DECIDUOUS TREES: 16

REQUIRED CONIFEROUS TREES: 15
PROPOSED CONIFEROUS TREES: 15

REQUIRED SHRUBS: 34
PROPOSED SHRUBS: 34

NOTE: Refer to Civil 'Existing Conditions & Removals' Plan for Tree Removals. Unless otherwise noted on civil plans, grind stumps to a minimum of 24" below grade. Remove root debris and backfill hole with imported topsoil.



Pine Hill Elementary School Addition and Renovation

9015 HADLEY AVE S,
COTTAGE GROVE,
MN 55016

ISD #833: SOUTH WASHINGTON COUNTY SCHOOLS

8400 E. Point Douglas Rd S.,
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BKBM Project No. 24259.50

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CITY RESUBMITTAL - NOT FOR CONSTRUCTION

prepared by me or under my direct supervision and I am a duly Licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota

Jamin D. Hartberg
License Number: 480654 Date: 09/09/2025

Description	Revisions	
	Date	Num

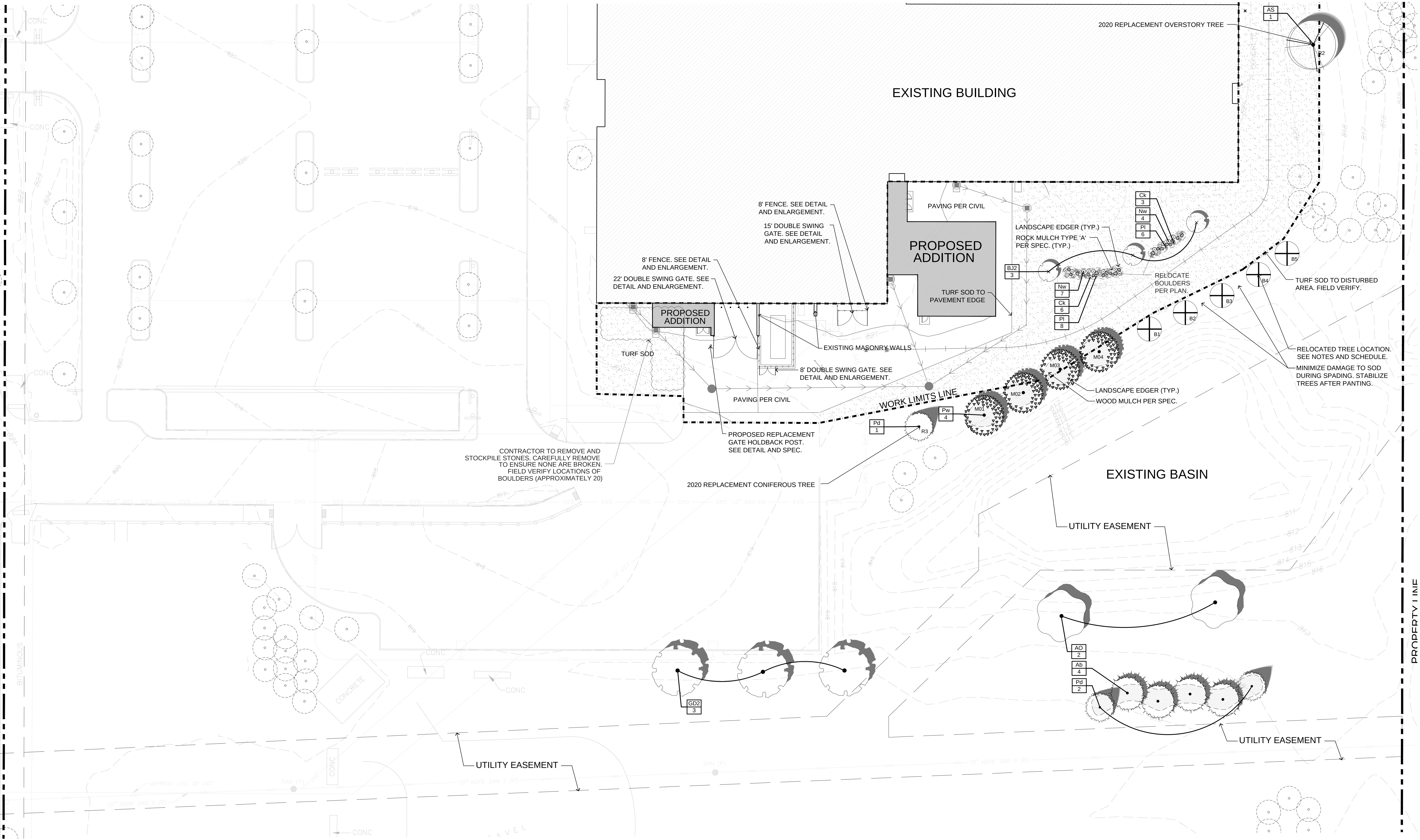
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Date: 09/09/2025
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LANDSCAPE PLAN NORTH

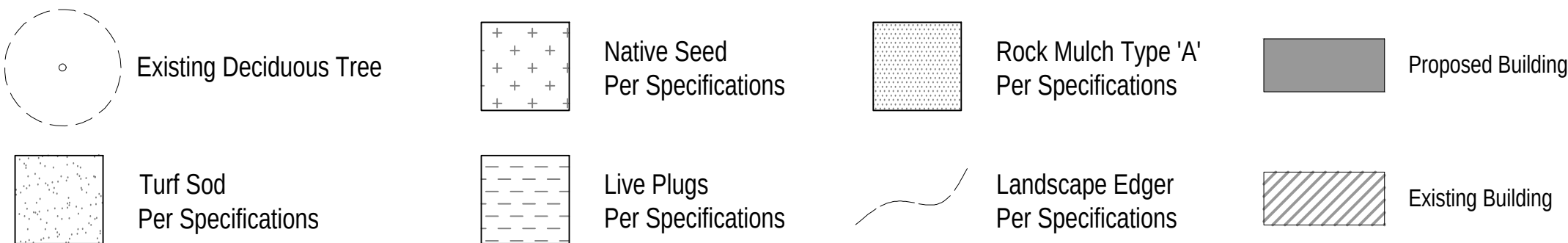
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Landscape Symbols Legend:



General Landscape Notes

1. Refer to Sheets L1.001 - L1.002 for Landscape Plans. Refer to Sheet L1.003-L1.004 for Landscape Notes, Details, & Schedules.
2. Refer to Sheet L1.005 for Fencing Enlargement, Details, and Notes.
3. Refer to Sheet L.0.000 for Existing Tree Conditions / Exhibit. Refer to Sheets L1.000 & L1.006 for Tree Preservation and Mitigation.
4. Refer to Civil Engineer's plans for site plan layout, dimensions, grading, drainage and concrete specifications.
5. Contractor to Coordinate all work with Owner.
6. Protect adjacent areas from damage during construction.
7. See written specifications for additional requirements.
8. Place topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise. See specifications.
9. All fine grading of turf areas shall be the responsibility of the sod sub-contractor(s), including sub-cut work. Field verify disturbance upon mobilization - actual sod areas may differ from anticipated limits shown on plan.
10. Existing Significant Trees Removed: 14
New Replacement Trees Proposed: 14
2020 Trees Removed: 3
2020 Replacement Trees Proposed: 3

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
ANNUALS/PERENNIALS						
	Nw	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.	Pot	11
	PI	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	Pot	14
GRASSES						
	Ck	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	Pot	9

NOTE: Trees shown on plan include both trees needed for mitigation as well as replacement trees for 2020 tree loss.

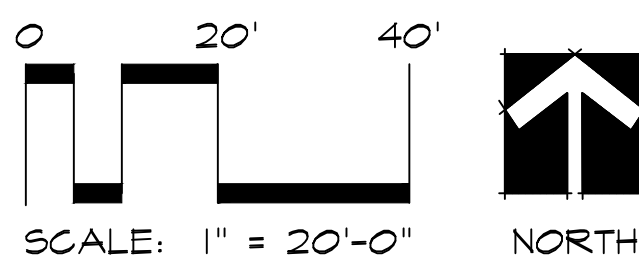
Landscape Requirements:

OPEN SPACE AREA = 57,196 Square Feet
REQUIRED DECIDUOUS TREES: 16
PROPOSED DECIDUOUS TREES: 16

REQUIRED CONIFEROUS TREES: 15
PROPOSED CONIFEROUS TREES: 15

REQUIRED SHRUBS: 34
PROPOSED SHRUBS: 34

NOTE: Refer to Civil 'Existing Conditions & Removals' Plan for Tree Removals. Unless otherwise noted on civil plans, grind stumps to a minimum of 24" below grade. Remove root debris and backfill hole with imported topsoil.



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LANDSCAPE PLAN SOUTH

L1.002

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Landscape Notes and Requirements:

1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth. Western Red Cedar wood mulch. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burflap from top third of root ball before final soil back-fill and mulch. Dyed or Colorized mulch is strictly prohibited.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be located and staked as shown. Install 6" diameter perforated white PVC trunk guards on all new deciduous trees by November 1st. Remove tree watering bags at this time.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. All plant materials shall be fertilized upon installation as specified.
9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
12. Contractor is responsible for ongoing maintenance of all newly installed material, per specifications. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
13. Warranty: The contractor shall guarantee newly planted material through one calendar year from the date of punch list inspection. Plants that exhibit more than 30% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide 6" dia. PVC trunk guards on deciduous trees. Prune dead wood prior to the warranty review meeting.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. Irrigation & Watering: The landscape contractor shall provide temporary irrigation. Refer to the Turf and Grasses Specification Section 32 92 00 for temporary irrigation requirements. Additionally, all trees planted outside of the irrigation coverage area shall receive tree watering bags. Tree watering bags to be installed and filled with water by the Contractor. Refer to spec section 32 93 00 for more information.
18. Landscape Edging: 5.5" Black Professional Grade Polyethylene Edging. See Specifications.
19. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
20. Unless otherwise noted/indicated, all new landscape beds to receive Rock Mulch Type 'A': 3/8" trap rock chips over weed mat per specifications. As indicated on plan, areas to receive Rock Mulch Type 'B' shall be 1-1/2" river rock over 5oz. free-draining geotextile fabric.
21. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
22. Turf Sodding and Seeding activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2024 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty. An acceptable stand of seeded turf is lush, full, and weed-free. See specifications for maintenance requirements.
23. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation.
24. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
25. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
26. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
27. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
28. See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.
29. Topsoil Requirements: 4" (minimum) depth of topsoil is required on all projects. See Specifications for additional requirements. Specifications supersede this note if a deeper topsoil depth is listed.
30. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
31. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.
32. Relocated (Spaded Trees): Landscape contractor is responsible for machine moving the 5 trees as shown on plan to their new location(s). Once trees are placed in their new location(s), they are to be mulched-in and given two (2) tree watering bags. There shall be a one year warranty for all transplanted trees. Timing of this work shall be such that the trees are transplanted at the same time as the erosion fence is installed, at the very beginning of the project.

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NATIVE SEED REQUIRED MAINTENANCE - 3 YRS:

Native Grass and Forb Mixtures (mixtures beginning with the number 3)

- Year 1
- Establishment (spring seeding):
- 1) Prepare site - Late April - May
- 2) Seed - May 1 - June 1
- Maintenance:
- 1) Mow (6-8 inches) - every 30 days after planting until September 30.
- 2) Weed Control - mowing should keep control annual weeds. Spot spray thistles, etc.

- Establishment (fall seeding):
- 1) Prepare site - Late August - early September
- 2) Seed - late September to freeze-up
- Maintenance (following season):
- 1) Mow (6-8 inches) - once in May, June, and July
- 2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.

- Evaluation:
- 1) Cover crop growing within 2 weeks of planting (except dormant plantings).
- 2) Seedlings spaced 1-6 inches apart in drill rows.
- 3) Native grass seedlings may only be 4-6 inches tall.
- 4) If there is a flush of growth from foxtail etc., mow as necessary.

- Year 2
- Maintenance:
- 1) Mow (6-8 inches) one time between June 1 - August 15 before weeds set seed.
- 2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
- 3) Some sites may not require much maintenance the second year.

- Evaluation:
- 1) Cover crop will be gone unless winter wheat was used in a fall planting.
- 2) Grasses forming clumps 1-6 inches apart in drill rows, but still short.
- 3) Some flowers should be blooming (black-eyed Susans, bergamot, etc.).
- 4) If there is a flush of growth from foxtail etc., mow site.

- Year 3
- Maintenance:
- 1) Mow only if necessary.
- 2) Weed Control - Spot spray thistles, etc.
- 3) Sites usually do not require much maintenance the third year.
- Evaluation:
- 1) Planting should begin looking like a prairie - tall grasses, flowers, etc.
- Long-term
- Maintenance:
- 1) Weed Control - Spot spray thistles, etc.
- 2) Burning (3-5 year rotation) alternate spring and fall if possible.
- 3) Haying (3-5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).
- 4) Burning two years in a row will really "clean up" rough-looking sites.

NATIVE SEEDING INSTALLATION METHOD:

Drop Seeding Onto Tilled Sites
This is the "standard" method for seeding on prepared sites such as those on construction projects.

- a) Site Preparation: The site should be prepared by loosening topsoil to a minimum depth of 3 inches.
- b) Fertilizer: Use a fertilizer analysis based on a soil test or a general recommendation is a 10-10-10 (NPK) commercial grade analysis at 200 lbs/acre.
- c) Seed Installation: Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted. Keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a cultipacker assembly to ensure seed-to-soil contact.
- d) Seeding Rates: Rates are specified in the mixture tabulation for the specified mix.
- e) Packing: If the drop seeder is not equipped with a cultipacker, the site should be cultipacked following the seeding to ensure seed-to-soil contact.
- f) Mulch: Cover soil with a hydromulch consisting of natural wood fiber or paper fiber, water, and M-Binder at 100 lbs per acre.

Note: Heavy equipment is not allowed in the infiltration basins to keep soils from getting compacted. If any compaction occurs due to seeding operations, the soils must be uncompacted.

NATIVE SEED MIX:

Native Seed Areas noted per plan: (unless otherwise noted on civil plans), shall be: Shooting Star Native Seeds Dry Short Prairie Mix; drop seeded into the topsoil layer at 30.0 lbs per acre, plus 10.0 lbs per acre of additional Annual Oats (Avena sativa). Add an additional 1.0 lb per acre of Shooting Star Native Seeds Dry Forbs Enhancement Mix. Submit seed mix for approval. See specifications. Grading and Erosion Control per Civil Plans and Specifications.

Description: SSNS Dry Short Prairie Mix
Seeding Rate: 10 lb/acre (64.4 seeds/square foot)
Notes: Soil - Dry Mesic to Dry, Sun - Full

Common Name	Scientific Name	% of Mix	Seeds/ft ²	Total
Grasses				
Sideoats Grama	Bouteloua curtipendula	32.00%	7.1	3.200 PLS lb
Blue Grama	Bouteloua gracilis	5.00%	7.3	0.500 PLS lb
Prairie Brome	Bromus kalmii	2.00%	0.6	0.200 PLS lb
Slender Wheatgrass	Elymus trachycaulus	5.00%	1.3	0.500 PLS lb
June Grass	Koeleria macrantha	1.00%	7.3	0.100 PLS lb
Little Bluestem	Schizachyrium scoparium	25.00%	13.8	2.500 PLS lb
Rough Dropseed	Sporobolus compositus	8.00%	8.8	0.800 PLS lb

Sedges & Rushes				
Bicknell's Sedge	Carex bicknellii	1.20%	0.7	0.120 PLS lb
Plains Oval Sedge	Carex brevior	0.80%	0.9	0.080 PLS lb

Forbs				
Prairie Onion	Allium stellatum	0.80%	0.3	0.080 PLS lb
Lead Plant	Amorpha canescens	2.00%	1.2	0.200 PLS lb
Common Milkweed	Asclepias syriaca	1.40%	0.2	0.140 PLS lb
Butterfly Milkweed	Asclepias tuberosa	0.80%	0.1	0.080 PLS lb
White Wild Indigo	Baptisia alba	1.00%	0.1	0.100 PLS lb
New Jersey Tea	Ceanothus americanus	0.40%	0.1	0.040 PLS lb
Partridge Pea	Chamaecrista fasciculata	4.00%	0.4	0.400 PLS lb
White Prairie Clover	Dalea candida	0.60%	0.4	0.060 PLS lb
Purple Prairie Clover	Dalea purpurea	1.60%	1.1	0.160 PLS lb
Prairie Cinquefoil	Drymonallis arguta	0.20%	1.7	0.020 PLS lb
Stiff Sunflower	Helianthus pauciflorus	0.40%	0.1	0.040 PLS lb
Round-headed Bush Clover	Lespedeza capitata	0.60%	0.2	0.060 PLS lb
Rough Blazing Star	Liatris aspera	0.40%	0.2	0.040 PLS lb
Wild Lupine	Lupinus perennis	0.40%	0.0	0.040 PLS lb
Wild Bergamot	Monarda fistulosa	0.40%	1.0	0.040 PLS lb
Wild Quinine	Parthenium integrifolium	0.40%	0.1	0.040 PLS lb
Foxglove Beardtongue	Penstemon digitalis	0.20%	1.0	0.020 PLS lb
Large-flowered Beardtongue	Penstemon grandiflorus	0.60%	0.3	0.060 PLS lb
Prairie Wild Rose	Rosa arkansana	0.80%	0.1	0.080 PLS lb
Black-eyed Susan	Rudbeckia hirta	0.60%	2.0	0.060 PLS lb
Gray Goldenrod	Solidago nemoralis	0.20%	2.2	0.020 PLS lb
Stiff Goldenrod	Solidago rigida	0.20%	0.3	0.020 PLS lb
Heath Aster	Symphyotrichum ericoides	0.20%	1.5	0.020 PLS lb
Sky Blue Aster	Symphyotrichum oolentangiense	0.40%	1.2	0.040 PLS lb
Ohio Spiderwort	Tradescantia ohiensis	0.40%	0.1	0.040 PLS lb
Hoary Vervain	Verbena stricta	0.60%	0.6	0.060 PLS lb
Heartleaf Alexanders	Zizia aptera	0.40%	0.2	0.040 PLS lb

Description: SSNS Dry Forbs Enhancement Mix
Seeding Rate: 1 lb/acre (4.9 seeds/square foot)
Notes: Soil - Dry Mesic to Dry, Sun - Full to Partial

Common Name	Scientific Name	% of Mix	Seeds/ft ²	Total
Forbs				
Prairie Onion	Allium stellatum	10.00%	0.4	0.100 PLS lb
Butterfly Milkweed	Asclepias tuberosa	14.00%	0.2	0.140 PLS lb
Pale Purple Coneflower	Echinacea pallida	32.00%	0.6	0.320 PLS lb
Rough Blazing Star	Liatris aspera	10.00%	0.6	0.100 PLS lb
Large-flowered Beardtongue	Penstemon grandiflorus	12.00%	0.6	0.120 PLS lb
Black-eyed Susan	Rudbeckia hirta	4.00%	1.4	0.040 PLS lb
Sky Blue Aster	Symphyotrichum oolentangiense	2.00%	0.6	0.020 PLS lb
Ohio Spiderwort	Tradescantia ohiensis	16.00%	0.5	0.160 PLS lb

BASIN BOTTOM: LIVE PLUG SCHEDULE:

Plug Spacing:	Scientific Name	Common Name	Size	Root
24" On-Center	Bolboschoenus fluviatus	River Bullrush	FLAT	PLUG
(Provide a random and equal mixture of the plants listed)	Calamagrostis canadensis	Blue Joint Grass	FLAT	PLUG
	Carex pellita	Wooley Sedge	FLAT	PLUG
	Carex bebbii	Bebb's Sedge	FLAT	PLUG
	Carex vulpinoidea	Fox Sedge	FLAT	PLUG
	Carex comosa	Bottle Brush Sedge	FLAT	PLUG
	Carex lacustris	Lake Sedge	FLAT	PLUG
	Carex stricta	Tussock Sedge	FLAT	PLUG
	Juncus effusus	Common Rush	FLAT	PLUG
	Scirpus atrovirens	Green Bulrush	FLAT	PLUG
	Scirpus cyperinus	Woolgrass	FLAT	PLUG
	Spartina pectinata	Cord Grass	FLAT	PLUG

* Contractor is to evenly distribute the allocated amount of prairie plugs throughout the basin areas located within the site accordingly.

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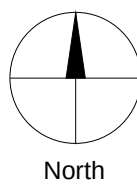
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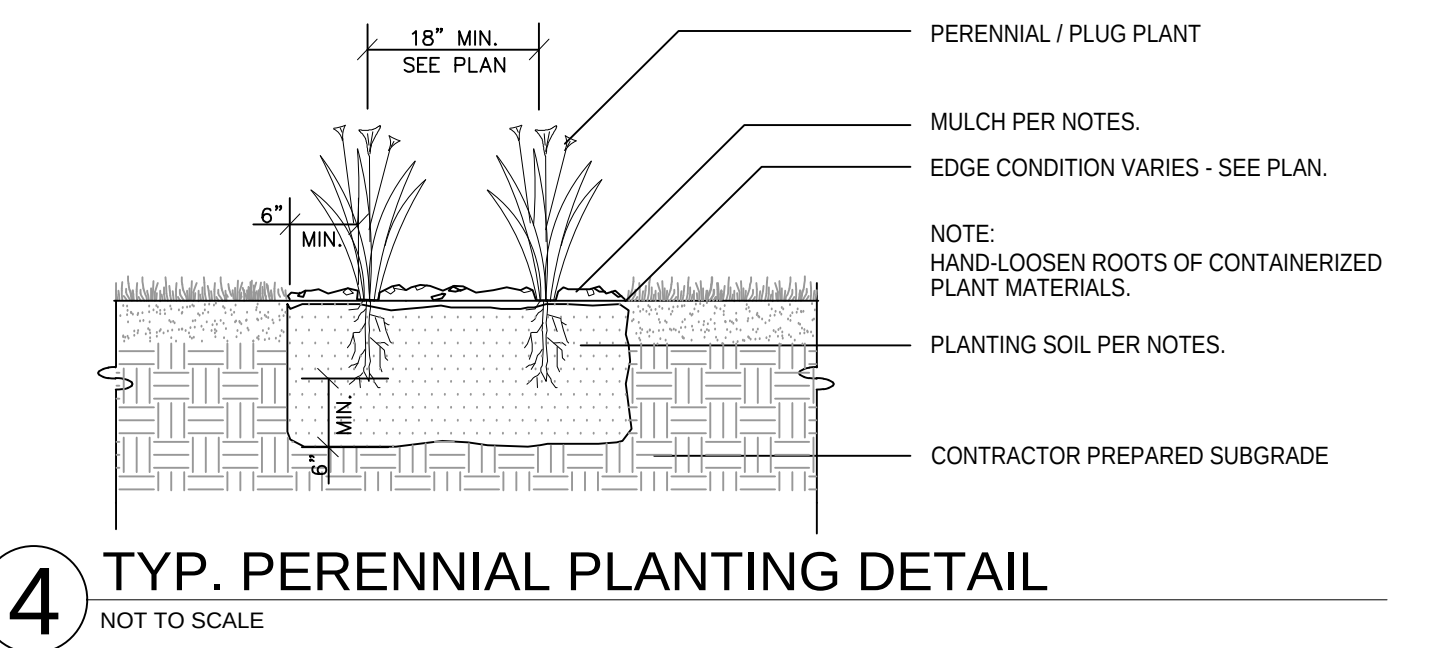
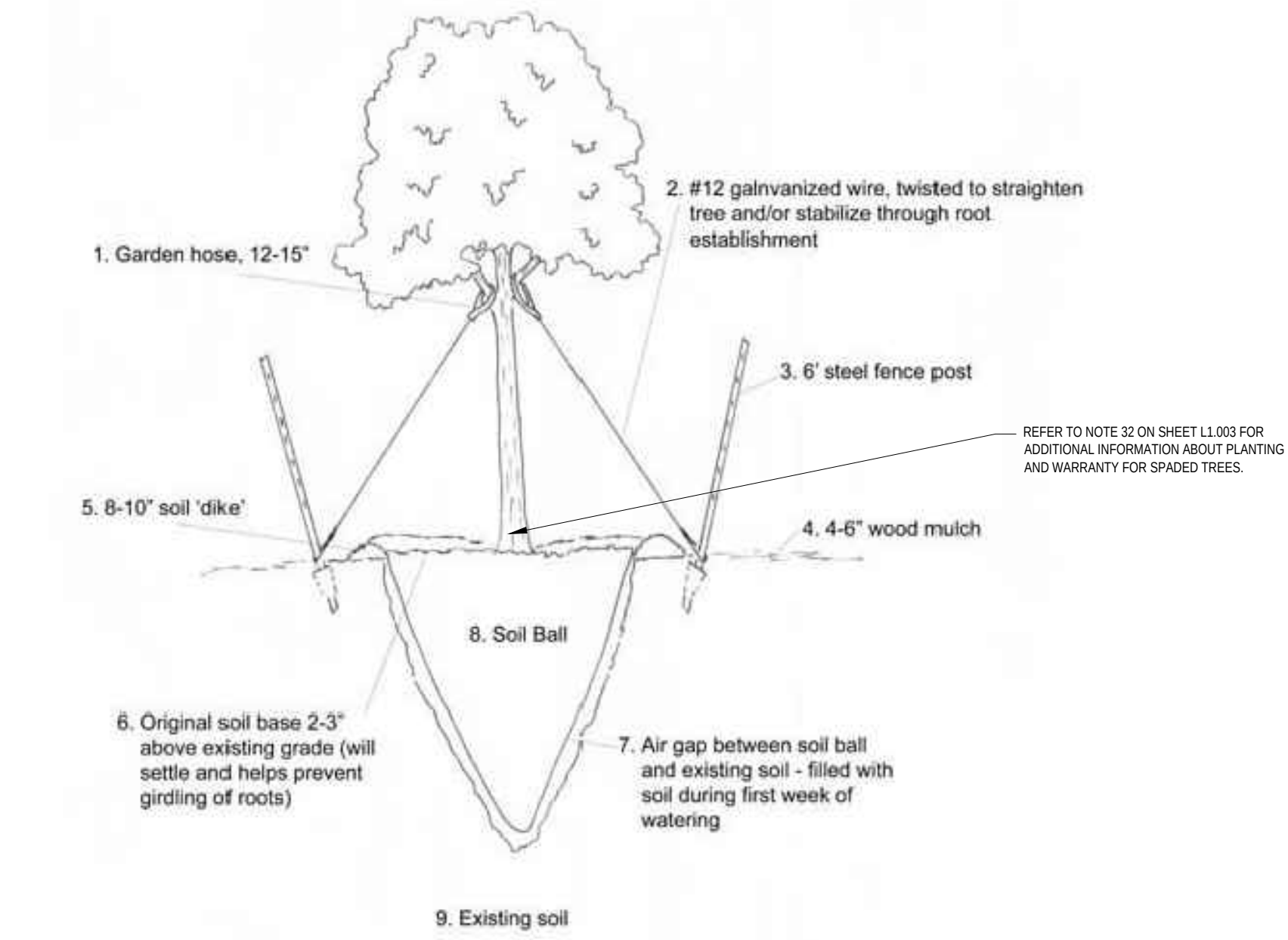
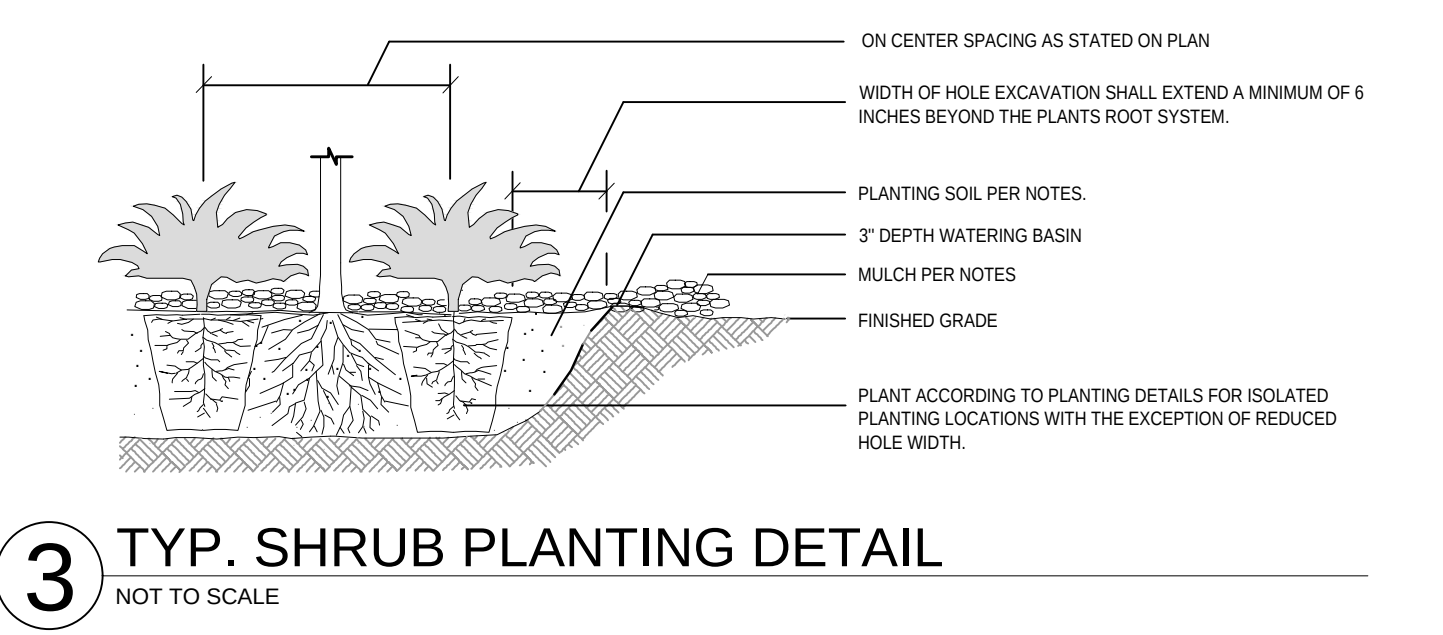
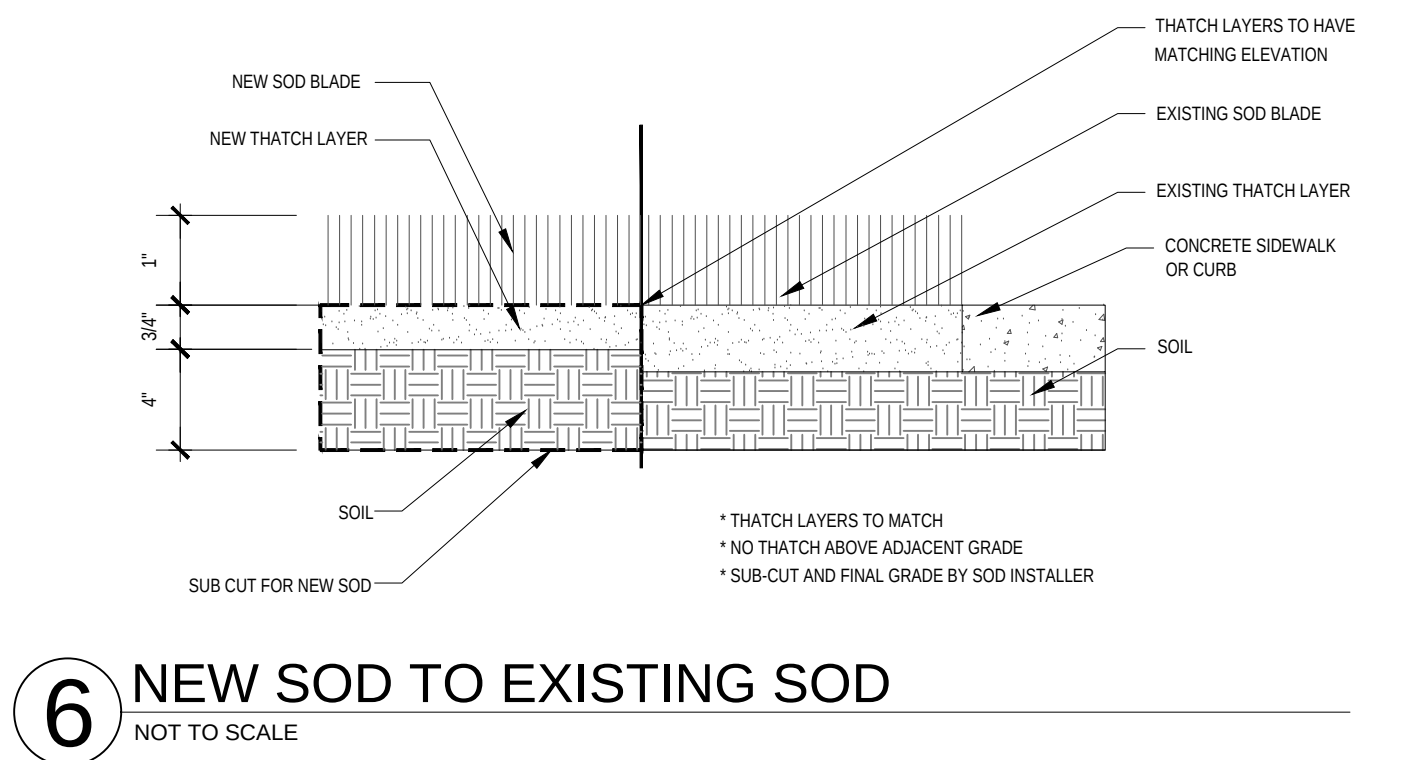
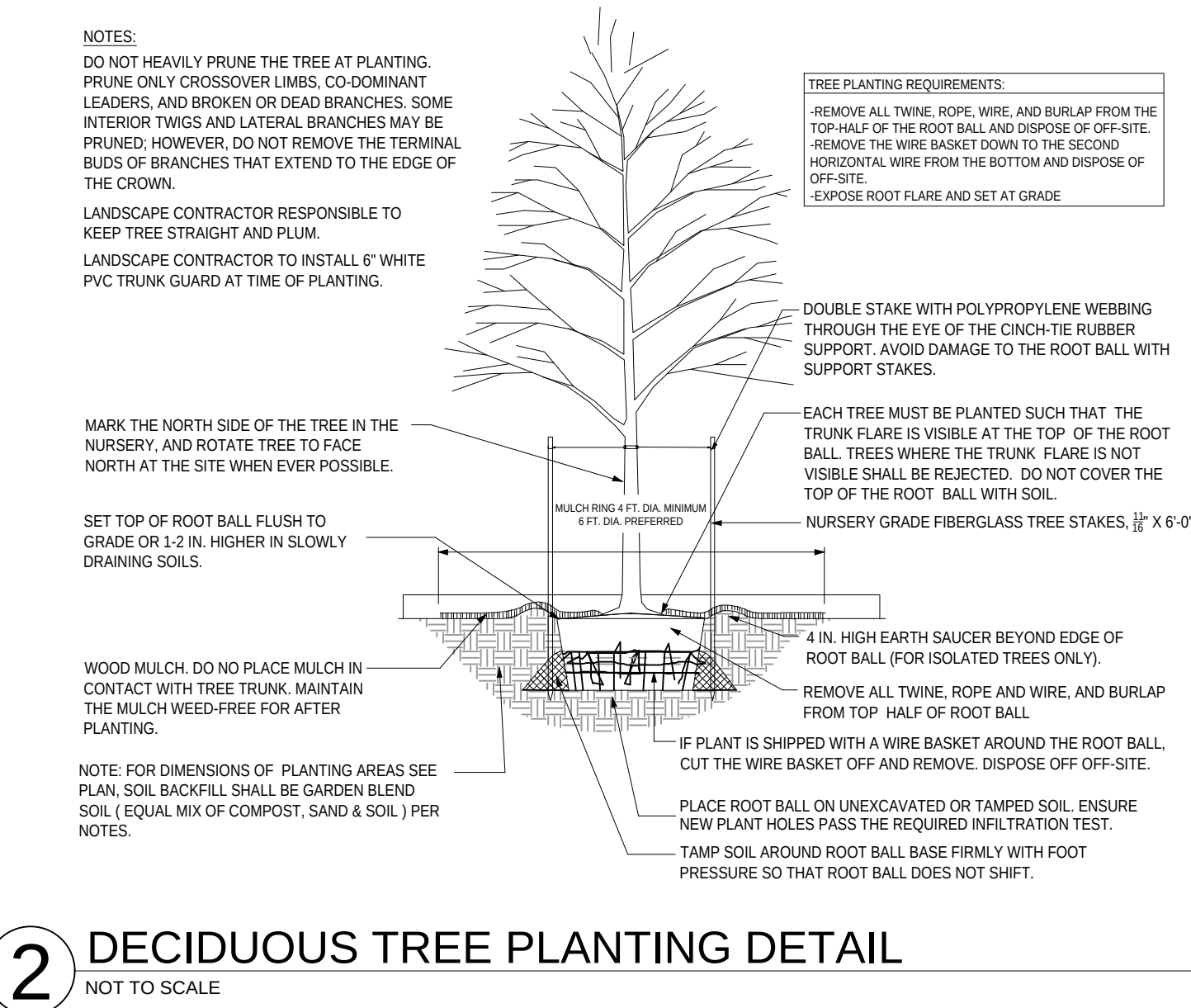
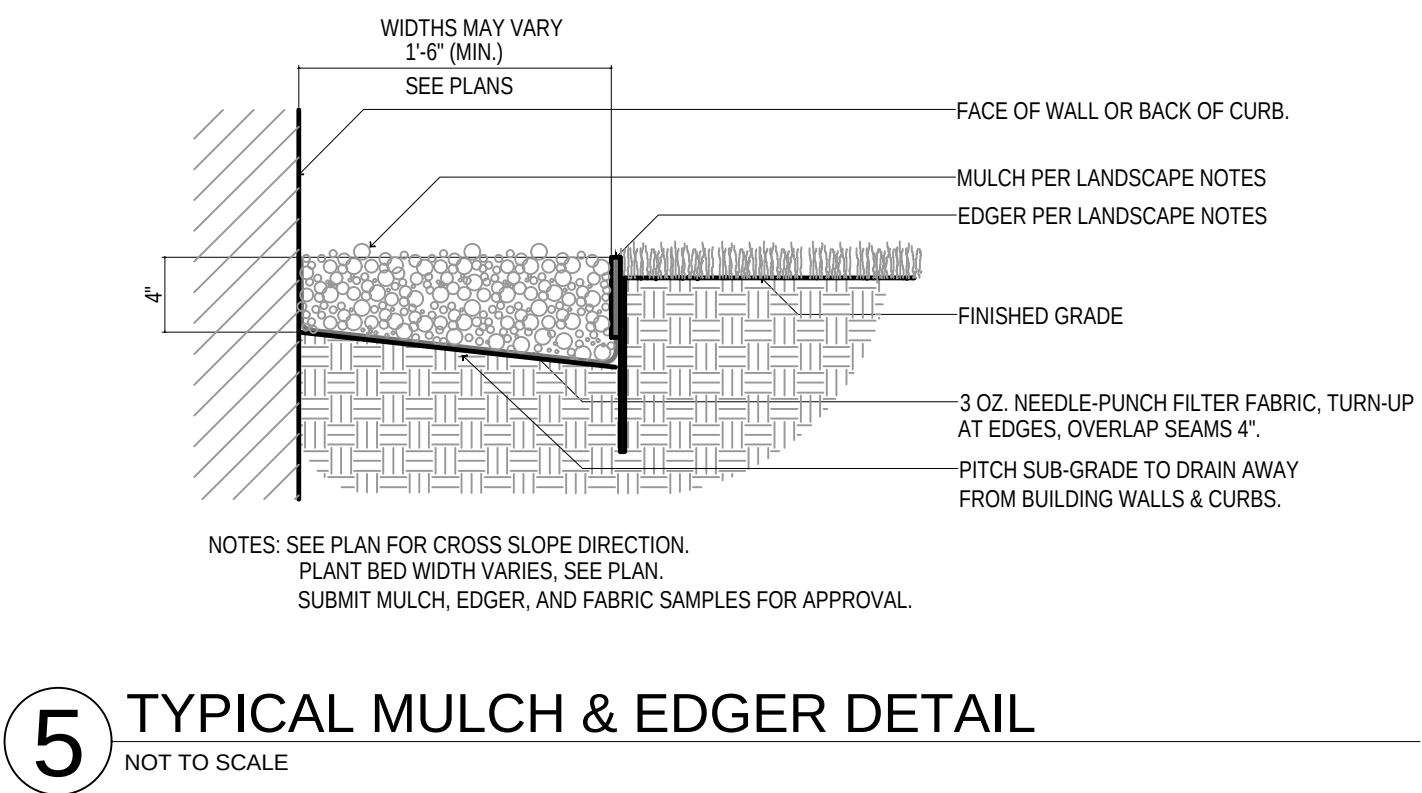
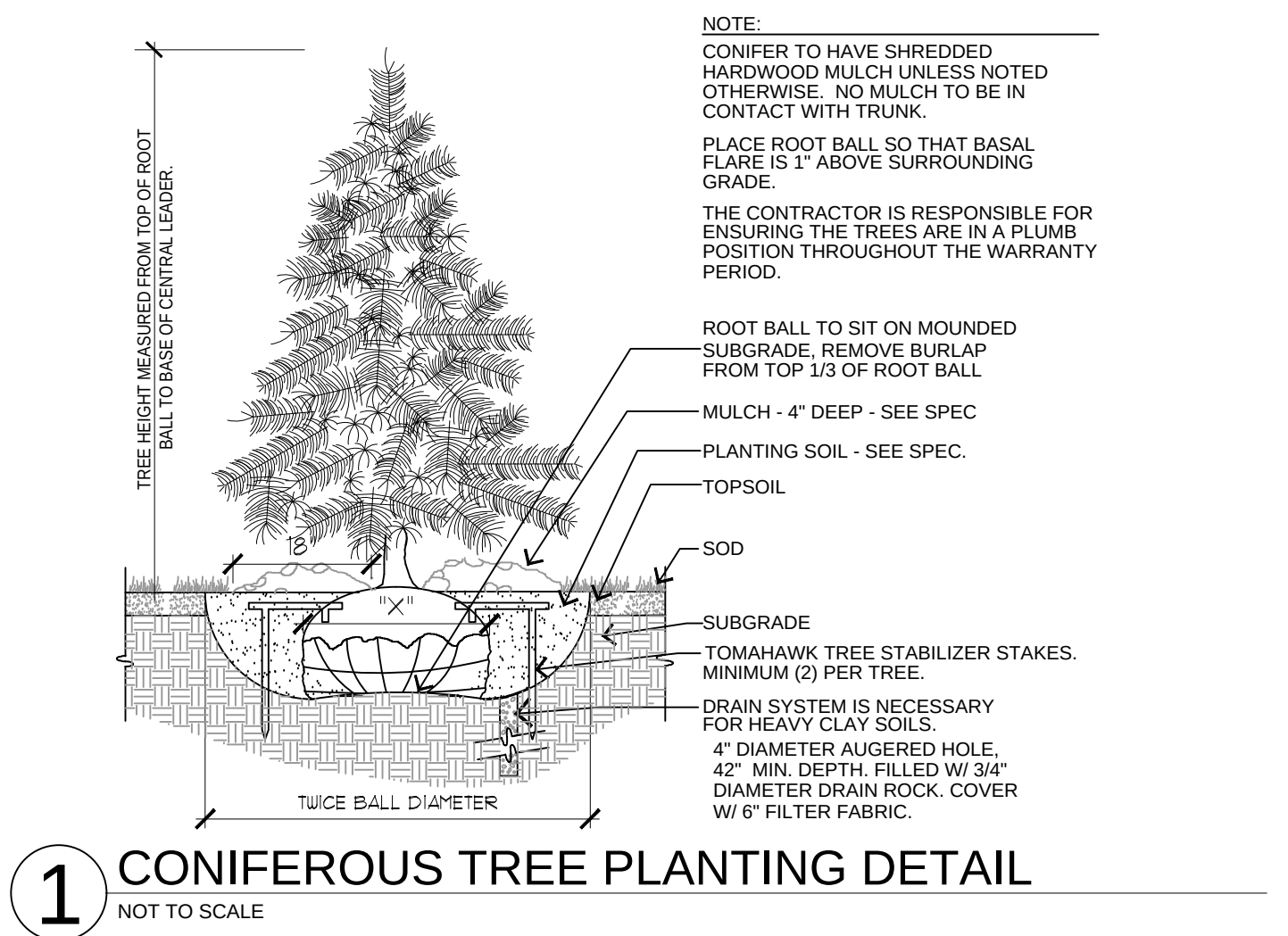
LANDSCAPE NOTES AND SCHEDULES

L1.003

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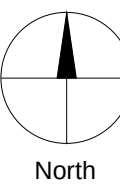
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LANDSCAPE DETAILS



L1.004



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**CITY
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CONSTRUCTION**

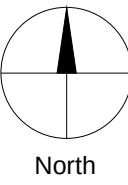
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed **PROFESSIONAL LANDSCAPE ARCHITECT** under the laws of the State of **MISSISSIPPI**.

PRELIMINARY

Benjamin D. Hartberg

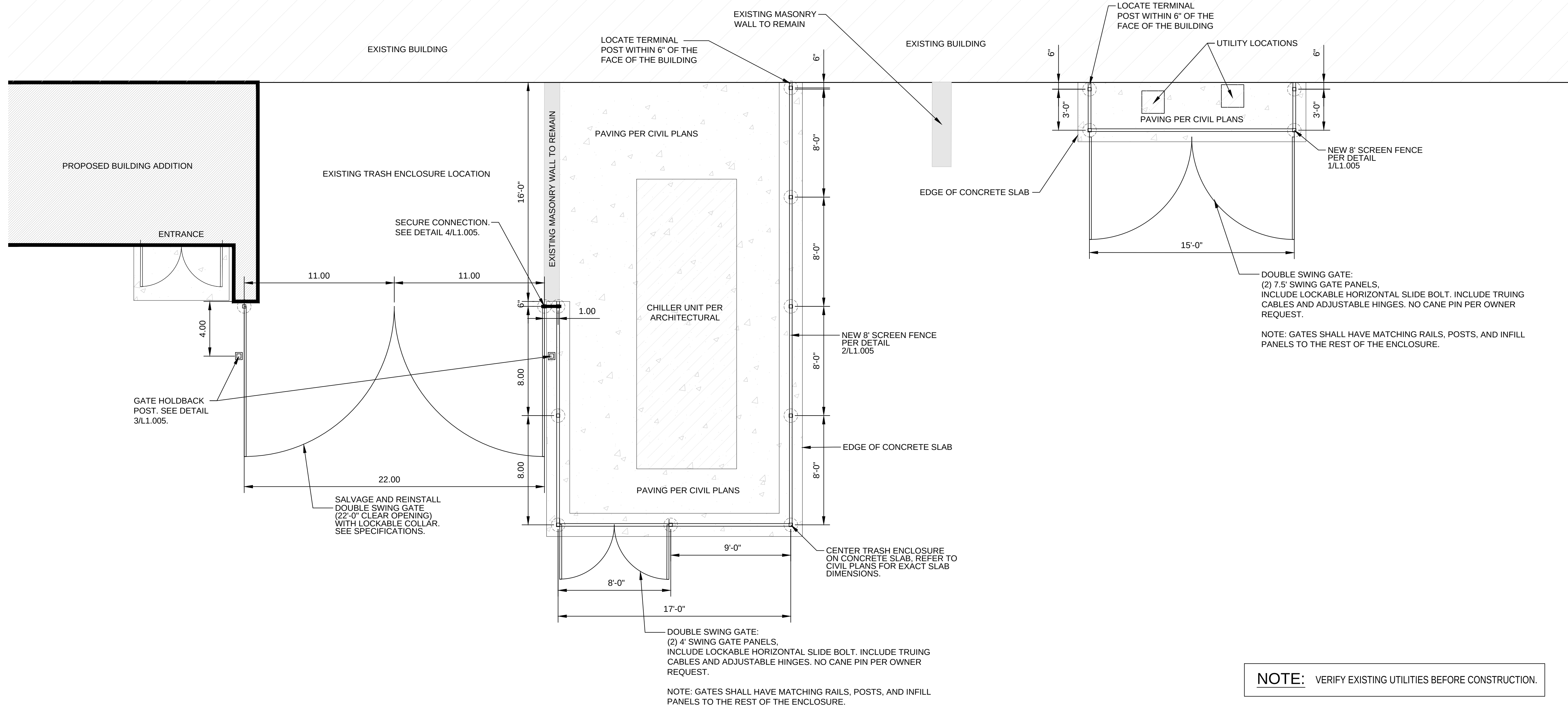
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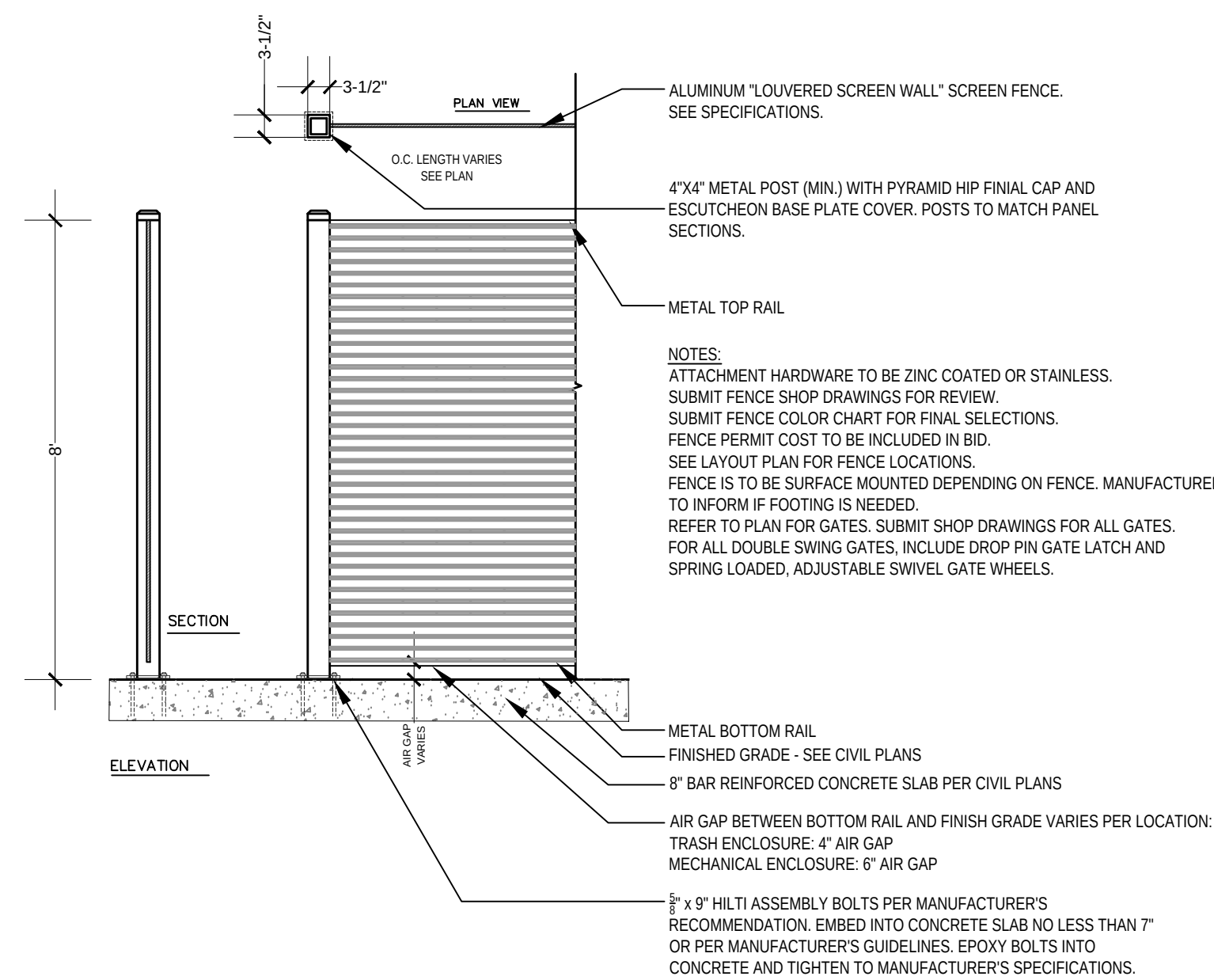


FENCING ENLARGEMENT, DETAILS, AND NOTES

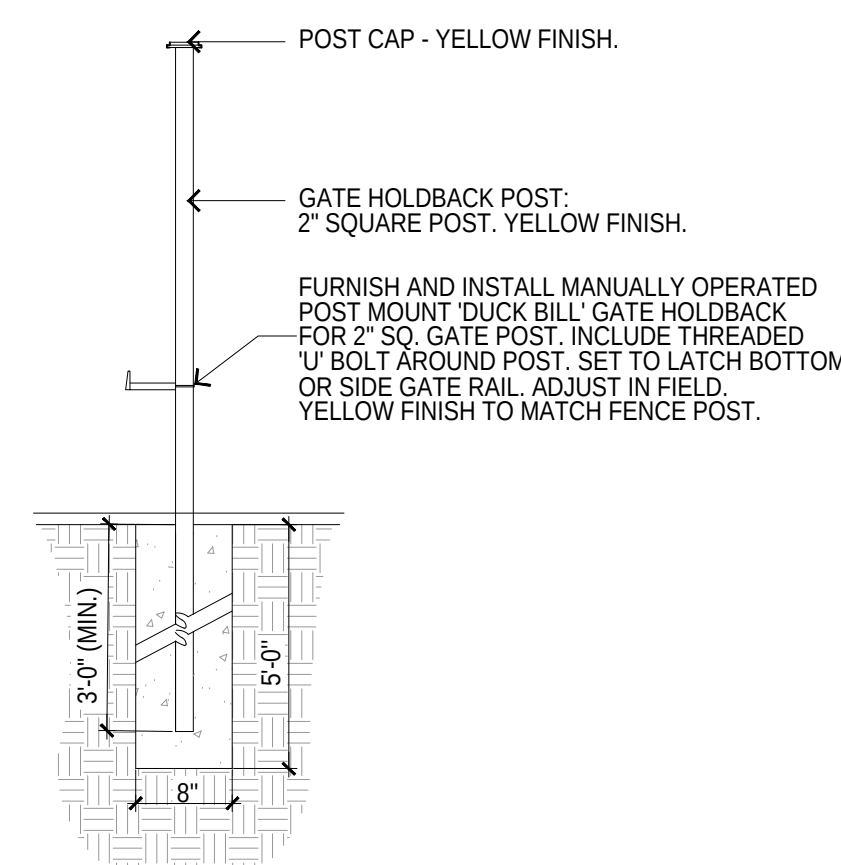
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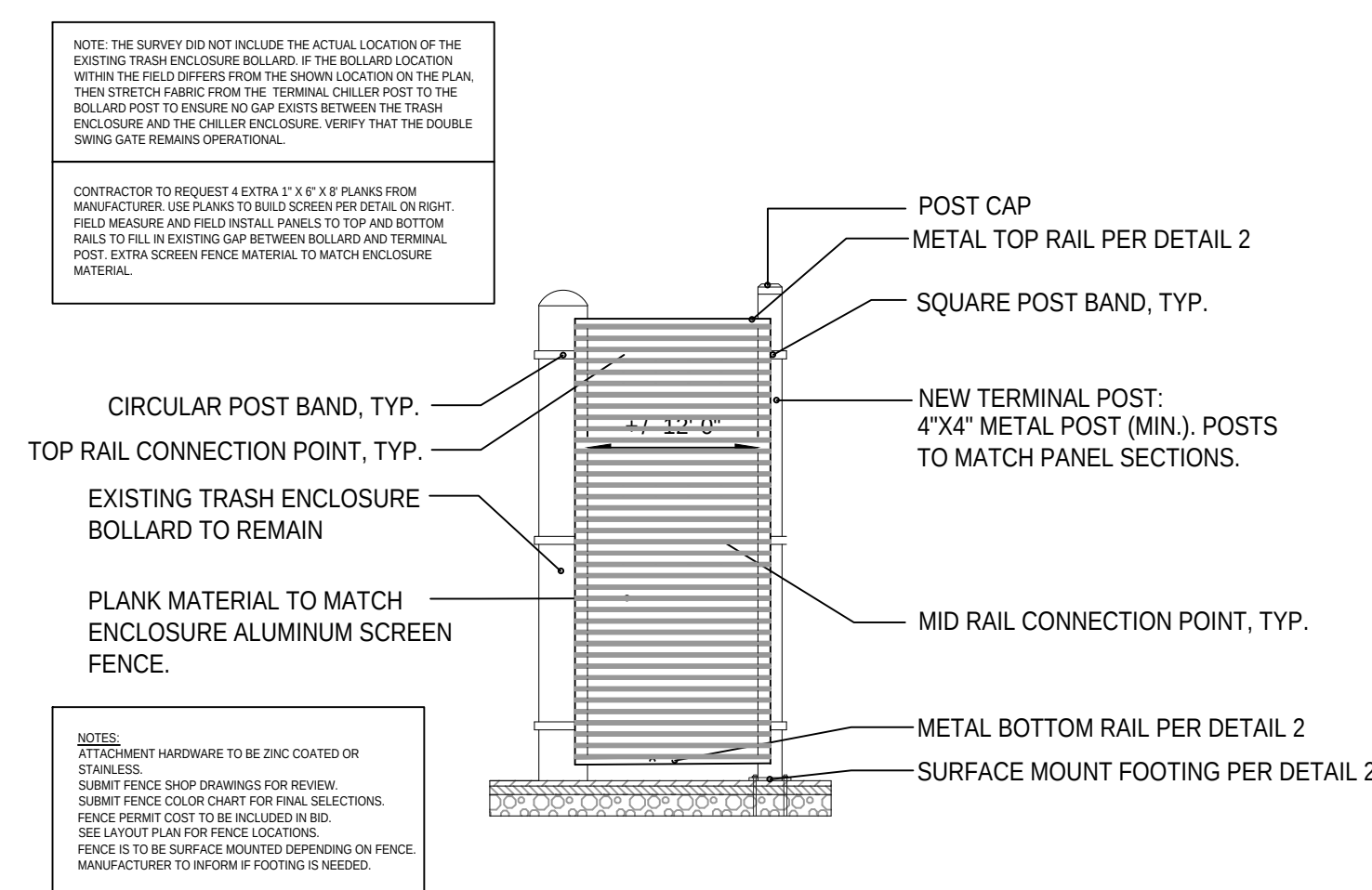
1 TRASH ENCLOSURE AND UTILITY ENCLOSURE ENLARGEMENT



2 8' ALUMINUM "LOUVERED SCREEN WALL" DETAIL



3 GATE HOLDBACK DETAIL



4 SECURE CONNECTION BETWEEN POSTS DETAIL

Scale: 1" = 20'-0"

To: Kyle Uecker, Director of Facilities
South Washington County School District

From: Matt Pacyna, PE, Principal
Transportation Collaborative & Consultants, LLC

Date: July 17, 2025

Subject: Pine Hill Elementary School Expansion Traffic Study

INTRODUCTION

TC2 completed a traffic study for the proposed Pine Hill Elementary School expansion in the City of Cottage Grove. The subject site, shown in [Figure 1](#), is generally southeast of the Hadley Avenue and 90th Street intersection. The main objectives of the study are to identify existing traffic operations within the study area, evaluate potential impacts of the proposed expansion, and recommend improvements, if necessary, to ensure safe and efficient operations for all users. The following study assumptions, methodology, and findings are offered for consideration.

Figure 1 Subject Site



EXISTING CONDITIONS

Existing conditions were reviewed within the study area to establish current traffic conditions to help determine impacts associated with the proposed expansion. The evaluation of existing conditions included collecting traffic volumes, observing transportation characteristics, and analyzing crash history and intersection capacity, which are described in the following sections.

Traffic Volumes

Vehicular intersection turning movement and pedestrian / bicyclist counts were collected at the following locations on Tuesday, April 8, 2025. The data was collected from 7 to 9 a.m. and 2 to 6 p.m. Existing school hours of operation are generally from 8:40 a.m. to 3:10 p.m.

- Hadley Avenue and 90th Street
- Hadley Avenue and North School Access
- Hadley Avenue and Central School Access
- Hadley Avenue and South School Access
- Hadley Avenue and 92nd Street
- Hadley Avenue and 94th Street
- Hadley Avenue and 95th Street

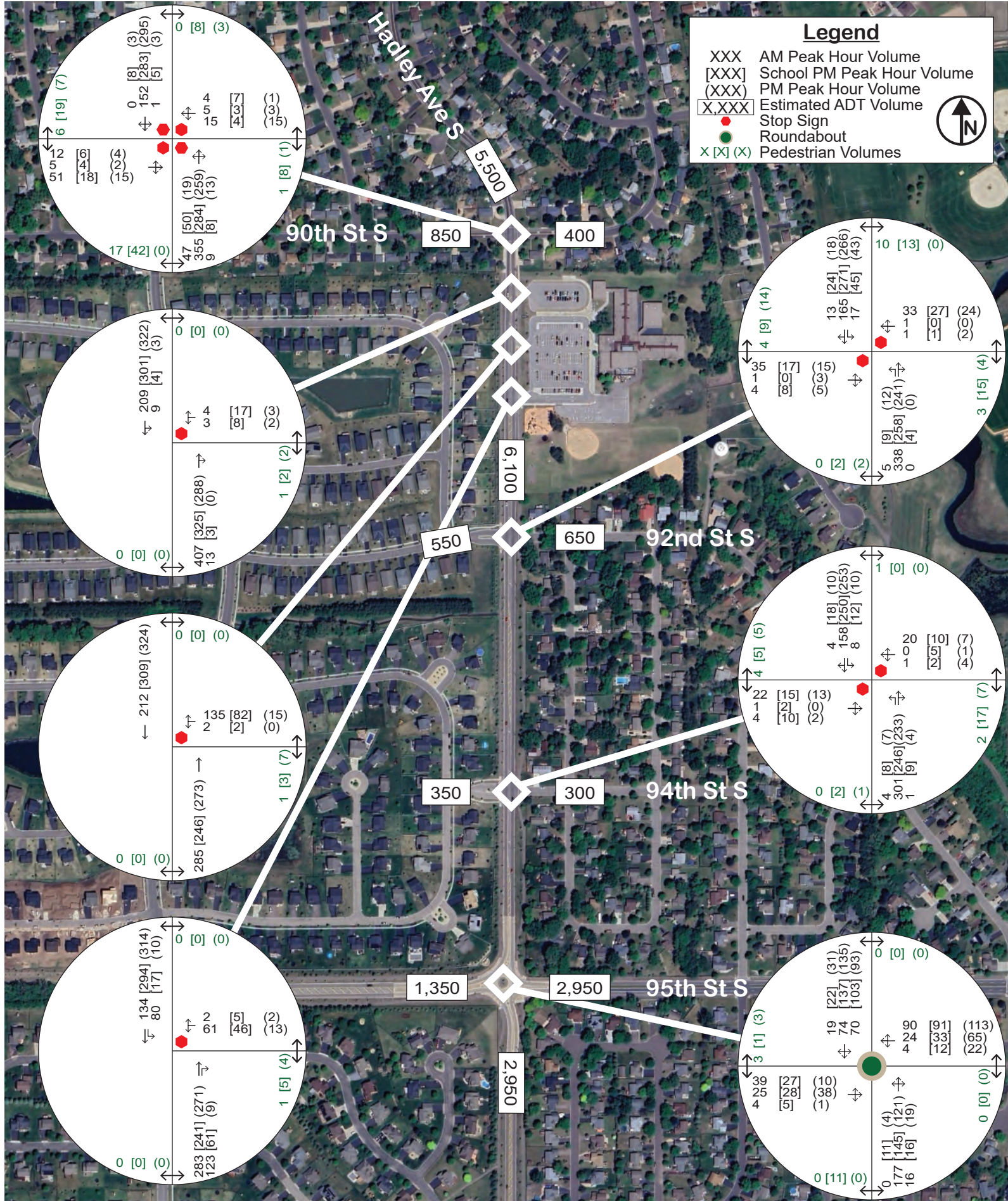
The a.m., school p.m., and p.m. peak hours within the study area represent 7:45 to 8:45 a.m., 2:45 to 3:45 p.m., and 4:00 to 5:00 p.m., respectively. Average daily traffic (ADT) volumes were provided by MnDOT and / or estimated based on the data collected.

Transportation Characteristics

Observations were conducted within the study area to identify various transportation characteristics such as roadway geometry, traffic controls, speed limits, and multimodal facilities. A general overview of key roadways within the study area is as follows:

- **Hadley Avenue** – a 2-lane undivided major collector with left turn lanes at most intersections south of 90th Street. There is a multi-use trail along both sides of the roadway south of 90th Street and no multimodal facilities to the north. The speed limit varies from 30-mph north of 92nd Street to 35-mph to the south; there is a 20-mph advisory school zone speed limit near Pine Hill Elementary School.
- **90th Avenue** – a 2-lane local roadway with no turn lanes. There are no multimodal facilities along the roadway and the speed limit is 30-mph.
- **95th Avenue** – a 2-lane local roadway to the west of Hadley Avenue and a major collector to the east. There is a multi-use trail along both sides of the roadway. The speed limit is 30-mph west of Hadley Avenue and 35-mph to the east.

The Hadley Avenue / 90th Street intersection has all-way stop control, while the Hadley Avenue / 95th Street intersection is controlled by a single-lane roundabout. All other study intersections have side-street stop control. Note that during the a.m. and school p.m. peak periods, there is a crossing guard present at the Hadley Avenue / 90th Street intersection. Existing geometrics, traffic controls, and volumes within the study area are in [Figure 2](#).



Crash History

Five years of crash history within the study area (January 2020 through December 2024) was reviewed using data from *MnDOT’s Crash Mapping Analysis Tool* (MnCMAT). There was a total of 13 crashes reported along Hadley Avenue during the review period. Eight (8) of the 13 crashes occurred at the Hadley Avenue / 95th Street intersection, including one (1) “severe” crash (i.e., a serious injury) which was a medical issue and not associated with the intersection design / configuration. There were three (3) left-turn / angle crashes reported at the Hadley Avenue / South Pine Hill School Access during the morning school arrival period; two (2) occurred in 2022 and one (1) in 2024; no crashes resulted in any severe injuries at this location. A review of crash and severity rates indicates that these intersections operate within the normal range for intersections with similar characteristics; detailed results are shown in the Appendix. Thus, there does not appear to be any safety issues within the study area from a crash history perspective.

Vehicle Speeds

As part of the data collection, vehicle speed data was recorded along Hadley Avenue at two (2) locations between Monday, April 7, 2025 and Wednesday, April 9, 2025. One (1) location was between the central and south Pine Hill Elementary School driveways and one (1) location was between 92nd Street and 94th Street. The recorded vehicle speed data was summarized into average and 85th percentile speeds in each location, which is shown in [Table 1](#). This information is provided for informational purposes only.

Table 1 Existing Vehicle Speeds

Hadley Avenue Location	Posted Speed Limit	Southbound		Northbound	
		Average	85 th %	Average	85 th %
Near Pine Hill Elementary School	30 mph	32 mph	37 mph	31 mph	35 mph
92 nd Street to 94 th Street	35 mph	37 mph	41 mph	36 mph	41 mph

School Background / Observations

Pine Hill Elementary School was originally built in the 1960’s, but has gone through several renovations including an update to the current site configuration in the summer of 2020. Minor adjustments to the South School Access were implemented in 2023 to allow for two (2) entering lanes and one (1) exiting lane. The purpose of this improvement was to improve pick-up / drop-off operations, which have been known to extend onto Hadley Avenue during the school p.m. peak period. In addition, school staff have implemented refined pick-up / drop-off guidance, which has improved overall pick-up / drop-off efficiency; the school continues to modify its guidance to minimize impacts to Hadley Avenue.

School observations were conducted as part of this study to better understand current operations, as well to identify potential improvements for consideration. The following observations were identified, while potential considerations are noted later in this report.

AM Peak Hour Observations:

- Internal school queues / operations did not significantly impact the adjacent roadway network.
- A crossing guard was at the Hadley Avenue / 90th Street intersection for about 30-minutes (i.e., 8:10 to 8:40 a.m.) to assist pedestrian / bicyclists through the intersection. Regardless of which intersection approach a pedestrian / bicyclist utilized, all motorists were stopped to allow for the crossings to occur, which resulted in longer northbound queues along Hadley Avenue.

- Northbound queues along Hadley Avenue extended to the north School Access for about 15-minutes, the Central School Access for about five (5) minutes, and the South School Access for one (1) minute; these queues quickly dissipated once the pedestrian / bicyclist activity ended and school began.
- No significant queues or operational issues were observed with either the southbound left-turn lane or the northbound right-turn lane at the South School Access; overall school operations were relatively slow and orderly.

School PM Peak Hour Observations:

- Pick-up / drop-off operations have historically resulted in queues regularly extending off-site and into the northbound right-turn lane along Hadley Avenue; these queues were observed extending into the northbound turn lane for about 10 minutes prior to school ending, but dissipate with approximately five (5) minutes following the end of school.
- The queuing issues are a result of several factors, including:
 - Motorists begin to arrive about 30 minutes before school ends and get into the pick-up queue.
 - Once motorists are in the queue, they are directed to stay within the line until all vehicles in front of them complete their pick-up, which results in additional delays.
 - Motorists wanting to park and pick-up can get stuck in the pick-up line along Hadley Avenue, further increasing the queues even though the inside lane is currently designated for park and pick-up users.
 - Motorists do not regularly pull up to the far north end of the pick-up area, rather waiting near the primary school entrance, which reduces the number of pick-ups that can occur at a time.
- No significant operational issues were observed with motorists exiting the school; overall school operations were relatively slow and orderly.
- New procedures for pick-up and drop-off operations are in the planning stages for next year.



Intersection Capacity

Intersection capacity was evaluated using Synchro / SimTraffic Software (version 11), which uses methods outlined in the *Highway Capacity Manual, 6th Edition*. The software is used to develop calibrated models that simulate observed traffic operations, account for peaking characteristics, and identify key metrics such as intersection Level of Service (LOS) and queues. These models incorporate collected traffic, pedestrian, and bicyclist volumes, traffic controls, heavy commercial vehicle activity (i.e., buses and trucks), and driver behavior factors. Level of Service (LOS) quantifies how an intersection is operating. Intersections are graded from LOS A to LOS F, which corresponds to the average delay per vehicle values shown. An overall intersection LOS A through LOS D is generally considered acceptable in the study area. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity.

For side-street stop (SSS) controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service, which takes into account the total number of vehicles entering the intersection and the capability of the intersection to support the volumes. Second, it is important to consider the delay on the minor approach.

Level of Service	Average Delay / Vehicles	
	Unsignalized Intersections	Signalized Intersections
A	< 10 seconds	< 10 seconds
B	10 to 15 seconds	10 to 20 seconds
C	15 to 25 seconds	20 to 35 seconds
D	25 to 35 seconds	35 to 55 seconds
E	35 to 50 seconds	55 to 80 seconds
F	> 50 seconds	> 80 seconds

Since the mainline does not have to stop, most delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high-levels of delay (i.e., poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.

The existing intersection capacity analysis results, summarized in [Table 2](#), indicate that all study intersections and approaches currently operate at LOS C or better during the typical a.m., school p.m., and p.m. peak hours. This includes the peak 15-minute pick-up / drop-off periods associated with the existing Pine Hill Elementary School. Note that these operations do not account for any operational impacts associated with the crossing guard at the Hadley Avenue / 90th Street intersection or any internal pick-up / drop-off queuing impacts, which were identified earlier. Since these situations are difficult to model, the intersection capacity analysis is used to illustrate and compare operations under existing and future conditions. *Detailed capacity analysis results are shown in the Appendix.*

Table 2 Existing Intersection Capacity

Hadley Avenue Intersection	Traffic Control	Level of Service (<i>Delay in Seconds</i>)*					
		AM Peak Hour		School PM Peak Hour		PM Peak Hour	
		Peak 15	Overall	Peak 15	Overall	Peak 15	Overall
90 th Street	AWSC	A (8)	A (7)	A (8)	A (8)	A (7)	A (7)
North School Access	SSS	A / B (11)	A / A (7)	A / B (10)	A / A (9)	A / A (7)	A / A (6)
Central School Access	SSS	A / A (8)	A / A (6)	A / A (6)	A / A (5)	A / A (5)	A / A (4)
South School Access	SSS	A / C (17)	A / B (12)	A / B (12)	A / B (11)	A / B (11)	A / A (9)
92 nd Street	SSS	A / B (12)	A / A (9)	A / B (11)	A / A (8)	A / A (8)	A / A (7)
94 th Street	SSS	A / A (9)	A / A (8)	A / A (8)	A / A (6)	A / A (9)	A / A (7)
95 th Street	RAB	A (5)	A (5)	A (5)	A (5)	A (5)	A (5)

AWSC – All Way Stop Control

SSS – Side Street Stop

RAB – Roundabout

* Note that for the all-way stop and roundabout controlled intersections, the results shown represent the overall intersection level of service and average delay. For the side-street stop controlled intersections, the overall intersection level of service is shown, followed by the worst-approach level of service and worst-approach average delay.

PROPOSED EXPANSION

The proposed project includes a 12,860 square foot building expansion for additional classrooms, a storm shelter, and an expanded gym. Once completed, Pine Hill Elementary School would be a total of 75,060 square feet and is anticipated to have a future student capacity of approximately 650 students and up to 100 staff members. Note that there are currently about 520 students and 80 staff members. For purposes of this study, full-capacity of the school was assumed to occur by the year 2030. Note that to accommodate any additional students, another building expansion project would be needed and therefore was not evaluated as part of this study. No changes to the current access, parking, or circulation patterns are planned as part of the project.

TRAFFIC FORECASTS

Traffic forecasts were developed for year 2030 no build and build conditions. The traffic forecasts account for general background growth and trip generation from the proposed expansion. The following information summarizes the traffic forecast development process.

Background Growth

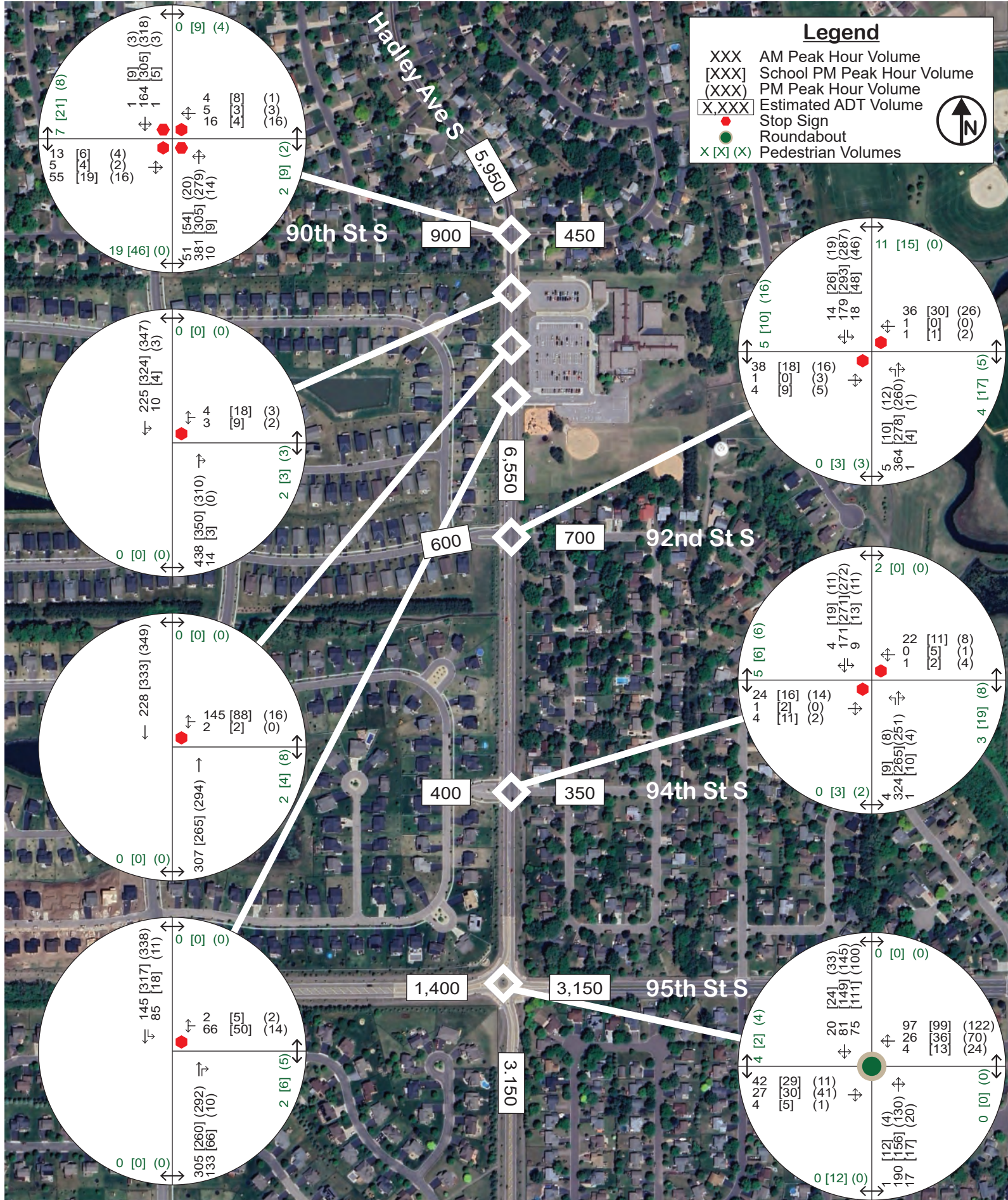
To account for general background growth in the study area, an annual growth rate of one and a half (1.5) percent was applied to the existing traffic volumes to develop year 2030 background traffic forecasts. This growth rate accounts for development outside of the study area and is consistent with historical growth trends and the *Cottage Grove 2040 Comprehensive Plan*. The resultant year 2030 no build conditions, which account for the background growth, is shown in [Figure 3](#).

Proposed Expansion Trip Generation

To account for traffic associated with the proposed expansion and in particular, the anticipated increase in student capacity / staff members, a trip generation estimate was developed using a combination of the *ITE Trip Generation Manual, 11th Edition* and traffic count data collected at the school access locations. Results of the trip generation analysis, which are summarized in [Table 3](#), indicate that Pine Hill Elementary School currently generates trips at a rate similar to the ITE trip generation rate, although there are relatively small differences in the magnitude and in / out travel patterns. Thus, for purposes of this study, the current trip generation rates (i.e., actual data) were used to estimate the future trip generation increase associated with the proposed expansion.

Table 3 Trip Generation Summary

Land Use Type	Size (Students)	AM Pk Hr		School PM Pk Hr		PM Pk Hr		Daily
		In	Out	In	Out	In	Out	
Existing School (<i>ITE Comparison</i>)	520	208	177	108	126	38	45	1,180
Existing School (<i>Actual Counts</i>)	520	224	207	85	160	22	35	1,200
Proposed School Expansion (<i>Actual</i>)	+130	+56	+52	+21	+40	+6	+9	+300
Total Future School Trips (Year 2030)	650	280	259	21	40	6	9	1,500



The trip generation estimate indicates that the proposed expansion is anticipated to generate an additional 108 a.m. peak hour (56 in / 52 out), 61 school p.m. peak hour (21 in / 40 out), 15 p.m. peak hour (6 in / 9 out), and 300 daily (150 in / 150 out) trips; three (3) additional buses are expected. These additional trips were distributed throughout the study area using the directional distribution shown in Figure 4, which is based on a combination of existing area travel patterns and engineering judgment. The resultant year 2030 build conditions, which accounts for both the general background growth and trips from the proposed expansion, are illustrated in Figure 5.

YEAR 2030 CONDITIONS

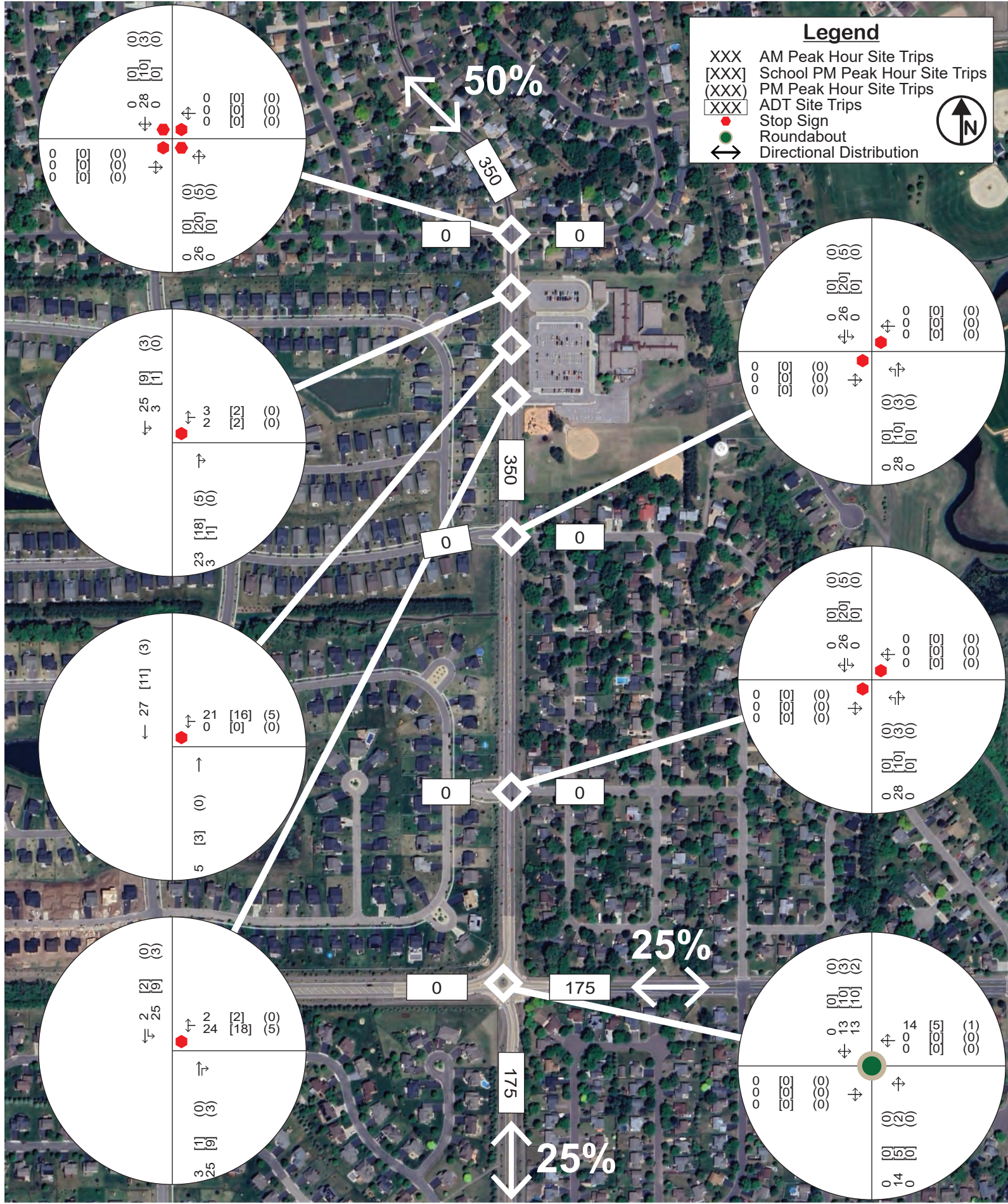
To understand impacts associated with the proposed expansion, an intersection capacity analysis was completed for year 2030 no build and build conditions, which are summarized in Table 4. Results of the year 2030 intersection capacity analysis indicate that all study intersections and approaches are expected to operate at LOS D or better during the typical a.m., school p.m., and p.m. peak hours except the westbound approach at the South School Access. This approach is expected to operate near the LOS D / LOS E threshold during the peak 15-minute a.m. arrival period, which is about a 10-second increase for this approach from the year 2030 no build condition. This is anticipated to result in queues of approximately five (5) to seven (7) vehicles during this peak 15-minute period but will quickly dissipate following the beginning of school. Note that in general, infrastructure is not typically warranted to address a peak 15-minute situation. Therefore, since the overall peak hour operations are within acceptable standards, no additional infrastructure is needed to support the proposed expansion from an intersection capacity perspective. *Detailed capacity analysis results are shown in the Appendix.*

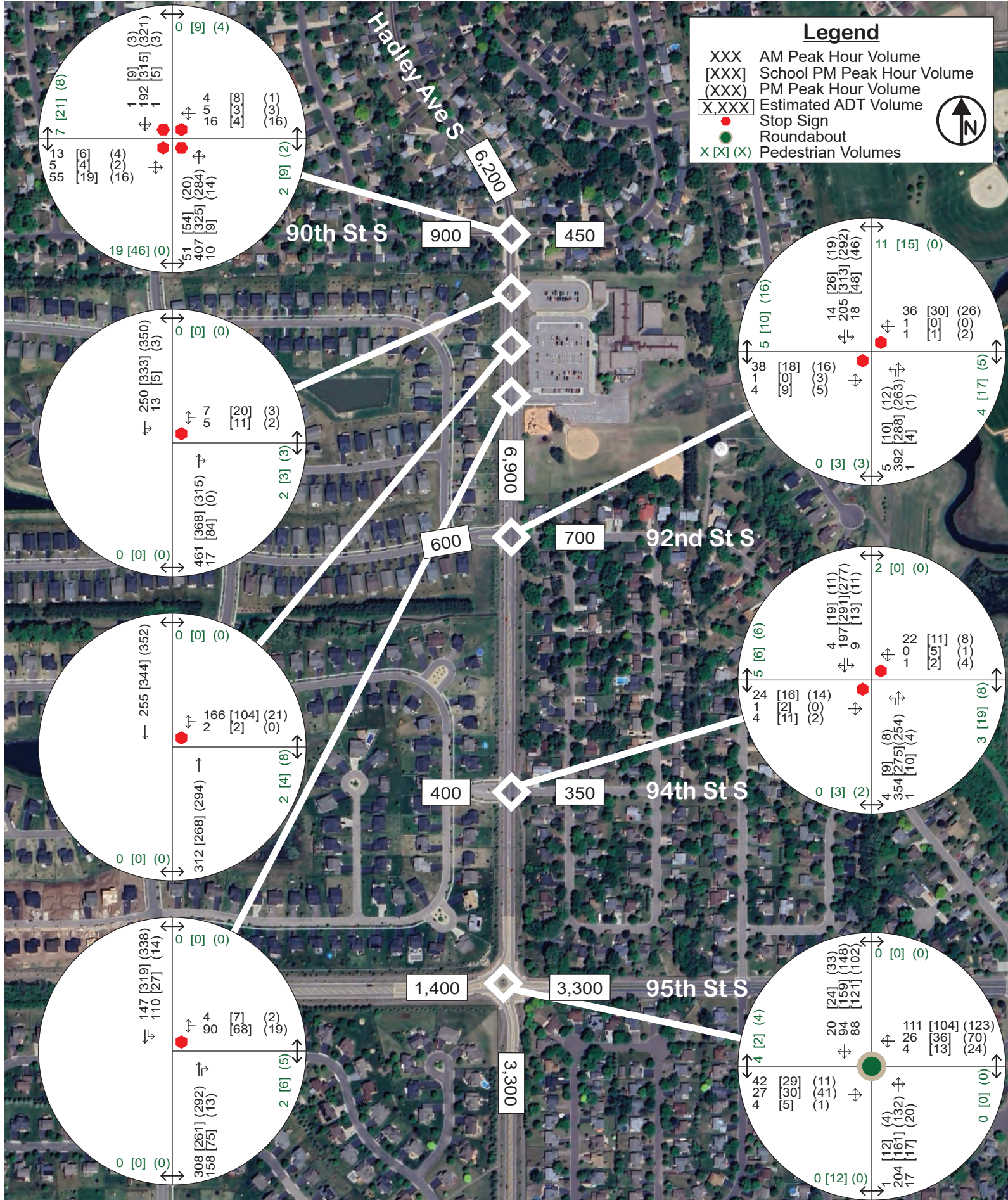
However as noted earlier, these operations do not account for any operational impacts associated with the crossing guard at the Hadley Avenue / 90th Street intersection or any internal pick-up / drop-off queuing impacts, which were identified earlier. Since these situations are difficult to model, the intersection capacity analysis is used to illustrate and compare operations under no build and build conditions. Potential traffic management and infrastructure considerations are provided later in this report for further discussion between the project team, school, and area agencies.

Table 4 Year 2030 Intersection Capacity Summary (No Build and Build Conditions)

Hadley Avenue Intersection	Level of Service (No Build Left Column : Build Right Column)*											
	AM Peak Hour				School PM Peak Hour				PM Peak Hour			
	Peak 15		Overall		Peak 15		Overall		Peak 15		Overall	
90 th Street	A	A	A	A	A	A	A	A	A	A	A	A
North School Access	A/C	A/C	A/B	A/C	A/B	A/B	A/B	A/B	A/A	A/A	A/A	A/A
Central School Access	A/A	A/A	A/A	A/A	A/A	A/A	A/A	A/A	A/A	A/A	A/A	A/A
South School Access	A/D	A/E	A/C	A/D	A/B	A/C	A/B	A/B	A/B	A/B	A/A	A/A
92 nd Street	A/B	A/C	A/A	A/B	A/B	A/A	A/A	A/A	A/B	A/B	A/A	A/A
94 th Street	A/B	A/A	A/A	A/A	A/A	A/A	A/A	A/A	A/A	A/A	A/A	A/A
95 th Street	A	A	A	A	A	A	A	A	A	A	A	A

* Note that for the all-way stop and roundabout controlled intersections, the results shown represent the overall intersection level of service and average delay. For the side-street stop controlled intersections, the overall intersection level of service is shown, followed by the worst-approach level of service and worst-approach average delay.





SITE PLAN REVIEW / OTHER CONSIDERATIONS

Although no significant issues were identified as part of the capacity analysis that warrant infrastructure mitigation given the relatively short-duration of impacts, the following management strategies and / or considerations are offered for further discussion between the project team, school, and area agencies.

- Promote and / or provide incentives to increase student use of the bus and alternatives transportation modes (i.e., walk, bike, roll).
- Restrict access to the pick-up / drop-off area before the end of school (i.e., 3:10 p.m.) along with providing education to guardians about the importance and safety benefits.
- Provide the ability to enter the site via the Central School Access, particularly for motorists who park on site and pick-up students in the “walk zone for parked cars.”
- Investigate and / or implement additional strategies to improve the overall efficiency of drop-off / pick-up operations, such as:
 - Allow motorists to exit the lane once the drop-off / pick-up has occurred, while ensuring student safety is maintained.
 - Ensure motorists utilize the majority of the drop-off / pick-up area, including the far northern portion of the drive lane near the bus parking lot.
 - Utilize both driveway aisles at the South School Access to increase overall vehicle stacking on-site and reduce the possibility of queues extending along Hadley Avenue; a zipper merge strategy could be utilized if ingress to the Central School Access were able to be provided.

If these management strategies do not improve operations and / or eliminate the majority of the queues along Hadley Avenue, extension of the northbound right-turn lane could be considered. However, this should only be implemented as a last option given the higher benefit / lower cost strategies identified. The northbound right-turn lane extension could be implemented as part of a pedestrian ramp improvement project at the Hadley Avenue / 92nd Street intersection, which could improve the east-west crossings in this location to current ADA standards.

As part of a future pedestrian crossing improvement at the Hadley Avenue / 92nd Street intersection, further evaluation of an enhanced pedestrian crossing should be completed. A preliminary review indicates that a rectangular rapid flashing beacon (RRFB) could be a potential enhancement to consider, however existing pedestrian activity is less than 15 pedestrians during the peak hours. In addition, the current 85th percentile speeds in this location are over 40-mph, which may make the feasibility of future implementation less likely.

CONCLUSIONS

Based on the findings of the study, the following conclusions are offered for consideration.

- 1) There does not appear to be any safety issues within the study area from a crash history perspective.
- 2) All study intersections and approaches currently operate at LOS C or better during the typical a.m., school p.m., and p.m. peak hours; this includes the peak 15-minute pick-up / drop-off periods associated with the existing Pine Hill Elementary School.
- 3) The following school operational observations were identified:
 - a. During the a.m. peak period, internal school queues / operations did not significantly impact the adjacent roadway network, while the crossing guard operations at the Hadley Avenue / 90th Street intersection resulted in longer northbound queues along Hadley Avenue, but provided improved pedestrian / bicyclist crossing safety.
 - b. During the a.m. peak period, northbound queues along Hadley Avenue extended to the north School Access for about 15-minutes, the Central School Access for about five (5) minutes, and the South School Access for one (1) minute; these queues quickly dissipated once the pedestrian / bicyclist activity ended and school began; overall school operations were relatively slow and orderly.
 - c. During the school p.m. peak period, pick-up / drop-off operations have historically resulted in queues regularly extending off-site and into the northbound right-turn lane along Hadley Avenue; these queues were observed extending into the northbound turn lane for about 10 minutes prior to school ending, but dissipated within about five (5) minutes following the end of school. These queues are a result of several factors, including:
 - Motorists arrive about 30 minutes before school ends and get into the pick-up queue.
 - Once motorists are in the queue, they are directed to stay within the line until all vehicles in front of them complete their pick-up, which results in additional delays.
 - Motorists wanting to park and pick-up can get stuck in the pick-up line along Hadley Avenue, further increasing the queues even though the inside lane is currently designated for park and pick-up users.
 - Motorists do not regularly pull up to the far north end of the pick-up area, rather waiting near the primary school entrance, which reduces the number of pick-ups that can occur.
 - d. During the school p.m. peak period, no significant operational issues were observed with motorists exiting the school; overall school operations were relatively slow and orderly.
 - e. New procedures for pick-up and drop-off operations are in the planning stages for next year.
- 4) The proposed project includes a 12,860 square foot building expansion for additional classrooms, a storm shelter, and an expanded gym; future school capacity is 650 students and 100 staff members.
- 5) Traffic forecasts were developed for year 2030 no build and build conditions, which included a 1.5 percent annual background growth rate and trip generation from the proposed expansion.
 - a. The future expansion is expected to generate an additional 108 a.m. peak hour (56 in / 52 out), 61 school p.m. peak hour (21 in / 40 out), 15 p.m. peak hour (6 in / 9 out), and 300 daily (150 in / 150 out) trips.

- 6) Under year 2030 conditions, all study intersections and approaches are expected to operate at LOS D or better during the typical a.m., school p.m., and p.m. peak hours, except the westbound approach at the South School Access; this approach is expected to operate near the LOS D/LOS E threshold during the peak 15-minute a.m. period, which is about a 10-second increase for this approach from the year 2030 no build condition.
- a. Infrastructure is not typically needed to address a peak 15-minute situation. Therefore, since the overall peak hour operations are within acceptable standards, no additional infrastructure is needed to support the proposed expansion from an intersection capacity perspective.
- 7) The following management strategies and / or considerations are offered for further discussion between the project team, school, and area agencies.
- Promote and / or provide incentives to increase student use of the bus and alternatives transportation modes (i.e., walk, bike, roll).
 - Restrict access to the pick-up / drop-off area before the end of school (i.e., 3:10 p.m.) along with providing education to guardians about the importance and safety benefits.
 - Provide the ability to enter the site via the Central School Access, particularly for motorists who park on site and pick-up students in the “walk zone for parked cars.”
 - Investigate and / or implement additional strategies to improve the overall efficiency of drop-off and pick-up operations, such as:
 - Allow motorists to exit the lane once the drop-off / pick-up has occurred, while ensuring student safety is maintained.
 - Ensure motorists utilize the majority of the drop-off / pick-up area, including the far northern portion of the drive lane near the bus parking lot.
 - Utilize both driveway aisles at the South School Access to increase overall vehicle stacking on-site and reduce the possibility of queues extending along Hadley Avenue; a zipper merge strategy could be utilized if ingress to the Central School Access were able to be provided.

If these management strategies do not improve operations and / or eliminate the majority of the queues along Hadley Avenue, extension of the northbound right-turn lane could be considered.

- 8) A pedestrian ramp improvement project at the Hadley Avenue / 92nd Street intersection should be considered, which could improve the east-west crossings in this location to current ADA standards; preliminary review indicates that a rectangular rapid flashing beacon (RRFB) could be a potential enhancement to consider, however existing pedestrian activity is less than 15 pedestrians during the peak hours. In addition, the current 85th percentile speeds in this location are over 40-mph, which may make the feasibility of future implementation less likely. Thus, further discussion with the City should occur before determining if / when a pedestrian improvement should be implemented.

APPENDIX

Intersection Safety Screening

Intersection: Hadley Avenue & South School Access

Statewide Averages based on 2019-2023 crashes

Crashes by Crash Severity		Intersection Characteristics	
Fatal (K)	0	Entering Volume	6,600
Incapacitating Injury (A)	0	Environment	Urban
Minor Injury (B)	0	Lighting	Lit
Possible Injury (C)	1	Traffic Control	Thru-Stop
Property Damage (PDO)	2		
Total Crashes	3		

Annual crash cost = \$43,200

Statewide comparison = Thru/STOP, Urban

Total Crash Rate		Fatal & Serious Injury Crash Rate	
Observed	0.249	Observed	0.000
Statewide Average	0.145	Statewide Average	0.414
Critical Rate	0.470	Critical Rate	6.940
Critical Index	0.53	Critical Index	0.00

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

The observed total crash rate for this period is 0.25 per MEV; this is 47% below the critical rate. Based on similar statewide intersections, an additional 3 crashes over the five years would indicate this intersection operates outside the normal range.

The observed fatal and serious injury crash rate for this period is 0.00 per 100 MEV; this is 100% below the critical rate. The intersection operates within the normal range.

Intersection Safety Screening

Intersection: Hadley Avenue & 95th Street

Statewide Averages based on 2019-2023 crashes

Crashes by Crash Severity	
Fatal (K)	0
Incapacitating Injury (A)	0
Minor Injury (B)	0
Possible Injury (C)	1
Property Damage (PDO)	6
Total Crashes	7

Intersection Characteristics	
Entering Volume	6,100
Environment	Urban
Lighting	Lit
Traffic Control	Roundabout

Annual crash cost = \$57,600

Statewide comparison = Roundabout

Total Crash Rate	
Observed	0.628
Statewide Average	0.973
Critical Rate	1.780
Critical Index	0.35

Fatal & Serious Injury Crash Rate	
Observed	0.000
Statewide Average	0.460
Critical Rate	7.550
Critical Index	0.00

The observed crash rate is the number of crashes per million entering vehicles (MEV). The critical rate is a statistical comparison based on similar intersections statewide. An observed crash rate greater than the critical rate indicates that the intersection operates outside the expected, normal range. The critical index reports the magnitude of this difference (i.e. observed crash rate ÷ critical crash rate).

The observed total crash rate for this period is 0.63 per MEV; this is 65% below the critical rate. Based on similar statewide intersections, an additional 13 crashes over the five years would indicate this intersection operates outside the normal range.

The observed fatal and serious injury crash rate for this period is 0.00 per 100 MEV; this is 100% below the critical rate. The intersection operates within the normal range.

5: Hadley Ave S & 90th St S Performance by approach Interval #1 7:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.2	0.0	0.1	0.1
Total Del/Veh (s)	4.0	5.5	7.2	6.8	6.8

5: Hadley Ave S & 90th St S Performance by approach Interval #2 8:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	5.0	6.0	8.2	7.1	7.5

5: Hadley Ave S & 90th St S Performance by approach Interval #3 8:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	3.5	6.3	7.0	6.9	6.6

5: Hadley Ave S & 90th St S Performance by approach Interval #4 8:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.1	0.0
Total Del/Veh (s)	3.5	3.8	7.0	6.5	6.4

5: Hadley Ave S & 90th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	4.1	5.4	7.5	7.1	7.0

10: Hadley Ave S & North Access Performance by approach Interval #1 7:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.2	0.7	2.1	1.2

10: Hadley Ave S & North Access Performance by approach Interval #2 8:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	11.0	0.9	3.8	1.9

10: Hadley Ave S & North Access Performance by approach Interval #3 8:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.4	0.7	2.3	1.3

10: Hadley Ave S & North Access Performance by approach Interval #4 8:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.0	0.6	1.9	1.1

10: Hadley Ave S & North Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.0	0.8	2.7	1.5

15: Hadley Ave S & Central Access Performance by approach Interval #1 7:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.9	0.3	0.2	0.8

15: Hadley Ave S & Central Access Performance by approach Interval #2 8:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.1
Total Del/Veh (s)	7.3	0.7	0.4	2.5

15: Hadley Ave S & Central Access Performance by approach Interval #3 8:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.6	0.3	0.2	0.8

15: Hadley Ave S & Central Access Performance by approach Interval #4 8:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	4.2	0.3	0.1	1.0

15: Hadley Ave S & Central Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	5.6	0.4	0.2	1.4

20: Hadley Ave S & South Access Performance by approach Interval #1 7:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.0	0.0	0.0	0.3
Total Del/Veh (s)	6.3	0.4	0.9	1.0

20: Hadley Ave S & South Access Performance by approach Interval #2 8:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.9	0.1	0.0	0.5
Total Del/Veh (s)	16.1	0.7	2.5	3.0

20: Hadley Ave S & South Access Performance by approach Interval #3 8:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.1	0.0	0.0	0.4
Total Del/Veh (s)	7.9	0.4	1.0	1.2

20: Hadley Ave S & South Access Performance by approach Interval #4 8:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.2	0.0	0.0	0.3
Total Del/Veh (s)	6.1	0.4	1.1	1.0

20: Hadley Ave S & South Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.0	0.0	0.0	0.4
Total Del/Veh (s)	11.3	0.5	1.5	1.8

25: Hadley Ave S & 92nd St S Performance by approach Interval #1 7:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	9.1	4.2	1.0	0.8	1.6

25: Hadley Ave S & 92nd St S Performance by approach Interval #2 8:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	11.4	5.4	1.0	0.8	1.7

25: Hadley Ave S & 92nd St S Performance by approach Interval #3 8:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.0	3.5	0.6	0.6	1.1

25: Hadley Ave S & 92nd St S Performance by approach Interval #4 8:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.1	0.0
Total Del/Veh (s)	7.2	3.5	0.7	0.7	1.2

25: Hadley Ave S & 92nd St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.5	4.3	0.9	0.7	1.5

30: Hadley Ave S & 94th St S Performance by approach Interval #1 7:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.5	3.7	0.6	0.6	1.0

30: Hadley Ave S & 94th St S Performance by approach Interval #2 8:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.8	4.4	0.8	0.5	1.2

30: Hadley Ave S & 94th St S Performance by approach Interval #3 8:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.6	3.4	0.5	0.4	0.7

30: Hadley Ave S & 94th St S Performance by approach Interval #4 8:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.7	3.7	0.5	0.5	1.1

30: Hadley Ave S & 94th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.6	3.8	0.6	0.5	1.0

35: Hadley Ave S & 95th St S Performance by approach Interval #1 7:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.1	0.2	0.0	0.1
Total Del/Veh (s)	3.3	3.5	5.3	3.4	4.1

35: Hadley Ave S & 95th St S Performance by approach Interval #2 8:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	2.9	3.8	5.9	3.5	4.4

35: Hadley Ave S & 95th St S Performance by approach Interval #3 8:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.2	3.4	5.0	3.3	3.8

35: Hadley Ave S & 95th St S Performance by approach Interval #4 8:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.4	3.5	5.0	3.4	4.0

35: Hadley Ave S & 95th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.2	3.6	5.5	3.5	4.2

Total Network Performance By Interval

Interval Start	7:45	8:00	8:15	8:30	All
Denied Del/Veh (s)	0.4	0.5	0.4	0.4	0.4
Total Del/Veh (s)	10.9	12.7	10.0	10.5	11.9

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Intersection: 5: Hadley Ave S & 90th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	43	40	104	78
Average Queue (ft)	28	18	67	45
95th Queue (ft)	48	45	106	76
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	59	44	119	79
Average Queue (ft)	36	23	76	50
95th Queue (ft)	65	50	116	84
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			0	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	44	35	92	68
Average Queue (ft)	28	15	61	46
95th Queue (ft)	54	40	107	72
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

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Intersection: 5: Hadley Ave S & 90th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	40	35	102	65
Average Queue (ft)	28	14	62	45
95th Queue (ft)	48	40	90	67
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			0	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	61	48	138	95
Average Queue (ft)	30	17	66	47
95th Queue (ft)	55	44	106	75
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			0	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 10: Hadley Ave S & North Access, Interval #1

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	56	10	32
Average Queue (ft)	13	1	6
95th Queue (ft)	51	15	40
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

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Intersection: 10: Hadley Ave S & North Access, Interval #2

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	62	17	116
Average Queue (ft)	19	3	34
95th Queue (ft)	65	21	107
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			0
Queuing Penalty (veh)			1
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, Interval #3

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	33	15	46
Average Queue (ft)	6	2	9
95th Queue (ft)	35	17	50
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, Interval #4

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	48	21
Average Queue (ft)	12	3
95th Queue (ft)	51	23
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

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Intersection: 10: Hadley Ave S & North Access, All Intervals

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	72	31	117
Average Queue (ft)	12	2	13
95th Queue (ft)	52	15	63
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			0
Queuing Penalty (veh)			0
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 15: Hadley Ave S & Central Access, Interval #1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	69
Average Queue (ft)	36
95th Queue (ft)	60
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	109
Average Queue (ft)	66
95th Queue (ft)	107
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #3

Movement	WB
Directions Served	LR
Maximum Queue (ft)	52
Average Queue (ft)	34
95th Queue (ft)	55
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #4

Movement	WB
Directions Served	LR
Maximum Queue (ft)	65
Average Queue (ft)	37
95th Queue (ft)	64
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, All Intervals

Movement	WB
Directions Served	LR
Maximum Queue (ft)	109
Average Queue (ft)	43
95th Queue (ft)	80
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

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Intersection: 20: Hadley Ave S & South Access, Interval #1

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	40	4	4	40
Average Queue (ft)	22	1	1	16
95th Queue (ft)	43	9	7	46
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	0			
Queuing Penalty (veh)	0			

Intersection: 20: Hadley Ave S & South Access, Interval #2

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	72	44	35	66
Average Queue (ft)	44	13	10	42
95th Queue (ft)	79	70	40	71
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	12	0		
Queuing Penalty (veh)	0	0		

Intersection: 20: Hadley Ave S & South Access, Interval #3

Movement	WB	SB
Directions Served	L	L
Maximum Queue (ft)	54	46
Average Queue (ft)	26	17
95th Queue (ft)	54	48
Link Distance (ft)		138
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)	50	
Storage Blk Time (%)	2	
Queuing Penalty (veh)	0	

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Intersection: 20: Hadley Ave S & South Access, Interval #4

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	32	8	4	40
Average Queue (ft)	20	1	1	19
95th Queue (ft)	42	9	7	48
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	0			
Queuing Penalty (veh)	0			

Intersection: 20: Hadley Ave S & South Access, All Intervals

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	73	49	35	68
Average Queue (ft)	28	4	3	23
95th Queue (ft)	59	34	20	58
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	4	0		
Queuing Penalty (veh)	0	0		

Intersection: 25: Hadley Ave S & 92nd St S, Interval #1

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	56	47	5	10	27	17
Average Queue (ft)	25	26	2	1	6	2
95th Queue (ft)	59	52	12	11	25	19
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

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Intersection: 25: Hadley Ave S & 92nd St S, Interval #2

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	47	39	11	9	22	12
Average Queue (ft)	25	22	2	2	5	2
95th Queue (ft)	54	47	12	16	21	13
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	TR	L
Maximum Queue (ft)	40	34	10	16
Average Queue (ft)	25	17	1	2
95th Queue (ft)	50	45	15	15
Link Distance (ft)	511	514	862	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 25: Hadley Ave S & 92nd St S, Interval #4

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	L	L	TR
Maximum Queue (ft)	49	39	5	18	14
Average Queue (ft)	26	21	1	3	3
95th Queue (ft)	54	48	7	22	27
Link Distance (ft)	511	514			444
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200	200	
Storage Blk Time (%)					
Queuing Penalty (veh)					

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Intersection: 25: Hadley Ave S & 92nd St S, All Intervals

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	65	53	11	24	35	31
Average Queue (ft)	25	21	1	1	4	2
95th Queue (ft)	54	49	9	12	21	17
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	31	35	5	15
Average Queue (ft)	15	15	1	2
95th Queue (ft)	40	41	8	14
Link Distance (ft)	489	512		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	TR	L
Maximum Queue (ft)	41	31	5	11
Average Queue (ft)	25	20	1	2
95th Queue (ft)	52	42	7	14
Link Distance (ft)	489	512	600	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	
Storage Blk Time (%)				
Queuing Penalty (veh)				

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Intersection: 30: Hadley Ave S & 94th St S, Interval #3

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	34	35	6	5	5
Average Queue (ft)	9	12	0	1	2
95th Queue (ft)	38	38	0	7	12
Link Distance (ft)	489	512		600	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 30: Hadley Ave S & 94th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	41	38	5	10
Average Queue (ft)	19	17	1	2
95th Queue (ft)	51	44	8	14
Link Distance (ft)	489	512		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, All Intervals

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	60	42	16	5	21
Average Queue (ft)	17	16	0	0	2
95th Queue (ft)	47	42	5	5	13
Link Distance (ft)	489	512		600	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Queuing and Blocking Report
AM Peak Hour

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Intersection: 35: Hadley Ave S & 95th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	51	36	46	10
Average Queue (ft)	8	12	16	2
95th Queue (ft)	39	40	53	18
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	25	52	72	29
Average Queue (ft)	4	23	26	7
95th Queue (ft)	22	58	70	29
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	24	34	38	10
Average Queue (ft)	3	11	15	2
95th Queue (ft)	19	35	47	17
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Queuing and Blocking Report
AM Peak Hour

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Intersection: 35: Hadley Ave S & 95th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	39	30	12
Average Queue (ft)	10	9	14	2
95th Queue (ft)	33	36	38	13
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	51	61	78	36
Average Queue (ft)	6	14	18	3
95th Queue (ft)	29	44	54	20
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 2
Network wide Queuing Penalty, Interval #3: 0
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 1

5: Hadley Ave S & 90th St S Performance by approach Interval #1 2:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.2	0.1
Total Del/Veh (s)	4.3	3.3	7.1	7.9	7.2

5: Hadley Ave S & 90th St S Performance by approach Interval #2 3:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.3	0.1
Total Del/Veh (s)	4.7	4.5	7.0	9.2	7.8

5: Hadley Ave S & 90th St S Performance by approach Interval #3 3:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	4.6	3.7	7.3	8.1	7.5

5: Hadley Ave S & 90th St S Performance by approach Interval #4 3:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.1	0.0	0.3	0.1
Total Del/Veh (s)	5.6	6.9	7.6	9.0	8.1

5: Hadley Ave S & 90th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.3	0.1
Total Del/Veh (s)	4.5	4.9	7.4	8.8	7.8

10: Hadley Ave S & North Access Performance by approach Interval #1 2:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	4.5	0.6	2.4	1.4

10: Hadley Ave S & North Access Performance by approach Interval #2 3:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	9.2	0.7	2.5	2.0

10: Hadley Ave S & North Access Performance by approach Interval #3 3:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	4.5	0.6	2.2	1.4

10: Hadley Ave S & North Access Performance by approach Interval #4 3:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	10.2	0.6	2.4	1.6

10: Hadley Ave S & North Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	8.2	0.6	2.4	1.7

15: Hadley Ave S & Central Access Performance by approach Interval #1 2:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	2.9	0.2	0.1	0.4

15: Hadley Ave S & Central Access Performance by approach Interval #2 3:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.1
Total Del/Veh (s)	5.7	0.5	0.2	1.7

15: Hadley Ave S & Central Access Performance by approach Interval #3 3:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.1	0.2	0.1	0.4

15: Hadley Ave S & Central Access Performance by approach Interval #4 3:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.7	0.3	0.1	0.4

15: Hadley Ave S & Central Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	4.8	0.3	0.2	0.9

20: Hadley Ave S & South Access Performance by approach Interval #1 2:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.5	0.0	0.0	0.1
Total Del/Veh (s)	5.4	0.3	0.1	0.4

20: Hadley Ave S & South Access Performance by approach Interval #2 3:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.6	0.1	0.0	0.5
Total Del/Veh (s)	11.8	0.4	0.6	2.0

20: Hadley Ave S & South Access Performance by approach Interval #3 3:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.5	0.0	0.0	0.1
Total Del/Veh (s)	7.3	0.4	0.1	0.6

20: Hadley Ave S & South Access Performance by approach Interval #4 3:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.8	0.0	0.0	0.1
Total Del/Veh (s)	8.0	0.3	0.1	0.5

20: Hadley Ave S & South Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.6	0.0	0.0	0.3
Total Del/Veh (s)	10.3	0.4	0.3	1.0

25: Hadley Ave S & 92nd St S Performance by approach Interval #1 2:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.1	0.0
Total Del/Veh (s)	6.3	3.9	0.8	0.7	1.2

25: Hadley Ave S & 92nd St S Performance by approach Interval #2 3:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	11.0	3.6	0.8	1.0	1.3

25: Hadley Ave S & 92nd St S Performance by approach Interval #3 3:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.1	0.0	0.1	0.1
Total Del/Veh (s)	4.5	4.4	1.1	0.8	1.2

25: Hadley Ave S & 92nd St S Performance by approach Interval #4 3:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.6	3.9	0.8	0.8	1.1

25: Hadley Ave S & 92nd St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.6	3.6	0.9	0.9	1.2

30: Hadley Ave S & 94th St S Performance by approach Interval #1 2:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.1	4.9	0.6	0.8	1.0

30: Hadley Ave S & 94th St S Performance by approach Interval #2 3:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.7	7.8	0.8	0.9	1.3

30: Hadley Ave S & 94th St S Performance by approach Interval #3 3:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.7	3.5	0.8	0.9	1.2

30: Hadley Ave S & 94th St S Performance by approach Interval #4 3:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.7	4.7	0.7	0.9	1.3

30: Hadley Ave S & 94th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.9	5.2	0.8	0.9	1.2

35: Hadley Ave S & 95th St S Performance by approach Interval #1 2:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.5	3.1	4.7	3.7	3.8

35: Hadley Ave S & 95th St S Performance by approach Interval #2 3:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.2	0.1	0.0	0.1
Total Del/Veh (s)	3.5	3.6	5.1	4.4	4.3

35: Hadley Ave S & 95th St S Performance by approach Interval #3 3:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.3	0.0	0.1
Total Del/Veh (s)	3.4	3.4	5.0	3.9	4.0

35: Hadley Ave S & 95th St S Performance by approach Interval #4 3:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.3	0.0	0.1
Total Del/Veh (s)	3.8	3.5	4.7	4.1	4.1

35: Hadley Ave S & 95th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.7	3.5	5.0	4.1	4.2

Total Network Performance By Interval

Interval Start	2:45	3:00	3:15	3:30	All
Denied Del/Veh (s)	0.3	0.5	0.3	0.3	0.4
Total Del/Veh (s)	10.8	11.7	11.1	12.2	12.1

Queuing and Blocking Report
Existing School PM Peak Hour

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Intersection: 5: Hadley Ave S & 90th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	35	24	104	83
Average Queue (ft)	21	9	65	55
95th Queue (ft)	45	32	103	86
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	35	30	114	113
Average Queue (ft)	20	12	70	69
95th Queue (ft)	47	36	115	117
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			0	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	39	31	105	88
Average Queue (ft)	14	12	64	59
95th Queue (ft)	40	36	110	89
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Queuing and Blocking Report
Existing School PM Peak Hour

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Intersection: 5: Hadley Ave S & 90th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	40	30	106	116
Average Queue (ft)	17	13	68	67
95th Queue (ft)	41	36	108	118
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	48	31	138	141
Average Queue (ft)	18	11	67	62
95th Queue (ft)	44	35	109	105
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			0	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 10: Hadley Ave S & North Access, Interval #1

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	68	16	10
Average Queue (ft)	14	2	1
95th Queue (ft)	57	17	15
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, Interval #2

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	99	4	64
Average Queue (ft)	60	1	10
95th Queue (ft)	114	6	50
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, Interval #3

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	56	12	10
Average Queue (ft)	17	2	1
95th Queue (ft)	60	13	15
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, Interval #4

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	62	4	20
Average Queue (ft)	14	1	0
95th Queue (ft)	57	7	0
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, All Intervals

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	103	25	66
Average Queue (ft)	26	1	3
95th Queue (ft)	83	12	26
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 15: Hadley Ave S & Central Access, Interval #1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	49
Average Queue (ft)	27
95th Queue (ft)	53
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	91
Average Queue (ft)	57
95th Queue (ft)	95
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #3

Movement	WB
Directions Served	LR
Maximum Queue (ft)	44
Average Queue (ft)	25
95th Queue (ft)	50
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #4

Movement	WB
Directions Served	LR
Maximum Queue (ft)	47
Average Queue (ft)	23
95th Queue (ft)	52
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, All Intervals

Movement	WB
Directions Served	LR
Maximum Queue (ft)	94
Average Queue (ft)	33
95th Queue (ft)	71
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Queuing and Blocking Report
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Intersection: 20: Hadley Ave S & South Access, Interval #1

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	33	12	19
Average Queue (ft)	14	2	4
95th Queue (ft)	39	13	20
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)	0		
Queuing Penalty (veh)	0		

Intersection: 20: Hadley Ave S & South Access, Interval #2

Movement	WB	WB	NB	NB	SB
Directions Served	L	R	T	R	L
Maximum Queue (ft)	76	28	4	18	40
Average Queue (ft)	43	9	1	2	15
95th Queue (ft)	81	30	6	16	44
Link Distance (ft)		529	444		138
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	50			225	
Storage Blk Time (%)	8	0			
Queuing Penalty (veh)	1	0			

Intersection: 20: Hadley Ave S & South Access, Interval #3

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	29	12	12
Average Queue (ft)	13	2	1
95th Queue (ft)	35	13	9
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)	0		
Queuing Penalty (veh)	0		

Queuing and Blocking Report
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Intersection: 20: Hadley Ave S & South Access, Interval #4

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	28	12	6
Average Queue (ft)	12	3	1
95th Queue (ft)	33	14	9
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)	0		
Queuing Penalty (veh)	0		

Intersection: 20: Hadley Ave S & South Access, All Intervals

Movement	WB	WB	NB	NB	SB
Directions Served	L	R	T	R	L
Maximum Queue (ft)	76	28	4	18	40
Average Queue (ft)	21	4	0	0	5
95th Queue (ft)	55	19	3	8	25
Link Distance (ft)		529	444		138
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	50			225	
Storage Blk Time (%)	2	0			
Queuing Penalty (veh)	0	0			

Intersection: 25: Hadley Ave S & 92nd St S, Interval #1

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	42	36	10	18	27	12
Average Queue (ft)	20	18	1	3	7	2
95th Queue (ft)	48	45	8	23	26	13
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #2

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	43	42	16	9	27	28
Average Queue (ft)	18	24	2	1	12	6
95th Queue (ft)	47	50	14	10	34	27
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #3

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	41	47	14	28	32	6
Average Queue (ft)	17	18	2	5	14	1
95th Queue (ft)	48	49	13	32	38	9
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #4

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	31	36	11	9	27	6
Average Queue (ft)	15	20	3	1	9	1
95th Queue (ft)	39	45	16	14	30	9
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Queuing and Blocking Report
Existing School PM Peak Hour

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Intersection: 25: Hadley Ave S & 92nd St S, All Intervals

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	54	55	26	46	32	28
Average Queue (ft)	18	20	2	3	11	2
95th Queue (ft)	46	47	13	21	33	16
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	TR	L
Maximum Queue (ft)	39	31	4	15
Average Queue (ft)	14	16	1	2
95th Queue (ft)	39	41	7	14
Link Distance (ft)	489	512	600	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #2

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	43	31	16	4	16
Average Queue (ft)	25	20	3	1	2
95th Queue (ft)	53	43	17	6	12
Link Distance (ft)	489	512		600	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Queuing and Blocking Report
Existing School PM Peak Hour

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Intersection: 30: Hadley Ave S & 94th St S, Interval #3

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	36	31	20	15	20	6
Average Queue (ft)	19	12	4	2	3	1
95th Queue (ft)	45	36	18	14	16	9
Link Distance (ft)	489	512		600		862
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, Interval #4

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	
Maximum Queue (ft)	44	31	15	5	15	
Average Queue (ft)	20	14	3	1	2	
95th Queue (ft)	49	38	16	7	14	
Link Distance (ft)	489	512		600		
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, All Intervals

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	59	31	27	15	27	6
Average Queue (ft)	20	15	2	1	2	0
95th Queue (ft)	47	40	15	9	14	4
Link Distance (ft)	489	512		600		862
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Queuing and Blocking Report
Existing School PM Peak Hour

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Intersection: 35: Hadley Ave S & 95th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	25	35	39	29
Average Queue (ft)	8	13	18	8
95th Queue (ft)	30	39	45	32
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	40	44	62	68
Average Queue (ft)	12	14	22	21
95th Queue (ft)	39	45	52	65
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	36	43	44	34
Average Queue (ft)	9	17	15	5
95th Queue (ft)	35	49	44	28
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	34	43	35	29
Average Queue (ft)	12	13	14	8
95th Queue (ft)	42	44	40	31
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	45	56	63	68
Average Queue (ft)	10	14	17	10
95th Queue (ft)	37	44	45	42
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 2
Network wide Queuing Penalty, Interval #3: 0
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 0

5: Hadley Ave S & 90th St S Performance by approach Interval #1 4:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	3.9	5.1	6.3	6.9	6.4

5: Hadley Ave S & 90th St S Performance by approach Interval #2 4:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.3	0.1
Total Del/Veh (s)	4.1	5.9	6.4	7.4	6.8

5: Hadley Ave S & 90th St S Performance by approach Interval #3 4:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.0	0.2	0.1
Total Del/Veh (s)	4.1	5.5	6.2	7.0	6.5

5: Hadley Ave S & 90th St S Performance by approach Interval #4 4:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.3	0.1
Total Del/Veh (s)	4.1	4.5	6.6	7.6	6.9

5: Hadley Ave S & 90th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	3.9	5.2	6.4	7.4	6.8

10: Hadley Ave S & North Access Performance by approach Interval #1 4:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.7	0.4	2.1	1.2

10: Hadley Ave S & North Access Performance by approach Interval #2 4:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.3	0.4	2.1	1.4

10: Hadley Ave S & North Access Performance by approach Interval #3 4:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.8	0.4	2.1	1.3

10: Hadley Ave S & North Access Performance by approach Interval #4 4:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.0	0.4	2.2	1.4

10: Hadley Ave S & North Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.9	0.4	2.1	1.3

15: Hadley Ave S & Central Access Performance by approach Interval #1 4:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	2.8	0.1	0.0	0.1

15: Hadley Ave S & Central Access Performance by approach Interval #2 4:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.5	0.2	0.0	0.2

15: Hadley Ave S & Central Access Performance by approach Interval #3 4:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.3	0.1	0.0	0.1

15: Hadley Ave S & Central Access Performance by approach Interval #4 4:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	4.4	0.2	0.0	0.2

15: Hadley Ave S & Central Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.5	0.1	0.0	0.1

20: Hadley Ave S & South Access Performance by approach Interval #1 4:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.7	0.0	0.0	0.1
Total Del/Veh (s)	12.9	0.3	0.1	0.4

20: Hadley Ave S & South Access Performance by approach Interval #2 4:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.7	0.0	0.0	0.1
Total Del/Veh (s)	6.9	0.3	0.2	0.5

20: Hadley Ave S & South Access Performance by approach Interval #3 4:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.5	0.0	0.0	0.1
Total Del/Veh (s)	10.8	0.3	0.1	0.4

20: Hadley Ave S & South Access Performance by approach Interval #4 4:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	5.0	0.0	0.0	0.1
Total Del/Veh (s)	7.6	0.3	0.1	0.3

20: Hadley Ave S & South Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.8	0.0	0.0	0.1
Total Del/Veh (s)	8.2	0.3	0.1	0.4

25: Hadley Ave S & 92nd St S Performance by approach Interval #1 4:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.3	3.6	0.6	0.6	0.9

25: Hadley Ave S & 92nd St S Performance by approach Interval #2 4:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.2	4.6	0.7	0.7	1.0

25: Hadley Ave S & 92nd St S Performance by approach Interval #3 4:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.8	3.2	0.6	0.6	1.0

25: Hadley Ave S & 92nd St S Performance by approach Interval #4 4:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.5	3.5	0.6	0.6	0.9

25: Hadley Ave S & 92nd St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.9	3.7	0.6	0.6	1.0

30: Hadley Ave S & 94th St S Performance by approach Interval #1 4:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	4.5	5.7	0.5	0.6	0.7

30: Hadley Ave S & 94th St S Performance by approach Interval #2 4:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.0	4.5	0.6	0.7	0.9

30: Hadley Ave S & 94th St S Performance by approach Interval #3 4:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.7	5.8	0.5	0.7	0.9

30: Hadley Ave S & 94th St S Performance by approach Interval #4 4:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.0	0.0	0.0
Total Del/Veh (s)	8.7	5.7	0.4	0.8	0.9

30: Hadley Ave S & 94th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.3	5.3	0.5	0.7	0.9

35: Hadley Ave S & 95th St S Performance by approach Interval #1 4:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.5	3.7	4.7	4.1	4.1

35: Hadley Ave S & 95th St S Performance by approach Interval #2 4:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.7	4.0	5.0	4.3	4.3

35: Hadley Ave S & 95th St S Performance by approach Interval #3 4:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.4	3.7	4.7	3.8	3.9

35: Hadley Ave S & 95th St S Performance by approach Interval #4 4:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	4.0	3.9	4.7	4.3	4.2

35: Hadley Ave S & 95th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.7	3.9	4.8	4.2	4.2

Total Network Performance By Interval

Interval Start	4:00	4:15	4:30	4:45	All
Denied Del/Veh (s)	0.2	0.3	0.2	0.3	0.2
Total Del/Veh (s)	10.7	11.4	10.5	11.4	11.8

Queuing and Blocking Report
Existing PM Peak Hour

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Intersection: 5: Hadley Ave S & 90th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	35	25	85	77
Average Queue (ft)	18	11	55	51
95th Queue (ft)	44	35	83	78
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	34	31	81	79
Average Queue (ft)	18	15	55	58
95th Queue (ft)	44	40	82	82
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	35	30	67	69
Average Queue (ft)	13	4	49	48
95th Queue (ft)	40	22	75	73
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Queuing and Blocking Report
Existing PM Peak Hour

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Intersection: 5: Hadley Ave S & 90th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	31	75	73
Average Queue (ft)	16	14	54	55
95th Queue (ft)	40	38	78	75
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	43	31	94	93
Average Queue (ft)	16	11	53	53
95th Queue (ft)	42	35	80	78
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 10: Hadley Ave S & North Access, Interval #1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	18
Average Queue (ft)	3
95th Queue (ft)	19
Link Distance (ft)	538
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Queuing and Blocking Report
Existing PM Peak Hour

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Intersection: 10: Hadley Ave S & North Access, Interval #2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	23
Average Queue (ft)	5
95th Queue (ft)	24
Link Distance (ft)	538
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 10: Hadley Ave S & North Access, Interval #3

Movement	WB
Directions Served	LR
Maximum Queue (ft)	23
Average Queue (ft)	5
95th Queue (ft)	23
Link Distance (ft)	538
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 10: Hadley Ave S & North Access, Interval #4

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	23	12
Average Queue (ft)	4	2
95th Queue (ft)	20	13
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Hadley Ave S & North Access, All Intervals

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	30	12
Average Queue (ft)	4	0
95th Queue (ft)	21	6
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 15: Hadley Ave S & Central Access, Interval #1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	10
95th Queue (ft)	33
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	12
95th Queue (ft)	36
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #3

Movement	WB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	10
95th Queue (ft)	32
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #4

Movement	WB
Directions Served	LR
Maximum Queue (ft)	34
Average Queue (ft)	8
95th Queue (ft)	31
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, All Intervals

Movement	WB
Directions Served	LR
Maximum Queue (ft)	36
Average Queue (ft)	10
95th Queue (ft)	33
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Queuing and Blocking Report
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Intersection: 20: Hadley Ave S & South Access, Interval #1

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	20	4	12
Average Queue (ft)	5	1	2
95th Queue (ft)	22	6	13
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 20: Hadley Ave S & South Access, Interval #2

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	25	11	25
Average Queue (ft)	11	2	6
95th Queue (ft)	31	10	26
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 20: Hadley Ave S & South Access, Interval #3

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	29	8	12
Average Queue (ft)	8	1	3
95th Queue (ft)	29	9	19
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)	1		
Queuing Penalty (veh)	0		

Queuing and Blocking Report
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Intersection: 20: Hadley Ave S & South Access, Interval #4

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	25	4	12
Average Queue (ft)	7	1	2
95th Queue (ft)	26	6	13
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 20: Hadley Ave S & South Access, All Intervals

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	29	16	25
Average Queue (ft)	8	1	3
95th Queue (ft)	27	8	19
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)	0		
Queuing Penalty (veh)	0		

Intersection: 25: Hadley Ave S & 92nd St S, Interval #1

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	39	31	11	9	26
Average Queue (ft)	17	18	2	1	10
95th Queue (ft)	44	42	12	14	32
Link Distance (ft)	511	514		862	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Queuing and Blocking Report
Existing PM Peak Hour

06/02/2025

Intersection: 25: Hadley Ave S & 92nd St S, Interval #2

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	L	L	TR
Maximum Queue (ft)	35	35	21	32	12
Average Queue (ft)	18	18	4	12	1
95th Queue (ft)	43	44	20	35	9
Link Distance (ft)	511	514			444
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200	200	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 25: Hadley Ave S & 92nd St S, Interval #3

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	L	L	TR
Maximum Queue (ft)	35	31	16	32	12
Average Queue (ft)	15	24	4	8	2
95th Queue (ft)	41	43	19	31	13
Link Distance (ft)	511	514			444
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200	200	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 25: Hadley Ave S & 92nd St S, Interval #4

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	L	L	TR
Maximum Queue (ft)	35	31	16	20	6
Average Queue (ft)	16	17	4	4	1
95th Queue (ft)	41	42	19	23	9
Link Distance (ft)	511	514			444
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200	200	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Queuing and Blocking Report
Existing PM Peak Hour

06/02/2025

Intersection: 25: Hadley Ave S & 92nd St S, All Intervals

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	48	36	27	9	40	12
Average Queue (ft)	16	19	3	0	8	1
95th Queue (ft)	43	43	18	7	31	9
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	31	24	10	6
Average Queue (ft)	10	5	1	1
95th Queue (ft)	33	23	8	8
Link Distance (ft)	489	512		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	35	30	16	16
Average Queue (ft)	17	11	2	2
95th Queue (ft)	43	34	14	15
Link Distance (ft)	489	512		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Queuing and Blocking Report
Existing PM Peak Hour

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Intersection: 30: Hadley Ave S & 94th St S, Interval #3

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	L	L	TR
Maximum Queue (ft)	31	31	5	10	12
Average Queue (ft)	14	10	1	1	2
95th Queue (ft)	39	34	8	8	13
Link Distance (ft)	489	512			862
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200	200	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 30: Hadley Ave S & 94th St S, Interval #4

Movement	EB	WB	SB
Directions Served	LTR	LTR	L
Maximum Queue (ft)	31	36	16
Average Queue (ft)	11	11	3
95th Queue (ft)	35	37	17
Link Distance (ft)	489	512	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			200
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 30: Hadley Ave S & 94th St S, All Intervals

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	L	L	TR
Maximum Queue (ft)	36	36	16	27	12
Average Queue (ft)	13	9	1	2	0
95th Queue (ft)	38	33	9	13	6
Link Distance (ft)	489	512			862
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200	200	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Queuing and Blocking Report
Existing PM Peak Hour

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Intersection: 35: Hadley Ave S & 95th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	32	44	24	45
Average Queue (ft)	6	16	11	15
95th Queue (ft)	31	49	34	51
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	25	53	42	67
Average Queue (ft)	8	19	11	28
95th Queue (ft)	30	56	41	69
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	35	34	29
Average Queue (ft)	8	12	11	8
95th Queue (ft)	30	40	35	32
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Queuing and Blocking Report
Existing PM Peak Hour

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Intersection: 35: Hadley Ave S & 95th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	30	40	37	53
Average Queue (ft)	6	15	11	19
95th Queue (ft)	26	46	40	57
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	39	58	47	72
Average Queue (ft)	7	16	11	17
95th Queue (ft)	29	48	38	55
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 0
Network wide Queuing Penalty, Interval #3: 0
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 0

5: Hadley Ave S & 90th St S Performance by approach Interval #1 7:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.1	0.0	0.2	0.1
Total Del/Veh (s)	4.5	6.6	7.2	6.8	6.8

5: Hadley Ave S & 90th St S Performance by approach Interval #2 8:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	4.3	7.1	8.7	7.4	7.9

5: Hadley Ave S & 90th St S Performance by approach Interval #3 8:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	4.2	5.7	8.2	7.4	7.6

5: Hadley Ave S & 90th St S Performance by approach Interval #4 8:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.2	0.1
Total Del/Veh (s)	4.2	5.7	7.6	6.9	7.0

5: Hadley Ave S & 90th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	4.3	5.6	8.1	7.4	7.5

10: Hadley Ave S & North Access Performance by approach Interval #1 7:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.3	0.1	0.0	0.0
Total Del/Veh (s)	9.7	0.7	2.1	1.3

10: Hadley Ave S & North Access Performance by approach Interval #2 8:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	19.5	1.1	3.3	2.1

10: Hadley Ave S & North Access Performance by approach Interval #3 8:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	10.9	0.9	2.3	1.4

10: Hadley Ave S & North Access Performance by approach Interval #4 8:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	11.1	0.7	2.0	1.2

10: Hadley Ave S & North Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	13.9	0.9	2.5	1.6

15: Hadley Ave S & Central Access Performance by approach Interval #1 7:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	4.1	0.3	0.1	1.0

15: Hadley Ave S & Central Access Performance by approach Interval #2 8:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.4	0.0	0.0	0.1
Total Del/Veh (s)	9.1	0.9	0.4	3.4

15: Hadley Ave S & Central Access Performance by approach Interval #3 8:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	4.5	0.4	0.2	1.0

15: Hadley Ave S & Central Access Performance by approach Interval #4 8:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	4.2	0.3	0.1	0.8

15: Hadley Ave S & Central Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.3	0.0	0.0	0.1
Total Del/Veh (s)	6.7	0.5	0.2	1.8

20: Hadley Ave S & South Access Performance by approach Interval #1 7:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.0	0.0	0.0	0.3
Total Del/Veh (s)	9.2	0.4	1.1	1.2

20: Hadley Ave S & South Access Performance by approach Interval #2 8:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.9	0.0	0.1	0.5
Total Del/Veh (s)	24.8	0.9	4.0	4.3

20: Hadley Ave S & South Access Performance by approach Interval #3 8:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.9	0.0	0.0	0.2
Total Del/Veh (s)	10.6	0.5	1.2	1.4

20: Hadley Ave S & South Access Performance by approach Interval #4 8:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.0	0.0	0.0	0.3
Total Del/Veh (s)	7.7	0.4	0.8	1.1

20: Hadley Ave S & South Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.9	0.0	0.0	0.3
Total Del/Veh (s)	16.5	0.6	2.0	2.3

25: Hadley Ave S & 92nd St S Performance by approach Interval #1 7:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.3	5.2	0.7	0.7	1.4

25: Hadley Ave S & 92nd St S Performance by approach Interval #2 8:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	11.0	5.8	1.2	1.3	2.0

25: Hadley Ave S & 92nd St S Performance by approach Interval #3 8:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.5	6.3	0.9	0.7	1.6

25: Hadley Ave S & 92nd St S Performance by approach Interval #4 8:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.7	4.7	0.7	0.7	1.4

25: Hadley Ave S & 92nd St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.8	5.3	0.9	0.9	1.6

30: Hadley Ave S & 94th St S Performance by approach Interval #1 7:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.7	4.8	0.5	0.5	1.0

30: Hadley Ave S & 94th St S Performance by approach Interval #2 8:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	11.2	4.8	0.9	0.6	1.5

30: Hadley Ave S & 94th St S Performance by approach Interval #3 8:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.2	3.1	0.6	0.4	1.0

30: Hadley Ave S & 94th St S Performance by approach Interval #4 8:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.9	4.7	0.6	0.5	1.1

30: Hadley Ave S & 94th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.3	4.5	0.7	0.5	1.2

35: Hadley Ave S & 95th St S Performance by approach Interval #1 7:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.4	3.5	5.3	3.4	4.1

35: Hadley Ave S & 95th St S Performance by approach Interval #2 8:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.2	0.3	0.0	0.2
Total Del/Veh (s)	3.3	4.6	5.9	3.7	4.7

35: Hadley Ave S & 95th St S Performance by approach Interval #3 8:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.2	0.0	0.1
Total Del/Veh (s)	3.3	3.4	5.2	3.6	4.0

35: Hadley Ave S & 95th St S Performance by approach Interval #4 8:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.2	0.1	0.0	0.1
Total Del/Veh (s)	3.4	3.4	5.1	3.5	4.0

35: Hadley Ave S & 95th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.3	3.8	5.5	3.5	4.3

Total Network Performance By Interval

Interval Start	7:45	8:00	8:15	8:30	All
Denied Del/Veh (s)	0.4	0.5	0.3	0.4	0.4
Total Del/Veh (s)	11.0	14.8	12.1	11.1	13.3

Intersection: 5: Hadley Ave S & 90th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	73	34	112	69
Average Queue (ft)	36	11	67	46
95th Queue (ft)	66	36	109	72
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			0	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	63	44	133	89
Average Queue (ft)	39	19	82	52
95th Queue (ft)	68	49	133	85
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			1	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	51	42	113	78
Average Queue (ft)	29	19	74	49
95th Queue (ft)	51	48	114	82
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			0	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	51	36	107	68
Average Queue (ft)	33	21	67	46
95th Queue (ft)	55	46	105	73
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	80	52	154	90
Average Queue (ft)	34	17	72	48
95th Queue (ft)	61	46	117	79
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			0	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 10: Hadley Ave S & North Access, Interval #1

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	46	52
Average Queue (ft)	14	7
95th Queue (ft)	60	50
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Hadley Ave S & North Access, Interval #2

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	72	22	105
Average Queue (ft)	31	6	40
95th Queue (ft)	90	29	107
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, Interval #3

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	30	15	73
Average Queue (ft)	7	2	15
95th Queue (ft)	33	17	71
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			0
Queuing Penalty (veh)			0
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, Interval #4

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	51	4	58
Average Queue (ft)	13	1	11
95th Queue (ft)	51	7	50
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, All Intervals

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	97	35	117
Average Queue (ft)	16	2	18
95th Queue (ft)	62	17	75
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			0
Queuing Penalty (veh)			0
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 15: Hadley Ave S & Central Access, Interval #1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	71
Average Queue (ft)	40
95th Queue (ft)	62
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	143
Average Queue (ft)	79
95th Queue (ft)	142
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #3

Movement	WB
Directions Served	LR
Maximum Queue (ft)	60
Average Queue (ft)	39
95th Queue (ft)	66
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #4

Movement	WB	SB
Directions Served	LR	T
Maximum Queue (ft)	49	7
Average Queue (ft)	34	1
95th Queue (ft)	54	10
Link Distance (ft)	534	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		75
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 15: Hadley Ave S & Central Access, All Intervals

Movement	WB	SB
Directions Served	LR	T
Maximum Queue (ft)	145	7
Average Queue (ft)	48	0
95th Queue (ft)	96	5
Link Distance (ft)	534	
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		75
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 20: Hadley Ave S & South Access, Interval #1

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	56	4	13	47
Average Queue (ft)	23	1	2	23
95th Queue (ft)	52	6	12	56
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	1			
Queuing Penalty (veh)	0			

Intersection: 20: Hadley Ave S & South Access, Interval #2

Movement	WB	WB	NB	NB	SB
Directions Served	L	R	T	R	L
Maximum Queue (ft)	85	66	19	42	82
Average Queue (ft)	47	15	1	12	48
95th Queue (ft)	90	78	9	39	76
Link Distance (ft)		529	444		138
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	50			225	
Storage Blk Time (%)	17	0			
Queuing Penalty (veh)	1	0			

Intersection: 20: Hadley Ave S & South Access, Interval #3

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	51	10	6	56
Average Queue (ft)	22	1	1	21
95th Queue (ft)	52	8	9	54
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	2			
Queuing Penalty (veh)	0			

Intersection: 20: Hadley Ave S & South Access, Interval #4

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	45	4	49
Average Queue (ft)	26	0	18
95th Queue (ft)	49	0	51
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)	1		
Queuing Penalty (veh)	0		

Intersection: 20: Hadley Ave S & South Access, All Intervals

Movement	WB	WB	NB	NB	SB
Directions Served	L	R	T	R	L
Maximum Queue (ft)	89	70	19	44	88
Average Queue (ft)	30	4	0	4	27
95th Queue (ft)	66	38	4	21	65
Link Distance (ft)		529	444		138
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	50			225	
Storage Blk Time (%)	5	0			
Queuing Penalty (veh)	0	0			

Intersection: 25: Hadley Ave S & 92nd St S, Interval #1

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	L	L	TR
Maximum Queue (ft)	40	42	5	16	12
Average Queue (ft)	22	26	1	4	2
95th Queue (ft)	50	50	7	19	13
Link Distance (ft)	511	514			444
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200	200	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 25: Hadley Ave S & 92nd St S, Interval #2

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	57	40	11	6	39	16
Average Queue (ft)	32	23	2	1	11	2
95th Queue (ft)	61	48	12	7	38	18
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #3

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	
Maximum Queue (ft)	48	47	6	5	27	
Average Queue (ft)	25	26	1	1	7	
95th Queue (ft)	55	57	8	8	26	
Link Distance (ft)	511	514		862		
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #4

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	49	35	5	3	27	6
Average Queue (ft)	29	22	1	0	5	1
95th Queue (ft)	57	46	7	5	21	8
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, All Intervals

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	68	51	21	8	39	33
Average Queue (ft)	27	24	1	1	7	1
95th Queue (ft)	56	50	9	6	27	12
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, Interval #1

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	43	44	5	9	5
Average Queue (ft)	19	13	1	0	1
95th Queue (ft)	48	45	7	0	8
Link Distance (ft)	489	512		600	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 30: Hadley Ave S & 94th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	TR	L
Maximum Queue (ft)	52	36	5	21
Average Queue (ft)	27	20	1	4
95th Queue (ft)	59	45	11	20
Link Distance (ft)	489	512	600	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	TR	L
Maximum Queue (ft)	40	31	3	20
Average Queue (ft)	25	16	0	3
95th Queue (ft)	52	41	5	16
Link Distance (ft)	489	512	600	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #4

Movement	EB	WB	SB
Directions Served	LTR	LTR	L
Maximum Queue (ft)	39	39	11
Average Queue (ft)	19	18	1
95th Queue (ft)	48	47	8
Link Distance (ft)	489	512	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			200
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 30: Hadley Ave S & 94th St S, All Intervals

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	68	49	5	14	26
Average Queue (ft)	23	17	0	0	2
95th Queue (ft)	52	45	4	6	14
Link Distance (ft)	489	512		600	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 35: Hadley Ave S & 95th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	38	43	29
Average Queue (ft)	9	11	13	4
95th Queue (ft)	31	42	43	24
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	62	68	23
Average Queue (ft)	8	28	26	3
95th Queue (ft)	30	67	69	18
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	40	39	40	12
Average Queue (ft)	10	17	15	3
95th Queue (ft)	37	46	43	16
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	39	45	44	22
Average Queue (ft)	12	16	11	3
95th Queue (ft)	42	43	37	18
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	49	75	71	35
Average Queue (ft)	10	18	16	3
95th Queue (ft)	35	51	50	19
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 2
Network wide Queuing Penalty, Interval #3: 1
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 1

5: Hadley Ave S & 90th St S Performance by approach Interval #1 2:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	4.3	4.6	7.1	8.1	7.3

5: Hadley Ave S & 90th St S Performance by approach Interval #2 3:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.3	0.2
Total Del/Veh (s)	3.7	4.3	7.2	9.7	8.1

5: Hadley Ave S & 90th St S Performance by approach Interval #3 3:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.1	0.0	0.2	0.1
Total Del/Veh (s)	4.9	7.1	7.6	8.5	7.9

5: Hadley Ave S & 90th St S Performance by approach Interval #4 3:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.3	0.1
Total Del/Veh (s)	4.8	4.1	7.6	7.9	7.5

5: Hadley Ave S & 90th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.3	0.1
Total Del/Veh (s)	4.6	4.6	7.4	8.8	7.8

10: Hadley Ave S & North Access Performance by approach Interval #1 2:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.6	0.5	2.3	1.5

10: Hadley Ave S & North Access Performance by approach Interval #2 3:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	13.4	0.7	2.6	2.3

10: Hadley Ave S & North Access Performance by approach Interval #3 3:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.4	0.6	2.2	1.4

10: Hadley Ave S & North Access Performance by approach Interval #4 3:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.1	0.6	2.3	1.4

10: Hadley Ave S & North Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	11.6	0.6	2.4	1.7

15: Hadley Ave S & Central Access Performance by approach Interval #1 2:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.6	0.2	0.1	0.4

15: Hadley Ave S & Central Access Performance by approach Interval #2 3:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	6.7	0.5	0.3	1.8

15: Hadley Ave S & Central Access Performance by approach Interval #3 3:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.3	0.2	0.1	0.4

15: Hadley Ave S & Central Access Performance by approach Interval #4 3:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.6	0.2	0.1	0.3

15: Hadley Ave S & Central Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	5.6	0.3	0.1	0.9

20: Hadley Ave S & South Access Performance by approach Interval #1 2:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.2	0.0	0.0	0.1
Total Del/Veh (s)	7.4	0.3	0.1	0.4

20: Hadley Ave S & South Access Performance by approach Interval #2 3:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.6	0.1	0.0	0.5
Total Del/Veh (s)	13.5	0.5	0.5	2.3

20: Hadley Ave S & South Access Performance by approach Interval #3 3:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.0	0.0	0.0	0.2
Total Del/Veh (s)	8.2	0.3	0.2	0.6

20: Hadley Ave S & South Access Performance by approach Interval #4 3:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.2	0.0	0.0	0.1
Total Del/Veh (s)	7.6	0.4	0.1	0.5

20: Hadley Ave S & South Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.7	0.0	0.0	0.3
Total Del/Veh (s)	11.7	0.4	0.3	1.1

25: Hadley Ave S & 92nd St S Performance by approach Interval #1 2:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.2	0.0	0.1	0.0
Total Del/Veh (s)	6.3	4.5	0.8	0.9	1.2

25: Hadley Ave S & 92nd St S Performance by approach Interval #2 3:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	11.0	5.7	0.9	1.2	1.7

25: Hadley Ave S & 92nd St S Performance by approach Interval #3 3:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.8	5.0	0.8	0.8	1.3

25: Hadley Ave S & 92nd St S Performance by approach Interval #4 3:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.1	0.0
Total Del/Veh (s)	8.8	4.0	0.9	0.9	1.3

25: Hadley Ave S & 92nd St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	9.1	4.7	0.9	1.0	1.4

30: Hadley Ave S & 94th St S Performance by approach Interval #1 2:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.3	5.1	0.7	1.1	1.3

30: Hadley Ave S & 94th St S Performance by approach Interval #2 3:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.2	6.1	0.8	1.0	1.4

30: Hadley Ave S & 94th St S Performance by approach Interval #3 3:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.6	4.7	0.5	0.9	1.0

30: Hadley Ave S & 94th St S Performance by approach Interval #4 3:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.8	6.6	0.5	0.8	1.1

30: Hadley Ave S & 94th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.9	5.5	0.7	1.0	1.2

35: Hadley Ave S & 95th St S Performance by approach Interval #1 2:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.8	3.9	5.2	4.1	4.3

35: Hadley Ave S & 95th St S Performance by approach Interval #2 3:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.3	0.0	0.1
Total Del/Veh (s)	3.4	3.9	5.5	4.2	4.4

35: Hadley Ave S & 95th St S Performance by approach Interval #3 3:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.6	3.4	5.7	4.0	4.4

35: Hadley Ave S & 95th St S Performance by approach Interval #4 3:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.3	3.4	4.9	4.3	4.1

35: Hadley Ave S & 95th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.5	3.7	5.5	4.2	4.4

Total Network Performance By Interval

Interval Start	2:45	3:00	3:15	3:30	All
Denied Del/Veh (s)	0.3	0.6	0.3	0.3	0.4
Total Del/Veh (s)	11.5	12.7	11.3	11.6	12.7

Intersection: 5: Hadley Ave S & 90th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	47	30	86	86
Average Queue (ft)	19	15	60	61
95th Queue (ft)	50	39	89	90
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	31	117	140
Average Queue (ft)	21	15	70	75
95th Queue (ft)	44	40	116	131
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			1	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	34	30	99	86
Average Queue (ft)	21	10	62	58
95th Queue (ft)	45	33	100	97
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	40	31	105	88
Average Queue (ft)	21	12	69	58
95th Queue (ft)	47	36	112	85
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			0	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	48	31	134	148
Average Queue (ft)	21	13	66	63
95th Queue (ft)	47	37	106	104
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			0	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 10: Hadley Ave S & North Access, Interval #1

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	62	14
Average Queue (ft)	20	2
95th Queue (ft)	64	21
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Hadley Ave S & North Access, Interval #2

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	146	4	56
Average Queue (ft)	77	1	14
95th Queue (ft)	182	7	60
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, Interval #3

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	38	11
Average Queue (ft)	10	2
95th Queue (ft)	48	17
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Hadley Ave S & North Access, Interval #4

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	54	14
Average Queue (ft)	15	4
95th Queue (ft)	54	28
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Hadley Ave S & North Access, All Intervals

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	146	4	71
Average Queue (ft)	30	0	5
95th Queue (ft)	108	3	35
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 15: Hadley Ave S & Central Access, Interval #1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	24
95th Queue (ft)	42
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	115
Average Queue (ft)	58
95th Queue (ft)	106
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #3

Movement	WB
Directions Served	LR
Maximum Queue (ft)	40
Average Queue (ft)	25
95th Queue (ft)	48
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #4

Movement	WB
Directions Served	LR
Maximum Queue (ft)	35
Average Queue (ft)	21
95th Queue (ft)	44
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, All Intervals

Movement	WB
Directions Served	LR
Maximum Queue (ft)	115
Average Queue (ft)	32
95th Queue (ft)	71
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 20: Hadley Ave S & South Access, Interval #1

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	25	4	6
Average Queue (ft)	12	1	1
95th Queue (ft)	32	6	9
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 20: Hadley Ave S & South Access, Interval #2

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	82	46	12	31
Average Queue (ft)	44	11	2	17
95th Queue (ft)	80	41	14	42
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	11	0		
Queuing Penalty (veh)	1	0		

Intersection: 20: Hadley Ave S & South Access, Interval #3

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	44	8	25
Average Queue (ft)	19	1	4
95th Queue (ft)	48	8	22
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)	1		
Queuing Penalty (veh)	0		

Intersection: 20: Hadley Ave S & South Access, Interval #4

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	25	4	6
Average Queue (ft)	14	1	1
95th Queue (ft)	33	6	10
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 20: Hadley Ave S & South Access, All Intervals

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	82	46	12	31
Average Queue (ft)	22	3	0	6
95th Queue (ft)	57	21	6	26
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	3	0		
Queuing Penalty (veh)	0	0		

Intersection: 25: Hadley Ave S & 92nd St S, Interval #1

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	31	44	17	5	32	28
Average Queue (ft)	14	24	3	1	8	5
95th Queue (ft)	39	50	17	8	30	25
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #2

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	59	42	10	5	44	27
Average Queue (ft)	24	22	3	1	19	4
95th Queue (ft)	60	50	17	8	49	25
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #3

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	38	35	27	5	22	20
Average Queue (ft)	17	16	7	1	8	3
95th Queue (ft)	43	42	25	11	28	22
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #4

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	35	31	10	14	35	21
Average Queue (ft)	18	19	1	2	11	3
95th Queue (ft)	43	43	11	16	36	20
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, All Intervals

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	59	47	27	24	49	51
Average Queue (ft)	18	20	4	1	11	4
95th Queue (ft)	47	47	18	11	37	23
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	31	36	5	11
Average Queue (ft)	21	15	1	2
95th Queue (ft)	44	42	8	12
Link Distance (ft)	489	512		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	49	31	16	25
Average Queue (ft)	28	17	4	7
95th Queue (ft)	52	41	19	26
Link Distance (ft)	489	512		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	31	35	16	21
Average Queue (ft)	17	14	4	3
95th Queue (ft)	42	41	18	16
Link Distance (ft)	489	512		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #4

Movement	EB	WB	SB	SB
Directions Served	LTR	LTR	L	TR
Maximum Queue (ft)	44	31	10	6
Average Queue (ft)	19	9	1	1
95th Queue (ft)	48	32	11	9
Link Distance (ft)	489	512		862
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, All Intervals

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	L	L	TR
Maximum Queue (ft)	49	40	22	27	6
Average Queue (ft)	21	14	2	3	0
95th Queue (ft)	48	40	13	17	4
Link Distance (ft)	489	512			862
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200	200	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 35: Hadley Ave S & 95th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	40	51	48	28
Average Queue (ft)	9	16	13	6
95th Queue (ft)	36	60	46	31
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	34	41	49	44
Average Queue (ft)	10	18	21	13
95th Queue (ft)	39	46	52	43
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	34	58	42
Average Queue (ft)	8	11	22	11
95th Queue (ft)	31	36	59	42
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	51	44	34	53
Average Queue (ft)	11	16	9	19
95th Queue (ft)	40	45	31	55
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	60	61	61	65
Average Queue (ft)	10	15	16	12
95th Queue (ft)	37	48	49	44
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 2
Network wide Queuing Penalty, Interval #3: 0
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 1

5: Hadley Ave S & 90th St S Performance by approach Interval #1 4:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.0	0.3	0.1
Total Del/Veh (s)	3.3	5.9	6.2	7.1	6.5

5: Hadley Ave S & 90th St S Performance by approach Interval #2 4:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.3	0.1
Total Del/Veh (s)	5.2	5.4	6.4	8.3	7.3

5: Hadley Ave S & 90th St S Performance by approach Interval #3 4:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	4.3	4.4	6.5	7.5	6.8

5: Hadley Ave S & 90th St S Performance by approach Interval #4 4:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.3	0.2
Total Del/Veh (s)	5.1	5.1	6.7	7.8	7.1

5: Hadley Ave S & 90th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.3	0.1
Total Del/Veh (s)	4.2	5.1	6.6	7.8	7.0

10: Hadley Ave S & North Access Performance by approach Interval #1 4:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	6.8	0.4	2.2	1.3

10: Hadley Ave S & North Access Performance by approach Interval #2 4:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.5	0.4	2.2	1.5

10: Hadley Ave S & North Access Performance by approach Interval #3 4:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	5.1	0.5	2.2	1.4

10: Hadley Ave S & North Access Performance by approach Interval #4 4:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.0	0.5	2.2	1.4

10: Hadley Ave S & North Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.2	0.5	2.2	1.4

15: Hadley Ave S & Central Access Performance by approach Interval #1 4:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	2.9	0.1	0.0	0.1

15: Hadley Ave S & Central Access Performance by approach Interval #2 4:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	4.0	0.2	0.0	0.2

15: Hadley Ave S & Central Access Performance by approach Interval #3 4:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.2	0.2	0.0	0.2

15: Hadley Ave S & Central Access Performance by approach Interval #4 4:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.8	0.2	0.0	0.2

15: Hadley Ave S & Central Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.4	0.2	0.0	0.2

20: Hadley Ave S & South Access Performance by approach Interval #1 4:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.0	0.0	0.0	0.1
Total Del/Veh (s)	7.7	0.3	0.1	0.3

20: Hadley Ave S & South Access Performance by approach Interval #2 4:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.4	0.0	0.0	0.1
Total Del/Veh (s)	8.1	0.3	0.1	0.4

20: Hadley Ave S & South Access Performance by approach Interval #3 4:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.9	0.0	0.0	0.1
Total Del/Veh (s)	7.5	0.3	0.2	0.4

20: Hadley Ave S & South Access Performance by approach Interval #4 4:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.4	0.0	0.0	0.1
Total Del/Veh (s)	11.8	0.4	0.1	0.7

20: Hadley Ave S & South Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.6	0.0	0.0	0.1
Total Del/Veh (s)	8.8	0.3	0.1	0.4

25: Hadley Ave S & 92nd St S Performance by approach Interval #1 4:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.0	0.0	0.0
Total Del/Veh (s)	6.1	3.7	0.6	0.6	0.9

25: Hadley Ave S & 92nd St S Performance by approach Interval #2 4:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	11.8	4.1	0.7	0.7	1.2

25: Hadley Ave S & 92nd St S Performance by approach Interval #3 4:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.1	0.0	0.0	0.0
Total Del/Veh (s)	9.1	4.6	0.7	0.7	1.2

25: Hadley Ave S & 92nd St S Performance by approach Interval #4 4:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	4.8	3.1	0.7	0.7	0.9

25: Hadley Ave S & 92nd St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.7	3.9	0.7	0.7	1.1

30: Hadley Ave S & 94th St S Performance by approach Interval #1 4:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.2	7.3	0.5	0.8	0.9

30: Hadley Ave S & 94th St S Performance by approach Interval #2 4:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.9	3.0	0.6	0.9	1.0

30: Hadley Ave S & 94th St S Performance by approach Interval #3 4:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.8	4.2	0.6	0.8	0.9

30: Hadley Ave S & 94th St S Performance by approach Interval #4 4:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.0	7.4	0.6	0.8	0.9

30: Hadley Ave S & 94th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.4	5.2	0.6	0.8	0.9

35: Hadley Ave S & 95th St S Performance by approach Interval #1 4:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.6	3.7	4.9	4.0	4.1

35: Hadley Ave S & 95th St S Performance by approach Interval #2 4:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.1	0.0	0.1
Total Del/Veh (s)	4.4	3.9	5.1	4.4	4.4

35: Hadley Ave S & 95th St S Performance by approach Interval #3 4:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	4.1	4.0	4.6	4.4	4.3

35: Hadley Ave S & 95th St S Performance by approach Interval #4 4:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.3	0.2	0.0	0.1
Total Del/Veh (s)	3.6	3.8	4.9	4.3	4.2

35: Hadley Ave S & 95th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.9	3.9	4.9	4.3	4.3

Total Network Performance By Interval

Interval Start	4:00	4:15	4:30	4:45	All
Denied Del/Veh (s)	0.2	0.3	0.2	0.3	0.3
Total Del/Veh (s)	10.8	12.4	11.5	11.7	12.4

Intersection: 5: Hadley Ave S & 90th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	34	68	64
Average Queue (ft)	17	15	52	49
95th Queue (ft)	41	41	76	73
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	35	31	70	100
Average Queue (ft)	19	18	55	66
95th Queue (ft)	45	42	74	98
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	35	31	73	79
Average Queue (ft)	16	16	54	54
95th Queue (ft)	42	41	78	79
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	31	85	88
Average Queue (ft)	18	10	59	56
95th Queue (ft)	42	34	91	87
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	40	34	97	102
Average Queue (ft)	17	15	55	56
95th Queue (ft)	42	40	81	87
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 10: Hadley Ave S & North Access, Interval #1

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	24	18
Average Queue (ft)	7	3
95th Queue (ft)	27	19
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Hadley Ave S & North Access, Interval #2

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	23	18
Average Queue (ft)	5	3
95th Queue (ft)	23	17
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Hadley Ave S & North Access, Interval #3

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	24	6
Average Queue (ft)	6	1
95th Queue (ft)	26	9
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Hadley Ave S & North Access, Interval #4

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	17	6
Average Queue (ft)	2	2
95th Queue (ft)	16	12
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Hadley Ave S & North Access, All Intervals

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	30	24
Average Queue (ft)	5	2
95th Queue (ft)	23	15
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 15: Hadley Ave S & Central Access, Interval #1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	13
95th Queue (ft)	38
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	35
Average Queue (ft)	12
95th Queue (ft)	38
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #3

Movement	WB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	12
95th Queue (ft)	36
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #4

Movement	WB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	9
95th Queue (ft)	32
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, All Intervals

Movement	WB
Directions Served	LR
Maximum Queue (ft)	36
Average Queue (ft)	12
95th Queue (ft)	36
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 20: Hadley Ave S & South Access, Interval #1

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	25	4	12
Average Queue (ft)	6	1	1
95th Queue (ft)	22	6	9
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 20: Hadley Ave S & South Access, Interval #2

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	25	8	24
Average Queue (ft)	13	1	3
95th Queue (ft)	33	8	19
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 20: Hadley Ave S & South Access, Interval #3

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	25	3	25
Average Queue (ft)	9	0	4
95th Queue (ft)	29	5	22
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 20: Hadley Ave S & South Access, Interval #4

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	30	19	24
Average Queue (ft)	13	3	4
95th Queue (ft)	38	19	21
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)	2	0	
Queuing Penalty (veh)	0	0	

Intersection: 20: Hadley Ave S & South Access, All Intervals

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	31	23	31
Average Queue (ft)	10	1	3
95th Queue (ft)	31	11	18
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)	0	0	
Queuing Penalty (veh)	0	0	

Intersection: 25: Hadley Ave S & 92nd St S, Interval #1

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	35	31	15	5	16
Average Queue (ft)	19	15	2	1	7
95th Queue (ft)	45	40	14	8	27
Link Distance (ft)	511	514		862	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 25: Hadley Ave S & 92nd St S, Interval #2

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	43	35	16	9	27
Average Queue (ft)	21	14	3	1	14
95th Queue (ft)	49	40	17	14	35
Link Distance (ft)	511	514		862	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 25: Hadley Ave S & 92nd St S, Interval #3

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	L	L	TR
Maximum Queue (ft)	39	39	16	31	15
Average Queue (ft)	20	19	2	11	2
95th Queue (ft)	50	45	15	35	17
Link Distance (ft)	511	514			444
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200	200	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 25: Hadley Ave S & 92nd St S, Interval #4

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	L	L	TR
Maximum Queue (ft)	30	31	15	26	5
Average Queue (ft)	13	15	3	8	1
95th Queue (ft)	38	40	16	29	10
Link Distance (ft)	511	514			444
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200	200	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 25: Hadley Ave S & 92nd St S, All Intervals

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	48	44	27	14	35	21
Average Queue (ft)	18	16	3	1	10	1
95th Queue (ft)	46	42	15	8	32	10
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	31	35	10	21
Average Queue (ft)	13	11	1	5
95th Queue (ft)	37	37	11	21
Link Distance (ft)	489	512		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #2

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	36	25	10	5	21
Average Queue (ft)	15	8	1	1	4
95th Queue (ft)	42	30	8	7	21
Link Distance (ft)	489	512		600	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 30: Hadley Ave S & 94th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	35	31	15	15
Average Queue (ft)	12	11	1	4
95th Queue (ft)	38	36	11	18
Link Distance (ft)	489	512		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #4

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	31	31	3	10	10
Average Queue (ft)	15	8	0	1	1
95th Queue (ft)	40	30	4	11	11
Link Distance (ft)	489	512		600	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 30: Hadley Ave S & 94th St S, All Intervals

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	40	35	26	15	26
Average Queue (ft)	14	10	1	1	4
95th Queue (ft)	40	33	9	6	18
Link Distance (ft)	489	512		600	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 35: Hadley Ave S & 95th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	24	42	25	47
Average Queue (ft)	9	16	13	12
95th Queue (ft)	31	46	37	46
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	39	53	40	57
Average Queue (ft)	12	19	19	17
95th Queue (ft)	40	57	47	55
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	53	43	49
Average Queue (ft)	13	20	13	19
95th Queue (ft)	38	56	44	56
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	45	38	53
Average Queue (ft)	6	20	11	17
95th Queue (ft)	25	50	40	49
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	39	67	58	77
Average Queue (ft)	10	19	14	16
95th Queue (ft)	34	53	42	52
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 0
Network wide Queuing Penalty, Interval #3: 0
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 0

5: Hadley Ave S & 90th St S Performance by approach Interval #1 7:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.1	0.0	0.2	0.1
Total Del/Veh (s)	4.2	4.9	8.0	7.3	7.4

5: Hadley Ave S & 90th St S Performance by approach Interval #2 8:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	4.4	6.8	9.2	7.8	8.3

5: Hadley Ave S & 90th St S Performance by approach Interval #3 8:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.1	0.0	0.2	0.1
Total Del/Veh (s)	4.2	6.0	7.9	7.3	7.3

5: Hadley Ave S & 90th St S Performance by approach Interval #4 8:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.2	0.1
Total Del/Veh (s)	4.0	4.9	7.5	6.7	6.9

5: Hadley Ave S & 90th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	4.3	5.4	8.3	7.6	7.6

10: Hadley Ave S & North Access Performance by approach Interval #1 7:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.5	0.8	2.3	1.4

10: Hadley Ave S & North Access Performance by approach Interval #2 8:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.1
Total Del/Veh (s)	17.9	1.4	3.7	2.6

10: Hadley Ave S & North Access Performance by approach Interval #3 8:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	10.3	0.8	2.3	1.4

10: Hadley Ave S & North Access Performance by approach Interval #4 8:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.2	0.8	2.0	1.3

10: Hadley Ave S & North Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	15.6	1.0	2.7	1.8

15: Hadley Ave S & Central Access Performance by approach Interval #1 7:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	4.3	0.3	0.2	0.8

15: Hadley Ave S & Central Access Performance by approach Interval #2 8:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.3	0.0	0.0	0.1
Total Del/Veh (s)	9.1	0.9	0.5	3.4

15: Hadley Ave S & Central Access Performance by approach Interval #3 8:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	4.8	0.4	0.2	1.1

15: Hadley Ave S & Central Access Performance by approach Interval #4 8:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	4.0	0.4	0.1	1.0

15: Hadley Ave S & Central Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.1
Total Del/Veh (s)	6.9	0.5	0.3	1.9

20: Hadley Ave S & South Access Performance by approach Interval #1 7:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.1	0.0	0.0	0.3
Total Del/Veh (s)	7.4	0.5	1.1	1.3

20: Hadley Ave S & South Access Performance by approach Interval #2 8:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.6	0.1	0.1	0.6
Total Del/Veh (s)	35.5	1.0	4.7	7.7

20: Hadley Ave S & South Access Performance by approach Interval #3 8:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.9	0.0	0.0	0.3
Total Del/Veh (s)	18.6	0.5	1.6	2.8

20: Hadley Ave S & South Access Performance by approach Interval #4 8:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.9	0.0	0.0	0.4
Total Del/Veh (s)	7.3	0.4	1.1	1.2

20: Hadley Ave S & South Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.8	0.0	0.0	0.4
Total Del/Veh (s)	25.1	0.7	2.5	4.0

25: Hadley Ave S & 92nd St S Performance by approach Interval #1 7:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.1	0.0	0.1	0.0
Total Del/Veh (s)	9.9	5.2	1.1	0.7	1.8

25: Hadley Ave S & 92nd St S Performance by approach Interval #2 8:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.0	0.0	0.0
Total Del/Veh (s)	14.9	8.9	1.0	1.0	2.0

25: Hadley Ave S & 92nd St S Performance by approach Interval #3 8:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.5	5.9	0.9	0.9	1.6

25: Hadley Ave S & 92nd St S Performance by approach Interval #4 8:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.5	5.6	0.8	0.7	1.7

25: Hadley Ave S & 92nd St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	10.6	6.5	1.0	0.9	1.8

30: Hadley Ave S & 94th St S Performance by approach Interval #1 7:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.0	0.0	0.0
Total Del/Veh (s)	7.8	4.3	0.9	0.6	1.2

30: Hadley Ave S & 94th St S Performance by approach Interval #2 8:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.1	5.0	1.0	0.6	1.2

30: Hadley Ave S & 94th St S Performance by approach Interval #3 8:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.9	3.5	0.8	0.6	1.1

30: Hadley Ave S & 94th St S Performance by approach Interval #4 8:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.4	4.2	0.6	0.4	0.9

30: Hadley Ave S & 94th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.8	4.5	0.8	0.5	1.1

35: Hadley Ave S & 95th St S Performance by approach Interval #1 7:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.1	3.4	5.6	3.5	4.2

35: Hadley Ave S & 95th St S Performance by approach Interval #2 8:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.2	0.3	0.0	0.2
Total Del/Veh (s)	3.8	4.6	6.2	3.6	4.7

35: Hadley Ave S & 95th St S Performance by approach Interval #3 8:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.6	3.9	5.2	3.9	4.3

35: Hadley Ave S & 95th St S Performance by approach Interval #4 8:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.2	0.0	0.1
Total Del/Veh (s)	3.2	3.3	5.4	3.4	4.0

35: Hadley Ave S & 95th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.4	3.9	5.7	3.7	4.4

Total Network Performance By Interval

Interval Start	7:45	8:00	8:15	8:30	All
Denied Del/Veh (s)	0.4	0.7	0.4	0.5	0.5
Total Del/Veh (s)	11.8	17.0	12.1	11.0	14.5

Intersection: 5: Hadley Ave S & 90th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	50	40	119	82
Average Queue (ft)	29	23	80	50
95th Queue (ft)	55	48	125	81
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			0	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	52	40	141	82
Average Queue (ft)	32	21	94	54
95th Queue (ft)	51	48	141	83
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			1	
Queuing Penalty (veh)			3	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	56	47	122	79
Average Queue (ft)	33	23	73	53
95th Queue (ft)	55	55	117	79
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			1	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	54	42	110	62
Average Queue (ft)	32	19	73	46
95th Queue (ft)	56	46	116	69
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			0	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	70	52	147	95
Average Queue (ft)	32	21	80	51
95th Queue (ft)	54	50	127	79
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			1	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 10: Hadley Ave S & North Access, Interval #1

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	34	32	45
Average Queue (ft)	6	6	8
95th Queue (ft)	36	35	58
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			0
Queuing Penalty (veh)			0
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, Interval #2

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	86	69	134
Average Queue (ft)	43	13	42
95th Queue (ft)	96	73	124
Link Distance (ft)	538	147	159
Upstream Blk Time (%)		0	0
Queuing Penalty (veh)		1	1
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, Interval #3

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	40	6	71
Average Queue (ft)	12	1	16
95th Queue (ft)	52	9	64
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, Interval #4

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	63	22	48
Average Queue (ft)	17	4	10
95th Queue (ft)	60	25	46
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, All Intervals

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	87	91	134
Average Queue (ft)	19	6	19
95th Queue (ft)	68	42	80
Link Distance (ft)	538	147	159
Upstream Blk Time (%)		0	0
Queuing Penalty (veh)		0	0
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 15: Hadley Ave S & Central Access, Interval #1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	64
Average Queue (ft)	39
95th Queue (ft)	62
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #2

Movement	WB	NB
Directions Served	LR	T
Maximum Queue (ft)	108	5
Average Queue (ft)	79	1
95th Queue (ft)	124	8
Link Distance (ft)	534	138
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 15: Hadley Ave S & Central Access, Interval #3

Movement	WB
Directions Served	LR
Maximum Queue (ft)	85
Average Queue (ft)	46
95th Queue (ft)	85
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #4

Movement	WB
Directions Served	LR
Maximum Queue (ft)	61
Average Queue (ft)	37
95th Queue (ft)	57
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, All Intervals

Movement	WB	NB
Directions Served	LR	T
Maximum Queue (ft)	116	5
Average Queue (ft)	50	0
95th Queue (ft)	94	4
Link Distance (ft)	534	138
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 20: Hadley Ave S & South Access, Interval #1

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	43	15	4	39
Average Queue (ft)	25	3	1	22
95th Queue (ft)	44	19	6	48
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	2	0		
Queuing Penalty (veh)	0	0		

Intersection: 20: Hadley Ave S & South Access, Interval #2

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	108	172	40	103
Average Queue (ft)	77	54	14	62
95th Queue (ft)	121	177	44	110
Link Distance (ft)		529		138
Upstream Blk Time (%)				0
Queuing Penalty (veh)				0
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	50	1		
Queuing Penalty (veh)	4	1		

Intersection: 20: Hadley Ave S & South Access, Interval #3

Movement	WB	WB	NB	NB	SB
Directions Served	L	R	T	R	L
Maximum Queue (ft)	87	66	9	28	64
Average Queue (ft)	36	10	1	4	32
95th Queue (ft)	80	81	10	25	69
Link Distance (ft)		529	444		138
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)	50			225	
Storage Blk Time (%)	8	0			
Queuing Penalty (veh)	0	0			

Intersection: 20: Hadley Ave S & South Access, Interval #4

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	45	13	9	47
Average Queue (ft)	24	3	2	19
95th Queue (ft)	50	16	12	51
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	1			
Queuing Penalty (veh)	0			

Intersection: 20: Hadley Ave S & South Access, All Intervals

Movement	WB	WB	NB	NB	SB
Directions Served	L	R	T	R	L
Maximum Queue (ft)	108	193	9	52	103
Average Queue (ft)	40	18	0	5	34
95th Queue (ft)	91	97	5	26	80
Link Distance (ft)		529	444		138
Upstream Blk Time (%)					0
Queuing Penalty (veh)					0
Storage Bay Dist (ft)	50			225	
Storage Blk Time (%)	15	0			
Queuing Penalty (veh)	1	0			

Intersection: 25: Hadley Ave S & 92nd St S, Interval #1

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	48	50	6	22	21	16
Average Queue (ft)	28	26	1	3	4	2
95th Queue (ft)	58	52	8	25	20	19
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #2

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	57	44	10	24	21
Average Queue (ft)	35	25	1	4	5
95th Queue (ft)	67	56	11	21	21
Link Distance (ft)	511	514		862	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 25: Hadley Ave S & 92nd St S, Interval #3

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	L	L	TR
Maximum Queue (ft)	46	46	10	33	19
Average Queue (ft)	26	26	1	8	3
95th Queue (ft)	56	51	11	35	23
Link Distance (ft)	511	514			444
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200	200	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 25: Hadley Ave S & 92nd St S, Interval #4

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	55	46	10	14	21	14
Average Queue (ft)	35	23	1	3	3	2
95th Queue (ft)	65	51	8	23	17	13
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, All Intervals

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	74	65	16	45	39	34
Average Queue (ft)	31	25	1	2	5	2
95th Queue (ft)	62	53	10	20	24	16
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	TR	L
Maximum Queue (ft)	36	40	14	16
Average Queue (ft)	20	16	2	4
95th Queue (ft)	45	46	21	19
Link Distance (ft)	489	512	600	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	TR	L
Maximum Queue (ft)	40	48	5	22
Average Queue (ft)	19	23	1	5
95th Queue (ft)	46	52	7	22
Link Distance (ft)	489	512	600	
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	39	44	5	5
Average Queue (ft)	23	20	1	1
95th Queue (ft)	51	50	8	8
Link Distance (ft)	489	512		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #4

Movement	EB	WB	SB
Directions Served	LTR	LTR	L
Maximum Queue (ft)	36	35	16
Average Queue (ft)	22	18	3
95th Queue (ft)	47	43	16
Link Distance (ft)	489	512	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			200
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 30: Hadley Ave S & 94th St S, All Intervals

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	47	63	5	18	27
Average Queue (ft)	21	19	0	1	3
95th Queue (ft)	47	48	4	11	17
Link Distance (ft)	489	512		600	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 35: Hadley Ave S & 95th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	43	50	60	12
Average Queue (ft)	9	15	22	2
95th Queue (ft)	36	45	64	13
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	48	84	63	24
Average Queue (ft)	18	27	29	4
95th Queue (ft)	51	76	64	21
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	49	43	46	32
Average Queue (ft)	13	15	18	8
95th Queue (ft)	52	45	56	33
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	38	35	55	24
Average Queue (ft)	6	15	15	8
95th Queue (ft)	34	45	55	29
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	66	93	84	39
Average Queue (ft)	11	18	21	5
95th Queue (ft)	44	55	61	25
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 10
Network wide Queuing Penalty, Interval #3: 1
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 3

5: Hadley Ave S & 90th St S Performance by approach Interval #1 2:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.3	0.2
Total Del/Veh (s)	4.6	5.3	7.5	8.9	8.0

5: Hadley Ave S & 90th St S Performance by approach Interval #2 3:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.3	0.2
Total Del/Veh (s)	5.2	4.0	8.3	9.3	8.5

5: Hadley Ave S & 90th St S Performance by approach Interval #3 3:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.1	0.2	0.2
Total Del/Veh (s)	5.7	5.3	8.0	7.8	7.8

5: Hadley Ave S & 90th St S Performance by approach Interval #4 3:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.3	0.1
Total Del/Veh (s)	3.7	4.4	7.7	7.9	7.6

5: Hadley Ave S & 90th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.3	0.2
Total Del/Veh (s)	4.7	4.3	8.0	8.8	8.1

10: Hadley Ave S & North Access Performance by approach Interval #1 2:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.9	0.7	2.4	1.6

10: Hadley Ave S & North Access Performance by approach Interval #2 3:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.1	0.1
Total Del/Veh (s)	12.7	0.9	3.5	2.6

10: Hadley Ave S & North Access Performance by approach Interval #3 3:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.2	0.6	2.3	1.6

10: Hadley Ave S & North Access Performance by approach Interval #4 3:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	10.0	0.7	2.3	1.7

10: Hadley Ave S & North Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	10.9	0.7	2.7	1.9

15: Hadley Ave S & Central Access Performance by approach Interval #1 2:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	4.4	0.3	0.2	0.6

15: Hadley Ave S & Central Access Performance by approach Interval #2 3:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.3	0.0	0.0	0.1
Total Del/Veh (s)	6.5	0.7	0.4	2.1

15: Hadley Ave S & Central Access Performance by approach Interval #3 3:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	4.0	0.2	0.1	0.5

15: Hadley Ave S & Central Access Performance by approach Interval #4 3:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	4.0	0.3	0.1	0.5

15: Hadley Ave S & Central Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	5.6	0.4	0.2	1.1

20: Hadley Ave S & South Access Performance by approach Interval #1 2:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.6	0.0	0.0	0.2
Total Del/Veh (s)	7.0	0.3	0.2	0.6

20: Hadley Ave S & South Access Performance by approach Interval #2 3:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.5	0.1	0.0	0.7
Total Del/Veh (s)	15.2	0.6	1.0	3.3

20: Hadley Ave S & South Access Performance by approach Interval #3 3:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.7	0.0	0.0	0.2
Total Del/Veh (s)	8.0	0.3	0.2	0.8

20: Hadley Ave S & South Access Performance by approach Interval #4 3:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.4	0.0	0.0	0.2
Total Del/Veh (s)	5.9	0.3	0.2	0.6

20: Hadley Ave S & South Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.5	0.0	0.0	0.4
Total Del/Veh (s)	12.4	0.4	0.4	1.6

25: Hadley Ave S & 92nd St S Performance by approach Interval #1 2:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.0	4.8	0.8	0.9	1.2

25: Hadley Ave S & 92nd St S Performance by approach Interval #2 3:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.9	5.7	1.1	1.0	1.5

25: Hadley Ave S & 92nd St S Performance by approach Interval #3 3:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.0	0.1	0.1
Total Del/Veh (s)	7.4	4.4	0.7	0.8	1.2

25: Hadley Ave S & 92nd St S Performance by approach Interval #4 3:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.6	3.4	0.8	0.9	1.1

25: Hadley Ave S & 92nd St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.0	4.6	0.9	0.9	1.3

30: Hadley Ave S & 94th St S Performance by approach Interval #1 2:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.2	6.1	0.5	0.9	1.1

30: Hadley Ave S & 94th St S Performance by approach Interval #2 3:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.7	5.0	0.9	1.0	1.4

30: Hadley Ave S & 94th St S Performance by approach Interval #3 3:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.6	4.8	0.5	0.8	1.1

30: Hadley Ave S & 94th St S Performance by approach Interval #4 3:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.3	4.6	0.9	0.9	1.2

30: Hadley Ave S & 94th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.6	5.1	0.7	0.9	1.2

35: Hadley Ave S & 95th St S Performance by approach Interval #1 2:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.5	3.7	5.0	4.2	4.3

35: Hadley Ave S & 95th St S Performance by approach Interval #2 3:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.3	0.0	0.1
Total Del/Veh (s)	4.3	3.7	5.9	4.1	4.5

35: Hadley Ave S & 95th St S Performance by approach Interval #3 3:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.3	3.1	4.5	4.0	3.9

35: Hadley Ave S & 95th St S Performance by approach Interval #4 3:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.2	0.0	0.1
Total Del/Veh (s)	3.5	3.4	5.4	4.0	4.1

35: Hadley Ave S & 95th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.7	3.6	5.5	4.1	4.3

Total Network Performance By Interval

Interval Start	2:45	3:00	3:15	3:30	All
Denied Del/Veh (s)	0.4	0.7	0.4	0.3	0.5
Total Del/Veh (s)	11.6	13.4	10.9	11.6	12.8

Intersection: 5: Hadley Ave S & 90th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	34	29	104	103
Average Queue (ft)	17	13	69	64
95th Queue (ft)	42	40	119	103
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	35	31	125	105
Average Queue (ft)	21	18	79	71
95th Queue (ft)	45	41	124	111
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	43	30	111	78
Average Queue (ft)	19	12	63	60
95th Queue (ft)	48	36	113	86
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			1	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	39	31	144	76
Average Queue (ft)	20	14	78	55
95th Queue (ft)	46	39	140	80
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			1	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	48	36	159	120
Average Queue (ft)	19	14	72	62
95th Queue (ft)	46	39	126	97
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)			0	
Queuing Penalty (veh)			1	
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 10: Hadley Ave S & North Access, Interval #1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	64
Average Queue (ft)	24
95th Queue (ft)	70
Link Distance (ft)	538
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 10: Hadley Ave S & North Access, Interval #2

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	108	6	102
Average Queue (ft)	63	0	24
95th Queue (ft)	119	0	101
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			1
Queuing Penalty (veh)			2
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, Interval #3

Movement	WB	NB
Directions Served	LR	TR
Maximum Queue (ft)	64	15
Average Queue (ft)	24	3
95th Queue (ft)	70	19
Link Distance (ft)	538	147
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Hadley Ave S & North Access, Interval #4

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	78	15	10
Average Queue (ft)	33	3	1
95th Queue (ft)	82	19	15
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 10: Hadley Ave S & North Access, All Intervals

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	108	21	102
Average Queue (ft)	36	1	6
95th Queue (ft)	92	13	49
Link Distance (ft)	538	147	159
Upstream Blk Time (%)			0
Queuing Penalty (veh)			1
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 15: Hadley Ave S & Central Access, Interval #1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	56
Average Queue (ft)	34
95th Queue (ft)	56
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	104
Average Queue (ft)	66
95th Queue (ft)	108
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #3

Movement	WB
Directions Served	LR
Maximum Queue (ft)	43
Average Queue (ft)	25
95th Queue (ft)	50
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #4

Movement	WB
Directions Served	LR
Maximum Queue (ft)	44
Average Queue (ft)	27
95th Queue (ft)	50
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, All Intervals

Movement	WB
Directions Served	LR
Maximum Queue (ft)	104
Average Queue (ft)	38
95th Queue (ft)	78
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 20: Hadley Ave S & South Access, Interval #1

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	32	13	6	19
Average Queue (ft)	16	2	1	5
95th Queue (ft)	38	14	9	23
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	0			
Queuing Penalty (veh)	0			

Intersection: 20: Hadley Ave S & South Access, Interval #2

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	73	66	4	48
Average Queue (ft)	49	25	1	26
95th Queue (ft)	87	77	7	52
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	16	1		
Queuing Penalty (veh)	3	1		

Intersection: 20: Hadley Ave S & South Access, Interval #3

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	58	23	6	34
Average Queue (ft)	24	5	1	4
95th Queue (ft)	56	24	9	23
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	1	0		
Queuing Penalty (veh)	0	0		

Intersection: 20: Hadley Ave S & South Access, Interval #4

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	25	8	6	18
Average Queue (ft)	16	1	1	6
95th Queue (ft)	35	8	9	26
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 20: Hadley Ave S & South Access, All Intervals

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	81	66	18	48
Average Queue (ft)	26	8	1	10
95th Queue (ft)	63	41	9	36
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	5	0		
Queuing Penalty (veh)	1	0		

Intersection: 25: Hadley Ave S & 92nd St S, Interval #1

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	31	31	15	20	27	6
Average Queue (ft)	14	16	2	3	14	1
95th Queue (ft)	39	41	14	19	36	9
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #2

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	54	36	20	9	28	21
Average Queue (ft)	23	20	4	0	15	4
95th Queue (ft)	52	47	17	0	37	21
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #3

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	52	42	16	5	31	12
Average Queue (ft)	24	20	2	1	7	3
95th Queue (ft)	56	49	14	8	29	19
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #4

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	34	44	15	5	31	38
Average Queue (ft)	15	21	3	1	10	5
95th Queue (ft)	41	52	16	7	32	24
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, All Intervals

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	67	55	26	24	35	41
Average Queue (ft)	19	19	3	1	12	3
95th Queue (ft)	48	47	15	11	34	19
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	31	31	5	21
Average Queue (ft)	23	14	1	5
95th Queue (ft)	45	39	8	21
Link Distance (ft)	489	512		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #2

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	45	40	10	5	16	30
Average Queue (ft)	28	18	1	1	4	4
95th Queue (ft)	57	46	11	7	18	34
Link Distance (ft)	489	512		600		862
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, Interval #3

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	TR	L	TR
Maximum Queue (ft)	44	31	10	16	6
Average Queue (ft)	23	13	1	2	1
95th Queue (ft)	50	38	15	14	8
Link Distance (ft)	489	512	600		862
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 30: Hadley Ave S & 94th St S, Interval #4

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	31	31	6	14	10	5
Average Queue (ft)	16	11	1	2	1	1
95th Queue (ft)	41	35	8	13	11	8
Link Distance (ft)	489	512		600		862
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, All Intervals

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	54	40	11	24	27	35
Average Queue (ft)	23	14	1	1	3	1
95th Queue (ft)	49	40	8	10	17	17
Link Distance (ft)	489	512		600		862
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 35: Hadley Ave S & 95th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	25	43	34	48
Average Queue (ft)	7	15	16	18
95th Queue (ft)	28	44	41	54
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	41	45	54	34
Average Queue (ft)	14	19	27	9
95th Queue (ft)	43	50	55	34
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	29	35	53
Average Queue (ft)	7	7	13	9
95th Queue (ft)	28	27	38	36
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	35	40	51	34
Average Queue (ft)	10	19	22	6
95th Queue (ft)	36	50	55	33
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	45	54	58	66
Average Queue (ft)	10	15	19	11
95th Queue (ft)	35	44	49	41
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 6
Network wide Queuing Penalty, Interval #3: 1
Network wide Queuing Penalty, Interval #4: 1
Network wide Queuing Penalty, All Intervals: 2

5: Hadley Ave S & 90th St S Performance by approach Interval #1 4:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.3	0.1
Total Del/Veh (s)	3.0	5.9	6.5	7.2	6.7

5: Hadley Ave S & 90th St S Performance by approach Interval #2 4:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.0	0.3	0.2
Total Del/Veh (s)	3.0	5.4	6.4	7.7	6.9

5: Hadley Ave S & 90th St S Performance by approach Interval #3 4:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.3	0.1
Total Del/Veh (s)	4.1	4.7	6.3	7.3	6.7

5: Hadley Ave S & 90th St S Performance by approach Interval #4 4:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.2	0.1
Total Del/Veh (s)	3.3	5.4	6.6	7.8	7.0

5: Hadley Ave S & 90th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.3	0.1
Total Del/Veh (s)	3.3	5.5	6.5	7.6	6.9

10: Hadley Ave S & North Access Performance by approach Interval #1 4:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.0	0.0	0.0	
Total Del/Veh (s)	0.4	2.2	1.3	

10: Hadley Ave S & North Access Performance by approach Interval #2 4:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.0	0.0	0.0	
Total Del/Veh (s)	0.4	2.2	1.4	

10: Hadley Ave S & North Access Performance by approach Interval #3 4:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	7.2	0.4	2.2	1.4

10: Hadley Ave S & North Access Performance by approach Interval #4 4:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.0	0.0	0.0
Total Del/Veh (s)	6.4	0.4	2.2	1.4

10: Hadley Ave S & North Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	5.0	0.4	2.2	1.4

15: Hadley Ave S & Central Access Performance by approach Interval #1 4:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.3	0.1	0.0	0.2

15: Hadley Ave S & Central Access Performance by approach Interval #2 4:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.0	0.2	0.1	0.2

15: Hadley Ave S & Central Access Performance by approach Interval #3 4:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	2.8	0.2	0.0	0.2

15: Hadley Ave S & Central Access Performance by approach Interval #4 4:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.1	0.2	0.0	0.2

15: Hadley Ave S & Central Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.0	0.0	0.0
Total Del/Veh (s)	3.0	0.2	0.0	0.2

20: Hadley Ave S & South Access Performance by approach Interval #1 4:00

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.2	0.0	0.0	0.1
Total Del/Veh (s)	7.7	0.3	0.1	0.4

20: Hadley Ave S & South Access Performance by approach Interval #2 4:15

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.2	0.0	0.0	0.2
Total Del/Veh (s)	10.2	0.4	0.1	0.6

20: Hadley Ave S & South Access Performance by approach Interval #3 4:30

Approach	WB	NB	SB	All
Denied Del/Veh (s)	4.0	0.0	0.0	0.1
Total Del/Veh (s)	8.7	0.3	0.2	0.4

20: Hadley Ave S & South Access Performance by approach Interval #4 4:45

Approach	WB	NB	SB	All
Denied Del/Veh (s)	2.8	0.0	0.0	0.1
Total Del/Veh (s)	7.6	0.4	0.2	0.4

20: Hadley Ave S & South Access Performance by approach Entire Run

Approach	WB	NB	SB	All
Denied Del/Veh (s)	3.9	0.0	0.0	0.1
Total Del/Veh (s)	8.0	0.3	0.1	0.5

25: Hadley Ave S & 92nd St S Performance by approach Interval #1 4:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.9	3.8	0.6	0.7	1.1

25: Hadley Ave S & 92nd St S Performance by approach Interval #2 4:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	10.2	3.9	0.8	0.8	1.2

25: Hadley Ave S & 92nd St S Performance by approach Interval #3 4:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.2	3.3	0.6	0.6	0.9

25: Hadley Ave S & 92nd St S Performance by approach Interval #4 4:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.1	3.3	0.7	0.7	1.0

25: Hadley Ave S & 92nd St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	8.6	3.7	0.7	0.7	1.1

30: Hadley Ave S & 94th St S Performance by approach Interval #1 4:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	9.1	4.5	0.5	0.7	0.8

30: Hadley Ave S & 94th St S Performance by approach Interval #2 4:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.4	4.8	0.6	0.9	1.0

30: Hadley Ave S & 94th St S Performance by approach Interval #3 4:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	7.7	4.4	0.4	0.7	0.7

30: Hadley Ave S & 94th St S Performance by approach Interval #4 4:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.6	3.4	0.6	0.8	0.8

30: Hadley Ave S & 94th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0
Total Del/Veh (s)	6.4	4.1	0.5	0.8	0.9

35: Hadley Ave S & 95th St S Performance by approach Interval #1 4:00

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.3	0.1	0.0	0.1
Total Del/Veh (s)	4.4	3.7	4.8	4.2	4.2

35: Hadley Ave S & 95th St S Performance by approach Interval #2 4:15

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.6	4.4	5.1	4.2	4.4

35: Hadley Ave S & 95th St S Performance by approach Interval #3 4:30

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	4.3	3.6	4.5	4.0	4.0

35: Hadley Ave S & 95th St S Performance by approach Interval #4 4:45

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.2	0.2	0.2	0.0	0.1
Total Del/Veh (s)	3.6	3.7	5.4	4.2	4.3

35: Hadley Ave S & 95th St S Performance by approach Entire Run

Approach	EB	WB	NB	SB	All
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.1
Total Del/Veh (s)	4.0	4.0	5.0	4.2	4.3

Total Network Performance By Interval

Interval Start	4:00	4:15	4:30	4:45	All
Denied Del/Veh (s)	0.3	0.3	0.3	0.3	0.3
Total Del/Veh (s)	11.1	11.6	10.7	11.4	12.0

Intersection: 5: Hadley Ave S & 90th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	30	24	68	69
Average Queue (ft)	14	11	55	53
95th Queue (ft)	38	36	76	72
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	30	35	69	96
Average Queue (ft)	19	15	53	60
95th Queue (ft)	42	42	75	92
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	30	30	70	84
Average Queue (ft)	13	16	52	52
95th Queue (ft)	37	41	74	82
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	31	72	85
Average Queue (ft)	15	15	54	60
95th Queue (ft)	39	40	75	91
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 5: Hadley Ave S & 90th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	31	35	86	104
Average Queue (ft)	15	14	53	56
95th Queue (ft)	40	40	75	85
Link Distance (ft)	542	542	159	1014
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 10: Hadley Ave S & North Access, Interval #1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	12
Average Queue (ft)	1
95th Queue (ft)	8
Link Distance (ft)	538
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 10: Hadley Ave S & North Access, Interval #2

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	18	6
Average Queue (ft)	3	1
95th Queue (ft)	17	9
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Hadley Ave S & North Access, Interval #3

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	24	6
Average Queue (ft)	5	0
95th Queue (ft)	24	0
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Hadley Ave S & North Access, Interval #4

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	30	6
Average Queue (ft)	8	2
95th Queue (ft)	29	14
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 10: Hadley Ave S & North Access, All Intervals

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	30	12
Average Queue (ft)	4	1
95th Queue (ft)	21	8
Link Distance (ft)	538	159
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 15: Hadley Ave S & Central Access, Interval #1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	31
Average Queue (ft)	15
95th Queue (ft)	39
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	15
95th Queue (ft)	38
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #3

Movement	WB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	16
95th Queue (ft)	39
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, Interval #4

Movement	WB
Directions Served	LR
Maximum Queue (ft)	35
Average Queue (ft)	19
95th Queue (ft)	44
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 15: Hadley Ave S & Central Access, All Intervals

Movement	WB
Directions Served	LR
Maximum Queue (ft)	36
Average Queue (ft)	16
95th Queue (ft)	41
Link Distance (ft)	534
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 20: Hadley Ave S & South Access, Interval #1

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	25	4	19
Average Queue (ft)	11	1	3
95th Queue (ft)	31	9	17
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 20: Hadley Ave S & South Access, Interval #2

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	29	4	25
Average Queue (ft)	15	1	4
95th Queue (ft)	36	6	20
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)	0		
Queuing Penalty (veh)	0		

Intersection: 20: Hadley Ave S & South Access, Interval #3

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	25	3	4	23
Average Queue (ft)	12	0	1	5
95th Queue (ft)	32	5	7	26
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 20: Hadley Ave S & South Access, Interval #4

Movement	WB	WB	SB
Directions Served	L	R	L
Maximum Queue (ft)	25	15	24
Average Queue (ft)	9	2	5
95th Queue (ft)	28	12	24
Link Distance (ft)		529	138
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)	50		
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 20: Hadley Ave S & South Access, All Intervals

Movement	WB	WB	NB	SB
Directions Served	L	R	R	L
Maximum Queue (ft)	29	20	4	36
Average Queue (ft)	12	1	0	4
95th Queue (ft)	32	9	3	22
Link Distance (ft)		529		138
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)	50		225	
Storage Blk Time (%)	0			
Queuing Penalty (veh)	0			

Intersection: 25: Hadley Ave S & 92nd St S, Interval #1

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	L	TR	L
Maximum Queue (ft)	33	36	16	5	36
Average Queue (ft)	16	17	5	1	14
95th Queue (ft)	44	44	21	8	40
Link Distance (ft)	511	514		862	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200		200
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 25: Hadley Ave S & 92nd St S, Interval #2

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	43	38	22	5	44	6
Average Queue (ft)	21	22	7	1	12	1
95th Queue (ft)	53	50	25	7	41	9
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 25: Hadley Ave S & 92nd St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	31	43	20	27
Average Queue (ft)	15	20	4	9
95th Queue (ft)	39	48	20	30
Link Distance (ft)	511	514		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 25: Hadley Ave S & 92nd St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	35	44	10	27
Average Queue (ft)	14	23	1	11
95th Queue (ft)	40	53	11	32
Link Distance (ft)	511	514		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 25: Hadley Ave S & 92nd St S, All Intervals

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	47	60	27	10	52	6
Average Queue (ft)	16	21	4	0	11	0
95th Queue (ft)	45	49	20	5	36	4
Link Distance (ft)	511	514		862		444
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, Interval #1

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	L	L	TR
Maximum Queue (ft)	31	36	10	10	6
Average Queue (ft)	9	8	2	1	1
95th Queue (ft)	33	32	14	11	8
Link Distance (ft)	489	512			862
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)			200	200	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 30: Hadley Ave S & 94th St S, Interval #2

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	31	36	16	5	10	26
Average Queue (ft)	15	12	4	1	2	2
95th Queue (ft)	40	38	19	7	14	18
Link Distance (ft)	489	512		600		862
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 30: Hadley Ave S & 94th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	30	31	15	14
Average Queue (ft)	10	11	3	2
95th Queue (ft)	33	35	15	13
Link Distance (ft)	489	512		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	31	24	22	21
Average Queue (ft)	9	7	3	4
95th Queue (ft)	32	27	17	19
Link Distance (ft)	489	512		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			200	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 30: Hadley Ave S & 94th St S, All Intervals

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	L	TR	L	TR
Maximum Queue (ft)	31	40	27	5	26	32
Average Queue (ft)	11	9	3	0	2	1
95th Queue (ft)	35	33	16	4	14	10
Link Distance (ft)	489	512		600		862
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)			200		200	
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 35: Hadley Ave S & 95th St S, Interval #1

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	36	36	29	44
Average Queue (ft)	14	18	13	15
95th Queue (ft)	41	44	37	47
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #2

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	25	59	45	44
Average Queue (ft)	8	21	18	14
95th Queue (ft)	30	60	45	45
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #3

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	40	39	30	43
Average Queue (ft)	13	15	12	14
95th Queue (ft)	40	43	35	50
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, Interval #4

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	19	34	39	44
Average Queue (ft)	5	9	15	15
95th Queue (ft)	25	35	44	48
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 35: Hadley Ave S & 95th St S, All Intervals

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LTR	LTR
Maximum Queue (ft)	40	64	50	65
Average Queue (ft)	10	16	14	14
95th Queue (ft)	35	47	41	47
Link Distance (ft)	942	818	846	600
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty, Interval #1: 0
Network wide Queuing Penalty, Interval #2: 0
Network wide Queuing Penalty, Interval #3: 0
Network wide Queuing Penalty, Interval #4: 0
Network wide Queuing Penalty, All Intervals: 0



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MEMORANDUM

Date: 08/11/2025
To: Paul Sponholz, PE
From: Bryan T. Nemeth, PE, PTOE
Mike Boex, PE
Subject: Pine Hill Elementary School Addition
City of Cottage Grove, MN
Project No.: 24X139406

This memo summarizes the review of traffic study documents submitted by Wold Architects and BKBM Engineers, dated 7/17/25 (received 7/25/25).

Traffic Study Comments:

1. **Pedestrian Crossings:** Trail is provided along both sides of Hadley Avenue throughout the project area, however, there are no marked crossings of Hadley Avenue between 90th Street and 95th Street. It is understood that there have been requests from the public for another crossing location south of 90th Street.
 - a. Page 12: Ped crossing at Hadley/92nd
 - i. Considering the public comments, queue issues, and traffic increase concerns, would like the enhanced pedestrian crossing implemented at this time.
 1. Recommend ADA compliant curb ramps on NW and NE corner be implemented with the project
 2. Recommend marked and signed pedestrian crossing with RRFB at the north side crossing be implemented with the project
 - ii. This would also be anticipated to reduce the number of students crossing further to the north.
 - b. Page 14: Management strategies
 - i. Recommendation above supports: "Promote and/or provide incentives to increase student use of the bus and alternative transportation modes"
 - c. Page 14: This recommendation is consistent with "A pedestrian ramp improvement project at the Hadley Ave/92nd Street intersection should be considered....rectangular rapid flashing beacon (RRFB)..." Pedestrian volume and speed is considered to be acceptable by the city for an RRFB at this location.

2. **School access queues extending to impact Hadley.** Considering the additional data and in recognition of the results provided, additional questions, concerns, and recommendations are identified by the city.
 - a. Page 4: Internal School Queues. “Internal school queues / operations did not significantly impact the adjacent roadway network.”
 - i. School identified that the entrance/exit configuration and procedures changed in the last year and it was indicated that this corrected the queues waiting on Hadley. This is something the city is still concerned about. Does the school have any additional information that the backups no longer occur?
 - ii. What happens if the queues reoccur? Could the circulation be configured to handle more queue?
 - b. Page 5: report mentions “No significant queues or operational issues with.....the northbound right turn lane at the South School Access”: Relates to above comment on Internal School Queues. Would like some additional ideas to reduce queues onto Hadley.
 - c. Page 5: School PM Peak Hour observations (also mentioned in 2030 analysis on Page 9)
 - i. Queue dissipation time of five minutes
 1. This seems awfully quick considering the number of cars and students. Concern is with how this impacts the queue on Hadley.
 - d. Page 6 and 7: Student increase and traffic distribution
 - i. Lots of additional students and parents dropping off
 - ii. Most new housing is to the south so most new trips are likely from the south
 1. Was this taken into account as it seems like the new trips are 50/50 from north and south? Want to make sure we fully understand the backups/queues onto the city street.
 2. Can the study provide documentation on the attendance area and projections for where most new trips are coming from?
 - e. Page 12: Extension of right turn lane could be considered.
 - i. Recommend extending the northbound right turn lane at the access into the site be implemented with the project.
 - f. Page 14: Central School Access
 - i. Management strategies
 1. Recommendations in this section supports “Provide the ability to enter side via the Central School Access, particularly for the motorists who park on site and pick-up students in the “walk zone for parked cars”.”

- a. Except do not like idea of having parents “park” and then students walking in and out between cars in the lot. Safety concern.
2. “Investigate and/or implement additional strategies to improve overall efficiency of drop-off and pickup operations...”
 - a. Agree on “Allow motorists to exit the lane once the drop-off/pick-up has occurred, while ensuring student safety is maintained.” This does occur at other schools around the region but students cannot be allowed to walk through this area to the parking lot. Most schools require students to only be able to walk with parents and direct them to a “safe crossing” preferably with a crossing guard that is able to stop vehicles in all lanes while ensuring that traffic flows.
 - b. “Ensure motorists utilize the majority of the drop-off/pick-up area, including the far northern portion of the drive lane near the bus parking lot.” Have found this issue in other school lots throughout the state and it is never utilized. Can keep this recommendation but it likely will not occur. The revised access recommendations in this section would provide more stacking space on-site without having to count on this occurring.
 - c. This section also mentions “If these management strategies do not improve operations and/or eliminate the majority of the queues along Hadley Avenue, extension of the northbound right-turn lane could be considered.”
- g. Based on the above information need to have some way to have more cars stack up on-site and not impact Hadley.
 - i. Recommend the south access be closed and have all inbound and outbound be from the middle access be implemented with the project
 1. This would also increase the length of the northbound right turn lane.
 2. Study indicates minimal southbound left traffic so that left turn lane could be shorter. Additionally, the additional traffic is more likely to be from the south with the school expansion based on residential growth areas.
 3. All exiting traffic should be forced to go north during school pick-up and drop-off times, which most does anyways due to traffic blocking the westbound left out of the site. The access will need to be widened to allow for a wide westbound lane (prefer that the lane be wide enough to accommodate a left and right turning vehicle during off-peak school times) and 2 inbound lanes. Add signage to the plan that no left turn allowed during the school hours (actual hours listed on the sign to be determined in coordination with the school). Some

minor changes to the site circulation lanes may be needed on the west and south ends of the site.

3. **School traffic and crossing guard impacts to long queues northbound at Hadley/90th Street.**

Considering the additional data and in recognition of the results provided, additional questions, concerns, and recommendations are identified by the city.

- a. Page 4 and 5: Crossing Guard at Hadley / 90th. Identified issue that causes significant queues for approximately 15 minutes. **Can the school come up with some procedures or changes to eliminate or drastically reduce this issue?** This is a continuing concern that is expected to increase with a traffic volume increase.
- b. Page 6: Northbound queues at 90th (also mentioned in 2030 analysis on Page 9)
 - i. **Operations do not account for operational impacts of the crossing guard. Any way that it can be?**
 1. Recognize that this is a short event but it is a daily event and it does result in poor operations/queues for that 15-minute window 5 days a week when school is in session.
 2. **Can something be done to reduce this impact? Especially since without the impact the operations appear to be acceptable from the analysis.**

4. **Procedures for school drop off and pick up.**

- a. Page 5: New procedures for pick-up and drop-off
 - i. Would think this would be intended to reduce queues onto the public roadway system. **Please provide a formalized plan for pick-up and drop-off that can be submitted, finalized, and checked for compliance.**
- b. Page 12: Restrict access to the pick-up/drop-off before the end of school
 - i. Not sure how this can be enforced and do not think this is a good idea. This will just push the traffic to wait on Hadley, a public street. **Remove this recommendation.**
 - ii. Prefer to try to find a way to stack more traffic on the school site (see previous comment on removing the south access). See other comments and recommendations.



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3507 High Point Drive North
Bldg. 1 Suite E130
Oakdale, MN 55128

Ph: (651) 704-9970
Bolton-Menk.com

MEMORANDUM

Date: 5-06-2025
To: Crystal Raleigh, PE
From: Brent Johnson, PE
Subject: Stormwater Rules Summary; Pine Hill Elementary School Stormwater Summary
City of Cottage Grove
Project No.: N15.103963

Redevelopment is being planned at the Pine Hill Elementary School. The following notes regarding the Cottage Grove stormwater rules and standards are excerpts from the City's Surface Water Plan and the South Washington Watershed District rules. The future land use map for this parcel indicates Public/Semi Public.

The Pine Hill Elementary School addition project is anticipated to include:

- New impervious 0.349 acres.
- Redeveloped impervious 0.066 acres.
- Sum of new and reconstructed 0.415 acres.
- Disturbed area will be over 1 acre.

NPDES Permit and Total Phosphorus Load Limit: Because redevelopment will involve a disturbance of 1 acre or more, an NPDES Construction Stormwater Permit and SWPPP will be required, and the South Washington Watershed District total phosphorus (TP) load limits will apply.

- a. **Volume Control:** Volume control is not required because the sum of new and fully reconstructed impervious surfaces is less than 1 acre. The Pine Hill Elementary School site lies outside of the 10-year Groundwater Capture Zone of city wells, so stormwater infiltration features are allowed by the city within this area (if not precluded by other requirements of the MPCA or Department of Health).
- b. **TP Load Limit:** South Washington Watershed District rules call for TP loading rate of 0.22 lbs./acre/year or existing loading rates, whichever is less, since the project site drains to the Mississippi River. Submit a water quality analysis of existing and proposed TP loads using a method such as the P8 or MIDS models. If on-site BMPs are not sufficient to meet the water quality total phosphorus loading rates, the purchase of off-site mitigation credits is an option.

Water Quality Treatment: For redeveloped areas the City requires a net reduction from pre-project conditions. Therefore, on an annual average basis, reductions shall be obtained for the stormwater discharge volume and the stormwater discharges of total suspended solids (TSS) and total phosphorus (TP). The net reduction will apply to impervious areas that are redeveloped.

The proposed new impervious surfaces on redevelopment projects will need to achieve post-development reductions in TP and TSS by 50% and 80%, respectively. New impervious surfaces are defined as the difference between the total impervious area of the site before the re-development activity and the total impervious area for the post-re-development condition.

Submit a water quality analysis to demonstrate compliance using a method such as the P8 or MIDS models.

For water quality analyses using the MIDS or P8 models, the South Washington Watershed District (SWWD) Standards Manual (November 2023) includes required adjustments to the MIDS and P8 models:

<i>Model</i>	<i>Parameter</i>	<i>Required</i>
<i>MIDS</i>	<i>Retention Requirement</i>	<i>1.0 inch</i>
<i>MIDS</i>	<i>Total Phosphorus EMC, Change from Default 0.3 mg/l</i>	<i>0.31 mg/l</i>
<i>P8</i>	<i>Precipitation and Temperature Files</i>	<i>Download modified .pcp and .tmp files from District website</i>
<i>P8</i>	<i>Start Date</i>	<i>1-1-1971</i>
<i>P8</i>	<i>Keep Date</i>	<i>1-1-1971</i>
<i>P8</i>	<i>Stop Date</i>	<i>12-31-2000</i>
<i>P8</i>	<i>Number of passes through the storm file</i>	<i>5</i>
<i>P8</i>	<i>Impervious Depression Storage</i>	<i>0.1</i>
<i>P8</i>	<i>Impervious Runoff Coefficient</i>	<i>0.9</i>
<i>P8</i>	<i>Max infiltration rate</i>	<i>0.8 inch/hour</i>
<i>P8</i>	<i>Phosphorus Event Mean Concentration</i>	<i>Nurp50 particle file</i>
<i>P8</i>	<i>Total Suspended Solids Event Mean Concentration</i>	<i>Nurp50 particle file</i>

The Standards Manual is available at the link below:
[SWWD Standards-Guidance-Manual Final 11062023.pdf \(swwdmn.org\)](#)

Rate Control: Peak flow rates after development shall not exceed pre-development peak flow rates for the critical 2-year, 10-year, and 100-year recurrence interval precipitation events. Use 24-hour NOAA Atlas 14 Precipitation events and MSE3 distribution for rate control analyses and pond storage design. More restrictive rate control criteria may be required to protect the integrity of downstream conveyance channels and ponds.

Curve Numbers: The South Washington Watershed District Standards Manual specifies: *Project proposers shall use runoff curve numbers (CN) based on land cover and HSG as published in the Minnesota Stormwater Manual: [Stormwater runoff coefficients/curve numbers for different land uses – Minnesota Stormwater Manual \(state.mn.us\)](#) Section 6.1.2 of the city Surface Water Management Plan includes the following guidance on curve numbers for pervious areas:*

Pervious Area Curve Numbers

<i>Hydrologic Soils Group (HSG)</i>	<i>Pervious Areas Land Use Type</i>	<i>Curve Number (CN)</i>
<i>A</i>	<i>Bluff/Ravine</i>	<i>55-58*</i>
<i>A</i>	<i>Public/Park/Open Space</i>	<i>61*</i>
<i>A</i>	<i>Rural Residential and ROW</i>	<i>66*</i>
<i>A</i>	<i>Pervious Surfaces for Urban land Use Types (Urban Residential, Commercial/Industrial)</i>	<i>61</i>
<i>B</i>	<i>Bluff/Ravine</i>	<i>55-58</i>
<i>B</i>	<i>Public/Open Space (Lawns, Parks, etc.), Grass Cover>75%, Good</i>	<i>61</i>
<i>B</i>	<i>Rural Residential</i>	<i>66</i>
<i>C</i>	<i>Public/Open Space (Lawns, Parks, etc.), Grass Cover>75%, Good</i>	<i>74</i>
<i>D</i>	<i>Public/Open Space (Lawns, Parks, etc.), Grass Cover>75%, Good</i>	<i>80</i>

*-Note: For areas within the city containing primarily HSG A soils, the CN values within the table for Bluff/Ravine, Park/Open Space, Rural Residential and ROW may be lowered to reflect soils with higher infiltration rates. However, it is assumed that the pervious surfaces for more urban land use types (Urban Residential and Commercial/Industrial) and HSG A soils will actually generate runoff depths similar to that of HSG B soils, due to factors such as:

- Compaction of the soil surface layer during construction
- Placement of topsoil and sod to retain soil moisture and promote healthy turf establishment.
- Efficiently graded lots, limiting the amount of runoff allowed to pool on the landscape and infiltrate.

The site soils include primarily hydrologic soil group A and we expect that proposed conditions pervious areas for urban land use types will be simulated with curve numbers of 61.

Pretreatment: The city requires adequate pretreatment of stormwater runoff from development and redevelopment activities prior to discharge into all waterbodies. The city will require that infiltration and filtration basins be constructed to be “off-line” so that the basins fill along with their pretreatment basins, but higher flood flows are not routed through the infiltration or filtration basins, to have better long-term operation and less maintenance. If wet sediment ponds are used for pretreatment, they should include equalizer pipes to carry flow into the infiltration or filtration basins.

Permanent Pools in Stormwater Ponds: In an effort to ensure that wet ponds are designed in a way to improve the probability of maintaining a normal water level, the following should be applied:

Permanent pool volume should be greater than or equal to the volume of runoff from a 2.5-inch rainstorm under full projected watershed development. This value has been derived from design criteria developed under National Urban Runoff Program (NURP), with a 25% increase in volume to allow for roughly 25 years of sediment accumulation. In the summer, this sizing rule provides a mean hydraulic residence time of about 15 days.

Additional items to help ponds achieve a normal water level:

1. Maximum depth of permanent pool shall be 8 feet or less.
2. 12" (minimum) of topsoil will be placed over the clay liner
3. 12" (minimum) clay liner shall be provided:
 - a. Maximum permeability of 1×10^{-6} cm/s
 - b. Liner to extend 1-foot vertically above the pond normal water level.
4. For ponds with permanent pools 1-2 times the volume of the 2.5" rain runoff:
 - a. 3:1 slopes below the NWL will be allowed per city detail STO-15
5. For ponds with permanent pools 2-4 times the volume of the 2.5" rain runoff:
 - a. 4:1 slopes below the NWL will be provided
6. No pond with a permanent pool greater than 4 times the volume of the 2.5" rain runoff will be allowed.

Wetlands: The South Washington Watershed District will act as the Local Government Unit (LGU) for administration of the Wetland Conservation Act (WCA). Please provide copies of wetland delineation and permitting correspondence to the city. The South Washington Watershed District rules call for wetland buffers and other requirements based on wetland management classification and size.

Freeboard standards: For stormwater facilities with emergency overflows, the low adjacent grade elevation for all new structures must be a minimum of 3 feet above both the peak surface water elevation for the 100-year precipitation event and 2 feet above the emergency overflow elevation of any immediately adjacent new stormwater basin. For backyard and side-yard conveyance and temporary ponding areas, there must be at least 1 foot between the overland overflow elevation and the low adjacent grade elevation of the adjacent structure.

Rational Storm Sewer Design: On-site storm sewer should be sized to a 5-year rational method design. Submit design calculations for the storm sewer system and a drainage area map showing each catchment with manholes and catch basins labeled. Include individual pipe segment velocities with calculations for review. Trunk facilities should be analyzed and designed to accommodate the 100-year ponded discharges plus 5-year rational flows from areas that enter the trunk to be carried to the next storage area downstream.

- a. Pipe sizes and slopes should be selected to provide a minimum open channel velocity of 3 feet per second.
- b. Maximum storm sewer velocities should be kept at 10 feet per second or less.
- c. When changing pipe sizes in structure, match crown of pipe elevations instead of inverts.
- d. Please show storm catch basin IDs, pipe sizes, grades, elevations, and drainage areas on the plans consistent with the rational design tables.
- e. Pipe outlets to wet ponds should be placed at the NWL and have design velocities of 6 fps or less. Pipe outlets into filtration basins or other overland discharge should have design velocities of 4 fps or less.

Soil Borings: Soil borings are required in the vicinity of proposed volume control BMPs. Borings are needed to identify soil conditions and the presence of groundwater or bedrock. Soil borings should extend a minimum of 5 feet below the lowest constructed elevation of proposed BMPs.

Control Erosion at Construction Sites:

The city requires that applications for new or redevelopment activity include in their applications for City review, a SWPPP as required under the NPDES construction permit in effect at the time of review. Construction sites will be inspected to ensure compliance with the existing erosion and sediment control ordinance, Watershed District requirements, and with the construction site permit under NPDES Phase II MS4 rules. The city completes quality assurance inspections on all NPDES permits in the city (where the city is not the owner) twice each month. Erosion and sediment control best management practices as outlined in the Minnesota Stormwater Manual will be required and must be shown on required submittals to the City for approval. Any street sweeping conducted by the City to remove erosional debris from streets will be charged to the owner of the property.

Testing: The city will require post-construction testing to verify the infiltration rates and drawdown periods of any infiltration basins.

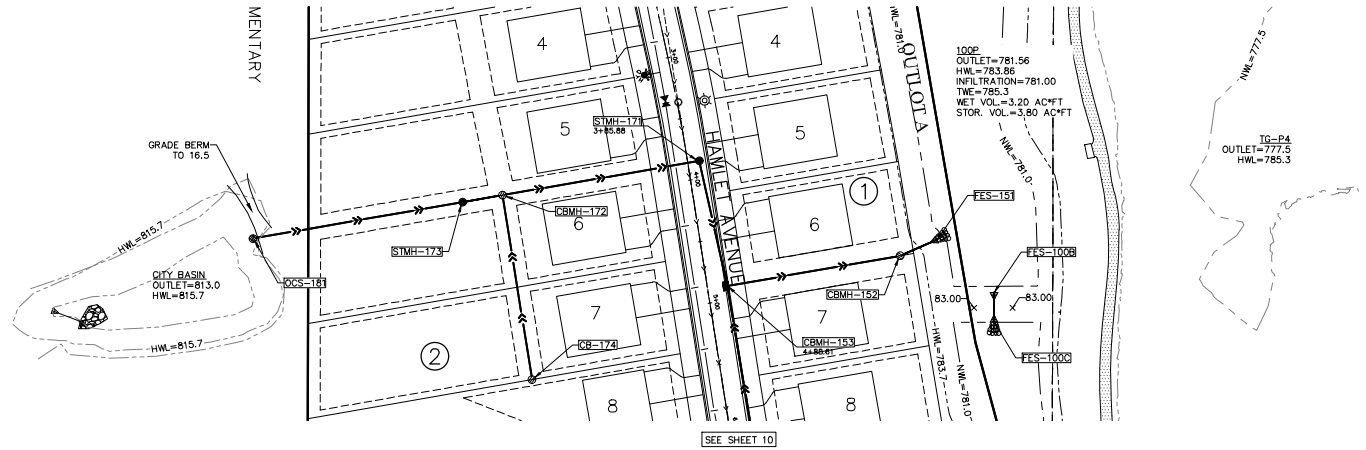
Models: Please note that digital copies of the final version stormwater models and shapefiles or CAD drawings of existing and proposed drainage areas are to be submitted to the city once the review and revision process is complete.

NPDES Construction Stormwater Permit

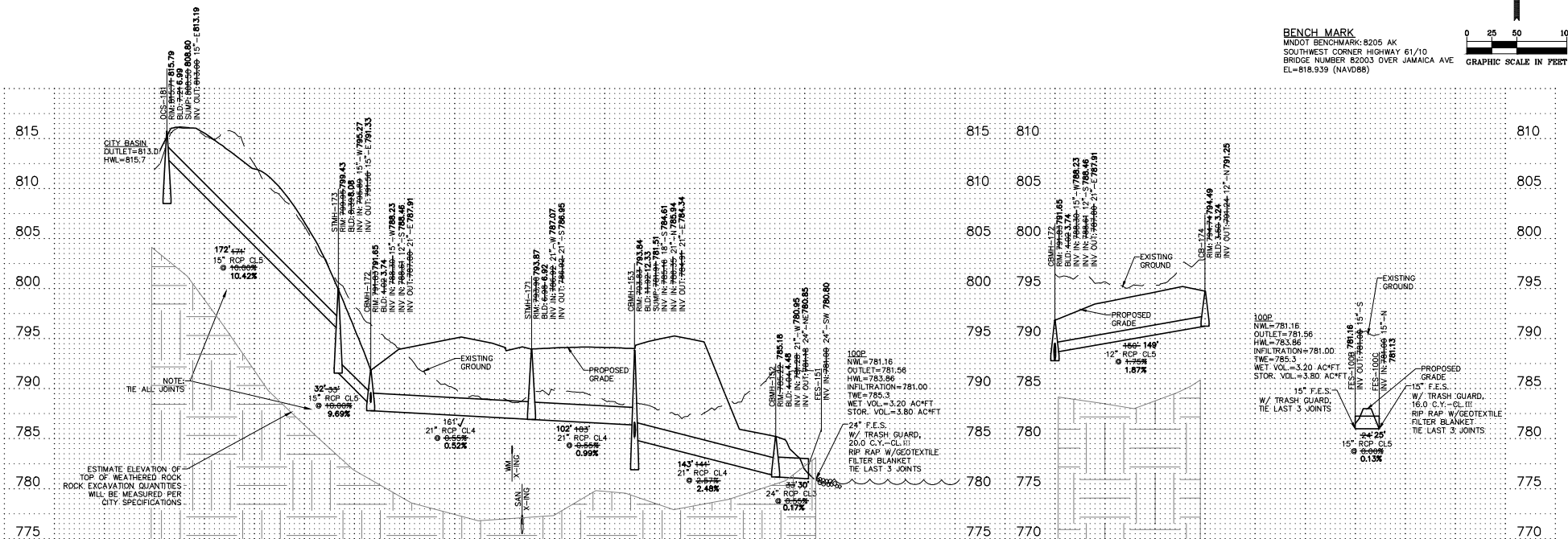
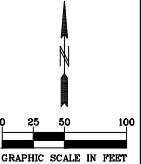
When the disturbed area of development or redevelopment exceeds 1 acre, an NPDES Construction Stormwater Permit and SWPPP is required.

Record Drawings

As requested, attached are record drawings for two pipe outlets from Pine Hill School. Both of these pipe outlets carry runoff from the Pine Hill School parcels to the Hamlet Heights development stormwater ponds (see attached Hamlet Heights Hydrology map). It is important that improvements on the Pine Hill School parcels not increase the high water levels of the Hamlet Heights stormwater ponds; and the Hamlet Heights HydroCAD model is available for your use in simulating the effects.



BENCH MARK
 MNDOT BENCHMARK: 8205 AK
 SOUTHWEST CORNER HIGHWAY 61/10
 BRIDGE NUMBER 82003 OVER JAMAICA AVE
 EL=818.939 (NAVD88)



PIONEER Engineering

CIVIL ENGINEERS LAND PLANNERS LANDSCAPE ARCHITECTS
 2422 Intergrate Drive
 Mendota Heights, MN 55120
 (651) 681-914
 Fax: 681-9488
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
 Name: Brian M. Nelson
 License No.: 47304
 Date: 4/3/2018

Revisions:
 1. 12-2018 City Comments
 2. 2-24-2018 City Comments
 3. 4-13-2018 City Comments
 4. 10-12-2018 City Comments
 5. 12-12-2018 City Comments
 6. 10-26-2018 City Comments
 7. 10-26-2018 City Comments
 8. 10-26-2018 City Comments
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Date: 4/3/2018
 Designed: BSM/SLP
 Drawn: NBY

RECORD PLAN 8-9-19 CONTRACTOR: FRIEDGES CONTRACTING

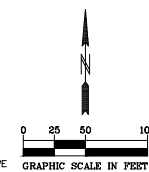
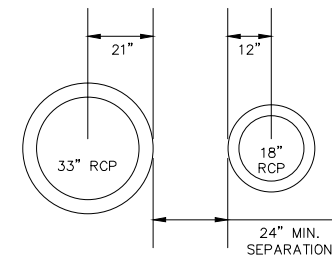
STORM SEWER CONSTRUCTION

ETERNITY HOMES, LLC
 435 THIRD STREET
 FARMINGTON, MINNESOTA 55024

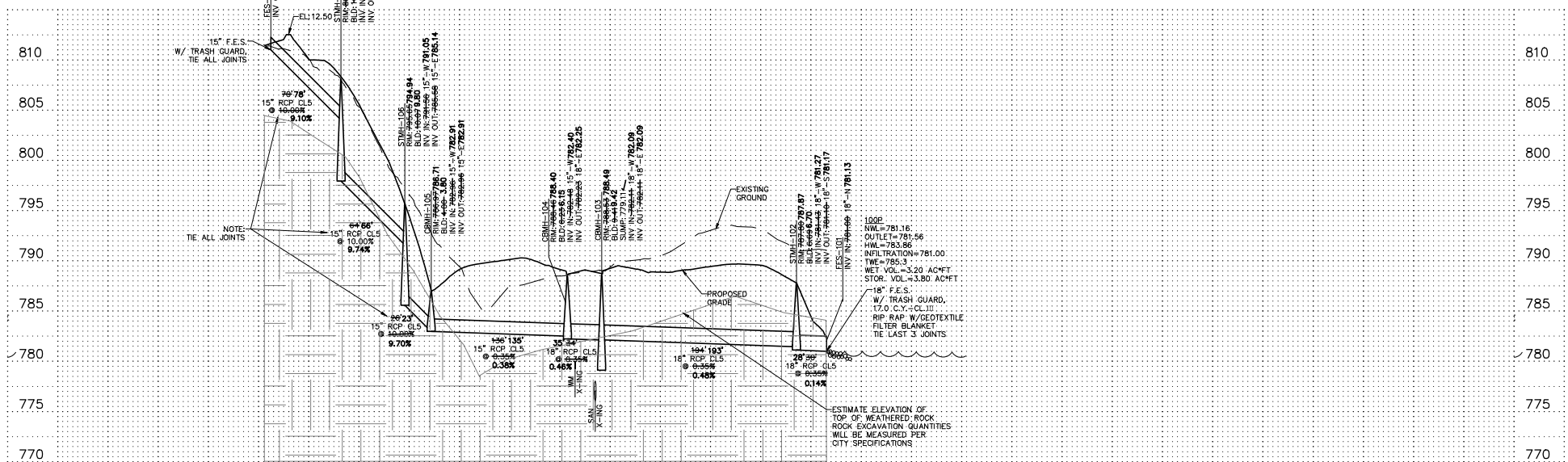
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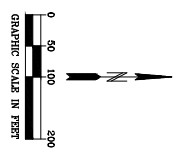
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9 OF 24



BENCH MARK
MNDOT BENCHMARK: 8205 AK
SOUTHWEST CORNER HIGHWAY 61/10
BRIDGE NUMBER 82003 OVER JAMAICA AVE
EL=818.939 (NAVD88)







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Ph: (651) 704-9970
Bolton-Menk.com

MEMORANDUM

Date: 09/10/2025
To: Paul Sponholz, PE
From: Mike Boex, PE
Subject: Pine Hill Elementary School Addition
City of Cottage Grove, MN
Project No.: 24X139406

This memo summarizes the review of site plan documents submitted by Wold Architects and BKBM Engineers, dated 9/8/25.

Sheet C1.000:

1. With the proposed apron replacement on Hadley Avenue, a mill/overlay to centerline of the roadway will be required per city detail STR-21.
 - a. Please include city detail STR-21 on Sheet C5.002 (but labeled C5.001 in the submittal) and remove detail STR-17.
 - i. There are currently two sheets numbered C5.001; please revise the second to C5.002.
 - b. The wear course of the mill-overlay section should be specified as SPWEA340C.
 - c. Any impacted striping will need to be replaced.

Stormwater Comments:

2. Sheet C6.000 lists existing and proposed impervious acreages:
 - a. Sheet C6.000 includes a note beneath the "Proposed Drainage Areas" table stating: "Refer to Hydrology Narrative for an exhibit showing all drainage areas. The above drainage areas represent the tributary area to the existing basin and areas within the Pine Hill Elementary School." However, upon review of the Hydrology Narrative, we were unable to locate an exhibit that clearly shows all modeled drainage areas. Please provide a comprehensive drainage area figure showing all areas included in both the existing and proposed HydroCAD and MIDS models, including both on-site and off-site drainage (e.g., City roadways, Area 100W). Improved documentation will help ensure consistent interpretation of modeling assumptions and confirm alignment between the plans, model inputs, and narrative.

Traffic Study Comments:

3. Continue to work with staff to address previous traffic comments.



PROJECT/COMM NO.: Pine Hill ES Addition and Renovation / 242224

SUBMITTAL DATE: 06/11/2025

LOCATION: 9015 Hadley Ave S, Cottage Grove, MN 55016

PROPERTY IDENTIFICATION NUMBER: 2002721220002

LEGAL DESCRIPTION: Section 20 Township 027 Range 021

Brief Description of Project:

The Pine Hill Elementary School project consists of a six-classroom addition, a small Gym addition, and an enclosed Freezer addition. The project includes a storm shelter designed through a portion of the classroom addition, which will accommodate the anticipated 5-year building capacity. Interior renovation through this project will address existing Special Education classrooms, accessibility-toilet upgrades, and minor renovations to the Kitchen.

Long-Term Facility and Maintenance (LTFM) work is included to address: VCT flooring removal and replacement; operable gym wall removal and replacement; Gym flooring removal and replacement; Boiler & Chiller Plant removal and replacement; Freezer/Cooler removal; RTU/AHU Replacement for the Cafeteria, Gym, and Main Office; 1:1 LED Lighting Replacement; and Building-wide data re-cabling.

Site and/or Design-Related Factors:

The Architect's recommendation is to locate the six-classroom addition on the North side of the existing building, which will encroach upon the 50'-0" property setback. A 1970 Kindergarten Addition created two classrooms that currently exceed beyond this property setback; as such, the proposed classroom addition will not exceed beyond the 1970 Addition but would encroach upon the 50'-0" property setback.

Feasibility investigations to study the classroom addition on the other sides of the building are noted below:

South:

- This project will include a new storm shelter through our classroom addition, which will require a dedicated water service. If we locate the storm shelter on the south side of the building, it will double the length of water required unless we remove and replace the recently installed pavement and playground. This pavement was provided in 2021, and we would like to avoid the disruption of any new and still functional material where possible.
- Similarly, the addition will require a sanitary sewer service, and we would intend to connect to the existing sewer that is on the NW side of the site. The length of this run would present some challenges if the addition is located on the South side and would potentially require a lift station.
- There is an existing stormwater easement and stormwater pond on the South side of the building, and by providing the addition on the North, we would minimize the potential for any interference with this easement and stormwater pond.

East:

- The topography on the East side of the building is steep and will present some challenges with the proposed addition; as such, we have been advised that the grade change on the North is preferred for a new addition.
- An addition on this side of the building would impact the amount of daylight that is currently received in existing classrooms and in the Media Center.
- There is a higher concentration of trees on the East side of the building that we would like to avoid - both from a landscape perspective and in preserving the identity of "Pine Hill."

West:

- The West side of the building would potentially interfere with the recently renovated parking lot (2021). Similar to the previously noted sentiment of preserving recent work, we would like to avoid disrupting any new and functional components of the site as much as possible.
- The addition on the West side would have a greater impact on the amount of daylighting to existing classroom windows.

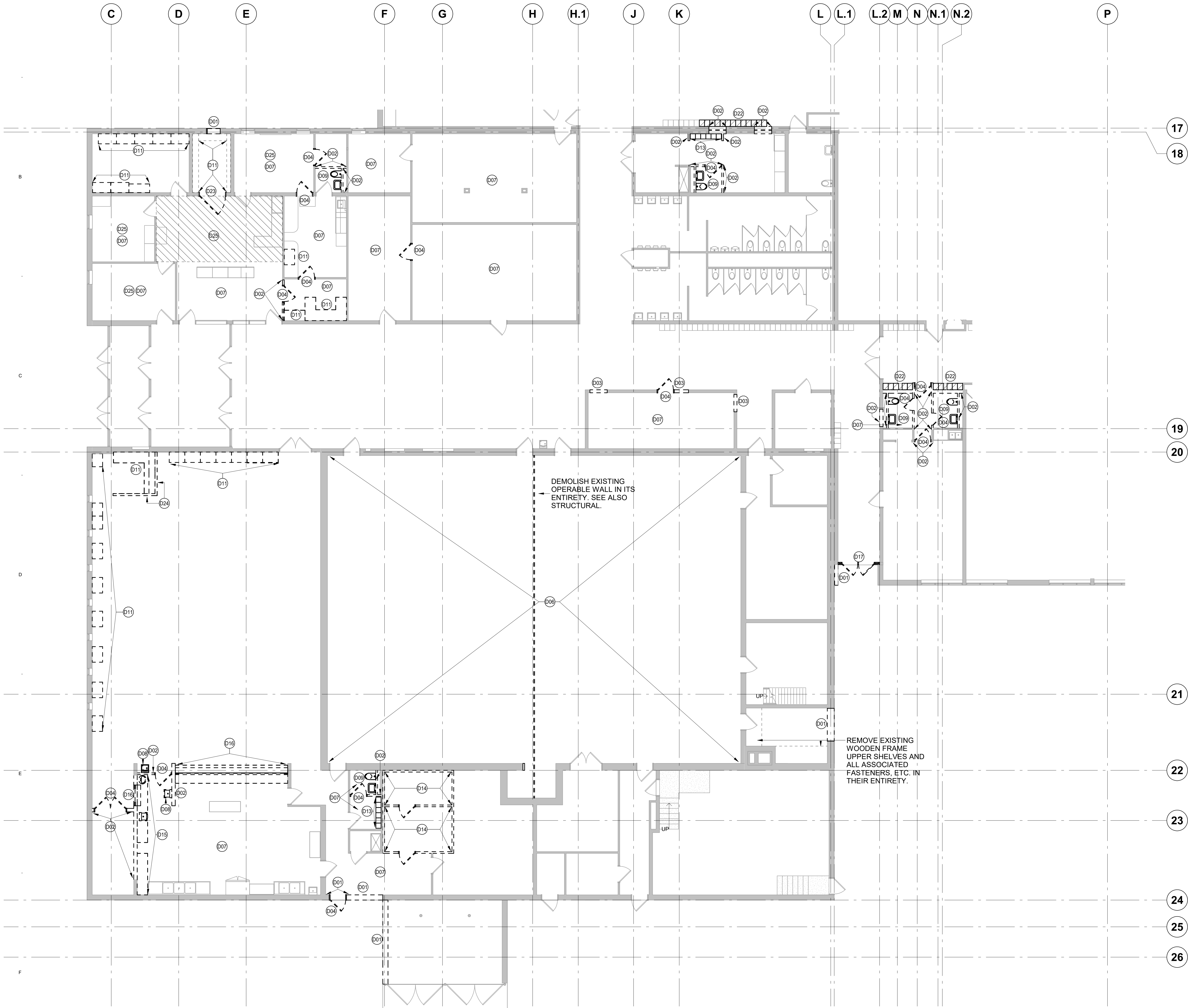
Given these reasons, the current design recommends the classroom addition be located on the North side of the building. This location would connect to an existing offset corridor and functionally create a loop to the core of the building. This would be a more efficient connection to utilize an existing circulation system and would subsequently connect two of the offset NW classrooms back to the broader building. Our proposed addition would not exceed the northernmost limits/extents of the existing building but would cross the previously discussed 50'-0" setback. This has previously been reviewed with and supported by the city planning and engineering departments. Please refer to the variance application for additional information.

[illegible]

North

Scale: $1/16" = 1'-0"$

A.01



F1 MAIN LEVEL DEMOLITION PLAN - AREA A
1/8" = 1'-0"

DEMOLITION GENERAL NOTES

- DEMOLITION NOTES AND PLANS ARE PROVIDED AS A GUIDE ONLY. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND EXAMINE DRAWINGS AND DETAILS TO DETERMINE EXTENT AND LIMITS OF DEMOLITION REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL ASPECTS OF DEMOLITION. CONTRACTOR TO REVIEW ALL DRAWINGS FOR ADDITIONAL DETAILS AND CONSTRUCTION SEQUENCING NOTES, MECHANICAL AND ELECTRICAL DEMOLITIONS ARE SHOWN ON MECHANICAL AND ELECTRICAL DRAWINGS.
- REFER TO MECHANICAL AND ELECTRICAL FOR ADDITIONAL DEMOLITION NOTES.
- CONTRACTOR TO COORDINATE DEMOLITION WITH DETAILS AND STRUCTURAL DRAWINGS TO INSTALL NEW LINTELS OR STRUCTURAL COMPONENTS TO SUPPORT EXISTING STRUCTURE.
- PROVIDE AND COORDINATE ALL DEMOLITION AND RECONSTRUCTION WITH NEW WORK PLAN DIMENSIONS AND INSTALLATION OF NEW MATERIALS AND FINISHES AS REQUIRED, WHETHER INDICATED ON DRAWINGS OR NOT.
- PROVIDE SMOOTH AND CLEAN SUBSTRATE TO ALL AREAS RECEIVING NEW FINISHES. COORDINATE WORK WITH PLANS AND THE ROOM FINISH SCHEDULE.
- ALL RELATED WOOD BLOCKING SUPPORT STRUCTURE, HARDWARE CONNECTION DEVICES, ADHESIVES, AND/OR MASTIC SHALL BE REMOVED FROM SURFACES AT ITEMS NOTED FOR REMOVAL. PROVIDE SURFACES ACCEPTABLE FOR PATCHING AND/OR NEW WORK.
- DEMOLITION NOTES WITHOUT ARROWS INDICATE THAT THE NOTE APPLIES TO THE ENTIRE ROOM.

DEMOLITION LEGEND

- WALL TO REMAIN
- WALL TO BE REMOVED
- DOOR TO REMAIN
- DOOR, FRAME, AND HARDWARE TO BE REMOVED UNLESS NOTED OTHERWISE
- DESIGNATED ITEM TO REMAIN
- DESIGNATED ITEM TO BE REMOVED

DEMOLITION PLAN KEY NOTES:

- REMOVE EXISTING EXTERIOR MASONRY WALL INCLUDING ANCHORS, BRACING, MORTAR, ETC COMPLETE TO THE APPROXIMATE EXTENTS SHOWN AND AS REQUIRED - COORDINATE EXTENTS WITH NEW WORK. REMOVE WALL FROM 8" BELOW SLAB TO THE HEIGHT INDICATED. SEE STRUCTURAL FOR SHORING REQUIREMENTS.
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- REMOVE EXISTING WOOD, HOLLOW METAL (HM), OR FRP FRAME AND DOOR, INCLUDING GLAZING, HARDWARE, ANCHORS, ETC. COMPLETE.
- SAWCUT AND REMOVE EXISTING CONCRETE SLAB TO THE APPROXIMATE EXTENTS SHOWN AND AS REQUIRED - COORDINATE EXTENTS WITH NEW WORK. COORDINATE ALSO WITH MECHANICAL.
- REMOVE EXISTING VCT FLOORING, INCLUDING BASE, ADHESIVES, ETC COMPLETELY.
- REMOVE EXISTING LAY-IN (ACT) CEILING ASSEMBLY, INCLUDING GRIDS, HANGERS, PERIMETER TRIM, ETC COMPLETE - COORDINATE WITH MECHANICAL AND ELECTRICAL.
- SEE MECHANICAL FOR REMOVAL OF EXISTING MECHANICAL FIXTURE, INCLUDING CARRIERS, ANCHORS, SEALANT, ETC IN ITS ENTIRETY.
- REMOVE EXISTING TOILET ACCESSORIES, INCLUDING GRAB BARS, SOAP DISPENSERS, MIRRORS, PAPER TOWEL DISPENSERS, ETC COMPLETE. VERIFY REQUIRED SALVAGE WITH NEW WORK AND / OR COORDINATE SALVAGE AND TURN ITEMS OVER TO OWNER.
- WITH CLEAN GLOVES, CAREFULLY REMOVE, PROTECT AND SALVAGE EXISTING LAY-IN (ACT) CEILING TILES AND PORTIONS OF GRID SYSTEM AS REQUIRED FOR NEW WORK - COORDINATE EXTENTS WITH NEW WORK. LABEL ITEMS FOR REINSTALLATION. SEE ALSO MECHANICAL AND ELECTRICAL.
- REMOVE EXISTING CASEWORK INCLUDING ALL WARDROBE, BASE CABINETS, UPPER CABINETS, COUNTERTOPS, AND ALL ASSOCIATED ANCHORS, ADHESIVES, ETC. IN THEIR ENTIRETY AS INDICATED BY DASHED LINE.
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- CAREFULLY REMOVE EXISTING LOCKERS AND PRESERVE FOR FUTURE REINSTALLATION.
- DEMOLISH EXISTING FREEZER AND COOLER IN THEIR ENTIRETY. SEE MECHANICAL AND ELECTRICAL FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING KITCHEN EQUIPMENT IN ITS ENTIRETY. SEE ELECTRICAL AND MECHANICAL FOR ADDITIONAL INFORMATION.
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- REMOVE EXISTING CARPET FLOORING, INCLUDING BASE, ADHESIVES, ETC COMPLETELY.

Pine Hill
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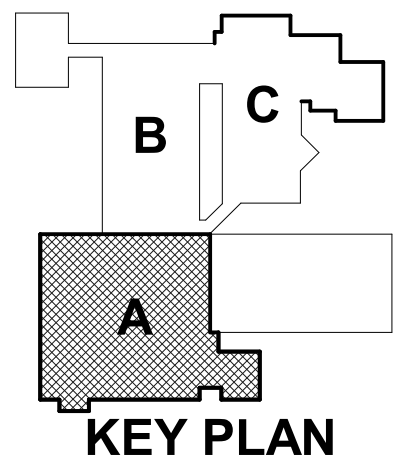
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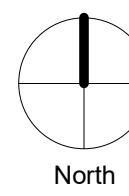
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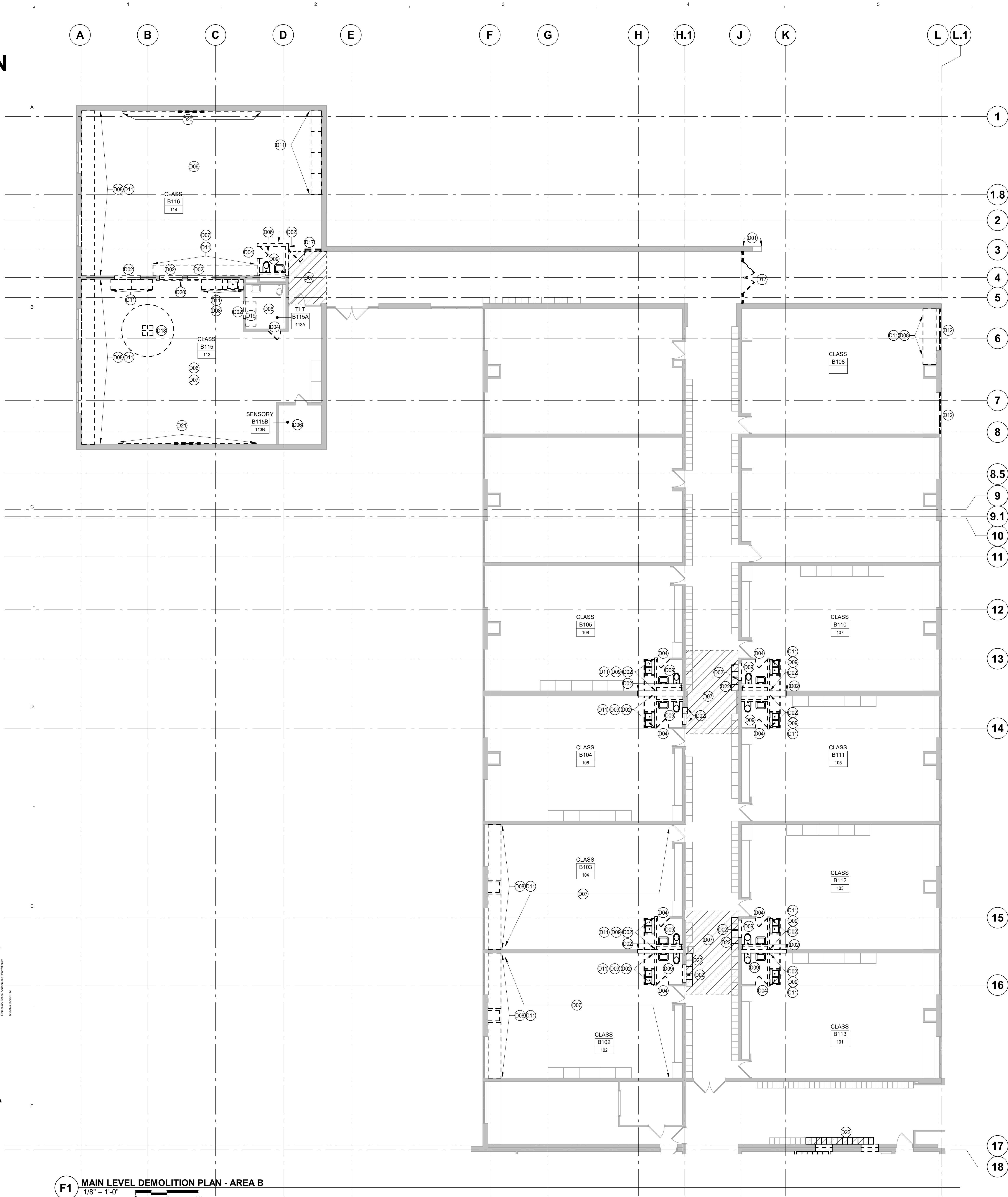


MAIN LEVEL
DEMOLITION
PLAN - AREA A

Scale: 1/8" = 1'-0"

MN

A



DEMOLITION GENERAL NOTES

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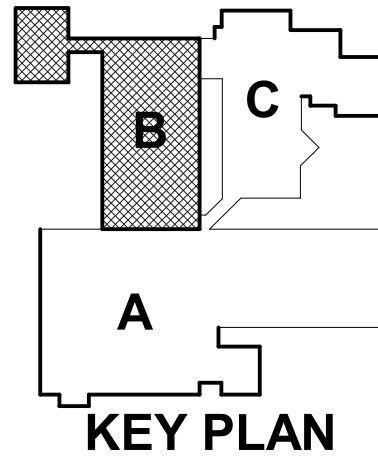
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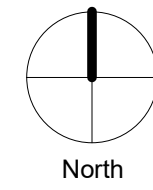
Description	Revisions		Δ
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MAIN LEVEL DEMOLITION PLAN - AREA B

Scale: 1/8" = 1'-0"

CITY PLANNING SET
NOT FOR CONSTRUCTION

A1.01b

F2 MAIN LEVEL DEMOLITION PLAN - AREA C
1/8" = 1'-0"



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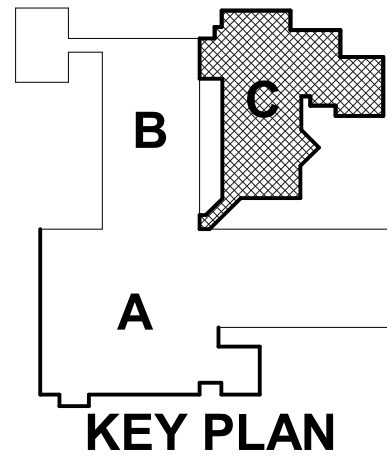
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Wold

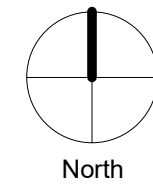
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St. Paul, Minnesota 55101
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Description	Revisions		Δ
	Date	Num	

Comm: 242224
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Drawn: Author
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**MAIN LEVEL
DEMOLITION
PLAN - AREA C**

Scale: 1/8" = 1'-0"

A1.01c

DOOR / OPENING SCHEDULE													
DOOR NO	DOOR / OPENING				LABEL / RATING	FRAME				MOUNTING CONDITIONS			
	TYPE	QTY	WIDTH	HEIGHT		TYPE	DEPTH	MATL	GL	HEAD	JAMB	SILL	HDW / GRP
A103A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--	--	--
A104	MCD	1	5'-0"	4'-2"	ST	--	5'-0"	MCD	--	ST	--	--	--
A105	MCD	1	29'-0"	8'-0"	ST	--	29'-0"	MCD	--	ST	--	--	--
A110	F	2	3'-0"	7'-0"	FRP	--	6'-4"	FR 1	--	AL	--	--	--
A112A	F	2	3'-0"	7'-0"	HM	--	6'-4"	FR 1	--	AL	--	--	--
A118	G	1	3'-0"	7'-0"	WD	--	6'-3 3/8"	FR 2A	--	HM	--	--	--
A120A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	--	--
A120B	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	--	--
A120C	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	--	--
A120H	AL	1	3'-0"	7'-0"	AL	--	3'-0"	CW X	--	AL	--	--	--
A124	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--	--	--
A125	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--	--	--
A126A	AL	1	3'-0"	7'-0"	AL	--	3'-0"	SF X	--	AL	--	--	--
A126B	AL	1	3'-0"	7'-0"	AL	--	3'-0"	SF X	--	AL	--	--	--

DOOR / OPENING SCHEDULE													
DOOR NO	DOOR / OPENING				LABEL / RATING	FRAME				MOUNTING CONDITIONS			
	TYPE	QTY	WIDTH	HEIGHT		TYPE	DEPTH	MATL	GL	HEAD	JAMB	SILL	HDW / GRP
A126C	N	2	3'-0"	7'-0"	HM	--	6'-4"	FR 1	--	AL	--	--	--
A127A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--	--	--
A127B	F	2	3'-0"	7'-0"	HM	--	6'-4"	FR 1	--	AL	--	--	--
A128A	F	1	3'-0"	7'-0"	FRP	--	3'-4"	FR1A	--	AL	--	--	--
A133	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	--	--
A134	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	--	--
A140	G	1	3'-0"	7'-0"	HM	--	5'-4 3/8"	FR 2A	--	HM	--	--	--
A142A	N	1	3'-0"	7'-0"	HM	--	5'-6"	FR 2A	--	HM	--	--	--
A142B	FG2	1	3'-0"	7'-0"	HM	--	7'-4"	FR 3	--	AL	--	--	--
A152	F	2	3'-0"	7'-0"	HM	--	6'-4"	FR 1	--	AL	--	--	--
A242	F	2	3'-0"	7'-0"	HM	--	6'-4"	FR 1	--	AL	--	--	--
A402	F	2	4'-0"	7'-0"	HM	--	6'-4"	FR 1	--	AL	--	--	--
A517	--	1	3'-0"	7'-0"	HM	--	3'-4"	FR X	--	HM	--	--	--

FLOOR PLAN GENERAL NOTES

- ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF WALL. WALL THICKNESSES ARE SHOWN NOMINAL. SEE WALL TYPES FOR ACTUAL THICKNESS.
- ALL GWB / METAL STUD WALLS ARE TO BE 5 INCHES THICK UNLESS OTHERWISE NOTED.
- ALL CONCRETE BLOCK WALLS ARE TO BE 8 INCHES THICK UNLESS OTHERWISE NOTED.
- COORDINATE SIZE AND LOCATION OF ALL DUCT AND SHAFT OPENINGS IN WALLS AND FLOORS W/ MECH. AND ELEC. PROVIDE ALL REQUIRED LINTELS FOR OPENINGS. SEE LINTEL SCHEDULE.
- FIELD VERIFY ALL MILLWORK OPENINGS.
- SET FLOOR DRAINS 3/4" BELOW FINISHED CONCRETE FLOORS UNLESS OTHERWISE NOTED. PROVIDE CONSISTENT SLOPE FROM WALL TO DRAIN BY SLOPING CONCRETE. MIN. 1/4" PER FOOT.
- VERIFY LOCATION, SIZE AND QUANTITY OF ALL EQUIPMENT PADS WITH MECHANICAL AND ELECTRICAL.
- ALL DOOR / SIDELITE OPENINGS TO BEGIN 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- ALL GWB / METAL STUD WALLS ARE CENTERED ON GRID UNLESS OTHERWISE NOTED.
- FIRE RATED WALLS ARE INDICATED ON CODE PLANS.

FLOOR PLAN KEY NOTES:

- HCAP DOOR ACTUATOR - SEE ELECTRICAL FOR ROUGH-IN
- STEEL PIPE BOLLARD - SEE DETAIL B3/A6.001
- PATCH FLOOR AS INDICATED BY HATCH TO MATCH EXISTING FLOOR.
- CAN WASH - SEE DETAIL D7/A4.706. SEE ALSO MECHANICAL.
- MOP SINK - SEE MECHANICAL.
- CABINET UNIT HEATER - SEE DETAIL 43046. SEE MECH. FOR SPECIFICATIONS. COORDINATE LOCATION WITH MECHANICAL.
- CARD READER - SEE ELECTRICAL.
- INSTALL EXISTING RE-LOCATED ELECTRIC CHANGING TABLE. SEE ELECTRICAL.
- LOCATION OF STACKED WASHER AND DRYER (NIC) - SEE MECHANICAL AND ELECTRICAL FOR ROUGH-IN
- RE-INSTALL EXISTING MARKERBOARDS, TACKBOARDS, SMYLY SMARTBOARDS AS INDICATED ON FLOOR PLAN. COORDINATE WITH DEMOLITION PLANS. SEE ALSO ELECTRICAL.
- STEEL PIPE RAIL / RAILING, FIELD PAINTED
- STEEL LADDER, FIELD PAINTED - SEE 61014 & 61025
- EXTERIOR LIGHTING - SEE ELECTRICAL.
- EXTERIOR SIGNAGE
- FIELD PAINTED MECHANICAL EQUIPMENT - SEE MECHANICAL.
- TOOTH-IN MASONRY AT REMOVED EXTENTS PER THE DEMOLITION PLAN TO MATCH EXISTING COURSING.
- CORNER GUARD
- DOCK BUMPER - SEE DETAIL D6/A6.001
- PAINT TO MATCH EXISTING. REFER TO PLAN FOR EXTENTS INDICATED.
- INSTALL EXISTING LOCKERS. PROVIDE NEW FINISHED END PANEL TO EXTENTS INDICATED ON PLAN. COLOR NOTED BY ARCHITECT.
- INFILL EXISTING SLAB ON GRADE TO EXTENTS INDICATED BY HATCH. COORDINATE REMAINING SLAB DIMENSIONS WITH FOOD SERVICE EQUIPMENT.
- PROVIDE BLACK LAMINATE COUNTERTOP TRIM AT AREA OF REMOVED COUNTERTOP.
- STORM-RATED SHUTTER. SEE PLAN FOR WIDTH.

ROOM FINISH SCHEDULE - AREA A												
ROOM NO	ROOM NAME	FLOOR	BASE	N WALL - TYP		E WALL		S WALL		W WALL		REMARK
				MATL	FIN	MATL	FIN	MATL	FIN	MATL	FIN	
A101	SECURE VEST	EXIST.			EXIST							
A102	CIRC	EXIST.			EXIST							
A103	CAFETERIA	EXIST. TERR			EXIST							
A104	DISH	QUARRY TILE			PT-6A							1
A105	KITCHEN	EXIST	EXIST		EXIST							
A106	CIRC	EXIST.			EXIST							
A107	CUST	EXIST.			EXIST							
A108	TLT	PTILE-1	CTILE-1		CTILE-1							1
A109	COOLER	CONC			--							
A110	CIRC	CONC.			PT-6A							
A110A	FREEZER	CONC.			--							
A111	DRY STOR	EXIST			EXIST							
A112	GYM	RAF-1			EXIST							
A112A	STOR	EXIST			EXIST							
A114	BOILER	EXIST			EXIST							
A118	OFF	PT CONC.	VB-1		PT-6A							
A120A	OFFICE	EXIST. TERR		GWB	PT-6A							
A120B	OFFICE	EXIST. TERR		GWB	PT-6A							
A120C	DATA	EXIST. TERR.		GWB	PT-6A							
A123	STAFF LOUNGE	EXIST			EXIST							
A124	TLT	PTILE-1	CTILE-1		CTILE-1							1
A125	TLT	PTILE-1	CTILE-1		CTILE-1							1
A126	CIRC	TERR-1	VB-1		PT-6A							1
A127	STOR	CONC	VB-1		--							1
A128	GYM	RAF-1	VB-1		PT-6A							1
A132	CUST	EXIST			EXIST							
A133	TLT	PTILE-1	CTILE-1		CTILE-1							1
A134	CUST.	EXIST			EXIST							
A136	RECEP	TERR-1			EXIST					WP-1		
A137	PRINC	TERR-1			EXIST							
A138	DEAN	TERR-1			EXIST							
A139	WORK ROOM	EXIST. TERR			PT-6A							1
A140	OFFICE	EXIST. TERR			PT-6A							1
A141	CONF	TERR-1			EXIST							
A142	HEALTH OFF	EXIST. TERR			PT-6A							
A142A	HEALTH	EXIST. TERR			EXIST							
A142B	TLT	PTILE-1	CTILE-1		CTILE-1							1
A142B	PHONE	EXIST. TERR			PT-6A							
A143	OFFICE	EXIST. TERR			EXIST							
A144	RESOURCE	EXIST. TERR			EXIST							
A145	RESOURCE	EXIST. TERR.			EXIST							
A150	TRASH	EXIST			EXIST							

Pine Hill Elementary School Addition and Renovation

9015 Hadley Ave S,
Cottage Grove, MN 55016

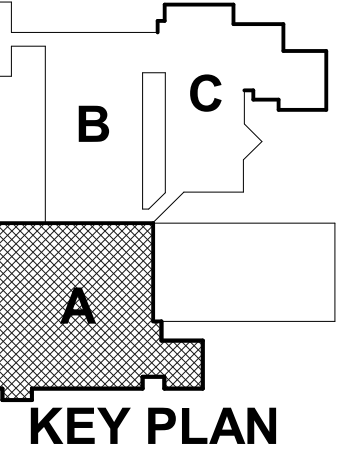
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8400 E. Point Douglas Rd S.,
Cottage Grove, MN 55016

Wold

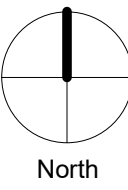
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AND ENGINEERS

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Description	Revisions		Num
	Date	By	

Comm: 242224
Date: Issue Date
Drawn: Author
Check: Checker



MAIN LEVEL FLOOR PLAN - AREA A

Scale: 1/8" = 1'-0"

A2.01a

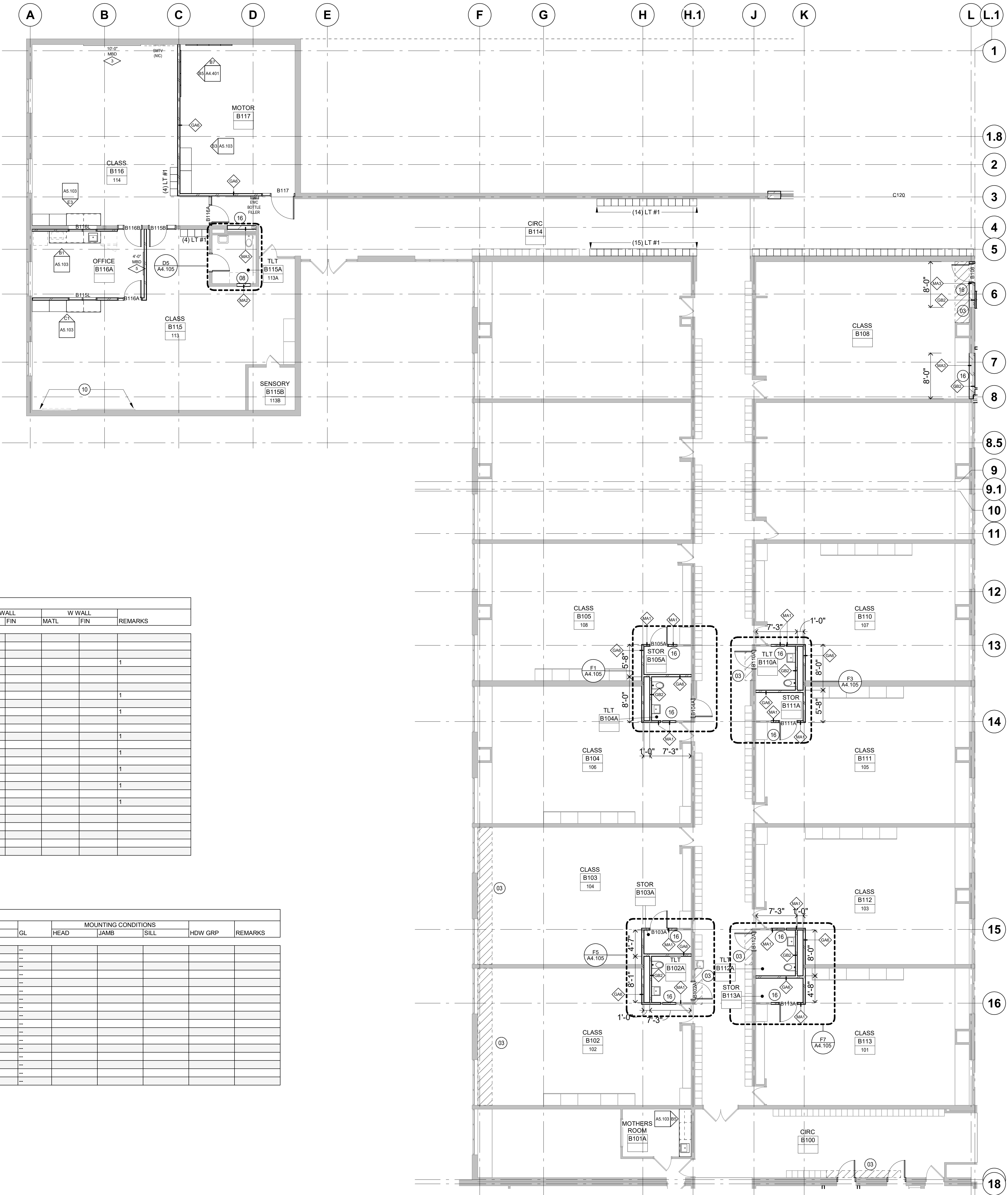
CITY PLANNING SET
NOT FOR CONSTRUCTION

F1 MAIN LEVEL FLOOR PLAN - AREA A
1/8" = 1'-0"

Architect: Pine Hill Elementary School Addition and Renovation
Drawing Title: Main Level Floor Plan - Area B
Drawing No: 242224-01b
Scale: 1/8" = 1'-0"

ROOM FINISH SCHEDULE - AREA B										
ROOM NO	ROOM NAME	FLOOR	BASE	N WALL - TYP		E WALL		S WALL		REMARKS
				MATL	FIN	MATL	FIN	MATL	FIN	
B100	CIRC	EXIST. TERR.	EXIST.		EXIST.					
B101A	MOTHERS ROOM	EXIST. TERR.								
B102	CLASS	EXIST. TERR.			EXIST.					
B102A	TLT	PTILE-1	CTILE-1		CTILE-1					1
B103	CLASS	EXIST. TERR.			EXIST.					
B103A	STOR	EXIST. TERR.			EXIST.					
B104	CLASS	EXIST. TERR.			EXIST.					
B104A	TLT	PTILE-1	CTILE-1		CTILE-1					1
B105	CLASS	EXIST. TERR.			EXIST.					
B105A	STOR	EXIST. TERR.			EXIST.					1
B108	CLASS	EXIST. TERR.			EXIST.					
B110	CLASS	EXIST. TERR.			EXIST.					
B110A	TLT	PTILE-1	CTILE-1		CTILE-1					1
B111	CLASS	EXIST. TERR.			EXIST.					
B111A	STOR	EXIST. TERR.			EXIST.					1
B112	CLASS	EXIST. TERR.			EXIST.					
B112A	TLT	PTILE-1	CTILE-1		CTILE-1					1
B113	CLASS	EXIST. TERR.			EXIST.					
B113A	STOR	EXIST. TERR.			EXIST.					1
B114	CIRC	EXIST. TERR.			EXIST.					
B115	CLASS	TERR-1			PT-6A					1
B115A	TLT	EXIST.			EXIST.					
B115B	SENSORY	TERR-1			EXIST.					
B116	CLASS	TERR-1			PT-6A					
B116A	OFFICE	TERR-1			PT-6A					
B116B	CIRC	EXIST. TERR.			EXIST.					
B117	MOTOR	RUB-1			PT-6A					

DOOR / OPENING SCHEDULE															
DOOR NO	TYPE	QTY	DOOR / OPENING		LABEL / RATING	OVERALL WIDTH	FRAME		GL	HEAD	MOUNTING CONDITIONS		HDW GRP	REMARKS	
			WIDTH	HEIGHT			MATL	DEPTH			MATL	JAMB			SILL
B102A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--				
B103A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--				
B104A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--				
B105A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--				
B108	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--				
B110A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--				
B111A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--				
B112A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--				
B113A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--				
B115A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--				
B115B	F	1	3'-0"	7'-0"	HM	--	4'-10"	FR 3A	--	AL	--				
B115L	--	--	5'-0"	4'-0"	--	--	5'-0"	FR 4B	--	HM	--				
B116A	G	1	3'-0"	7'-0"	HM	--	4'-10"	FR 3A	--	AL	--				
B116A1	G	1	3'-0"	7'-0"	HM	--	4'-4"	FR 3A	--	AL	--				
B116B	G	1	3'-0"	7'-0"	HM	--	4'-4"	FR 3A	--	AL	--				
B116L	--	--	5'-0"	4'-0"	--	--	5'-0"	FR 4B	--	HM	--				
B117	G	1	4'-0"	7'-0"	HM	--	5'-10"	FR 3A	--	AL	--				



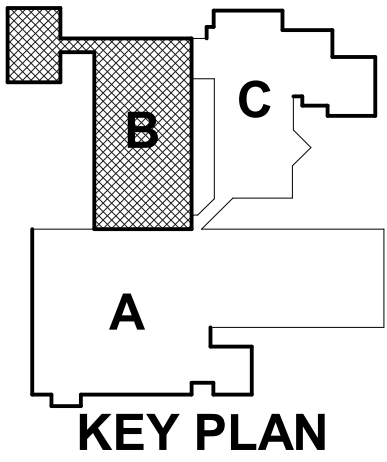
F5 MAIN LEVEL FLOOR PLAN - AREA B
1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

- ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF WALL. WALL THICKNESSES ARE SHOWN NOMINAL. SEE WALL TYPES FOR ACTUAL THICKNESS.
- ALL GWB / METAL STUD WALLS ARE TO BE 5 INCHES THICK UNLESS OTHERWISE NOTED.
- ALL CONCRETE BLOCK WALLS ARE TO BE 8 INCHES THICK UNLESS OTHERWISE NOTED.
- COORDINATE SIZE AND LOCATION OF ALL DUCT AND SHAFT OPENINGS IN WALLS AND FLOORS W/ MECH. AND ELEC. PROVIDE ALL REQUIRED LINTELS FOR OPENINGS. SEE LINTEL SCHEDULE.
- FIELD VERIFY ALL MILL/WORK OPENINGS.
- SET FLOOR DRAINS 3/4" BELOW FINISHED CONCRETE FLOORS UNLESS OTHERWISE NOTED. PROVIDE CONSISTENT SLOPE FROM WALL TO DRAIN BY SLOPING CONCRETE. MIN. 1/4" PER FOOT.
- VERIFY LOCATION, SIZE AND QUANTITY OF ALL EQUIPMENT PADS WITH MECHANICAL AND ELECTRICAL.
- ALL DOOR / SIDELITE OPENINGS TO BEGIN 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
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- HCAP DOOR ACTUATOR - SEE ELECTRICAL FOR ROUGH-IN
- STEEL PIPE BOLLARD - SEE DETAIL B3/A6.001
- PATCH FLOOR AS INDICATED BY HATCH TO MATCH EXISTING FLOOR.
- CAN WASH - SEE DETAIL D7/A4.706. SEE ALSO MECHANICAL.
- MOP SINK - SEE MECHANICAL.
- CABINET UNIT HEATER. SEE DETAIL 43046. SEE MECH. FOR SPECIFICATIONS, COORDINATE LOCATION WITH MECHANICAL.
- CARD READER - SEE ELECTRICAL.
- INSTALL EXISTING RE-LOCATED ELECTRIC CHANGING TABLE. SEE ELECTRICAL.
- LOCATION OF STACKED WASHER AND DRYER (NIC) - SEE MECHANICAL AND ELECTRICAL FOR ROUGH-IN.
- RE-INSTALL EXISTING MARKERBOARDS, TACKBOARDS, SMTV, SMARTBOARDS AS INDICATED ON FLOOR PLAN. COORDINATE WITH DEMOLITION PLANS. SEE ALSO ELECTRICAL.
- STEEL PIPE RAIL / RAILING, FIELD PAINTED
- STEEL LADDER, FIELD PAINTED - SEE B1014 & B1025
- EXTERIOR LIGHTING - SEE ELECTRICAL.
- EXTERIOR SIGNAGE
- FIELD PAINTED MECHANICAL EQUIPMENT - SEE MECHANICAL.
- TOOTH-IN MASONRY AT REMOVED EXTENTS PER THE DEMOLITION PLAN TO MATCH EXISTING COURSING.
- CORNER GUARD
- DOCK BUMPER - SEE DETAIL D9/A6.001
- PAINT TO MATCH EXISTING. REFER TO PLAN FOR EXTENTS INDICATED.
- INSTALL EXISTING LOCKERS. PROVIDE NEW FINISHED END PANEL TO EXTENTS INDICATED ON PLAN, COLOR NOTED BY ARCHITECT.
- INFILL EXISTING SLAB ON GRADE TO EXTENTS INDICATED BY HATCH. COORDINATE REMAINING SLAB DIMENSIONS WITH FOOD SERVICE EQUIPMENT.
- PROVIDE BLACK LAMINATE COUNTERTOP TRIM AT AREA OF REMOVED COUNTERTOP.
- STORM-RATED SHUTTER. SEE PLAN FOR WIDTH.



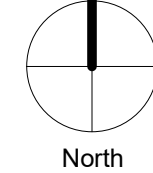
Description	Revisions	
	Date	Num

Comm: 242224

Date: Issue Date

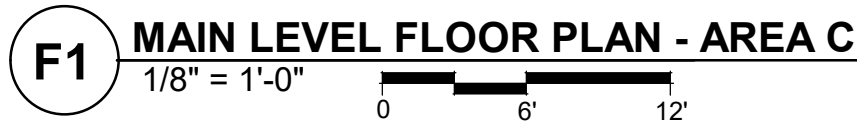
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Check: Checker



Scale: 1/8" = 1'-0"

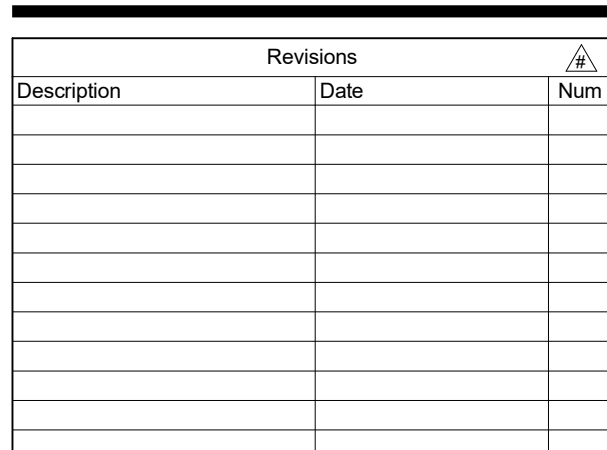
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ROOM FINISH SCHEDULE - AREA B												
ROOM NO	ROOM NAME	FLOOR	BASE	N WALL - TYP		E WALL		S WALL		W WALL		REMARKS
				MATL	FIN	MATL	FIN	MATL	FIN	MATL	FIN	
C101	MEDIA	EXIST.		EXIST.								
C105	STACKS	TERR-1		EXIST.								
C107	OFFICE	TERR-1		EXIST.								
C108	MECH	EXIST.		EXIST.								
C109	RESOURCE	TERR-1			PT-6A							1
C110	CIRC	CPT-1, CPT-2, CPT-3	VB-1		PT-6A	GBW/CONC	WP-1		WP-1			1
C110A	ELEC	PT CONC.	VB-1		--							1
C110A	GROUP	TERR-1		GBW	PT-6A							1
C110B	MECH	PT CONC.	VB-1		--							1
C111	CIRC	CPT-2, CPT-3	VB-1		PT-6A			WP-1		WP-1		1
C112	CLASS	TERR-1	VB-1		PT-6A							1
C113	CLASS	TERR-1	VB-1		PT-6A							1
C114	CLASS	TERR-1	VB-1		PT-6A							1
C115	CLASS	TERR-1	VB-1		PT-6A							1
C116	CLASS	TERR-1	VB-1		PT-6A							1
C116C	TOILET	PTILE-1	CTILE-1		CTILE-1							1
C117	CLASS	TERR-1	VB-1		PT-6A							1
C118	GUST	PT CONC.	FRP	CONC	PT-6A				PT-6A			1
C118A	TLT	PTILE-1	CTILE-1		CTILE-1							1
C118B	TLT	PTILE-1	CTILE-1		CTILE-1							1
C118C	TLT	PTILE-1	CTILE-1		CTILE-1							1
C118D	TLT	PTILE-1	CTILE-1		CTILE-1							1
C118E	TLT	PTILE-1	CTILE-1		CTILE-1							1
C118F	TLT	PTILE-1	CTILE-1		CTILE-1							1
C118G	TLT	PTILE-1	CTILE-1		CTILE-1							1
C118H	TLT	PTILE-1	CTILE-1		CTILE-1							1
C119	CIRC	TERR-1	VB-1	CONC	PT-6A				PT-6A			1
C119A	TLT	PTILE-1	CTILE-1		CTILE-1							1
C120	CIRC	TERR-1	VB-1	CONC	PT-6A							1

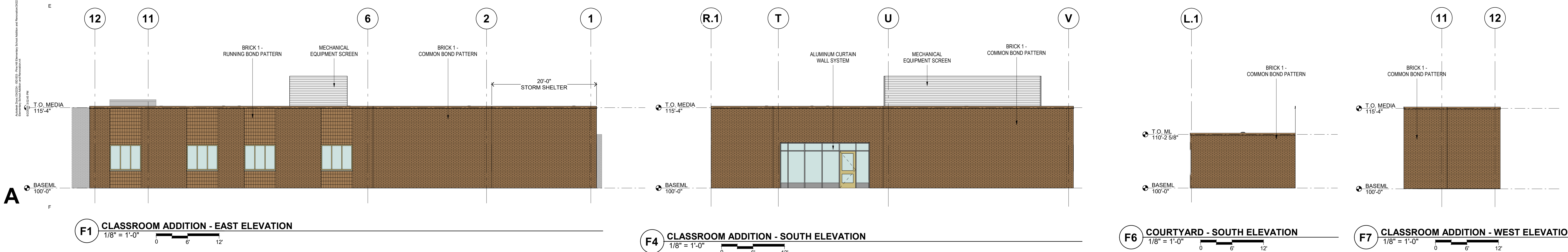
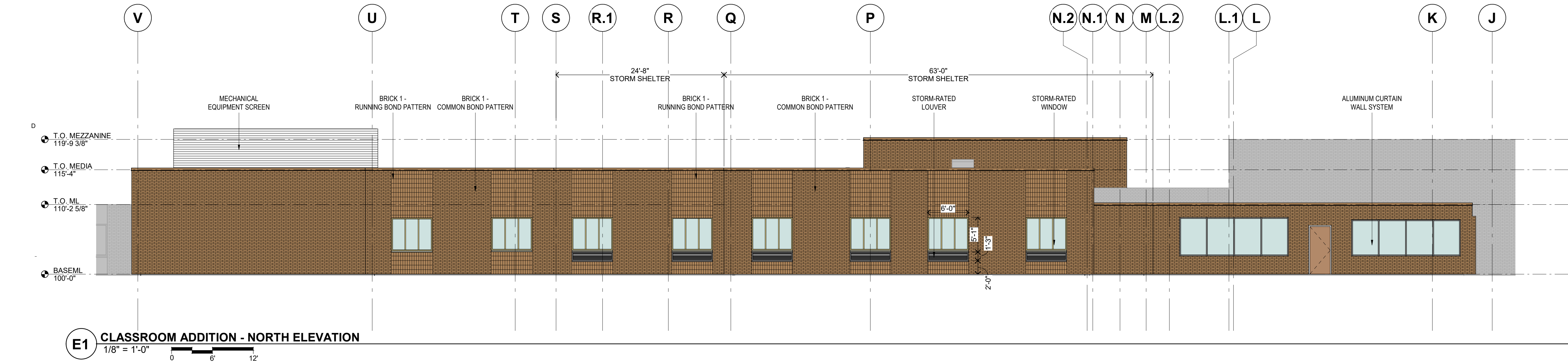
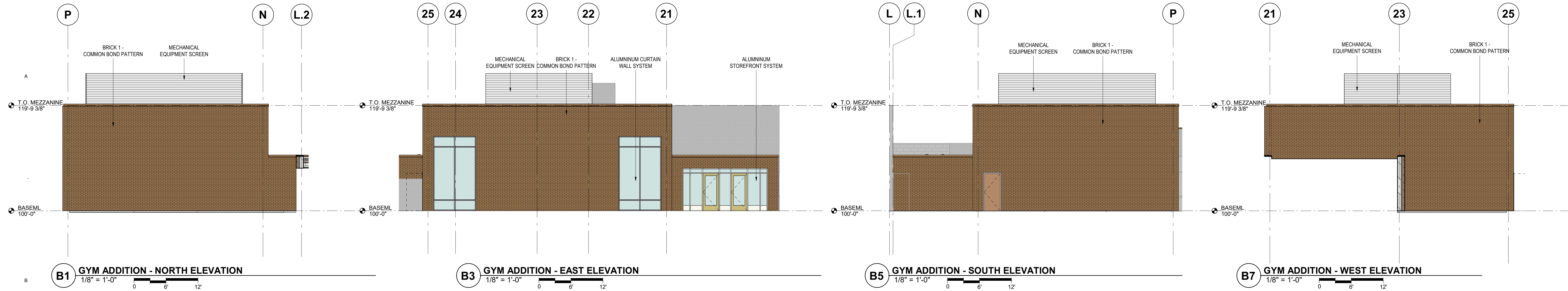
DOOR / OPENING SCHEDULE														
DOOR NO	DOOR / OPENING				LABEL/ RATING	OVERALL WIDTH	FRAME			GL	MOUNTING CONDITIONS			REMARKS
	TYPE	QTY	WIDTH	HEIGHT			MATL	TYPE	DEPTH		MATL	HEAD	JAMB	
C101A	AL2	1	3'-0"	7'-0"	AL	--	3'-0"	OW X	--	AL	--			
C101B	AL2	1	3'-0"	7'-0"	AL	--	3'-0"	OW X	--	AL	--			
C109	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--			
C110A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--			
C110B	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--			
C110B	F	2	3'-0"	7'-0"	HM	--	6'-4"	FR 1	--	AL	--			
C111A	AL2	1	3'-0"	7'-0"	FRP	--	3'-0"	OW X	--	AL	--			
C112A	N	1	3'-0"	7'-0"	HM	--	4'-8"	FR 3A	--	AL	--			
C113A	N	1	3'-0"	7'-0"	HM	--	4'-8"	FR 3A	--	AL	--			
C114A	N	1	3'-0"	7'-0"	HM	--	4'-8"	FR 3A	--	AL	--			
C115A	F	1	6'-0"	11"	HM	--	6'-4"	FR 1	--	AL	--			
C115B	N	1	3'-0"	7'-0"	HM	--	4'-8"	FR 3A	--	AL	--			
C115C	F	1	6'-0"	11"	HM	--	6'-4"	FR 1	--	AL	--			
C116A	F	1	6'-0"	11"	HM	--	6'-4"	FR 1	--	AL	--			
C116B	N	1	3'-0"	7'-0"	HM	--	4'-8"	FR 3A	--	AL	--			
C116C	N	1	3'-0"	7'-0"	HM	--	4'-8"	FR 3A	--	AL	--			
C117A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--			
C117A	F	1	6'-0"	11"	HM	--	6'-4"	FR 1	--	AL	--			
C117B	N	1	3'-0"	7'-0"	HM	--	4'-8"	FR 3A	--	AL	--			
C117C	F	1	6'-0"	11"	HM	--	6'-4"	FR 1	--	AL	--			
C118	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--			
C118A	F	1	2'-8"	7'-0"	HM	--	3'-0"	FR1A	--	AL	--			
C118B	F	1	2'-8"	7'-0"	HM	--	3'-0"	FR1A	--	AL	--			
C118C	F	1	2'-8"	7'-0"	HM	--	3'-0"	FR1A	--	AL	--			
C118E	F	1	2'-8"	7'-0"	HM	--	3'-0"	FR1A	--	AL	--			
C118F	F	1	2'-8"	7'-0"	HM	--	3'-0"	FR1A	--	AL	--			
C118G	F	1	2'-8"	7'-0"	HM	--	3'-0"	FR1A	--	AL	--			
C118H	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--			
C118J	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--			
C119A	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR1A	--	AL	--			
C119C	F	1	3'-0"	7'-0"	HM	--	6'-4"	FR 1	--	AL	--			
C120	F	1	3'-0"	7'-0"	FRP	--	3'-4"	FR1A	--	HM	--			

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St. Paul, Minnesota 55101
woldae.com | 651 227 7773



Scale: 1/8" = 1'-0"

A2.01c



Description	Revisions		Δ
	Date	Num	

Comm: 242224

Date: Issue Date

Drawn: CL

Check: JPC

EXTERIOR
ELEVATIONS

RESOLUTION NO. 00-144

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR
EXPANSION OF THE SCHOOL USE AND A SITE PLAN REVIEW FOR CONSTRUCTION
OF AN ADDITION TO PINE HILL ELEMENTARY
SCHOOL, 9015 HADLEY AVENUE SOUTH**

WHEREAS, A T S & R Architects applied for a conditional use permit for expansion of the school use and a site plan review for construction of an addition to Pine Hill Elementary School, on property legally described as:

The North 628.93 feet of the West 725.60 feet of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Twenty-seven (27) North, Range Twenty-one (21) West, subject to Cherry Avenue on and across the Westerly 33 feet thereof, containing 10.476 acres, more or less.

The South 188.68 feet of the North 817.61 feet of the West 725.60 feet of the Northwest Quarter of the Northwest Quarter (NW1/4 of NW1/4) of Section Twenty (20), Township Twenty-seven (27) North, Range Twenty-one (21) West, subject to Cherry Avenue on and across the Westerly 33 feet thereof containing 3.143 acres, more or less.

Commonly known as 9015 Hadley Avenue South, Cottage Grove, Washington County, State of Minnesota.

WHEREAS, public hearing notices were mailed to property owners within 500 feet of the property and a public hearing notice was published in the South Washington County Bulletin; and

WHEREAS, the Planning Commission held a public hearing on July 24, 2000; and

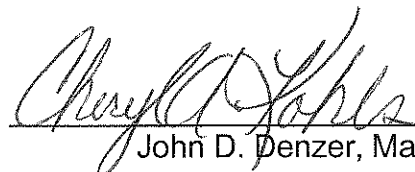
WHEREAS, the public hearing was open for public testimony and no one spoke for or against the proposal. The applicant was present at the meeting; and

WHEREAS, the Planning Commission unanimously approved the application, subject to certain conditions listed below.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota hereby approves the conditional use permit application filed by A T S & R Architects for expansion of the school use and a site plan review for construction of an addition to Pine Hill Elementary School, subject to the following conditions:

1. A building permit and commercial plan review packet shall be completed, submitted, and approved by the City prior to the commencement of any construction activities. Detailed construction plans shall be reviewed and approved by the Building Official and Fire Marshall.
2. Silt fencing shall be installed around the entire perimeter of the building at the construction limits.
3. A cash contribution sufficient to create stormwater management mitigation elsewhere shall be required. The mitigation shall be in the amount equal to the total estimated cost of the construction of an infiltration basin that would meet the standards of the National Urban Runoff Program plus land costs. Said contribution shall be paid at the time of the building permit application.
4. A revised landscaping plan detailing the addition of 6 deciduous overstory trees and 6 six-foot coniferous trees to the area adjacent to the new addition is required. The revised landscaping plan shall be submitted to the City and approved prior to the release of a building permit. No financial guarantee will be required, but the required landscaping materials shall be replaced if they do not survive.
5. Any new roof top mechanical equipment on the site shall be screened prior to the certificate of occupancy for the addition.
6. A trash enclosure that meets the criteria established in Section 28-39 shall be provided for all exterior trash and recyclable containers. Construction of the enclosure shall be completed prior to the release of a certificate of occupancy.
7. All outdoor lighting shall be directed downward and away from abutting property.
8. Application for the extension of the interim conditional use permit for the two modular temporary buildings shall be made with the City prior to the issuance of a certificate of occupancy for the new addition.

Passed this 16th day of August, 2000.


John D. Denzer, Mayor

Cheryl A. Kohls, Mayor Pro Tem

Attest:


Caron M. Stransky, City Clerk

3119182



Office of the
County Recorder
Washington County, MN

Certified filed and/or recorded on:
2000/09/05 11:34:00 AM

3119182



Cindy Kosmann
County Recorder

By: *Cindy Kosmann*

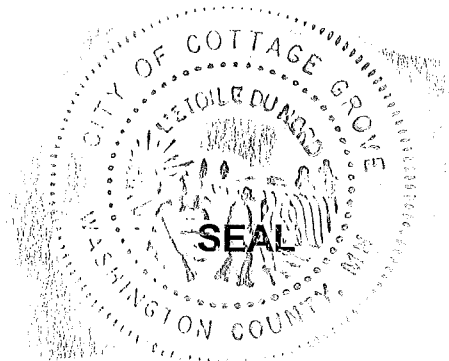
City of Cottage Grove
\$1950 charge

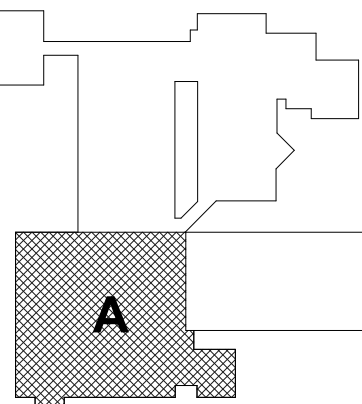
STATE OF MINNESOTA)
COUNTY OF WASHINGTON)
CITY OF COTTAGE GROVE)

I, the undersigned, being the duly qualified and acting City Clerk of the City of Cottage Grove, Minnesota, DO HEREBY CERTIFY, that I have carefully compared the attached copy of Resolution No. 00-144 of the City of Cottage Grove with the original on file in my office and the same is a full, true and complete transcript therefrom.

WITNESS, my hand as such City Clerk and the corporate seal of the City this 18th day of August, 2000.

Caron M. Stransky
Caron M. Stransky
City Clerk





KEY PLAN

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
PRINT NAME: _____
DATE: 08/29/2025 REG. NO.: 11111

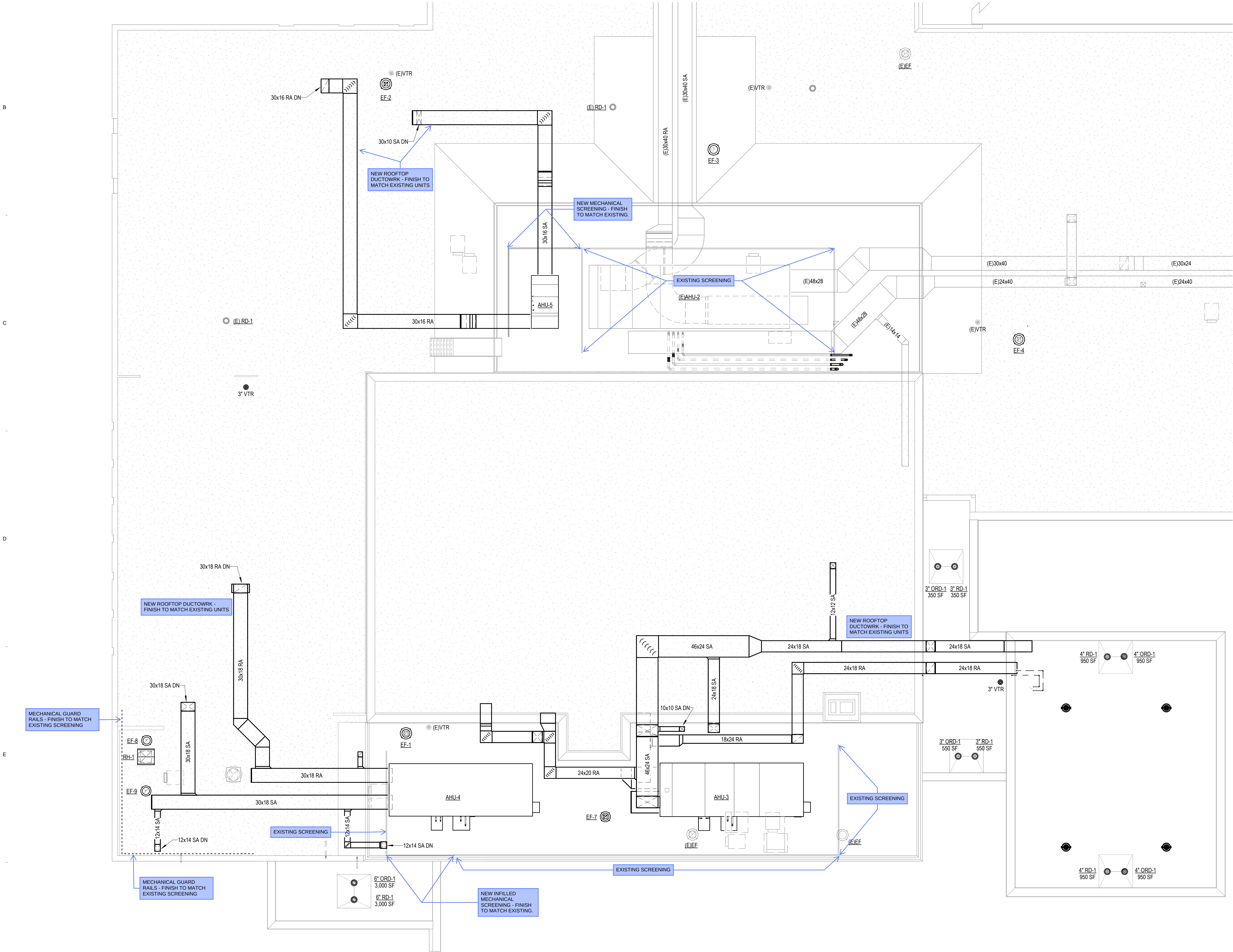
Description	Revisions	Num
	Date	

Comm: 23-1594.00
Date: 08/29/2025
Drawn: BJP
Check: ZJW
North

ROOF
MECHANICAL
PLAN - AREA A

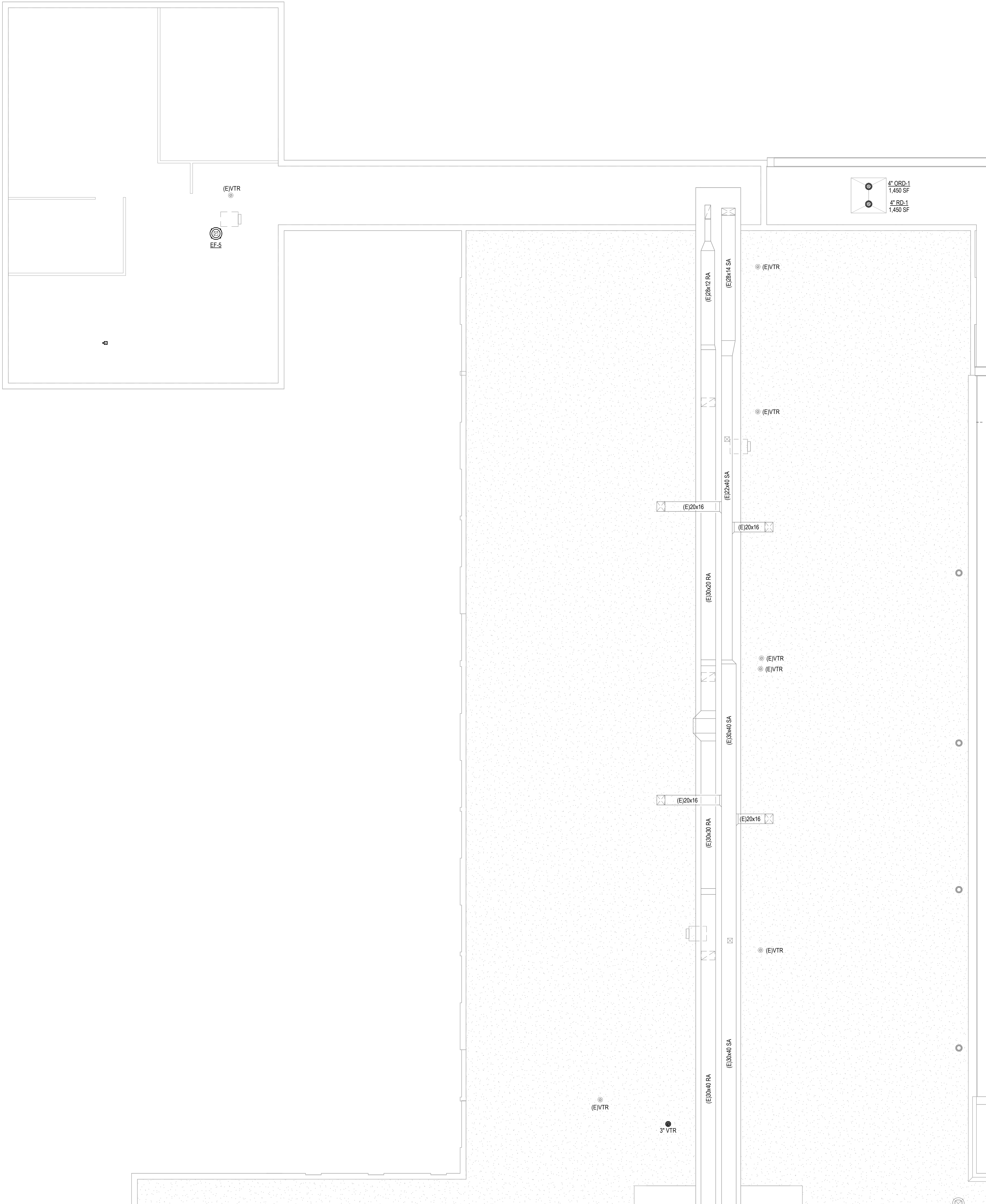
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CD ESTIMATE
NOT FOR CONSTRUCTION



1 ROOF MECHANICAL PLAN - AREA A
1/8" = 1'-0"

MN



1 ROOF MECHANICAL PLAN - AREA B
1/8" = 1'-0"

KEYNOTES

Pine Hill
Elementary School
Addition and
Renovation

9015 Hadley Ave S,
Cottage Grove, MN 55016

ISD #833
8400 E. Point Douglas Rd S.,
Cottage Grove, MN 55016

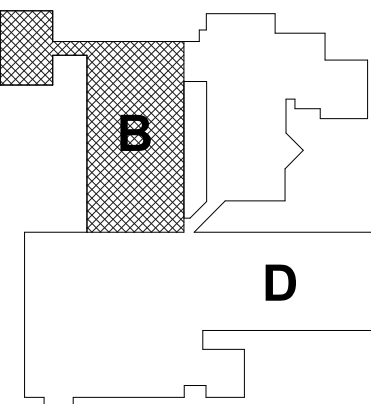


WOLD ARCHITECTS
AND ENGINEERS

332 Minnesota Street, Suite W2000
St. Paul, Minnesota 55101
wolda.com | 651 227 7773

KFI
ENGINEERS

670 County Road B West
St. Paul, Minnesota 55113
Tel: (651) 771-6860
Email: kfi@kfi-eng.com



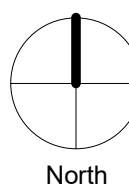
KEY PLAN

I HEREBY CERTIFY THAT THE WORK PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND THAT
I AM A FULLY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MINNESOTA
PRINT NAME: Matthew J. Kfi Record

DATE: 08/29/2025 REG. NO.: 11111

Description	Revisions		Δ Num
	Date		

Comm: 23-1594.00
Date: 08/29/2025
Drawn: BJP
Check: ZJW



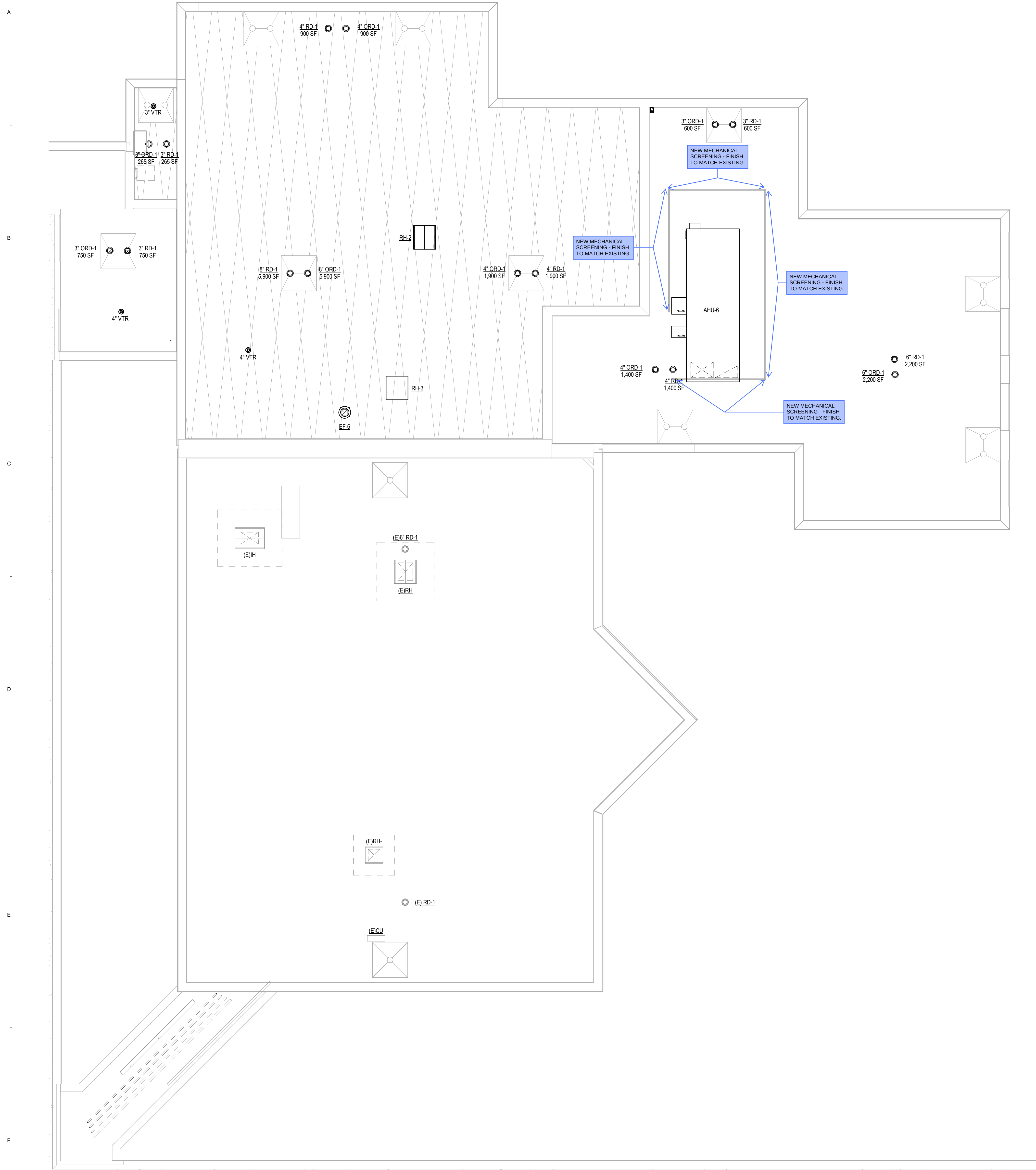
ROOF
MECHANICAL
PLAN - AREA B

Scale: 1/8" = 1'-0"

CD ESTIMATE
NOT FOR CONSTRUCTION

M4.01b

MN



NOTE: THIS AREA DRAIN + ROOFTOP MECHANICAL LAYOUT IS IN PROGRESS OF BEING UPDATED. ALL NEW MECHANICAL UNITS WILL BE CONCEALED BY EQUIPMENT SCREENS FINISHED TO MATCH THE EXISTING BUILDING.

KEYNOTES

Pine Hill Elementary School Addition and Renovation

9015 Hadley Ave S,
Cottage Grove, MN 55016

ISD #833

8400 E. Point Douglas Rd S.,
Cottage Grove, MN 55016

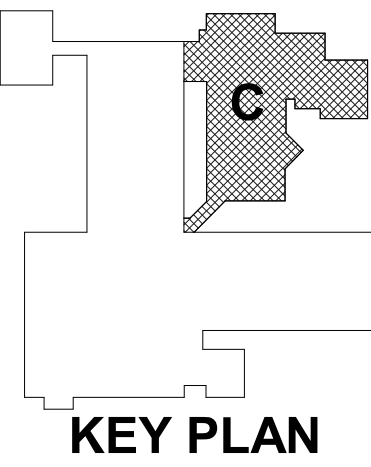


WOLD ARCHITECTS AND ENGINEERS

332 Minnesota Street, Suite W2000
St. Paul, Minnesota 55101
wolda.com | 651 227 7773

KFI ENGINEERS

670 County Road B West
St. Paul, Minnesota 55113
Tel: (651) 771-0860
Email: kfi@kfi-eng.com



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PRINT NAME: Matthew J. Kfi Record

DATE: 08/29/2025 REG. NO.: 11111

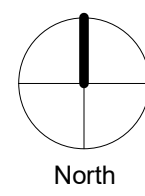
Description	Revisions		Δ
	Date	Num	

Comm: 23-1594.00

Date: 08/29/2025

Drawn: BJP

Check: ZJW



ROOF MECHANICAL PLAN - AREA C

Scale: 1/8" = 1'-0"

CD ESTIMATE
NOT FOR CONSTRUCTION

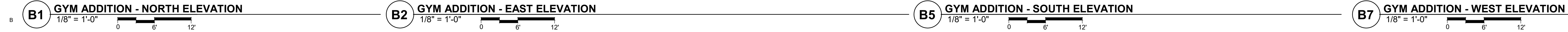
M4.01c

9015 Hadley Ave S,
Cottage Grove, MN 55016

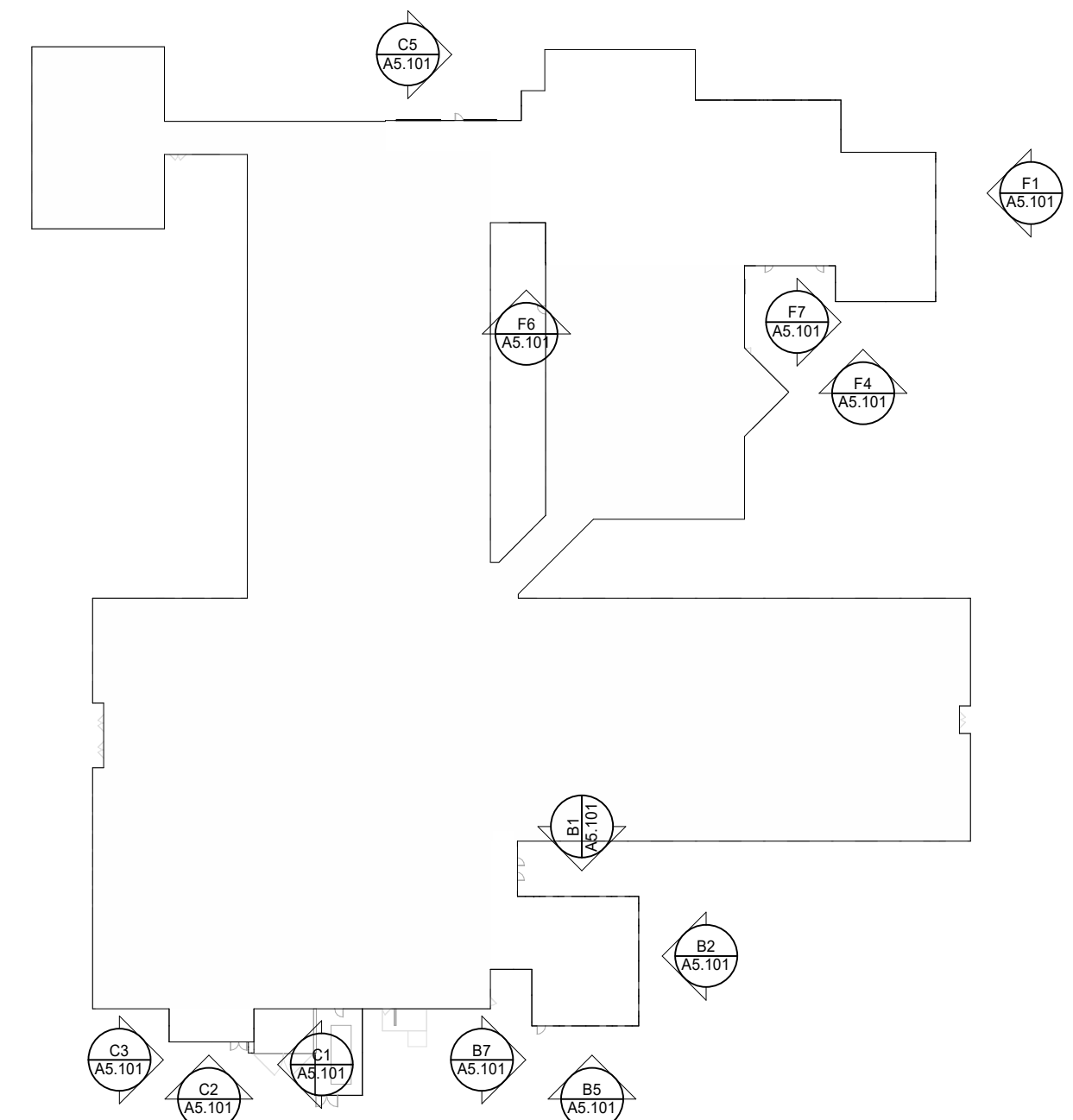
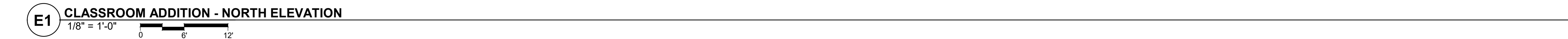
ISD #833



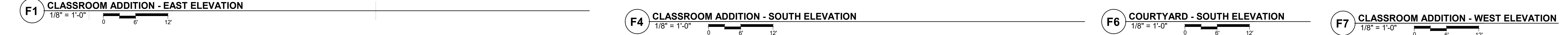
50 South 6th Street, Suite 2250
Minneapolis, Minnesota 55402
woldae.com | 612 772 9025



KEY	MATERIAL
03.04	ARCHITECTURAL PRECAST CONCRETE
04.01	BRICK/CREST / COMMON BOND
04.02	BRICK/TAN / STACKED BOND
04.99	BRICK EXPANSION JOINT
07.92	PREFINISHED METAL COPING
08.04	ANGUZOED ALUMINUM DOOR
08.12	ALUMINUM STOREFRONT SYSTEM SEE FLOOR PLAN
08.13	STORM-RATED WINDOW SEE FLOOR PLAN
08.14	STORM-RATED LOUVER AS SPECIFIED
08.26	ALUMINUM CURTAIN WALL SYSTEM
08.31	ANGUZOED ALUMINUM WINDOW
22.81	MECHANICAL EQUIPMENT SCREEN SEE MECHANICAL
26.91	EXTERIOR LIGHT WITH WATER-TIGHT SEAL. REFER TO ELECTRICAL



ELEVATION KEY

[illegible]

Comm: **242224**
Date: **08/29/2025**
Drawn: **HD**
Check: **JPC**

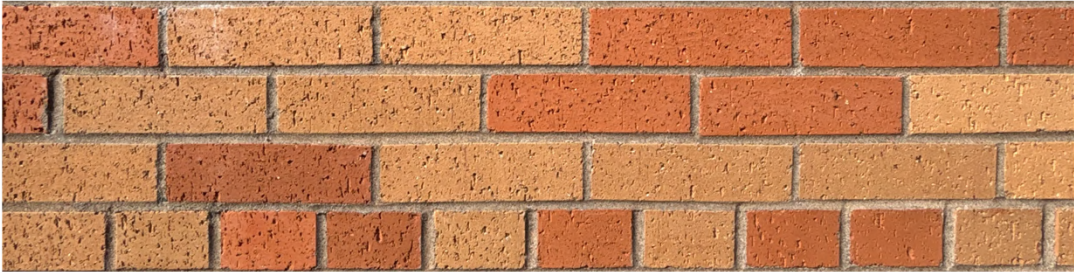
EXTERIOR ELEVATIONS

Scale: As indicated

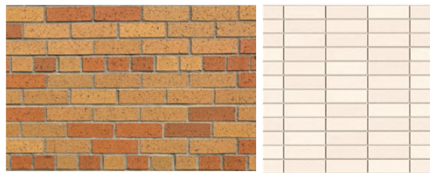
**CD DOCUMENTS
NOT FOR CONSTRUCTION**

A5.101

Existing Exterior Language



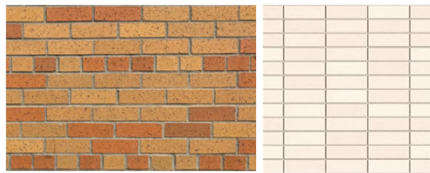
CLASSROOM ADDITION



Brick

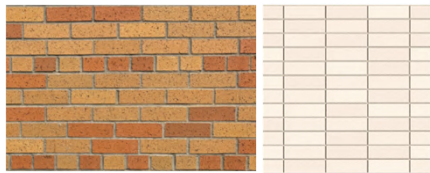
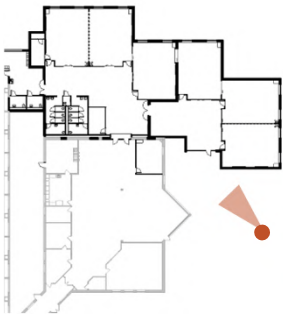


CLASSROOM ADDITION



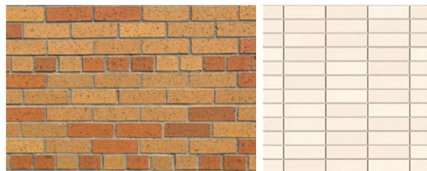
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CLASSROOM ADDITION

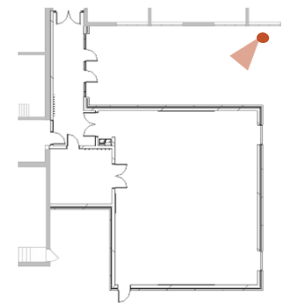


Brick

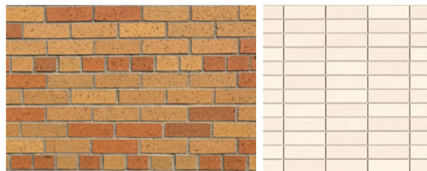
GYM ADDITION



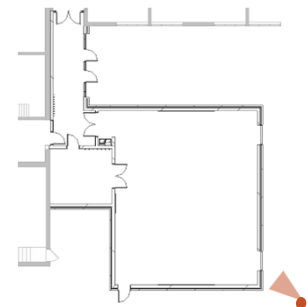
Brick



GYM ADDITION



Brick



Pine Hill Elementary School

SCHEDULE

Design: February – September 2025

Bidding: October 2025

Construction: Spring 2026 – Summer 2027





City Council Action Request

11.A.

Meeting Date 9/17/2025

Department Community Development

Agenda Category Action Item

Title Park Grove Library

Staff Recommendation 1) Adopt Resolution 2025-144 approving a Site Plan Review for a building addition, façade remodel, and exterior site improvements at Park Grove Library. 2) Adopt the Development Agreement with Washington County, subject to minor modifications as approved by the City Attorney.

Budget Implication N/A

Attachments

1.	Park Grove Library CC Memo
2.	Park Grove Library Resolution 2025-144
3.	Park Grove Library Plans
4.	Park Grove Library Development Agreement
5.	Park Grove Library Stormwater Report
6.	Park Grove Library Concept
7.	Park Grove Library Open House Boards
8.	Park Grove Library Plan Review Memo 2025-08-15

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

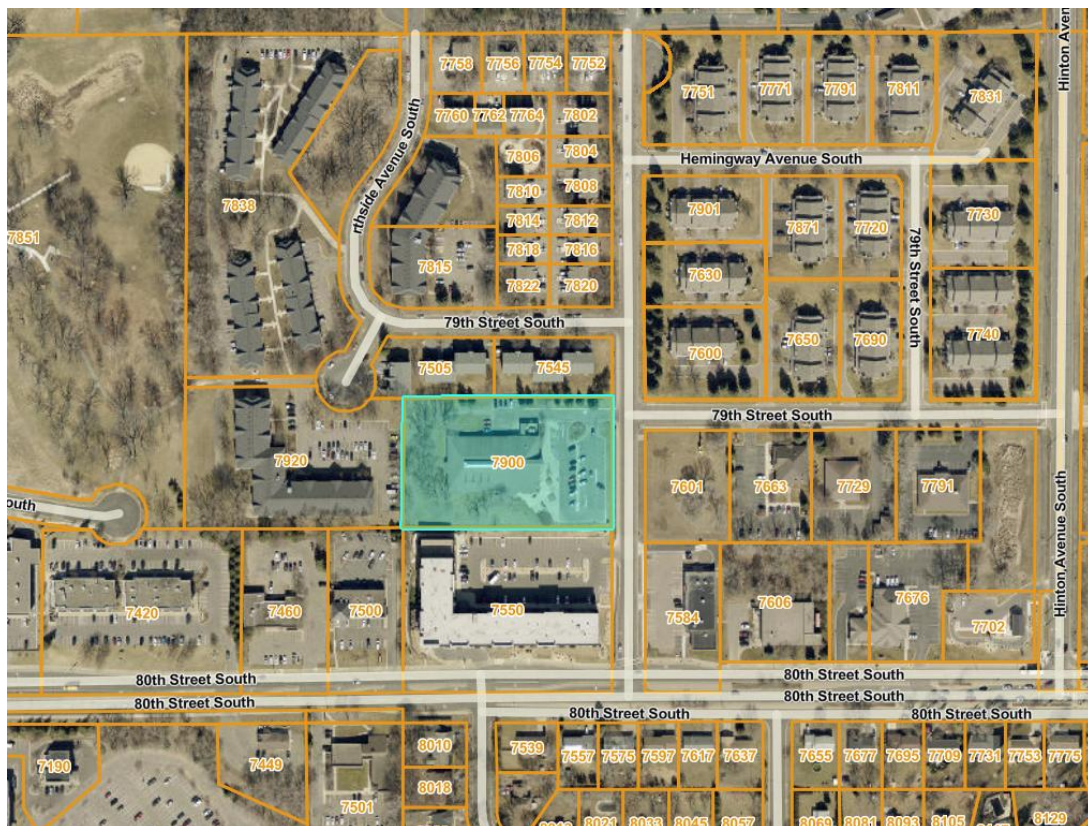
FROM: Samantha Pierret, Senior Planner

DATE: September 10, 2025

RE: Park Grove Library – Site Plan Review

Proposal

Alliance (Applicant), on behalf of Washington County (Property Owner), has submitted a site plan review application for a building addition, façade remodel, and exterior site improvements at Park Grove Library, 7900 Hemingway Avenue South. The addition will be a new second story over the entryway for utility and mechanical equipment. Additional site improvements proposed include interior remodel, parking lot reconfiguration, and landscaping improvements.



Location Map

Review Schedule

Application Received: July 31, 2025
Application Accepted: August 6, 2025
Planning Commission Meeting: August 25, 2025
60-Day Review Deadline: October 5, 2025

Background

Washington County has proposed upgrading the existing Park Grove Library by remodeling the structure to improve flow and accommodate the diverse uses and users of the space. By moving mechanical and utility equipment to a new second story, space vacated by existing mechanical equipment will be used for staff workspace. The interior will be remodeled to improve meeting spaces; provide designated space for studying, meetings, and group activities; and improve patron and staff safety and security. The existing parking area will also be reconstructed to add additional spaces and improve traffic flow.

The library remodel will meet the Washington County Library's 2024-2028 Strategic Plan Priorities to improve library service delivery, enhance physical spaces and technology infrastructure, and expand the reach of the library. The building and grounds upgrades will allow the library to expand engagement opportunities, programs offered at the library, and library services while providing a refreshed and welcoming space for the community.

Planning Considerations

Comprehensive Plan and Zoning

The parcel is zoned R-6, High Density Residential District, and is guided Mixed Use in the 2040 Comprehensive Plan. Essential services for local, county, state, or federal government or public utility purposes are permitted uses within the R-6 zoning district.



Future Land Use and Current Zoning

Site Plan

The Applicant is proposing a second story building addition on the front of the library. The addition will house utility and mechanical equipment to open space on the first floor for patrons and staff. The parking lot will also be reconfigured to add parking spaces by realigning the parking stalls to 90 degrees from angled stalls and removing the one-way traffic flow within the parking lot. Various landscaping improvements are also proposed.



Front of Library

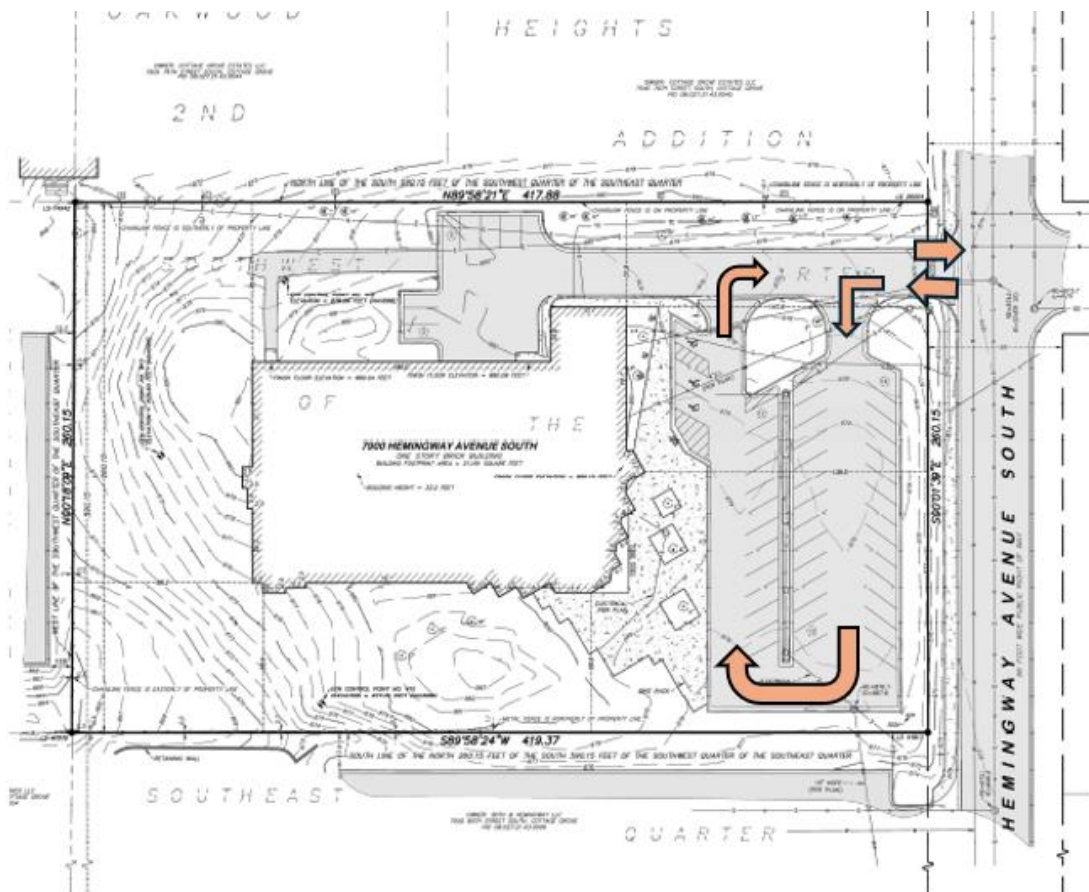


Exterior Layout

The existing building is 21,181 square feet. By updating the façade and removing building angles on the east and south sides of the building, the structure will be 20,355 square feet after renovations. An enhanced children's area will be constructed on the south side of the building outside of the children's area inside the library, and an outdoor reading terrace will be added on the west side of the building.

Site Access

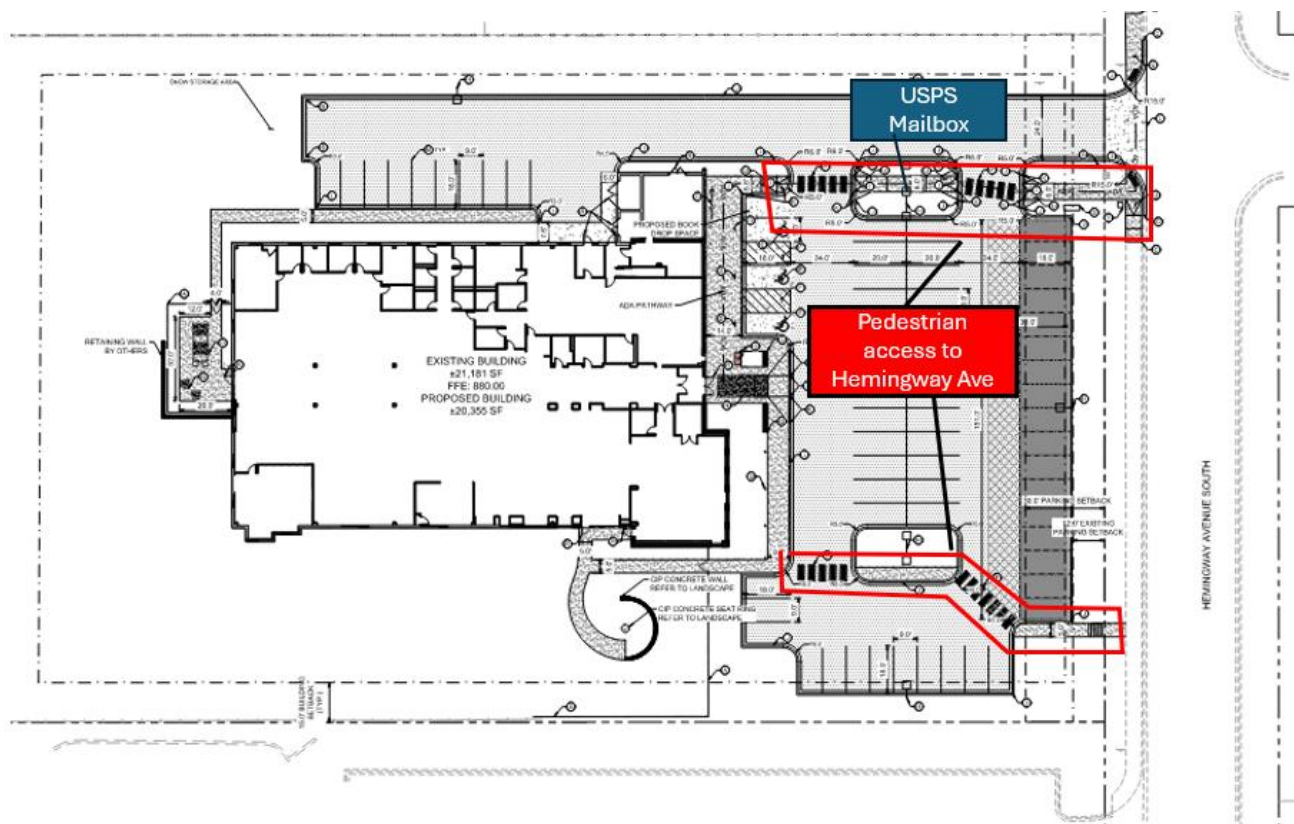
The site has one access point off Hemingway Avenue on the north side of the property, across from 79th Street. The parking lot currently utilizes a one-way traffic pattern with traffic entering the parking lot using the east entrance and driving south to loop around and exit on the west side to head south to the exit on the east side.



Existing Traffic Flow

After construction, traffic will be able to flow in both directions through the parking lot; however, the entrance and exit point to the parking lot will remain in the same location.

The site will also be more accessible for pedestrians along Hemingway Avenue via new sidewalk and stair connections to the sidewalk on Hemingway Avenue. Pedestrians will be able to utilize parking lot islands in the center of the parking lot as pedestrian refuge from vehicle traffic in the parking lot when moving to and from Hemingway Avenue. The north parking lot island will contain the USPS mailbox currently on site.

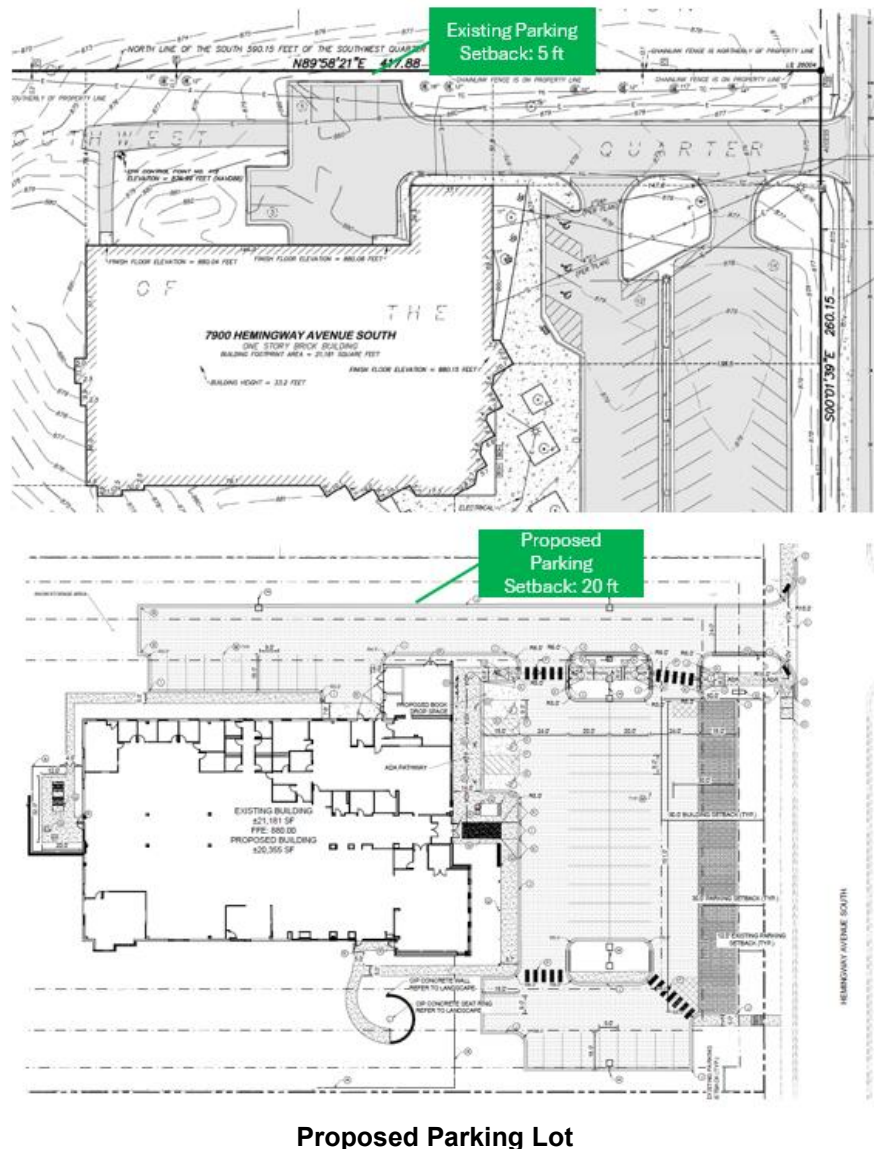


Access from Hemingway Avenue

Parking

Per City Code, libraries must have one space for each 300 square feet of floor area. The existing library is 21,181 square feet; therefore, 71 parking spaces are required. There are currently 50 spaces on site, most of which are angled spaces. The parking lot is proposed to be reconfigured to add parking spaces by realigning the parking spaces to 90-degree parking stalls and removing the one-way traffic flow within the parking lot. The remodeled library will be 20,355 square feet; therefore, 68 parking stalls are required. With the reconfiguration of the parking lot, 68 parking stalls will be provided on site.

Access drives, drive aisles, and parking spaces for municipal facilities in all zoning districts must be set back 30 feet from front, side, and rear property lines. The existing parking lot setbacks are existing nonconformities at less than 5 feet from the north property line and 12 feet from the east and south property lines. The drive aisle and parking lot on the north side of the property will be relocated to be approximately 20 feet from the north property line. The parking area on the east and south sides of the property will be reconstructed in the existing 12-foot setback. Since the non-conforming parking lot is not being expanded and setbacks are not being decreased, a variance is not required.



Proposed Parking Lot

Hemingway Avenue Improvements

In conjunction with the library upgrades and to improve pedestrian safety, Hemingway Avenue is proposed to be reconstructed in front of the library. The project is proposed to be designed and constructed by the City with a cost share agreement with the County.

Curb bump-outs with integral pavers will be added for safer pedestrian crossings and traffic calming at 79th Street and mid-block on Hemingway Avenue south of the proposed stairway connection to the library property. Additionally, on-street parking spaces will be striped on both sides of Hemingway between the proposed bump-outs. These additional on-street parking options are imperative given the limited parking expansion space on the library site and the need for additional parking area. The right-of-way is proposed to be improved with additional street trees and enhanced landscaping on the west side. The proposed bump-outs give the opportunity to introduce plant material near intersections using seasonal planters. Redesigning Hemingway to improve pedestrian access to the library will complement the other development and redevelopment projects that have been completed in the neighborhood to date, including the Dunkin/Baskin Robbins development, Grove 80, and Bluestem Apartments.



Hemingway Avenue

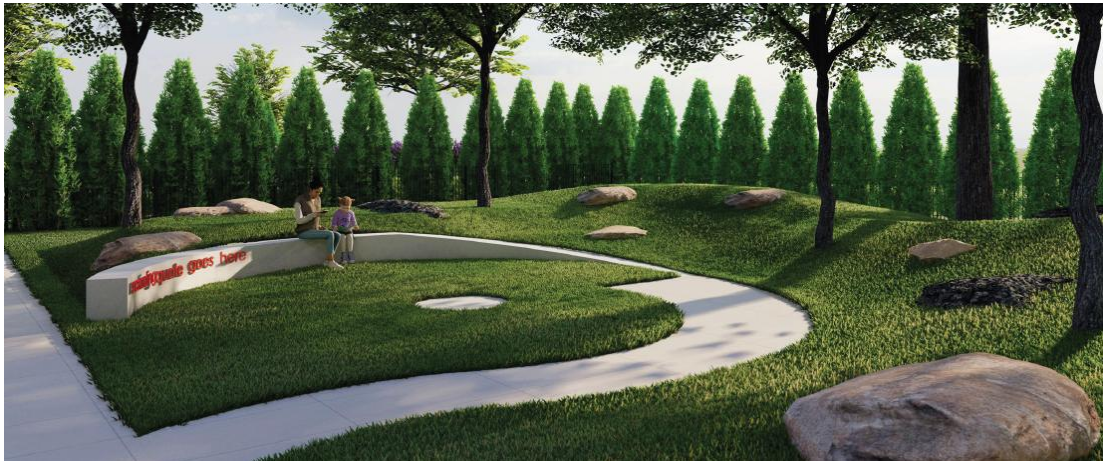
Tree Preservation

City Code Title 11-3-13 requires completion of a tree inventory (all qualifying trees) within the project area of a proposed development. For projects in residential districts, 40 percent of the qualifying caliper inches on a site are permitted to be removed without required mitigation. The completed tree inventory identified 257 qualifying inches on site. The Applicant is proposing removal of 47 qualifying inches, which is under the permitted 40 percent removal; therefore, no mitigation is required.

Landscaping

The Applicant has submitted a detailed landscape plan including proposed additional landscaping throughout the site. Landscaping will be installed around the parking lot and within parking lot islands. Deciduous and coniferous trees will be planted in open space around the site. Existing trees will be preserved on the north side of the property and three coniferous trees will be planted for additional screening from residential properties to the north.

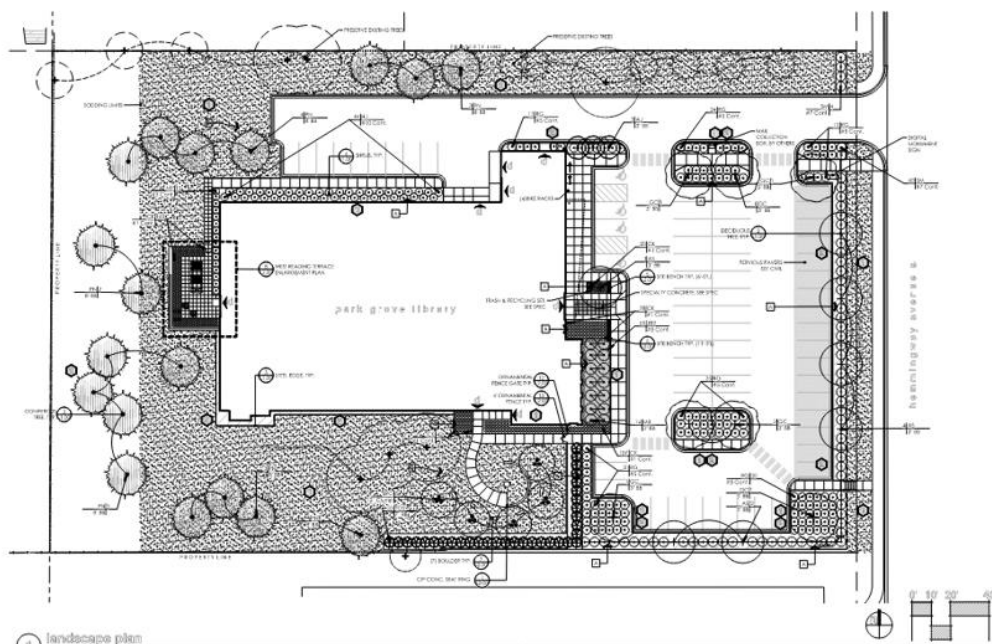
The children's area will feature a concrete sitting ring and retaining wall. The existing boulder will remain in the area and additional limestone boulders will be added for additional seating. A concrete paved reading terrace with landscaping and seating will be added to the west side of the building with access from inside the library.



Sitting Ring

City Code Title 11-3-12 requires all non-residential uses in residential districts to meet minimum vegetation requirements for Business and Industrial zones. A minimum of 30 percent of the site must remain as open/green space. The site is proposed to have approximately 52 percent open/green space in compliance with City Code. The number of trees and shrubs required is calculated by multiplying newly disturbed areas by the coefficients found in City Code. The amount of newly disturbed area on the site is minimal; however, the applicant is proposing to add vegetation to the site that would equal the amount of vegetation required if the site were a vacant property with new development.

Vegetation Type	Proposed	Required (If Site Was Vacant)
Deciduous Overstory Trees	29	30
Coniferous Trees	51	28
Shrubs	244	65



Landscaping Plan

Fencing

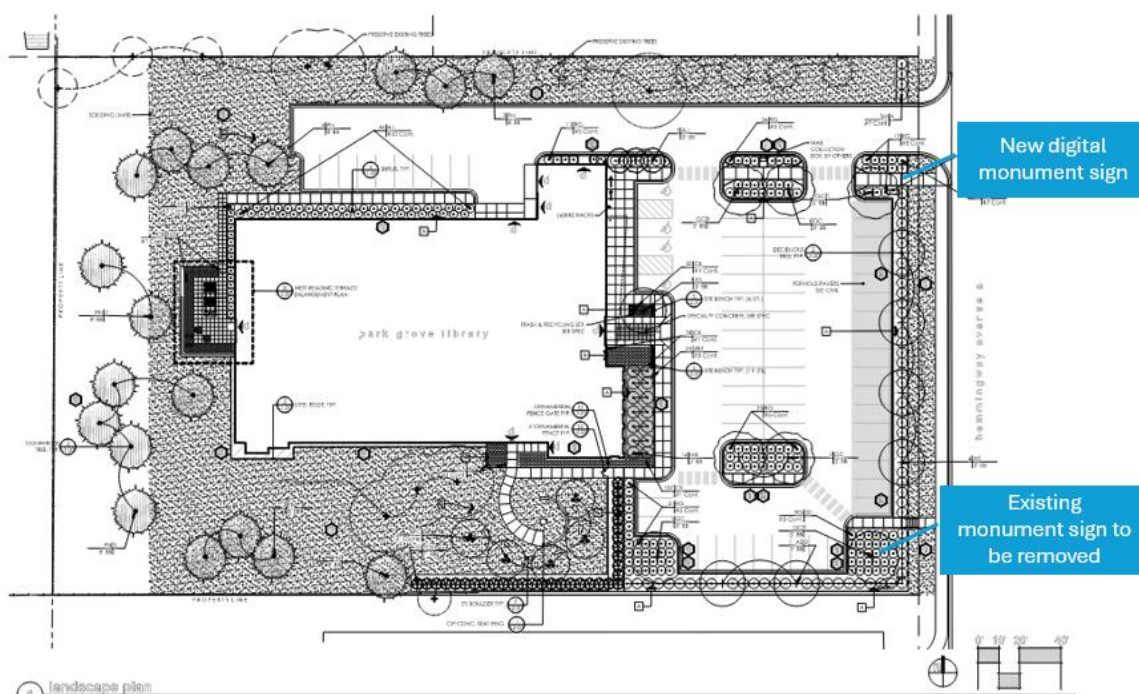
The Applicant is proposing a four-foot-tall black ornamental fence around the outdoor reading terrace and on the south and east side of the children's area. An existing chain link fence along the west and north property lines will be removed after construction. Removal of the chain link fencing will increase accessibility to the library from existing residential properties to the north and the Woodland Park Apartments to the west.



Existing Chain Link Fence on West Side

Signage

A monument sign is currently located in the southeast corner of the property. This sign is proposed to be removed and replaced with a digital monument sign on the northeast side of the property. Digital monument signs and dynamic display signs are regulated by City Code Title 12-1-7H. Government buildings in the R-6 district are permitted to have dynamic display monument signs. The sign must be set back 10 feet from all property lines and not exceed 24 square feet. The images must be static and there is a one-hour minimum between changes in display transition. A separate building permit is required prior to installation of signage.



Sign Locations

Photometric Plan

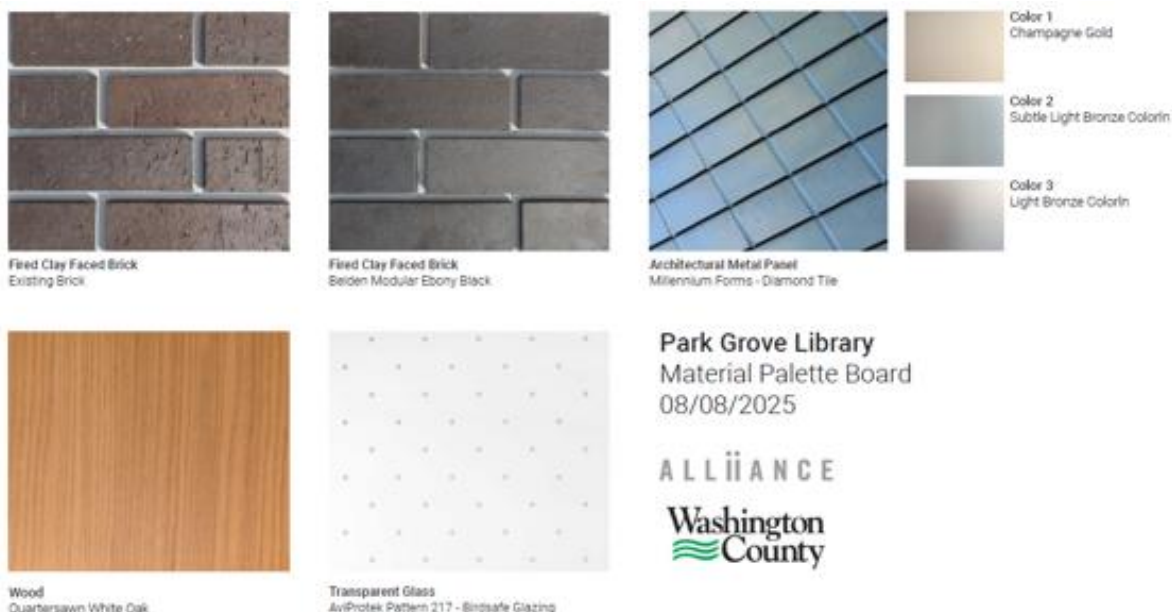
City code standard requires 0.5 foot candles or less when measured at property lines abutting any residential parcel. The Applicant has provided a photometric plan indicating a maximum 0.5 foot candles or less at all property lines.

Architectural Materials

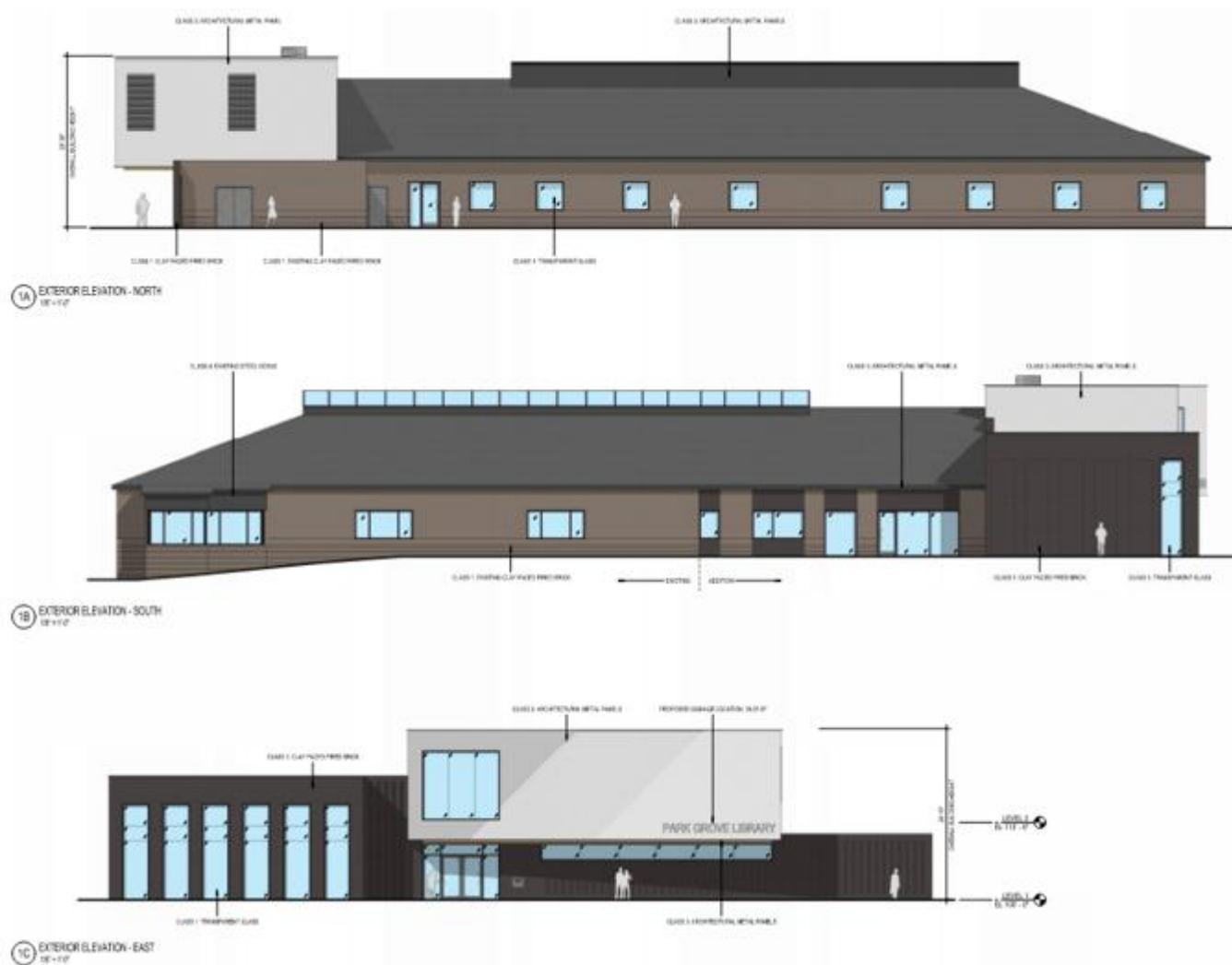
City code requires non-residential buildings within residential districts to use at least three different Class I materials and be composed of no less than 65 percent Class I and 2 materials. The existing building consists of brick and glass. The existing brick will remain towards the rear (west side) of the building and the new façade will consist of black smooth fired clay face brick, transparent glass, and architectural metal panels.

Material	Class	Percent
Belden Ebony Black Smooth Fired Clay Face Brick	1	79%
Existing Fired Clay Faced Brick	1	
Transparent Glass	1	
Architectural Metal Panels	3	20%
Steel Siding	4	1%

The dark brown-black brick will contrast with the existing brick on the remainder of the building and help to break up the original monolithic façade. There will be brick detailing with corbelling patterns to add interest to the walls near the entrance. The architectural metal panels will be installed in three colors to create a gradient effect across the building symbolizing water and the natural environment of Cottage Grove. Areas where multiple materials come together will highlight their differences. This design is inspired by the idea of a 'confluence,' reflecting the confluence of the St. Croix and Mississippi Rivers. Designers were also inspired by the Glacial Valley Park Building and future Mississippi Dunes Park Building.



Exterior Materials



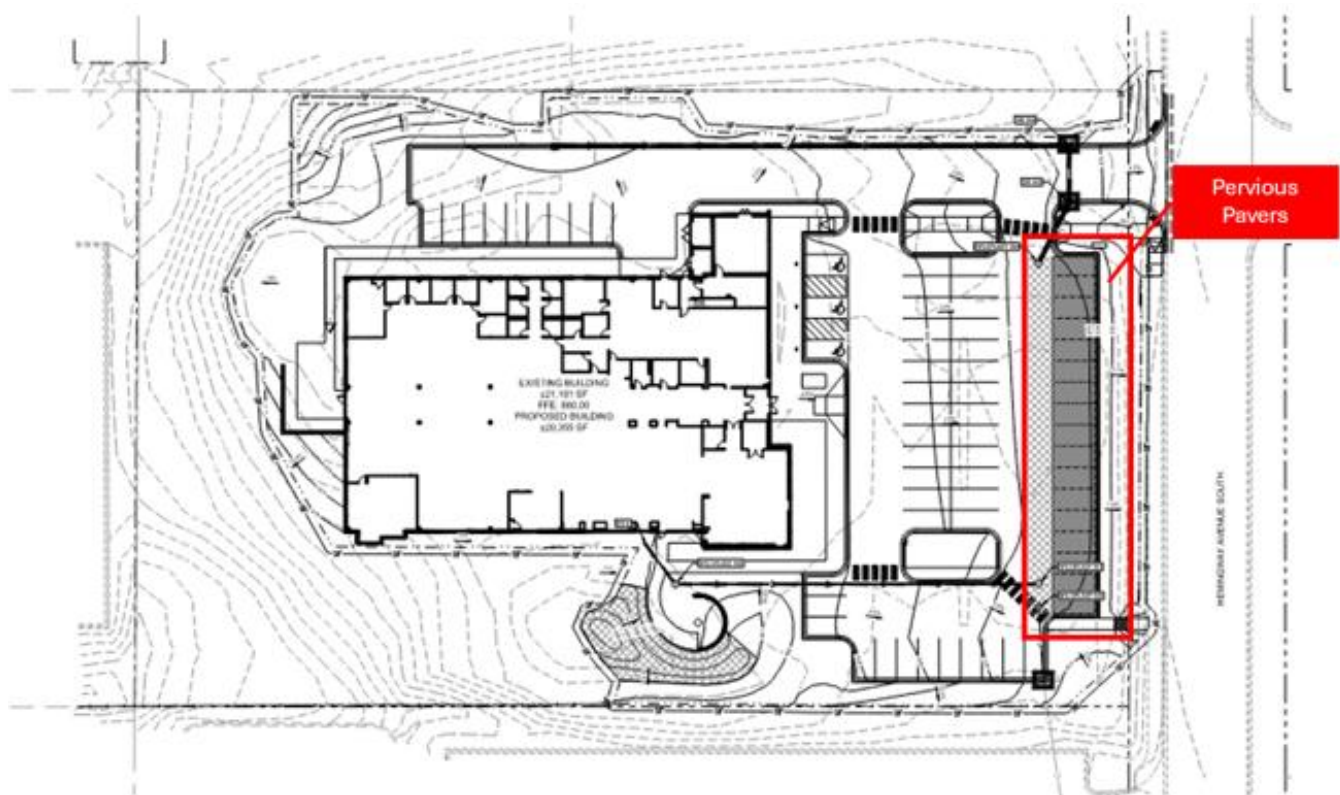
Elevations

Grading and Surface Water Management

The Applicant is proposing grading around the existing building and the addition of storm infrastructure to manage stormwater on-site. The current plan shows pervious pavers with underground stone for filtration “PaveDrain,” catch basins, storm drains, and storm sewer pipe. One direct outlet area of discharge is proposed by connecting to the private storm sewer on the Grove 80 site. This pipe has already been extended onto the library property and is currently in use. The proposed grading and associated drainage are proposed to meet the surface water management requirements established by the State, Watershed District, and the City’s Surface Water Management Plan. An NPDES Construction Stormwater Permit and Stormwater Management Agreement will need to be executed for all stormwater infrastructure installed with the site.

Impervious Surface Coverage

Maximum impervious surface coverage in the R-6 District is 65 percent of the total lot area. There is currently 49.2 percent impervious surface coverage. After construction, there will be approximately 48 percent impervious surface coverage. The eastern area of the parking lot will consist of pervious pavers.



Grading Plan

Public Hearing Notices

The public hearing notice for the August 25, 2025, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 85 property owners within 500 feet of the proposed project on August 12, 2025. Staff has not received any comments at the time of writing the report.

Planning Commission Meeting

The City's Planning Commission reviewed and held a public hearing for the request at their August 25, 2025, meeting. No one from the public spoke at the public hearing. The Commission unanimously (4-to-0 vote) recommended approval of the application.

Recommendation

The City Council is recommended to take the following actions:

1. Adopt Resolution 2025-144 approving a Site Plan Review for a building addition, façade remodel, and exterior site improvements at Park Grove Library.
2. Adopt the Development Agreement with Washington County, subject to minor modifications as approved by the City Attorney.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2025-144

**A RESOLUTION APPROVING A SITE PLAN REVIEW FOR A BUILDING
ADDITION, FAÇADE REMODEL, AND EXTERIOR SITE IMPROVEMENTS AT
PARK GROVE LIBRARY LOCATED AT 7900 HEMINGWAY AVENUE SOUTH**

WHEREAS, Alliance (Applicant), on behalf of Washington County (Property Owner), applied for a site plan review for a building addition, façade remodel, and exterior site improvements for the property legally described below:

THAT PART OF THE NORTH 260.15 FEET OF THE SOUTH 590.15 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 27 NORTH, RANGE 21 WEST, CITY OF COTTAGE GROVE, WASHINGTON COUNTY, MINNESOTA, WHICH LIES WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER DISTANCE 2216.00 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY PERPENDICULAR TO SAID SOUTH LINE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THERE TERMINATING.

Commonly known as 7900 Hemingway Avenue South, Cottage Grove, Washington County, State of Minnesota

WHEREAS, public hearing notices were mailed to property owners within 500 feet of the property and a public hearing notice was published in the St. Paul Pioneer Press; and

WHEREAS, a planning staff report, which detailed specific information on the property and the application request, was prepared and presented; and

WHEREAS, the public hearing was open for public testimony. No public testimony was received. The applicant attended the public hearing and answered questions from the Planning Commission; and

WHEREAS, the Planning Commission unanimously (4-to-0 vote) recommended that the City Council approve the site plan review for a building addition, façade remodel, and exterior site improvements at 7900 Hemingway Avenue South at their August 25, 2025, meeting.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the site plan review for the construction of a building addition, façade remodel, and exterior site improvements at Park Grove Library located at 7900 Hemingway Avenue South, subject to the conditions below:

General Development

1. The project shall be completed in accordance with the plans submitted as amended by the conditions of approval. Any significant changes to the plans, as determined

by planning staff, shall require review and approval by the Planning Commission and City Council.

2. All applicable permits (i.e., building, demolition, electrical, grading, right-of-way, and mechanical) and a commercial plan review packet must be completed, submitted, and approved by the City prior to the commencement of any construction activities. Detailed construction plans must be reviewed and approved by the Building Official, City Engineer, and Fire Marshal. All applicable fees and letters of credit shall be received by the City prior to issuance of any permits.
3. Site Plan Review approval shall expire one year from the date of City Council approval unless a building permit has been requested or a time extension has been granted by the City Council. The City Council may extend the expiration date of such approval upon written application by the entity to whom the approval was granted.
4. A Stormwater Management Agreement must be executed prior to issuance of a building permit with the City for all stormwater infrastructure installed within the site.

Landscaping

5. Installation of landscaping shall occur in a timely fashion and be consistent with an approved plan. Prior to the issuance of a building permit, a letter of credit in the amount of 150 percent of the landscape estimate shall be submitted to the City as required by City ordinance. The financial guarantee shall be held until all required plantings are installed. At such time of installation, the Planning Department shall conduct an inspection to verify compliance with the landscape plan. If the inspection is approved, 50 percent of the financial guarantee shall be released. One year from the date of initial inspection, a follow-up inspection shall be conducted to verify survivability. If the follow-up inspection is approved, the remainder of the financial guarantee shall be released.
6. Irrigation shall be provided for all landscaped areas. The irrigation system shall consist of an underground sprinkling system that is designed by a professional irrigation installer to meet the water requirements of the site's specific vegetation. The system shall be detailed on the final landscape plan.

Construction and Grading

7. The grading and erosion control plan for the site must comply with MPCA's SWWPP and NPDES Permit requirements. Erosion control devices must be installed prior to commencement of any grading activity. Erosion control must be performed in accordance with the recommended practices of the "Minnesota Construction Site Erosion and Sediment Control Planning Handbook" and the conditions stipulated in Title 9-7-1, Erosion Control During Construction, of the City's Subdivision Ordinance. The Applicant shall be responsible for the costs for the City to inspect the site in relation to erosion control conformance.
8. The Applicant must provide the City with an as-built survey of all utilities and grading plan.

9. The Applicant is responsible for removing debris from all adjacent public and private roadways during their grading and construction process. The adjacent streets shall be swept clean daily or as needed.
10. Applicant will be required to conduct all major activities to construct the improvements during the following hours of operation:

Monday through Friday	7:00 A.M. to 7:00 P.M.
Saturday	9:00 A.M. to 7:00 P.M.
Sunday	Not Allowed

Any deviations from the above hours are subject to approval of the City.

11. The Applicant shall within 24 hours, or more often if required by the City Engineer, clear from the public streets and property any soil, earth, or debris resulting from construction work by the Applicant or its agents or assigns. All debris, including brush, vegetation, trees, and demolition materials, shall be properly disposed of off-site; burying construction debris, trees, and other vegetation is prohibited. Burning of trees and structures is prohibited, except for fire training only.

Performance Standards

12. Rubbish, waste, and recycling containers shall be stored within an appropriately sized enclosed structure compliant with City ordinance screening requirements and shall always be maintained so as not cause odors or other public nuisances.
13. Signage is not approved as part of this application. Any proposed signage shall meet the requirements of the sign ordinance and require a separate building permit.
14. The developer shall enter into a sidewalk and stairway encroachment agreement with the City for sidewalk and stair connections within the Hemingway Avenue right-of-way prior to the issuance of a building permit.
15. The developer shall enter into a Development Agreement with the City prior to the issuance of any permits.
17. The Applicant grants the City, its agents, employees, officers, and contractors permission to enter the site to perform all necessary inspections during grading and construction activities.
18. Dust control measures must be in place to prevent dust and erosion, including, but not limited to daily watering, silt fences, and seeding. The City Engineer may impose reasonable measures to reduce dust at the site.

Passed this 17th day of September 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk



GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
3. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.
4. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
5. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CIRCULAR 3802, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE F.H.A. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
15. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.
16. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
PERFORMED BY: EGAN, FIELD & NOWAK, INC.
ADDRESS: 475 OLD HIGHWAY 8 NW, SUITE 200, NEW BRIGHTON, MN 55112
PHONE: 612-466-3300
DATED: 04/21/2025
2. **GEOTECHNICAL EVALUATION REPORT**
PERFORMED BY: BRAUN INTERTEC CORPORATION
ADDRESS: 11001 HAMPSHIRE AVE S, MINNEAPOLIS, MN 55438
PHONE: 952-995-2000
DATED: 05/30/2025
3. **CONSTRUCTION TESTING**
TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
 - DENSITY TEST REPORTS
 - BACTERIOLOGICAL TESTS OF WATER SYSTEM
 - PRESSURE TEST OF WATER/SEWER
 - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
 - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE, LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMP'S SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
 - 7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
 - 7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
 - 7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
 - 7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
 - 7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
 - 7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONS' RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A.) GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 2% . IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEARED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO STATE DOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND STATE DOT SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & STATE DOT SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTH/WORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS, OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO: INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITH PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P. PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

PROJECT

Park Grove Library

CLIENT

Washington County

ARCHITECT

Alliance

400 Clifton Avenue
Minneapolis, MN 55403
612.874.4100

STRUCTURAL ENGINEER

Meyer Borgman Johnson

801 Nicollet Mall Suite W2000
Minneapolis, MN 55402
612.338.0713

MECHANICAL, ELECTRICAL,
PLUMBING ENGINEERS

Emanuelson-Podas, Inc.

7705 Bush Lake Rd
Edina, MN 55439
952.330.0050

CIVIL ENGINEER

Kimley-Horn

767 N Euclid St #100
St. Paul, MN 55114
651.645.4197

LANDSCAPE ARCHITECT

Aune Fernandez Landscape Architects

755 Prior Ave N #104
St. Paul, MN 55104
661.341.3611

PRELIMINARY

NOT FOR CONSTRUCTION

ISSUED FOR	DATE
DESIGN DEVELOPMENT	07/25/2025
PLANNING SUBMISSION	07/30/2025

CERTIFICATE OF SURVEY FOR:
Alliance

LEGAL DESCRIPTION:

Per Document No. 439157

That part of the north 260.15 feet of the south 590.15 feet of the Southwest Quarter of the Southeast Quarter of Section 8, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, which lies westerly of the following described line:

Beginning at a point on the south line of said Southeast Quarter distance 2216.00 feet west from the southeast corner of said Southeast Quarter; thence northerly perpendicular to said south line to the north line of said Southwest Quarter of the Southeast Quarter and there terminating.

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Washington County coordinate grid (NAD 83-2011 Adj.).
- Title work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances.
- The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27163 C 0405 E, dated February 3, 2010.
- The total area of the property described hereon is 108,904 square feet or 2.50009 acres.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "8205 AJ"
Elevation = 812.28 feet. (NAVD88)

SITE BENCHMARKS: Top of EFN Control Point No. 900
Elevation = 873.53 feet. (NAVD88)

Top of EFN Control Point No. 412
Elevation = 876.99 feet. (NAVD88)

Top of EFN Control Point No. 413
Elevation = 876.60 feet. (NAVD88)

Top of EFN Control Point No. 410
Elevation = 877.01 feet. (NAVD88)

- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 250920745. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

- The surveyed property has direct access to Hemingway Avenue South, a public right of way.

LEGEND:

- FOUND CAST IRON MONUMENT
- FOUND IRON MONUMENT
- FOUND MASONRY NAIL
- BENCHMARK
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- GATE VALVE
- LIGHT
- HANDHOLE
- COMMUNICATION BOX
- SIGN
- BENCH
- MAILBOX
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- PARKING COUNT
- CHAIN LINK FENCE
- METAL FENCE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELECOMMUNICATION
- UNDERGROUND GAS
- RETAINING WALL
- EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- TRUNCATED DOME RAMP

CERTIFICATION:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey: April 21, 2025.

Date of signature: April 24, 2025.

Christopher A. Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com

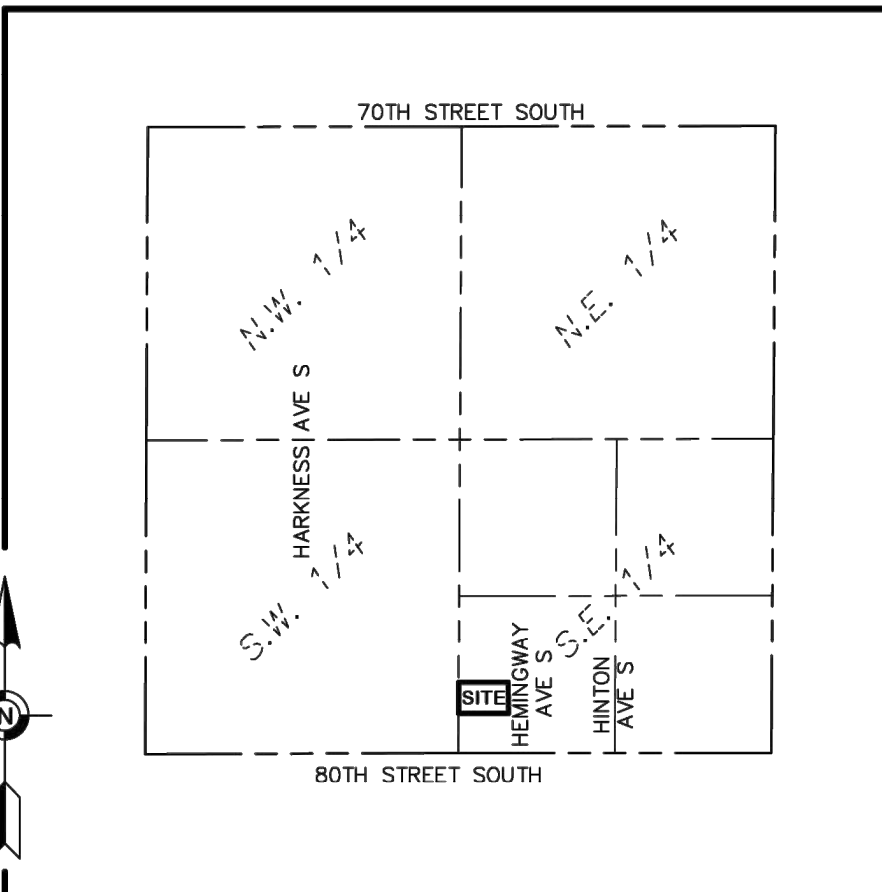
GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 250920745.

COMCAST
CITY OF COTTAGE GROVE
CENTURYLINK - CTLOL

MCI
XCEL ENERGY
ZAYO BANDWIDTH

SECTION 8, T 27 N, R 21 W



VICINITY MAP
NO SCALE

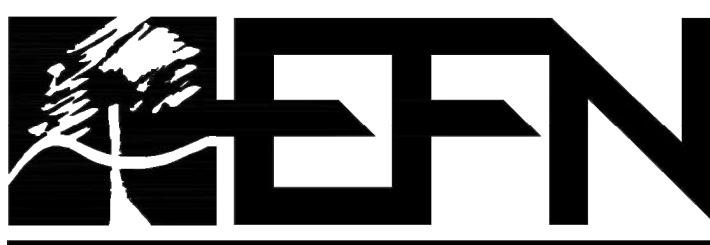
CERTIFICATE
OF SURVEY

SURVEY FOR:

Alliance

PROPERTY ADDRESS:

7900 Hemingway Avenue South
Cottage Grove, Minnesota 55016
Washington County Tax PID 08.027.21.43.0002



Egan, Field & Nowak, Inc. 475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
land surveyors since 1872

NOT FOR CONSTRUCTION

COMMISSION NC

A	SAVCUT EXISTING PAVEMENT
B	REMOVE EXISTING CURB
C	REMOVE EXISTING SIDEWALK
D	REMOVE EXISTING FURNITURE
E	REMOVE PAVEMENT MARKING
F	REMOVE EXISTING TREE
G	REMOVE AND SALVAGE EXISTING SIGN
H	REMOVE LIGHT POLE
I	REMOVE EXISTING ELECTRICAL LINE / EQUIPMENT
J	PROTECT EXISTING SIGN
K	REMOVE EXISTING BIKE RACK
L	REMOVE EXISTING SEWER LINE / STRUCTURE
M	REMOVE EXISTING WATER LINE / HYDRANT / VALVE
N	PROTECT EXISTING POWER / COMMUNICATIONS
O	PROTECT EXISTING TREE
P	PROTECT EXISTING BUILDING / STRUCTURE
Q	REMOVE EXISTING BUILDING / STRUCTURE
R	REMOVE EXISTING NATURAL GAS LINE
S	REMOVE EXISTING SIGN

[illegible]

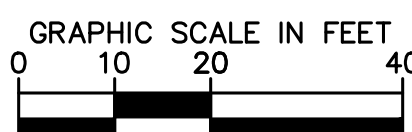
1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPILED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED AND THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ANY SUBSEQUENT CORRECTIVE ACTION NOTED DOCUMENT.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE PREVENTION ACT (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. TRACKING OF SPILLED, DRIPPED, OR WASHED MATERIALS OFF OF THE ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN TRACKING OF SEDIMENT IS REQUIRED TO BE REMOVED FROM A DRIVEWAY OR A PAVING ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH IS NOT SUBJECT TO AN APPROVED EROSION CONTROL PLAN. TRACKING OF SEDIMENT ONTO A PUBLIC RIGHT OF WAY MUST BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA. WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA. EMPLOYEE PARKING AREA AND AREA FOR LOCATING PORTABLE FACILITIES, TOILET TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE OBTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OIL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO ADJACENT DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE AREAS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADOVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL, BMPs, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PANTS, SOLVENTS, GREASES, FUELS, LUBRICANTS, OILS, FERTILIZERS, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORIZING AGENCIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENTATION AND DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

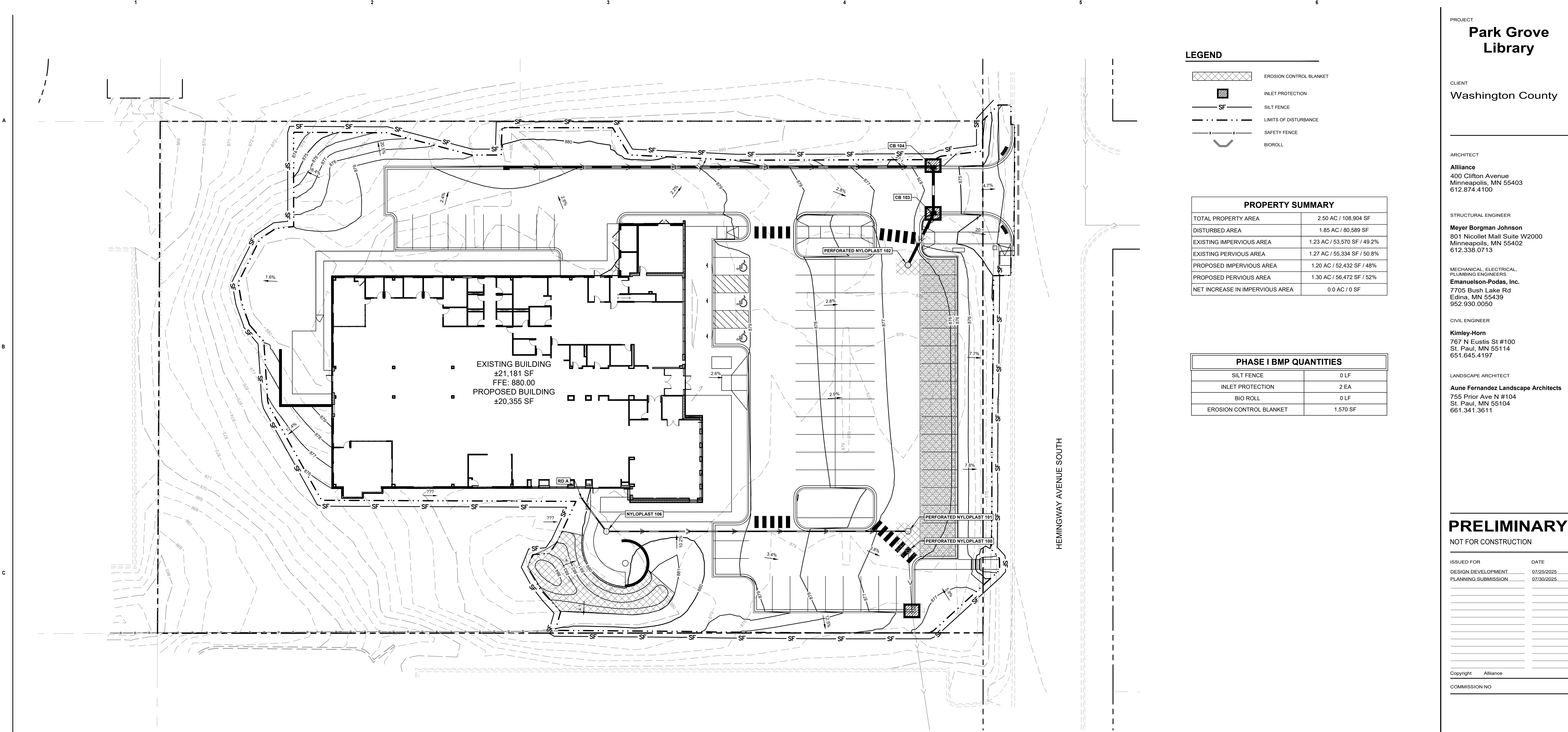
1. INSTALL PERIMETER EROSION CONTROL (E.C. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER NLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT EROSION CONTROL BASINS AND TEMPORARY SEDIMENT BASINS
5. CLEAN AND GRUB THE SITE.
6. BEGIN INLET SITE GRADING AND BROAD GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE ROUGH PAD AND STRUCTURES.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING ORDINANCES.

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPT OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE REPLIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND SEQUENCING OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND DURING CONSTRUCTION, IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

PROPERTY SUMMARY

PHASE I BMP QUANTITIES	
SILT FENCE	±1,240 LF
INLET PROTECTION	1 EA
BIO ROLL	70 LF





LEGEND

- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL

PROPERTY SUMMARY

TOTAL PROPERTY AREA	2.50 AC / 108,904 SF
DISTURBED AREA	1.85 AC / 80,589 SF
EXISTING IMPERVIOUS AREA	1.23 AC / 53,570 SF / 49.2%
EXISTING PERVIOUS AREA	1.27 AC / 55,334 SF / 50.8%
PROPOSED IMPERVIOUS AREA	1.20 AC / 52,432 SF / 48%
PROPOSED PERVIOUS AREA	1.30 AC / 56,472 SF / 52%
NET INCREASE IN IMPERVIOUS AREA	0.0 AC / 0 SF

PHASE I BMP QUANTITIES

SILT FENCE	0 LF
INLET PROTECTION	2 EA
BIO ROLL	0 LF
EROSION CONTROL BLANKET	1,570 SF

EROSION CONTROL PLAN NOTES

- THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
- BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
- SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
- TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
- THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE OBTAINED AND PROPERLY TREATED BEFORE DISPOSAL.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
- EROSION CONTROL BMPs SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMPs AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

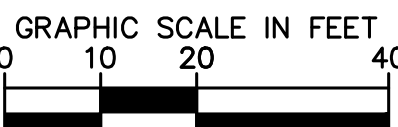
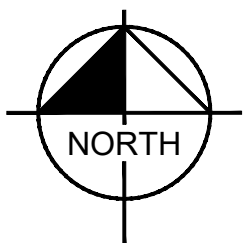
PHASE 2 SEQUENCE OF CONSTRUCTION

- TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENIED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
- CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER, INCLUDING UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
- INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
- COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
- CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
- AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
- COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
- WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMPs AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.



Know what's below.
Call before you dig.



PROJECT

Park Grove Library

CLIENT

Washington County

ARCHITECT

Alliance
400 Clifton Avenue
Minneapolis, MN 55403
612.874.4100

STRUCTURAL ENGINEER

Meyer Borgman Johnson
801 Nicollet Mall Suite W2000
Minneapolis, MN 55402
612.338.0713

MECHANICAL, ELECTRICAL,
PLUMBING ENGINEERS

Emanuelson-Podas, Inc.
7705 Bush Lake Rd
Edina, MN 55439
952.930.0050

CIVIL ENGINEER

Kimley-Horn
767 N Eustis St #100
St. Paul, MN 55114
651.645.4197

LANDSCAPE ARCHITECT

Aune Fernandez Landscape Architects
755 Prior Ave N #104
St. Paul, MN 55104
661.341.3611

PRELIMINARY

NOT FOR CONSTRUCTION

ISSUED FOR	DATE
DESIGN DEVELOPMENT	07/25/2025
PLANNING SUBMISSION	07/30/2025

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COMMISSION NO

ALLIANCE

EROSION AND SEDIMENT
CONTROL PLAN - PHASE 2

C300

NOT FOR CONSTRUCTION

COMMISSION NO

COMMISSION NO

COMMISSION NO

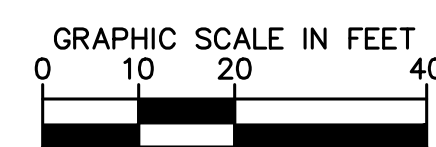
SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT FIXTURES AND CONDUITS.
 2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARKING INFORMATION.
- ALL DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK. INCLUDING BUT NOT LIMITED TO: EXISTING UTILITY LOCATIONS, EXISTING ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COSTS WILL BE INCLUDED IN BASE BID.
1. TYPICAL PARKING SLAB DIMENSIONS SHALL BE 9.0'-0" IN WIDTH AND 18'-0" IN LENGTH UNLESS OTHERWISE NOTICED.

SITE DATA	
EXISTING ZONING	HIGH DENSITY RESIDENTIAL
PROPOSED ZONING	HIGH DENSITY RESIDENTIAL
PROPOSED LAND USE	GOVERNMENTAL / PUBLIC USE
PARKING SETBACKS	EXISTING = 12' PROPOSED = 30'
BUILDING SETBACKS	FRONT = 50' SIDE = 50' REAR = 50'

PARKING SUMMARY	
REQUIRED PARKING	1 SPACE PER 300 SF
TOTAL PROPOSED PARKING	68 SPACES
REQUIRED ACCESSIBLE PARKING	3 STANDARD SPACES 3 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	3 STANDARD SPACES 3 VAN ACCESSIBLE

A	ORNAMENTAL FENCE - REFER TO LANDSCAPE PLANS
B	D-428 SURMOUNTED CURB - SEE SHEET C701
C	MATCH EXISTING EDGE OF PAVEMENT / CURB & GUTTER
D	ACCESSIBLE PARKING SIGN IN BOLLARD - SEE SHEET C700
E	ACCESSIBLE PARKING - SEE SHEET C700
F	ACCESS AREA STRIPING - SEE SHEET C700
G	STOP SIGN - SEE SHEET C700
H	LIGHT POLE - REFER TO ELECTRICAL PLANS
I	FLUSH CURB - SEE SHEET C700
J	B612 CURB & GUTTER (TYP.) - SEE SHEET C701
K	CURB TAPER - SEE SHEET C700
L	COMMERCIAL DRIVEWAY - SEE SHEET C701
M	PAVEMENT MARKING - SOLID STRIPING
N	DECORATIVE PAVERS - REFER TO LANDSCAPE PLANS
O	BIKE RACKS - REFER TO LANDSCAPE PLANS
P	PEDESTRIAN CROSSWALK - SEE SHEET C700
Q	SITE FURNITURE - REFER TO LANDSCAPE PLANS
R	AT-GRADE BUILDING ENTRY - REFER TO ARCHITECTURAL PLANS
S	DIGITAL MONUMENT SIGN - REFER TO LANDSCAPE PLANS
T	USPS POSTAL BOX (BLUE)
U	ACCESSIBLE PEDESTRIAN RAMP - SEE SHEET C700



SITE DIMENSION PLAN

C400

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PROPERTY LINE

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED RIDGE LINE

PROPOSED SWALE

PROPOSED STORM MANHOLE (SOLID CASTING)

PROPOSED STORM MANHOLE (ROUND INLET CASTING)

PROPOSED STORM MANHOLE (CURB INLET CASTING)

PROPOSED STORM SEWER CLENOT

PROPOSED FLARED END SECTION

PROPOSED RIPRAP

PROPOSED STORM SEWER

PROPOSED SPOT ELEVATION

PROPOSED HIGH POINT ELEVATION

PROPOSED LOW POINT ELEVATION

PROPOSED GUTTER ELEVATION

PROPOSED TOP OF CURB ELEVATION

PROPOSED FLUSH PAVEMENT ELEVATION

MATCH EXISTING ELEVATION

PROPOSED EMERGENCY OVERFLOW ELEVATION

PROPOSED GRADE AT TOP/BOTTOM OF WALL

PROPOSED DRAINAGE DIRECTION

PROPOSED GRADE BETWEEN POINTS

PERVIOUS PAVING

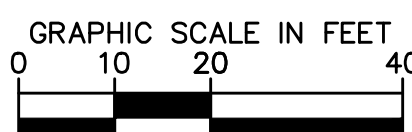
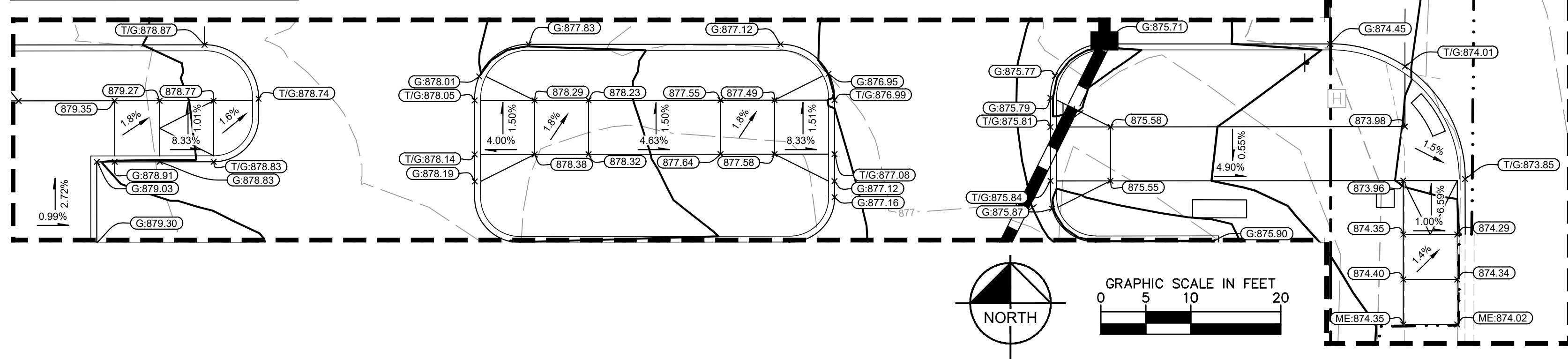
SEE DETAILS FOR SECTION

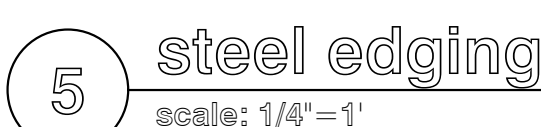
UNDERGROUND STONE

SEE DETAILS FOR SECTION

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE #11 CALL BEFORE YOU-DIG LOCATIONS SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND EXPOSED STRUCTURES PRIOR TO EXCAVATION. IF ANY DISTURBING ACTIVITIES NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROJECT.
5. EXCAVATION SHALL BE PROTECTED BY SHIELDING AND PROTECTIVE FENCING. IN PAVED AREAS, ROUTE GRADE TO SUBGRADE LEVELS AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HILL OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEP SLOPES. EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SLOPE, SLOPE ELEVATIONS, LONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED.
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY AND OTHER UNDESIRABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THIS SHALL INCLUDE ALL PAVEMENT GRADATIONS AWAY FROM THE GUTTER.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURBS AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN PAVEMENT PAVEMENT AREAS. MAINTAIN A MINIMUM SLOPE OF 0.50% IN GUTTER & GUTTER PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVEAL PAVEMENT GRADIENT AND CONSTRUCT "IN-PACE" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER. REVEAL EXISTING PAVEMENT GRADIENT AND CONSTRUCT "IN-PACE" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4" ACCESSIBLE RAMP AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCURATE ROADS, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:
 - ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12)
 - SIDEWALK SLOPES SHALL NOT EXCEED 5.0% (1:20)
 - LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 0.5%
 - ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 0.5% IS PREFERRED.
 - DIAPYCNAL ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE A COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF A ADA CRITERIA CANNOT BE MET IN ANY OCCASION. TO PROVIDE TO THE PUBLIC. ANY CHANGES OR REVISIONS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE REVEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE FRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. EXCAVATION SHALL BE PROTECTED BY SHIELDING AND PROTECTIVE FENCING. IN PAVED AREAS, ROUTE GRADE TO SUBGRADE LEVELS AND LEAVE THE SITE READY FOR SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-TO-EXCAVATE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
 - RCP: ASTM C-78
 - HUE: ASTM F-714, F-894
 - PCV SCH40: ASTM F-2729
 - PVC SCH40: ASTM D-1785, D-2665, F-794
4. DRAIN TILE SHALL BE AS FOLLOWS:
 - PE: ASTM F-6867
 - PCV SCH40: ASTM D-2729
5. DRAIN TILE SHALL BE AS FOLLOWS:
 - RCP: ASTM C-76, JOINTS PER ASTM C-361, C-590, AND C-443
 - HUE: ASTM F-714, F-894
 - PCV SCH40: ASTM F-2729, JOINTS PER ASTM C-3212
 - PVC SCH40: ASTM D-2665, F-794, F-1866
6. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
8. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS AND TO EXCEED THE DEPTH OF THE PROPOSED STORM SEWER. PROVIDE 3-INCH THICK INSULATED WATER TRENCH, AND TO FOLLOW UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
9. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY MATERIALS, AND UNDESIRABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
10. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
11. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4 FEET OF COVER IN PAVED AREAS OR 3 FEET OF COVER IN UNPAVED AREAS, PROVIDE 3-INCH THICK INSULATED A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
12. ALL STORM SEWER PIPE, JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
13. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHROUDING JOINT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
14. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.





a1.01



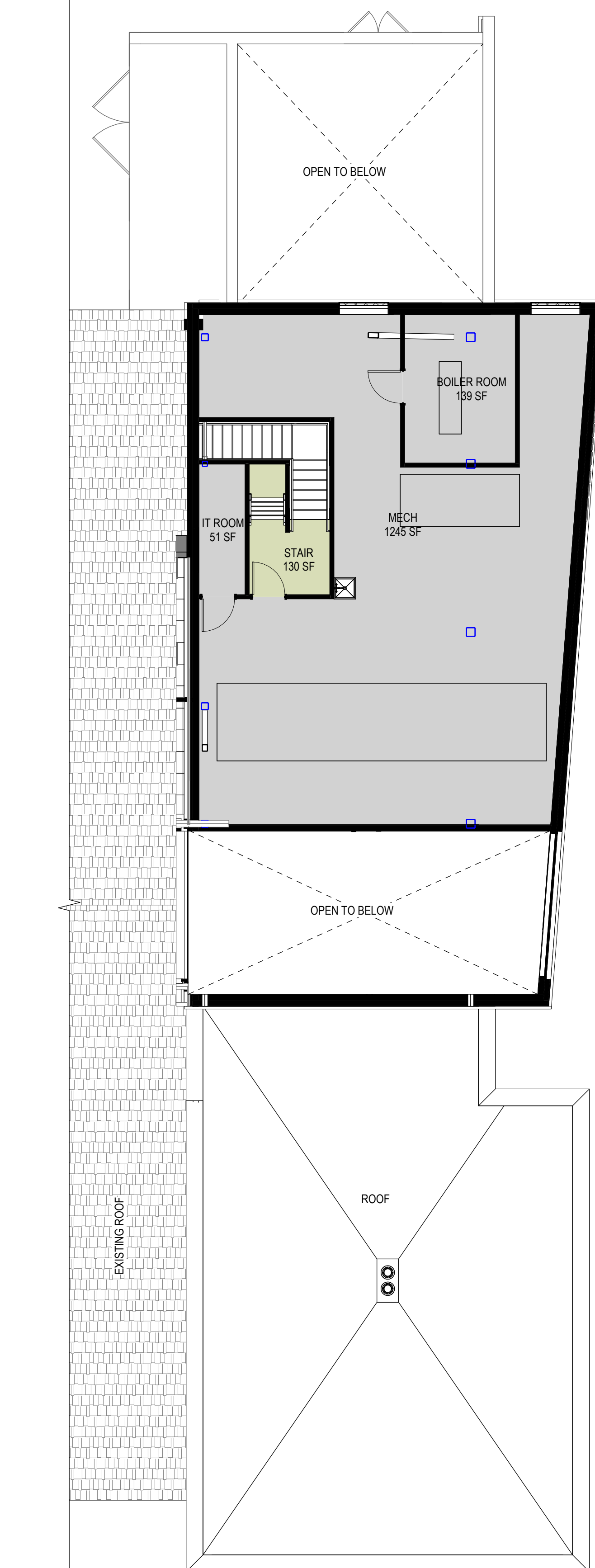
-  CIRCULATION
-  COLLECTIONS
-  COMMUNITY
-  MECHANICAL
-  STAFF CLOSED
-  STAFF OPEN
-  SUPPORT

PRELIMINARY
NOT FOR CONSTRUCTION

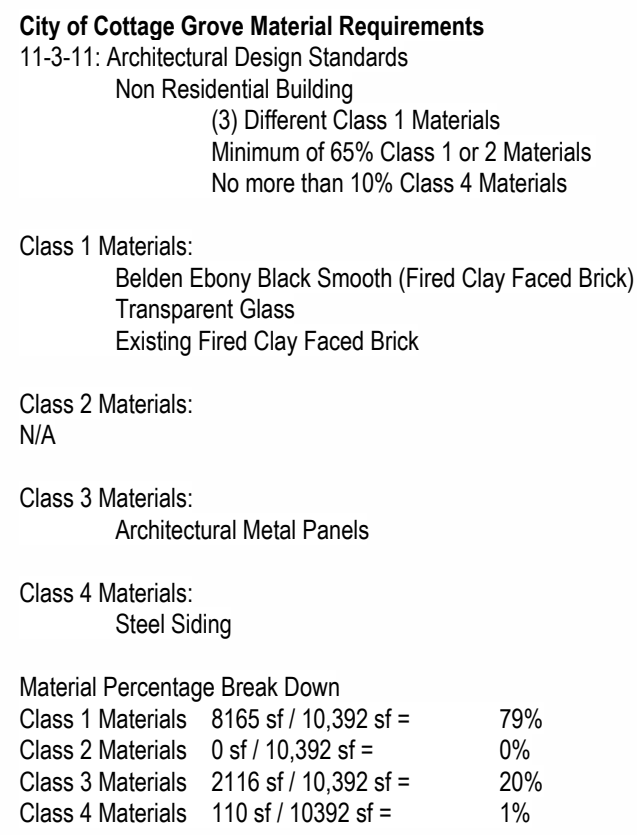
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COMMISSION NO 2025029



1D LEVEL 2 PLAN COLOR Copy 1
1/8" = 1'-0"



The remainder of the facade is dedicated to bird safe Transparent Glass, providing patrons with views and connections both into the library and to the landscape around the library.

Washington County

400 Clifton Avenue
Minneapolis, MN 55403
612.874.4100

7705 Bush Lake Rd
Edina, MN 55439
952.930.0050

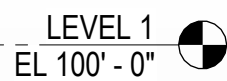
767 N Eustic St #100
St. Paul, MN 55114
651.645.4197

755 Prior Ave N #104
St. Paul, MN 55104
661.341.3611

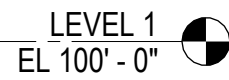
COMMISSION NO 2025029



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2

3

4

5

PROJECT

Park Grove Library

CLIENT

Washington County

ARCHITECT

Alliance
400 Clifton Avenue
Minneapolis, MN 55403
612.874.4100

STRUCTURAL ENGINEER

Meyer Borgman Johnson
801 Nicollet Mall, Suite W2000
Minneapolis, MN 55402
612.338.0713

MECHANICAL, ELECTRICAL,
PLUMBING ENGINEERS

Emanuelson-Podas, Inc.
7705 Bush Lake Rd
Edina, MN 55439
952.930.0050

CIVIL ENGINEER

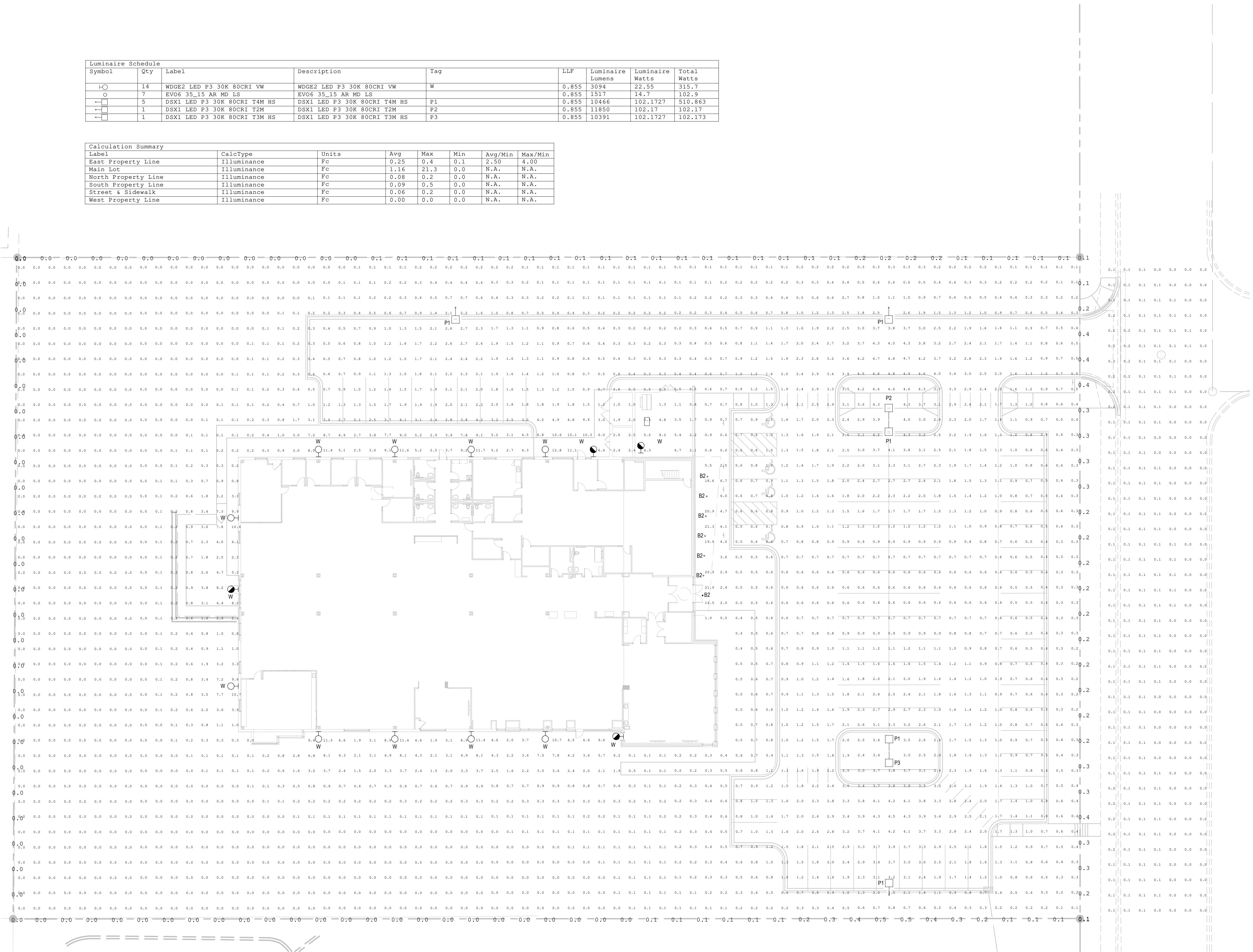
Kimley-Horn
767 N Eustic St #100
St. Paul, MN 55114
651.645.4197

LANDSCAPE ARCHITECT

Aune Fernandez Landscape Architects
755 Fern Ave N #104
St. Paul, MN 55104
661.341.3611

Luminaire Schedule							
Symbol	Qty	Label	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts
HO	14	W062 LED P3 30K 80CRI VW	W062 LED P3 30K 80CRI VW	W	0.855	3094	22.55
O	7	EV06 35.15 AR MD LS	EV06 35.15 AR MD LS		0.855	1517	14.7
+	5	DSX1 LED P3 30K 80CRI T4M HS	DSX1 LED P3 30K 80CRI T4M HS	P1	0.855	10466	102.1727
+	2	DSX1 LED P3 30K 80CRI T2W	DSX1 LED P3 30K 80CRI T2W	P2	0.855	11850	102.17
+	1	DSX1 LED P3 30K 80CRI T3M HS	DSX1 LED P3 30K 80CRI T3M HS	P3	0.855	10391	102.1727

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Property Line	Illuminance	Fc	0.25	0.4	0.1	2.50	4.00
Main Lot	Illuminance	Fc	1.16	21.3	0.0	N.A.	N.A.
North Property Line	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
South Property Line	Illuminance	Fc	0.09	0.5	0.0	N.A.	N.A.
Street & Sidewalk	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.
West Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.



1 ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

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NOT FOR CONSTRUCTION

ISSUED FOR	DATE
DESIGN DEVELOPMENT	07/25/2025
PLANNING SUBMISSION	07/30/2025

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COMMISSION NO 5175.0000

ALLIANCE

ELECTRICAL SITE PHOTOMETRIC
PLAN
SHEET

sp0.01

DEVELOPMENT AGREEMENT
FOR THE PARK GROVE LIBRARY
BY AND BETWEEN
THE CITY OF COTTAGE GROVE
AND
WASHINGTON COUNTY

THIS DEVELOPMENT AGREEMENT is made and entered into this _____ day of _____, 2025 (“Effective Date”), by and between the City of Cottage Grove, a Minnesota municipal corporation (“CITY”), and Washington County, a political subdivision (“DEVELOPER”).

RECITALS

WHEREAS, in pursuit of the DEVELOPMENT PROJECT, the DEVELOPER has applied to the CITY for approval of the DEVELOPMENT PLANS for the Park Grove Library; and

WHEREAS, in conjunction with the granting of these approvals, the CITY requires the installation and/or availability of certain right of way improvements, as more particularly set forth herein; and

WHEREAS, under authority granted to it, including Minnesota Statutes Chapters 412, 429, and 462, the COUNCIL approved the DEVELOPMENT PLANS on the following conditions:

1. That the DEVELOPER enters into this DEVELOPMENT AGREEMENT, which defines the work which the DEVELOPER undertakes to complete if the DEVELOPER proceeds with the DEVELOPMENT PROJECT; and
2. The DEVELOPER shall provide an irrevocable letter of credit and cash deposits in the amounts and with conditions satisfactory to the CITY, providing for assurance of payment for the actual construction and installation of the improvements, as required by Exhibits C, F and G.

WHEREAS, the DEVELOPMENT PLANS were prepared by a registered professional engineer and have been submitted to and approved by the CITY ENGINEER.

NOW, THEREFORE, subject to the terms and conditions of this DEVELOPMENT AGREEMENT and in reliance upon the representations, warranties and covenants of the parties herein contained, the CITY and DEVELOPER agree as follows:

ARTICLE 1 **DEFINITIONS**

1.1. TERMS. The following terms, unless elsewhere defined specifically in the DEVELOPMENT AGREEMENT, shall have the following meanings as set forth below.

1.2. CITY. “CITY” means the City of Cottage Grove, a Minnesota municipal corporation.

1.3. CITY ENGINEER. “CITY ENGINEER” means the City Engineer of the City of Cottage Grove and his delegates.

1.4. CITY WARRANTIES. “CITY WARRANTIES” means all CITY WARRANTIES identified in Article 12 of this DEVELOPMENT AGREEMENT.

1.5. COUNCIL. “COUNCIL” means the Council of the City of Cottage Grove.

1.6. COUNTY. “COUNTY” means Washington County, Minnesota.

1.7. DEVELOPER. “DEVELOPER” means Washington County, a political subdivision.

1.8. DEVELOPER DEFAULT. “DEVELOPER DEFAULT” means and includes, jointly and severally, any of the following or any combination thereof:

- a) failure by the DEVELOPER to pay the CITY any money required to be paid under the DEVELOPMENT AGREEMENT;
- b) failure by the DEVELOPER to construct the DEVELOPER IMPROVEMENTS according to the DEVELOPMENT PLANS and the CITY standards and specifications;
- c) failure by the DEVELOPER to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this DEVELOPMENT AGREEMENT within thirty (30) days following DEVELOPER’S receipt of FORMAL NOTICE of such failure from the CITY; and
- d) breach of the DEVELOPER WARRANTIES

1.9. DEVELOPER IMPROVEMENTS. “DEVELOPER IMPROVEMENTS” means and includes, individually and collectively, all the improvements identified in Article 4.

1.10. DEVELOPER WARRANTIES. “DEVELOPER WARRANTIES” means all DEVELOPER WARRANTIES identified in Article 10 of this DEVELOPMENT AGREEMENT.

1.11. DEVELOPMENT AGREEMENT. “DEVELOPMENT AGREEMENT” means this instant agreement by and between the CITY and DEVELOPER.

1.12. DEVELOPMENT PLANS. “DEVELOPMENT PLANS” means all the plans, drawings, specifications, and surveys dated July 30, 2025 and prepared by ALLiiANCE, or as may be revised, updated and approved by the CITY ENGINEER, which are hereby incorporated by reference and made a part of this DEVELOPMENT AGREEMENT.

1.13. DEVELOPMENT PROJECT. “DEVELOPMENT PROJECT” means the renovation of the Park Grove Library and other related improvements that will be constructed on the DEVELOPMENT PROPERTY that is substantially in conformance with the DEVELOPMENT PLANS and all planning approvals.

1.14. DEVELOPMENT PROPERTY. “DEVELOPMENT PROPERTY” means that real property legally described on Exhibit A, attached hereto, upon which the DEVELOPMENT PROJECT will be constructed.

1.15. [Intentionally blank].

1.16. FORMAL NOTICE. “FORMAL NOTICE” means notices given by one party to the other if in writing and if and when delivered or tendered in person, by depositing it in the United States mail in a sealed envelope, by certified mail, return receipt requested, with postage and postal charges prepaid, or by depositing it with an independent overnight courier service, addressed as follows:

If to CITY:

City of Cottage Grove
Attention: City Administrator
12800 Ravine Parkway South
Cottage Grove, MN 55016

If to DEVELOPER:

Washington County
Attention: County Administrator
14949 62nd Street North
Stillwater, Minnesota 55082

or to such other address as the party addressed shall have previously designated by notice given in accordance with this Section. Notices shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the third day after mailing if mailed as provided above, or on the next business day if deposited with the courier for overnight (next day) delivery, provided, that a notice not given as above shall, if it is in writing, be deemed given if and when actually received by a party. Attorneys for each party shall be authorized to give and receive notices for each such party.

1.17. INDIRECT COSTS. “INDIRECT COSTS” means the costs related to the following:

- a) Finance, administration and legal costs; and
- b) Engineering services performed by CITY staff; and
- c) Testing and Right of Way services; and
- d) Consulting engineering services.

1.18. OTHER REGULATORY AGENCIES. “OTHER REGULATORY AGENCIES” means and includes, individually and collectively, the following:

- a) South Washington Watershed District
- b) Minnesota Department of Health
- c) Minnesota Pollution Control Agency
- d) Metropolitan Council
- e) Any other regulatory or governmental agency or entity affected by or having jurisdiction over the DEVELOPER IMPROVEMENTS.

1.19. PUBLIC IMPROVEMENTS. “PUBLIC IMPROVEMENTS” means and includes, individually and collectively, all the improvements identified on Exhibit G, depicted on Exhibit H and articulated in Article 3.

1.20. UNAVOIDABLE DELAYS. “UNAVOIDABLE DELAYS” means: (a) an act, omission, or neglect of the CITY; (b) change orders and change requests that alter the scope of the DEVELOPER IMPROVEMENTS or the PUBLIC IMPROVEMENTS; (c) changes in law; (d) fire, explosion, catastrophe, accident, or other casualty; (e) strikes, lock-outs, or boycotts; (f) embargoes or shortages of material, energy, fuel, labor or other required products or items; (g) unusual delays in transportation; (h) severe or abnormal (in intensity or duration) weather conditions or other acts of nature, including but not limited to, earthquake, hurricane, tornado, drought, landslide, tsunami, lightning, or flood; (i) riots, insurrection, terrorism, war (declared or undeclared), or other armed conflict; (j) plague, epidemics, or quarantine; (k) unforeseen conditions; (l) action or inaction of governmental or quasi-governmental authorities, including delays in the issuance of any building permits or other approvals required for the DEVELOPER IMPROVEMENTS or the PUBLIC IMPROVEMENTS; or (m) events or causes beyond the DEVELOPER’S reasonable control.

1.21. UTILITY COMPANIES. “UTILITY COMPANIES” means and includes, jointly and severally, the following:

- a) Utility companies, including electric, gas and cable;
- b) Pipeline companies.

ARTICLE 2

[INTENTIONALLY BLANK]

ARTICLE 3
PUBLIC IMPROVEMENTS

3.1. PUBLIC IMPROVEMENTS. CITY shall construct and install all PUBLIC IMPROVEMENTS identified on Exhibit G and depicted on Exhibit H in accordance with industry standards for making public improvements.

3.2. RIGHT OF ENTRY AND ACCESS. The DEVELOPER hereby grants to CITY a right of entry and access over, across, upon and under those portions of the DEVELOPMENT PROPERTY as may be necessary for the purpose of permitting the CITY to perform its obligations in connection with the construction and installation of the PUBLIC IMPROVEMENTS.

3.3. GROUND MATERIAL. The CITY shall construct and install the PUBLIC IMPROVEMENTS giving due consideration to the results of geotechnical testing conducted on the DEVELOPMENT PROPERTY, if any, should the same disclose any substandard or unstable material.

3.4. DEDICATION. Following substantial completion of the PUBLIC IMPROVEMENTS, the CITY maintain the same in accordance with customary CITY standards, in good order, condition and repair and in accordance with applicable laws.

3.5. OBLIGATION TO CONSTRUCT PUBLIC IMPROVEMENTS. Notwithstanding anything to the contrary contained in this DEVELOPMENT AGREEMENT, the CITY shall have no obligation to construct and install the PUBLIC IMPROVEMENTS unless the DEVELOPER elects to proceed with the DEVELOPMENT PROJECT.

3.6. PUBLIC IMPROVEMENTS IN HEMINGWAY AVENUE. DEVELOPER shall pay for and CITY shall design, construct and install PUBLIC IMPROVEMENTS in Hemingway Avenue, which may include, but are not limited to parking and streetscape improvements for pedestrian safety, relocation of the existing storm sewer and additional storm sewer to aid in stormwater collection, and relocation of streetlights as necessary to accommodate the new curblin, all in accordance with the DEVELOPMENT PLANS and the requirements of the CITY ENGINEER.

DEVELOPER shall pay for such PUBLIC IMPROVEMENTS in Hemingway Avenue with a cash escrow for design and a separate cash escrow for construction, both of which are stated on Exhibit G. DEVELOPER shall also pay for the INDIRECT COSTS identified on Exhibit C. Such escrows shall be used to reimburse CITY for its INDIRECT COSTS, as well as the engineering costs of design and construction management and for actual construction costs for the PUBLIC IMPROVEMENTS. Any proceeds remaining in escrow at the end of the DEVELOPMENT PROJECT shall be distributed to the DEVELOPER. CITY shall construct and pay for the cost of a mill and overlay of Hemingway Avenue at its sole expense.

ARTICLE 4
DEVELOPER IMPROVEMENTS

4.1. DEVELOPER IMPROVEMENTS. The DEVELOPER shall install, at its own cost, the DEVELOPER IMPROVEMENTS in accordance with the DEVELOPMENT PLANS and in accordance with the approvals of the CITY Council, and all ordinances of the CITY or any amendments thereto and any miscellaneous requirements on Exhibit D, attached hereto, subject to Section 6.2.

4.2. GROUND MATERIAL. The DEVELOPER shall ensure that adequate and suitable ground material shall exist in the areas of public street and utility improvements and shall guarantee the removal, replacement or repair of substandard or unstable material through the warranty period. The cost of said removal, replacement or repair is the responsibility of the DEVELOPER.

4.3. GRADING/DRAINAGE PLAN AND EASEMENTS. The DEVELOPER shall construct drainage facilities, if required, to serve the DEVELOPMENT PROJECT in accordance with the DEVELOPMENT PLANS. The DEVELOPER agrees to grant to the CITY all necessary easements over, across, upon and under those portions of the DEVELOPMENT PROPERTY which are reasonably necessary for the preservation and maintenance of the drainage system, for drainage basins and for utility service and for utility looping. The grading and drainage plans included within the DEVELOPMENT PLANS include lot and building elevations, drainage swales to be sodded, storm sewer, catch basins, erosion control structures and ponding areas necessary to conform to the overall CITY storm sewer plan. The grading of the site shall be completed in conformance with the DEVELOPMENT PLANS, subject only to such design criteria and engineering design and construction specifications as are used in the DEVELOPMENT PLANS notwithstanding any amendment.

DEVELOPER shall deed any drainage and utility easements required by the CITY. If it is discovered that additional drainage and utility easements are necessary for the purpose of maintaining the PUBLIC IMPROVEMENTS, then DEVELOPER shall convey such additional easements to the CITY pursuant to written instruments that are mutually agreeable to the Parties.

Building construction and general construction activities are limited to Monday through Friday between the hours 7:00 AM and 7:00 PM and on Saturday between the hours of 9:00 AM and 7:00 PM. Site grading/excavation activities are limited to Monday through Friday between the hours 7:00 AM and 7:00 PM and on Saturday between the hours of 9:00 AM and 7:00 PM.

4.4. [Intentionally blank].

4.5. STREET SWEEPING. During the initial construction of the DEVELOPMENT PROJECT, the DEVELOPER is responsible for the removal of all construction debris and earth materials within the public right-of-way adjacent to the DEVELOPMENT PROPERTY. The CITY will inspect the roadways to ensure the DEVELOPER is keeping all public roadway surfaces adjacent

to the DEVELOPMENT PROPERTY clean. If any portion of such public roadway surface is found in an unacceptable condition, the CITY shall provide FORMAL NOTICE thereof to the DEVELOPER and if the DEVELOPER fails to remove the construction debris and earth materials within the public right-of-way adjacent to the DEVELOPMENT PROPERTY within twenty-four (24) hours following DEVELOPER'S receipt of FORMAL NOTICE from the CITY, then the CITY will have appropriate equipment dispatched to the site and all reasonable costs incurred by the CITY in connection with the clean-up effort will be billed to the DEVELOPER.

4.6. VEGETATION. In connection with the initial construction of the DEVELOPMENT PROJECT, the DEVELOPER shall (a) comply with CITY ordinances and policies related to preservation of vegetation and trees and specifically shall exercise reasonable efforts in residential areas to save mature, non-diseased trees and vegetation on the DEVELOPMENT PROPERTY which do not have to be removed for reasonable installation of buildings, streets, utilities or drainage improvements, construction activities related thereto, or site grading, (b) prior to any excavation, install tree protection on all trees that are to be saved and to mark trees such trees with a red band prior to any excavation, and (c) remove all diseased trees according to CITY ordinance requirements. The DEVELOPER'S landscape plan forming a part of the DEVELOPMENT PLANS shows the preservation of vegetation and trees, as required hereunder.

4.7. LANDSCAPING. The DEVELOPER is responsible for installing all landscaping improvements shown on the DEVELOPER'S approved landscape plan and complying with the Letter of Credit requirements in Section 15.1 and in Exhibit F.

4.8. EROSION CONTROL. The DEVELOPER shall provide and follow a plan for erosion control and pond maintenance in accord with the Best Management Practices (BMP) as delineated in the Minnesota Pollution Control Agency handbook titled Water Quality in Urban Areas and a grading permit from the CITY. Such plan is detailed on the DEVELOPMENT PLANS and has been approved by the CITY ENGINEER. The DEVELOPER shall install and maintain such erosion control structures as required by the DEVELOPMENT PLANS and as required in Exhibit D, or as it becomes necessary subsequent thereto and prior to substantial completion of the DEVELOPMENT PROJECT. The DEVELOPER shall be responsible for all damage caused as a result of grading and excavation including, but not limited to, restoration of existing control structures and clean-up of adjacent public right-of-way. The DEVELOPER shall seed or sod any disturbed areas in accordance with the DEVELOPMENT PLANS. After the site is rough graded, the DEVELOPER must provide erosion control devices that are required by the DEVELOPMENT PLANS. The parties recognize that time is of the essence in controlling erosion. If the DEVELOPER does not provide erosion control, the CITY may, after a twenty-four (24) hour FORMAL NOTICE, take appropriate action to control erosion. The City shall provide FORMAL NOTICE to the DEVELOPER of the costs incurred by the CITY to control erosion, and if the DEVELOPER fails to reimburse the CITY for such costs within thirty-five (35) days following the DEVELOPER'S receipt of FORMAL NOTICE from the City, then the CITY may, as its sole and exclusive remedy, draw upon any posted financial guarantee in accordance with the procedure set forth in Section 15.1 to pay costs incurred by the CITY in controlling erosion within the DEVELOPMENT PROPERTY.

4.9. WEED/GRASS MAINTENANCE. During construction of the DEVELOPMENT PROJECT, DEVELOPER must not allow or permit any weeds, grass, brush, or other rank vegetation to a height greater than eight (8) inches, or permit any accumulation of dead weeds, grass or brush. In the event the DEVELOPER fails to comply with this provision, the CITY may give the DEVELOPER FORMAL NOTICE to cut or remove material in violation of this paragraph. If the DEVELOPER fails to cut or remove material in violation of this paragraph within three (3) business days following the DEVELOPER'S receipt of such notice from the CITY, then the CITY may cut or remove material in violation of this paragraph and all costs of cutting or removing incurred by the CITY must be paid by the DEVELOPER within thirty-five (35) days following the DEVELOPER'S receipt of an invoice of such costs from the CITY, and if DEVELOPER fails to do so, the CITY may assess such costs against the DEVELOPMENT PROPERTY.

4.10. OBLIGATION TO CONSTRUCT DEVELOPER IMPROVEMENTS. Notwithstanding anything to the contrary contained in this DEVELOPMENT AGREEMENT, the DEVELOPER shall have no obligation to construct and install the DEVELOPER IMPROVEMENTS unless the DEVELOPER elects to proceed with the DEVELOPMENT PROJECT.

ARTICLE 5

[INTENTIONALLY BLANK]

ARTICLE 6 **PERMITS, LICENSES AND OTHER APPROVALS**

6.1. PERMITS. The DEVELOPER shall apply for, and the CITY shall issue in a timely manner, the approvals, permits and licenses from the CITY, the OTHER REGULATORY AGENCIES and the UTILITY COMPANIES, as identified on Exhibit E attached hereto, if required, and shall meet, in a timely manner, all requirements of all applicable local, state and federal laws and regulations which must be met before the DEVELOPMENT IMPROVEMENTS and PUBLIC IMPROVEMENTS may be lawfully constructed. Major design requirements of any such entities was determined prior to completion and incorporated into the DEVELOPMENT PLANS. All costs incurred to obtain said approvals, permits and licenses, and also all fines or penalties levied by any agency due to the failure of the DEVELOPER to obtain or comply with conditions of such approvals, permits and licenses, shall be paid by the DEVELOPER.

ARTICLE 7 **OTHER DEVELOPMENT REQUIREMENTS**

7.1. MISCELLANEOUS REQUIREMENTS. The DEVELOPER shall comply with the additional requirements to approval of the DEVELOPMENT PROJECT as specified by the COUNCIL which are incorporated herein and identified on Exhibit D.

ARTICLE 8

[INTENTIONALLY BLANK]

ARTICLE 9 **RESPONSIBILITY FOR COSTS**

9.1. DEVELOPER AND PUBLIC IMPROVEMENT COSTS. Except as stated in Section 3.6, the DEVELOPER shall pay for the DEVELOPER IMPROVEMENTS and PUBLIC IMPROVEMENTS; that is, all costs of persons doing work or furnishing skills, tools, machinery or materials, or insurance premiums or equipment or supplies and all just claims for the same; and the CITY shall be under no obligation to pay the contractor or any subcontractor any sum whatsoever on account thereof, whether or not the CITY shall have approved the contract or subcontract. DEVELOPER IMPROVEMENTS are identified on Exhibit F and PUBLIC IMPROVEMENTS are identified on Exhibit G. The DEVELOPER is responsible for paying for any utility testing costs. The CITY's designated inspector on the DEVELOPMENT PROJECT will coordinate the utility testing activities. All testing reports shall be sent to the CITY with a copy to the DEVELOPER.

9.2. ENFORCEMENT COSTS. The DEVELOPER shall pay the CITY for costs incurred in the enforcement of this DEVELOPMENT AGREEMENT, including engineering costs and reasonable attorneys' fees, if the CITY is the prevailing party in any such enforcement action. The CITY shall pay the DEVELOPER for costs incurred in the enforcement of this DEVELOPMENT AGREEMENT, including engineering costs and reasonable attorneys' fees, if the DEVELOPER is the prevailing party in any such enforcement action.

9.3. TIME OF PAYMENT. DEVELOPER shall pay all bills for all costs due under this DEVELOPMENT AGREEMENT, including INDIRECT COSTS identified on Exhibit C, received by DEVELOPER from the CITY within thirty (30) days after billing. Bills not paid within thirty-five (35) days shall bear interest at the rate of eight percent (8%) per year.

ARTICLE 10 **DEVELOPER WARRANTIES**

10.1. STATEMENT OF DEVELOPER WARRANTIES. The DEVELOPER hereby warrants and represents the following:

- a) **AUTHORITY.** DEVELOPER is the owner of the DEVELOPMENT PROPERTY and has the right, power, legal capacity and authority to enter into and perform its obligations under this DEVELOPMENT AGREEMENT, and no approvals or consents of any persons are necessary in connection with the authority of DEVELOPER to enter into and perform its obligations under this DEVELOPMENT AGREEMENT.

- b) **NO DEFAULT.** DEVELOPER is not in default under any lease, contract or agreement to which it is a party or by which it is bound beyond applicable notice and cure periods which would affect performance under this DEVELOPMENT AGREEMENT. DEVELOPER is not a party to or bound by any mortgage, lien, lease, agreement, instrument, order, judgment or decree which would prohibit the execution or performance of this DEVELOPMENT AGREEMENT by DEVELOPER or prohibit any of the transactions provided for in this DEVELOPMENT AGREEMENT.
- c) **PRESENT COMPLIANCE WITH LAWS.** DEVELOPER has complied with and is not in violation of applicable federal, state or local statutes, laws, and regulations including, without limitation, permits and licenses and any applicable zoning, environmental or other law, ordinance or regulation affecting the DEVELOPMENT PLANS and the DEVELOPER IMPROVEMENTS; and DEVELOPER is not aware of any pending or threatened claim of any such violation.
- d) **CONTINUING COMPLIANCE WITH LAWS.** DEVELOPER will comply with all applicable federal, state and local statutes, laws and regulations including, without limitation, permits and licenses and any applicable zoning, environmental or other law, ordinance or regulation affecting the DEVELOPMENT PLANS and the DEVELOPER IMPROVEMENTS.
- e) **NO LITIGATION.** There is no suit, action, arbitration or legal, administrative or other proceeding or governmental investigation pending, or, to the best of the DEVELOPER'S knowledge, threatened against or affecting DEVELOPER or the DEVELOPMENT PROPERTY or the DEVELOPMENT PLANS or the DEVELOPER IMPROVEMENTS that would materially affect DEVELOPER'S performance under this DEVELOPMENT AGREEMENT. To the best of the DEVELOPER'S knowledge, DEVELOPER is not in default with respect to any order, writ, injunction or decree of any federal, state, local or foreign court, department, agency or instrumentality that would materially affect DEVELOPER'S performance under this DEVELOPMENT AGREEMENT.
- f) **FULL DISCLOSURE.** None of the representations and warranties made by DEVELOPER in this DEVELOPMENT AGREEMENT intentionally contains any untrue statement of material fact or intentionally omits any material fact the omission of which would be misleading. Any unintentional untrue statements or omissions shall be corrected or cured within thirty (30) days after the DEVELOPER receives FORMAL NOTICE, unless an extension is granted by the CITY.
- g) **WARRANTY ON PROPER WORK AND MATERIALS.** The CITY warrants all work required to be performed by it under this DEVELOPMENT AGREEMENT with respect to the PUBLIC IMPROVEMENTS only against defective material and faulty workmanship for a period of two (2) years after its completion. The CITY shall be solely responsible for all costs of performing repair work to the PUBLIC

IMPROVEMENTS within thirty (30) days following FORMAL NOTICE from the DEVELOPER, provided the DEVELOPER gives such FORMAL NOTICE within such 2-year period. All trees, grass, and sod shall be warranted to be alive, of good quality, and disease free for one year after planting. Any replacements shall be similarly warranted for one year from the time of planting. The warranty period for street and drainage and erosion control improvements shall be for two (2) years after completion; the warranty for the street, drainage and erosion control improvements shall also include the obligation of the CITY to repair and correct any damage to or deficiency with respect to such improvements.

- h) **OBTAINING PERMITS.** The DEVELOPER shall obtain in a timely manner and pay for all required permits, licenses and approvals, and shall meet, in a timely manner, all requirements of all applicable, local, state and federal laws and regulations which must be obtained or met before the DEVELOPER IMPROVEMENTS may be lawfully constructed. A list of the CITY permits, licenses, and approvals required is identified on Exhibit E.

ARTICLE 11

[INTENTIONALLY BLANK]

ARTICLE 12 **CITY WARRANTIES**

12.1. STATEMENT OF CITY WARRANTIES. The CITY hereby warrants and represents as follows:

- a) **ORGANIZATION.** CITY is a municipal corporation duly incorporated and validly existing in good standing the laws of the State of Minnesota.
- b) **AUTHORITY.** CITY has the right, power, legal capacity and authority to enter into and perform its obligations under this DEVELOPMENT AGREEMENT.

ARTICLE 13 **INDEMNIFICATION OF CITY**

13.1. INDEMNIFICATION OF CITY. Provided the CITY is not in DEFAULT under the DEVELOPMENT AGREEMENT with respect to the particular matter causing the claim, loss or damage, DEVELOPER shall indemnify, defend and hold the CITY, its COUNCIL, agents, employees, attorneys and representatives harmless from and against any and all claims, demands, actions, suits, proceedings, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies, including interest, penalties and attorneys' fees, that the CITY incurs or suffers, which arise out of, result from or relate to:

- a) breach by the DEVELOPER of the DEVELOPER WARRANTIES;
- b) failure of the DEVELOPER to timely construct the DEVELOPER IMPROVEMENTS according to the DEVELOPMENT PLANS and the CITY ordinances, standards and specifications;
- c) failure by the DEVELOPER to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this DEVELOPMENT AGREEMENT;
- d) failure by the DEVELOPER to pay contractors, subcontractors, laborers, or materialmen;
- e) failure by the DEVELOPER to pay for materials;
- f) approval by the CITY of the DEVELOPMENT PLANS;
- g) failure to obtain the necessary permits and authorizations to construct the DEVELOPER IMPROVEMENTS;
- h) construction of the DEVELOPER IMPROVEMENTS;
- i) delays in construction of the DEVELOPER IMPROVEMENTS;
- j) payment by DEVELOPER for any required costs or assessments;
- k) all costs and liabilities arising because building permits were issued prior to the completion and acceptance of the DEVELOPER IMPROVEMENTS.

13.2. NOTICE. Within a reasonable period of time after the CITY'S receipt of actual notice of any matter giving rise to a right of payment against the CITY pursuant to Section 13.1, the CITY shall give the FORMAL NOTICE in reasonable detail to the DEVELOPER. The DEVELOPER shall not be obligated to make any payment to the CITY for any such claim until the passage of thirty (30) days from the date of its receipt of FORMAL NOTICE from the CITY, during which time the DEVELOPER shall have the right to cure or remedy the event leading to such claim.

13.3. DEFENSE OF CLAIM. Provided the CITY is not in DEFAULT under the DEVELOPMENT AGREEMENT with respect to the particular matter causing the claim or demand, with respect to claims or demands asserted against the CITY by a third party of the nature covered by Section 13.1, and provided that the CITY gives FORMAL NOTICE thereof, the DEVELOPER will, at its sole expense, provide for the defense thereof with counsel of its own selection but approved by the CITY; the DEVELOPER will pay all costs and expenses including attorneys' fees incurred in so defending against such claims, provided that the CITY shall at all times also have the right to fully participate in the defense at the CITY'S expense. If the DEVELOPER fails to defend within ten (10) days following DEVELOPER'S receipt of FORMAL NOTICE from the CITY of DEVELOPER'S

defense obligations hereunder, then the CITY shall have the right, but not the obligation, to undertake the defense of, and to compromise or settle the claim or other matter, for the account of and at the risk of the DEVELOPER.

ARTICLE 14

CITY REMEDIES UPON DEVELOPER DEFAULT

14.1. CITY REMEDIES. If a DEVELOPER DEFAULT occurs, that is not caused by UNAVOIDABLE DELAYS, the CITY shall give the DEVELOPER FORMAL NOTICE of the DEVELOPER DEFAULT and the DEVELOPER shall have thirty (30) days to cure the DEVELOPER DEFAULT. If the DEVELOPER, after FORMAL NOTICE to it by the CITY, does not cure the DEVELOPER DEFAULT, then the CITY may avail itself of any remedy afforded by law and any of the following remedies:

- a) the CITY may specifically enforce this DEVELOPMENT AGREEMENT;
- b) the CITY may suspend any work, improvement or obligation to be performed by the CITY;
- c) the CITY may collect on the irrevocable letter of credit ("LOC"), or cash deposit pursuant to Article 15 hereof;
- d) the CITY may suspend or deny building and occupancy permits;
- e) the CITY may, at its sole option, perform the work or improvements to be performed by the DEVELOPER, in which case the DEVELOPER shall within thirty-five (35) days after written billing by the CITY reimburse the CITY for any costs and expenses incurred by the CITY. In the alternative, the CITY may in whole or in part, specially assess any of the costs and expenses incurred by the CITY; and the DEVELOPER hereby waives any and all procedural and substantive objections to the installation and construction of the work and improvements and the special assessment resulting therefrom, including, but not limited to, notice and hearing requirement and any claim that the special assessments exceed benefit to the DEVELOPMENT PROPERTY. The DEVELOPER hereby waives any appeal rights otherwise available pursuant to Minn. Stat. § 429.081.

14.2. NO ADDITIONAL WAIVER IMPLIED BY ONE WAIVER. In the event any agreement contained in this DEVELOPMENT AGREEMENT is breached by the DEVELOPER and thereafter waived in writing by the CITY, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder. All waivers by the CITY must be in writing.

14.3. NO REMEDY EXCLUSIVE. Except as otherwise expressly set forth herein, no remedy herein conferred upon or reserved to the CITY or DEVELOPER shall be exclusive of any

other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under the DEVELOPMENT AGREEMENT or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the CITY or DEVELOPER to exercise any remedy reserved to it, it shall not be necessary to give notice, other than the FORMAL NOTICE.

14.4. EMERGENCY. Notwithstanding the requirement contained in Section 14.1 hereof relating to FORMAL NOTICE to the DEVELOPER in case of a DEVELOPER DEFAULT and notwithstanding the requirement contained in Section 14.1 hereof relating to giving the DEVELOPER a right to cure the DEVELOPER DEFAULT, in the event of an emergency as reasonably determined by the CITY ENGINEER, resulting from the DEVELOPER DEFAULT, the CITY may perform the work or improvement to be performed by the DEVELOPER without giving any notice or FORMAL NOTICE to the DEVELOPER (provided, however, the CITY shall give DEVELOPER such notice as is reasonable under the circumstances) and without giving the DEVELOPER the right to cure the DEVELOPER DEFAULT. In such case, the DEVELOPER shall within thirty (30) days after written billing by the CITY reimburse the CITY for any and all costs incurred by the CITY. In the alternative, the CITY may, in whole or in part, specially assess the costs and expenses incurred by the CITY; and the DEVELOPER hereby waives any and all procedural and substantive objections to the installation and construction of the work and improvements and the special assessments resulting therefrom, including, but not limited to, notice and hearing requirements and any claim that the special assessments exceed benefit to the DEVELOPMENT PROPERTY. The DEVELOPER hereby waives any appeal rights otherwise available pursuant to Minn. Stat. § 429.081.

ARTICLE 15

FINANCIAL OBLIGATIONS

15.1. DEVELOPER'S LETTER OF CREDIT OR CASH DEPOSIT AMOUNT. The DEVELOPER shall deposit with the CITY an irrevocable LOC or cash for the amounts required in Exhibits C, F and G when required as stated on Exhibit D. In lieu of an irrevocable LOC, DEVELOPER may deposit cash or other security acceptable to CITY.

All cost estimates shall be acceptable to the CITY ENGINEER. The bank and form of the irrevocable LOC shall be subject to approval by the CITY Finance Director and shall continue to be in full force and effect until released by the CITY. The irrevocable LOC shall be for a term ending two (2) years after acceptance by the CITY. In the alternative, the letter of credit may be for a one-year term provided it is automatically renewable for successive one year periods from the present or any future expiration dates, and further provided that the irrevocable LOC states that at least sixty (60) days prior to the expiration date the bank will notify the CITY if the bank elects not to renew for an additional period. The irrevocable LOC shall secure compliance by the DEVELOPER with the terms of this DEVELOPMENT AGREEMENT. The CITY may draw down on the irrevocable LOC or cash deposit, without any further notice than that provided in Section 14.1 relating to a DEVELOPER DEFAULT, for any of the following reasons:

- a) any DEVELOPER DEFAULT; or
- b) upon the CITY receiving notice that the irrevocable LOC will be allowed to lapse prior to two (2) years after acceptance by the CITY unless within ten (10) days after FORMAL NOTICE to DEVELOPER of the foregoing, the CITY receives (i) notice regarding issuance of a replacement LOC prior to such lapse and/or (ii) a replacement LOC is posted.

The CITY shall use the LOC proceeds to reimburse the CITY for its costs and to cause the DEVELOPER IMPROVEMENTS to be constructed to the extent practicable; if the CITY ENGINEER determines that such DEVELOPER IMPROVEMENTS have been constructed and after retaining 10% of the proceeds for later distribution pursuant to Section 15.2, the remaining proceeds shall be distributed to the DEVELOPER.

The irrevocable LOC shall be reduced pursuant to Section 15.2 from time to time as financial obligations are paid.

15.2. ESCROW RELEASE AND ESCROW INCREASE; DEVELOPER IMPROVEMENTS. The DEVELOPER may request that the LOC or cash deposits required by the DEVELOPMENT AGREEMENT be reduced at the following intervals:

- a) Two erosion control reductions at least two months apart.
- b) At time of completion of the landscaping improvements, the City will reduce all but 25% of any landscaping LOC, which shall be held until the expiration of the 1-year warranty period.

If it is determined by the CITY that the DEVELOPMENT PLANS were not strictly adhered to, or that work was done without CITY inspection, the CITY may require, as a condition of acceptance, that the DEVELOPER post an irrevocable LOC, or cash deposit equal to 125% of the estimated amount necessary to correct the deficiency or to protect against deficiencies arising therefrom. In the event that work, which is concealed, was done without permitting CITY inspection, then the CITY may, in the alternative, require the concealed condition to be exposed for inspection purposes.

ARTICLE 16 **MISCELLANEOUS**

16.1. CITY'S DUTIES. The terms of this DEVELOPMENT AGREEMENT shall not be considered an affirmative duty upon the CITY to complete any DEVELOPER IMPROVEMENTS.

16.2. COMMENCEMENT AND COMPLETION OF CONSTRUCTION.

- a) Subject to UNAVOIDABLE DELAYS, DEVELOPER shall use reasonable efforts

to provide a plan and schedule of DEVELOPMENT PROJECT to the CITY ENGINEER by January 31, 2026.

- b) Subject to UNAVOIDABLE DELAYS, CITY shall use reasonable efforts to complete the design work on the PUBLIC IMPROVEMENTS by March 31, 2026.
- c) CITY shall use reasonable efforts after work commences along Hemingway Avenue to complete the work within 35 consecutive calendar days. CITY shall use reasonable efforts to limit full road closure to 7 consecutive calendar days.
- d) Construction activities of PUBLIC IMPROVEMENTS will be coordinated with the DEVELOPMENT PROJECT to ensure the construction is completed in a timely and efficient manner. CITY shall use reasonable efforts to substantially complete the PUBLIC IMPROVEMENTS within Hemingway Avenue by October 15, 2026. This work includes roadway reconstruction for traffic calming and on-street parking within pedestrian safety improvements, sidewalk, roadway paving, striping, street light adjustments, storm sewer and related restoration.

All work with respect to the DEVELOPMENT PROJECT to be constructed or provided by DEVELOPER on the DEVELOPMENT PROPERTY shall be in substantial conformity with the DEVELOPMENT PLANS and neither DEVELOPER nor CITY will not materially modify the size or exterior appearance of the DEVELOPMENT PROJECT or PUBLIC IMPROVEMENTS without the consent of the other, which consent shall not be unreasonably withheld. DEVELOPER shall coordinate all PUBLIC IMPROVEMENT construction activities with the CITY as it relates to the PUBLIC IMPROVEMENTS.

16.3. NO THIRD-PARTY RECOURSE. Third parties shall have no recourse against the CITY under this DEVELOPMENT AGREEMENT.

16.4. VALIDITY. If any portion, section, subsection, sentence, clause, paragraph or phrase of this DEVELOPMENT AGREEMENT is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this DEVELOPMENT AGREEMENT.

16.5. RECORDING. The DEVELOPMENT AGREEMENT shall be recorded with the COUNTY Recorder and the DEVELOPER shall provide and execute any and all documents necessary to implement the recording.

16.6. BINDING AGREEMENT. The parties mutually recognize and agree that all terms and conditions of this recordable DEVELOPMENT AGREEMENT shall run with the land on the DEVELOPMENT PROPERTY and shall be binding upon the successors and assigns of the DEVELOPER. This DEVELOPMENT AGREEMENT shall also run with and be binding upon any after acquired interest of the DEVELOPER in the DEVELOPMENT PROPERTY.

16.7. CONTRACT ASSIGNMENT. The DEVELOPER may not assign this DEVELOPMENT AGREEMENT without the prior written consent of the COUNCIL, which

approval will not be unreasonably withheld. In such case, the third-party buyer will be required to accept and assume all contractual and financial responsibilities provided in this DEVELOPMENT AGREEMENT. Upon satisfaction of such requirements by such third-party buyer, the DEVELOPER's obligations hereunder shall terminate. Absent approval of the Council, the DEVELOPER's obligations hereunder shall continue in full force and effect, even if the DEVELOPER sells the DEVELOPMENT PROPERTY.

16.8. AMENDMENT AND WAIVER. The parties hereto may by mutual written agreement amend this DEVELOPMENT AGREEMENT in any respect. Any party hereto may extend the time for the performance of any of the obligations of another, waive any inaccuracies in representations by another contained in this DEVELOPMENT AGREEMENT or in any document delivered pursuant hereto which inaccuracies would otherwise constitute a breach of this DEVELOPMENT AGREEMENT, waive compliance by another with any of the covenants contained in this DEVELOPMENT AGREEMENT, waive performance of any obligations by the other or waive the fulfillment of any condition that is precedent to the performance by the party so waiving of any of its obligations under this DEVELOPMENT AGREEMENT. Any agreement on the part of any party for any such amendment, extension or waiver must be in writing. No waiver of any of the provisions of this DEVELOPMENT AGREEMENT shall be deemed, or shall constitute, a waiver of any other provisions, whether or not similar, nor shall any waiver constitute a continuing waiver.

16.9. GOVERNING LAW. This DEVELOPMENT AGREEMENT shall be governed by and construed in accordance with the laws of the State of Minnesota.

16.10. COUNTERPARTS. This DEVELOPMENT AGREEMENT may be executed in any number of counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

16.11. HEADINGS. The subject headings of the paragraphs and subparagraphs of this DEVELOPMENT AGREEMENT are included for purposes of convenience only and shall not affect the construction of interpretation of any of its provisions.

16.12. INCONSISTENCY. If the DEVELOPMENT PLANS are inconsistent with the words of this DEVELOPMENT AGREEMENT or if the obligation imposed hereunder upon the DEVELOPER are inconsistent, then that provision or term which imposes a greater and more demanding obligation on the DEVELOPER shall prevail.

16.13. ACCESS. The DEVELOPER hereby grants to the CITY, its agents, employees, officers, and contractors a license and right of entry to enter the DEVELOPMENT PROPERTY to perform all work and inspections deemed appropriate by the CITY during the installation of DEVELOPER IMPROVEMENTS and PUBLIC IMPROVEMENTS.

16.14. FURTHER ASSURANCES AND WAIVER. The CITY and DEVELOPER hereto shall do all things necessary or appropriate to carry out the terms and provisions of this DEVELOPMENT AGREEMENT and to aid in assist each other in carrying out the terms and objectives of this DEVELOPMENT AGREEMENT and the intentions of the CITY AND

DEVELOPER as reflected by said terms and provisions, including, without limitation, the giving of such notices, the holding of such public hearings, the enactment by the CITY of such resolutions and ordinances and the taking of such other actions as may be necessary to enable the parties' compliance with the terms and provisions of this DEVELOPMENT AGREEMENT all as may be necessary to give effect to the terms and objectives of this DEVELOPMENT AGREEMENT and the intentions of the parties as reflected by said terms.

16.15. ESTOPPEL CERTIFICATE. The CITY agrees that it will, from time to time, upon request by the DEVELOPER, execute and deliver to DEVELOPER and to any parties designated by the DEVELOPER, within ten (10) days following request therefor, an estoppel certificate on DEVELOPER'S form, certifying (i) that this DEVELOPMENT AGREEMENT is unmodified and in full force and effect (or if there had been modifications, that the same are in full force and effect as so modified), (ii) that there are no defaults hereunder (or specifying any claimed defaults), and (iii) such other matters as may be reasonably requested by DEVELOPER, including, without limitation, certifications as to the completion and acceptance of the PUBLIC IMPROVEMENTS contemplated hereby, and the amount of the security outstanding.

16.16. [Intentionally blank].

16.17. CONSENTS. Whenever the consent or approval of either party is required under this DEVELOPMENT AGREEMENT, such consent shall not be unreasonably withheld, delayed or conditioned. Each party shall act in good faith and in a commercially reasonable manner with respect to any matter contemplated by this DEVELOPMENT AGREEMENT, including, without limitation, approving or disapproving any request, including any request for reduction of any security or approval of plans.

16.18. LIABILITY. The CITY agrees to look to the interest of the DEVELOPER in the DEVELOPMENT PROPERTY for the recovery of any judgment from the DEVELOPER, it being agreed that the DEVELOPER and its successors, partners, directors, officers, members, managers or shareholders shall never be personally liable for any such judgment.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this DEVELOPMENT AGREEMENT as of the Effective Date.

CITY:
CITY OF COTTAGE GROVE

By: _____
Myron Bailey
Its Mayor

By: _____
Tammy Anderson
Its City Clerk

STATE OF MINNESOTA)
)
COUNTY OF WASHINGTON) ss.

On this _____ day of _____, 2025, before me a Notary Public within and for said County, personally appeared Myron Bailey and Tammy Anderson to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Cottage Grove, the municipality named in the foregoing instrument, and that the said instrument was signed on behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

**DEVELOPER:
WASHINGTON COUNTY**

By: _____
Stan Karwoski
Its Board Chair

By: _____
Kevin Corbid
Its County Administrator

STATE OF MINNESOTA)
)
COUNTY OF WASHINGTON) ss.

On this _____ day of _____, 2025, before me a Notary Public within and for said County, personally appeared Stan Karwoski and Kevin Corbid, to me personally known, who being by me duly sworn, each did say that they are respectively and, the Board Chair and County Administrator of Washington County, the entity named in the foregoing instrument, and that the said instrument was signed on behalf of said entity by authority of its Board and said Board Chair and County Administrator acknowledged said instrument to be the free act and deed of said entity.

Notary Public

Approved as to form

County Attorney

**THIS INSTRUMENT DRAFTED BY AND
AFTER RECORDING PLEASE RETURN TO:**

Korine Land, #262432
LeVander, Gillen, & Miller, P.A.
1305 Corporate Center Drive Suite 300
Eagan, MN 55121
(651) 451-1831

EXHIBIT A
DEVELOPMENT PROPERTY

Real property situated in the City of Cottage Grove, County of Washington, State of Minnesota, legally described as:

That part of the north 260.15 feet of the south 590.15 feet of the Southwest Quarter of the Southeast Quarter of Section 8, Township 27 North, Range 21 West, City of Cottage Grove, Washington County, Minnesota, which lies westerly of the following described line:

Beginning at a point on the south line of said Southeast Quarter distant 2216.00 feet west from the southeast corner of said Southeast Quarter; thence northerly perpendicular to said south line to the north line of said Southwest Quarter of the Southeast Quarter and there terminating.

PID: 0802721430002

Abstract Property

EXHIBIT B

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EXHIBIT C
DEVELOPER IMPROVEMENTS
INDIRECT COST ESCROWS

ENGINEERING CASH ESCROW

Engineering	Total
Plan Review	\$ 12,500.00
Inspection	\$ 10,000.00
Total Escrow:	\$ 22,500.00

SITE IMPROVEMENT LOC ESCROW

Site Improvement	Estimated Construction Cost
Sanitary Sewer	\$ 23,260.00
Watermain	\$ 6,340.00
Subtotal:	\$ 29,600.00
x (125%)	\$ 37,000.00
Record Plan (2%)	\$ 5,000.00
Total Escrow:	\$ 42,000.00

EXHIBIT D
MISCELLANEOUS REQUIREMENTS AND CONDITIONS
IMPOSED BY THE CITY

- 1) Within fourteen (14) days of approval of the DEVELOPMENT AGREEMENT by the CITY, DEVELOPER will pay the engineering cash escrow for design work and construction services as stated on Exhibit G.
- 2) **CONDITIONS TO BE SATISFIED BEFORE CITY RELEASES BUILDING PERMIT.**
 - a) Cash and LOC. DEVELOPER must provide the Cash, Cash Escrow and LOC for the amounts stated on Exhibits C and F and the remaining escrow on Exhibit G for construction of Hemingway Avenue.
 - b) DEVELOPER has executed a Stormwater Maintenance Agreement for the stormwater pond.
 - c) DEVELOPER has executed a Hydrant Access Agreement.
 - d) DEVELOPER has executed an Encroachment Agreement for the private sidewalk connection and related improvements in such location as approved by the CITY ENGINEER.
- 3) **CERTIFICATES OF OCCUPANCY.** Prior to issuance of any certificate of occupancy, all the following conditions must be satisfied:
 - a) All the conditions listed in Paragraph 1 and 2 of this Exhibit D must be satisfied.
 - b) As-built survey has been received by the CITY.
 - c) All trees and shrubs required in Section 4.7 have been planted.
- 4) **SITE EROSION CONTROL.** DEVELOPER is responsible for erosion control throughout the DEVELOPMENT PROPERTY pursuant to the NPDES permit until turf is established.
- 5) **CLEAN UP OF CONSTRUCTION DEBRIS ON STREETS AND ADJOINING PROPERTY.** The escrow amount stated on Exhibit F shall include an appropriate amount as determined by the Director of Public Works to ensure that the DEVELOPER removes any construction debris from streets adjoining the DEVELOPMENT PROPERTY and from private properties that adjoin the DEVELOPMENT PROPERTY. During the construction of the building and other improvements, the DEVELOPER is responsible for removing any construction debris (including roofing materials, paper wrappings, construction material and other waste products resulting from construction) that may be blown from the construction site into adjoining private properties or into CITY streets or that may fall from delivery trucks onto adjoining private properties or CITY streets. Further, during construction, the DEVELOPER must clear the CITY streets of any dirt or other earthen material that may fall

onto the CITY streets from the delivery trucks that are being used in the excavation and grading of the site.

- 6) **SIDEWALK SNOW REMOVAL.** The CITY shall provide snow removal of transportation trails and sidewalks. DEVELOPER is responsible for its sidewalk snow removal and its maintenance for the portion that adjoins the CITY transportation sidewalk.

EXHIBIT E
PERMITS, LICENSES AND OTHER APPROVALS

1. Any licenses or permits required by the Minnesota Department of Health.
2. NPDES Permit from the MPCA.
3. Right of Way Permit from the CITY.
4. Grading Permit from the CITY.
5. Any contractor licenses from the CITY or the State of Minnesota.
6. Building Permits from the CITY.
7. Electrical Permits from the CITY.
8. Utility permits that may be required from the CITY, State of Minnesota or any utility company.

EXHIBIT F
DEVELOPER IMPROVEMENTS
LETTERS OF CREDIT

Grading LOC - Park Grove Library	Unit	Qty	Unit Cost	Total
Site Grading Restoration: Topsoil	CY	1,000.00	\$ 8.00	\$ 8,000.00
Site Grading: MnDOT 250 Seed & Mulch	AC	1.85	\$ 2,500.00	\$ 4,625.00
Misc. Site Grading	LS	1.00	\$ 5,000.00	\$ 5,000.00
Erosion Control: Temp Rock Entrance	EA	1.00	\$ 3,000.00	\$ 3,000.00
Erosion Control: Silt Fence/Bio Roll	LF	1,310.00	\$ 5.00	\$ 6,550.00
Erosion Control: Inlet Protection	EA	1.00	\$ 500.00	\$ 500.00
Street Sweeper w/ Pickup Broom	HR	6.00	\$ 175.00	\$ 1,050.00
Total Grading Restoration Cost				\$ 28,727.00
Grading LOC 150%				\$ 43,090.50

LANDSCAPING LOC

Landscape LOC	Total
Landscaping Estimate	\$ 300,000.00
Total LOC (150%):	\$ 450,000.00

EXHIBIT G
PUBLIC IMPROVEMENTS
CASH ESCROWS

Public Improvements - Hemingway Avenue	Total
Construction	\$ 400,000.00
Total:	\$ 400,000.00

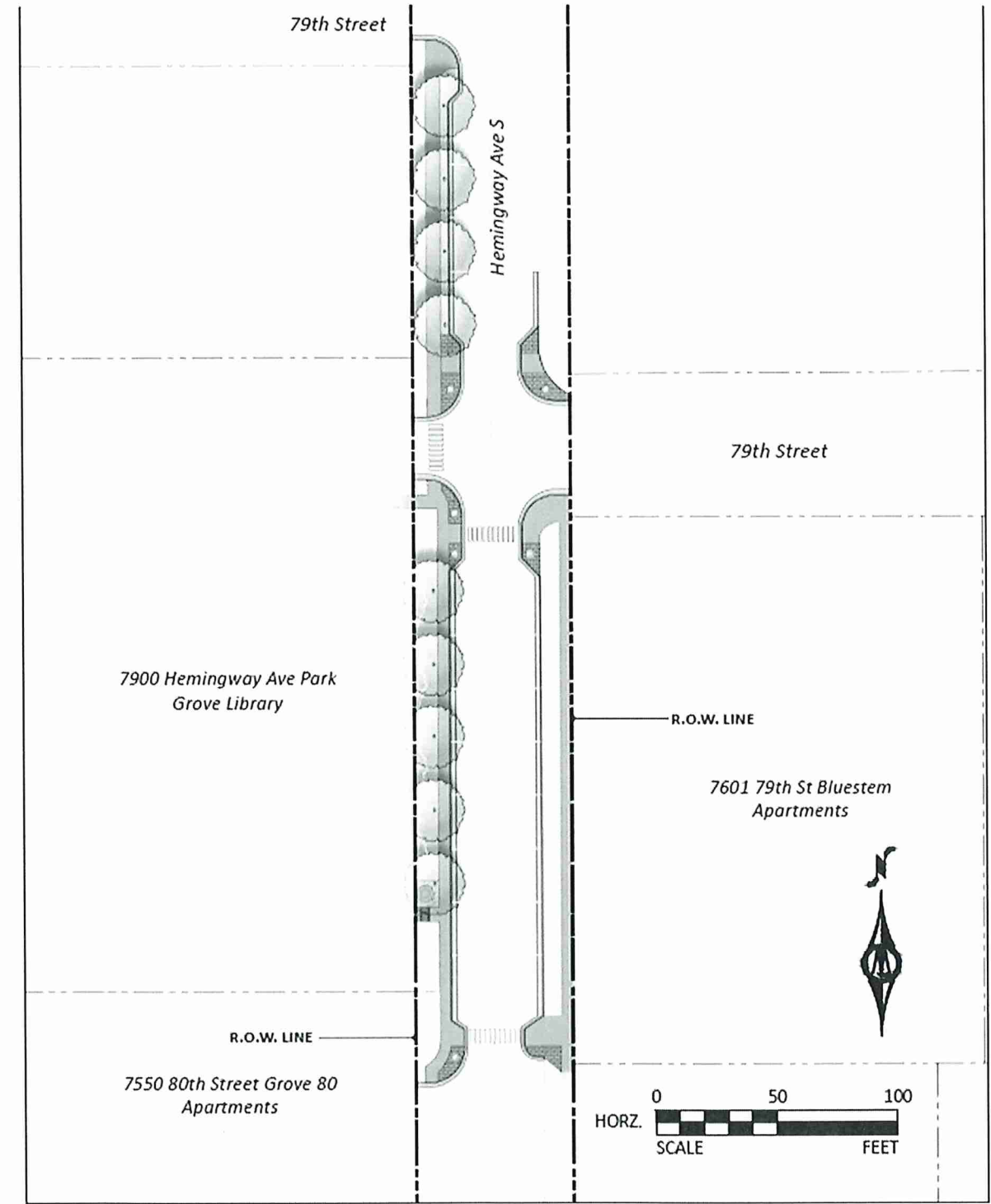
Engineering - Hemingway Avenue	Total
Engineering (Design & Construction Services)	\$ 100,000.00
Total Escrow:	\$ 100,000.00

EXHIBIT H
DEPICTION OF PUBLIC IMPROVEMENTS

HEMINGWAY AVENUE IMPROVEMENTS

City of Cottage Grove

August 2025



Stormwater Management Plan

PARK GROVE LIBRARY
WASHINGTON COUNTY, MN

City of Cottage Grove, MN

Prepared for:
Alliance

Prepared by:
Kimley-Horn
767 Eustis Street, Suite 100
St. Paul, MN 55114
Contact: Dan Elenbaas

Prepared On: August 4, 2025

Stormwater Management Report

for

Park Grove Library

Prepared for:

Alliance

August 4, 2025

Prepared By:

**Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100
St. Paul, MN 55114**

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

Daniel L Elenbaas

Date: 08/04/2025 Registration No. 44614

Table of Contents

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1.0 Introduction

Washington County is proposing to redevelop an existing library site located at 7900 Hemingway Avenue South in Cottage Grove, MN. The existing site has a parking lot with one way circulation and no stormwater treatment on site. The parking lot will be replaced and a portion of the building will be replaced with a flat roof. The adjacent properties consist of residential apartments. The total drainage study area consists of 2.538 acres. HydroCAD 10.2 and NOAA Atlas 14 runoff depths were used to analyze existing and proposed stormwater conditions of the redeveloped site. The proposed development has been evaluated to meet or exceed the guidelines set forth by the City of Cottage Grove, South Washington Watershed District, Minnesota Pollution Control Agency (MPCA), and the National Pollution Discharge Elimination System (NPDES).

2.0 Pre-development Conditions

The existing roof is sloped with no gutters or downspouts and runoff travels over the vegetated lawn. The existing parking lot sheet drains to a catch basin or to the city street.

A summary of the pervious and impervious coverage for existing conditions is included below:

- *Total project area = 2.538 acres*
 - *Existing Pervious Area = 1.222 acres (48.1%)*
 - *Existing Impervious Area = 1.316 acres (51.9%)*
 - *Weighted Curve Number (CN) = 86.6*

3.0 Post-development Conditions

The developed site drainage will collect the new roof stormwater through an internal drain routed to the perforated Nyloplast structure that will migrate to the storage stone and infiltrate into the natural soils. The parking lot will drain to the east where the row of parking will contain PaveDrain blocks that allow the stormwater to enter the storage stone through the joints.

A summary of the pervious and impervious coverage for proposed conditions is included below.

- *Total project area = 2.538 acres*
- *Disturbed area = 1.85 acres*
 - *Proposed Pervious Area = 1.225 acres (48.3%)*
 - *Proposed Impervious Area = 1.313 acres (51.7%)*
 - *Weighted Curve Number (CN) = 83.0*

4.0 Rate Attenuation Summary

An analysis was completed to ensure peak runoff rates were not increasing in the 2-, 10-, and 100-year 24-hour storm events for the discharge location on the site. The discharge location is an existing storm

sewer system located in the southeast corner of the parking lot. The outfall from the BMP will enter into the existing inlet or the new 12" pipe from the underground stone storage.

The proposed development achieves this requirement as outlined in the table below.

Table 1: Rate Attenuation

	<i>2 Year (2.79 in.)</i>	<i>10 Year (4.15 in.)</i>	<i>100 Year (7.40 in.)</i>
Pre-Development Rate (CFS)	5.57	10.43	22.75
Post-Development Rate (CFS)	1.72	8.10	20.38

5.0 Water Quality Summary

The soils on site are predominantly poorly graded sand (SP) and no water or confining layer were encountered to the depth of all the borings performed. Infiltration is the ideal solution to meet the water quality requirements. The area is located near the groundwater DWSMA with high vulnerability and within the Cottage Grove wellhead protection area. However, the site is outside of an emergency response area. The Minnesota Stormwater Manual's wellhead flowchart leads to a higher level of review required. Under condition 2 a geologic assessment is not necessary. The city wells are located more than ½ mile away from the site.

The PaveDrain system is designed to infiltrate the runoff from a 1.1" event over the tributary impervious area. The proposed impervious area is calculated to be 0.77 acres of the total contributing drainage area of 1.146 acres which creates a water quality volume of 3,050 CF. The proposed weir set at 874.94' achieves 3,060 CF of infiltration before overtopping begins and the 12" pipe governs for rate control.

Exhibits

Exhibit 1. Existing Drainage Exhibit

Washington County

Alliance

Alliance
400 Clifton Avenue
Minneapolis, MN 55403
612.874.4100

Meyer Bergman, Johnson

Meyer Borgman Johnson
801 Nicollet Mall Suite W2000
Minneapolis, MN 55402
612.338.0713

MECHANICAL, ELECTRICAL,
PLUMBING ENGINEERS
Emanuelson-Podas, Inc.
7705 Bush Lake Rd
Edina, MN 55439
952.930.0050

161 1 11

Kimley-Horn
767 N Eustis St #100
St. Paul, MN 55114
651.645.4197

1. *Chlorophyll a* (Chl *a*)

Aune Fernandez Lands
755 Prior Ave N #104
St. Paul, MN 55104
661.341.3611

PRELIMINARY

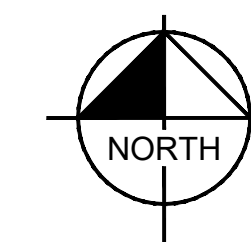
NOT FOR CONSTRUCTION

[illegible]

COMMISSION NO



Know what's **below**.
Call before you dig.



GRAPHIC SCALE IN FEET



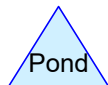
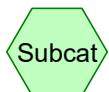
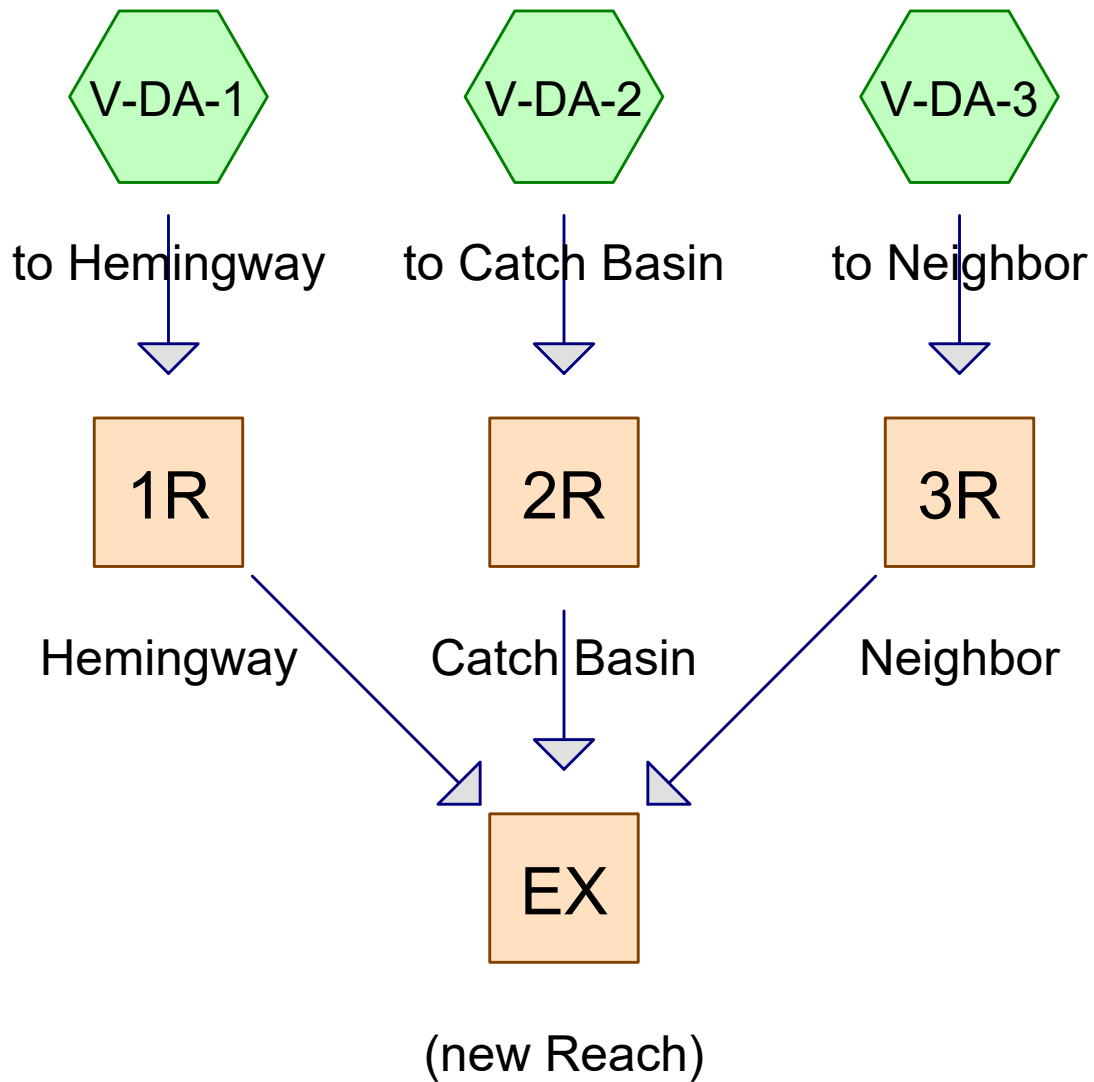
A horizontal scale bar with tick marks at 0, 10, 20, and 40 feet. The segment between 10 and 20 feet is shaded black.

ALLIANCE
EXISTING DRAINAGE EXHIBIT

Exhibit 2. Proposed Drainage Exhibit

Appendices

Appendix 1. Pre-Development HydroCAD Model Analysis



Routing Diagram for PGL

Prepared by Kimley-Horn & Associates, Printed 8/4/2025
HydroCAD® 10.20-5c s/n 02344 © 2023 HydroCAD Software Solutions LLC

PGL

Prepared by Kimley-Horn & Associates

Printed 8/4/2025

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-year	MSE 24-hr	3	Default	24.00	1	2.79	2
2	10-year	MSE 24-hr	3	Default	24.00	1	4.15	2
3	100-year	MSE 24-hr	3	Default	24.00	1	7.40	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.271	39	>75% Grass cover, Good, HSG A (V-DA-1)
0.072	61	>75% Grass cover, Good, HSG B (V-DA-2)
0.879	74	>75% Grass cover, Good, HSG C (V-DA-3)
0.419	98	Paved parking, HSG A (V-DA-1)
0.384	98	Paved parking, HSG B (V-DA-2)
0.200	98	Roofs, HSG A (V-DA-1)
0.105	98	Roofs, HSG B (V-DA-2)
0.181	98	Roofs, HSG C (V-DA-3)
0.027	98	Unconnected pavement, HSG C (V-DA-3)
2.538	82	TOTAL AREA

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.890	HSG A	V-DA-1
0.561	HSG B	V-DA-2
1.087	HSG C	V-DA-3
0.000	HSG D	
0.000	Other	
2.538		TOTAL AREA

PGL

Prepared by Kimley-Horn & Associates

Printed 8/4/2025

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Page 5

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.271	0.072	0.879	0.000	0.000	1.222	>75% Grass cover, Good	V-DA-1, V-DA-2, V-DA-3
0.419	0.384	0.000	0.000	0.000	0.803	Paved parking	V-DA-1, V-DA-2
0.200	0.105	0.181	0.000	0.000	0.486	Roofs	V-DA-1, V-DA-2, V-DA-3
0.000	0.000	0.027	0.000	0.000	0.027	Unconnected pavement	V-DA-3
0.890	0.561	1.087	0.000	0.000	2.538	TOTAL AREA	

PGL

Prepared by Kimley-Horn & Associates

HydroCAD® 10.20-5c s/n 02344 © 2023 HydroCAD Software Solutions LLC

MSE 24-hr 3 2-year Rainfall=2.79"

Printed 8/4/2025

Page 6

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentV-DA-1: to Hemingway Runoff Area=38,765 sf 69.56% Impervious Runoff Depth=1.09"
Tc=7.0 min CN=80 Runoff=1.73 cfs 0.081 af

SubcatchmentV-DA-2: to Catch Basin Runoff Area=24,452 sf 87.16% Impervious Runoff Depth=2.05"
Tc=7.0 min CN=93 Runoff=1.96 cfs 0.096 af

SubcatchmentV-DA-3: to Neighbor Runoff Area=47,353 sf 19.13% Impervious Runoff Depth=0.98"
Tc=7.0 min UI Adjusted CN=78 Runoff=1.88 cfs 0.089 af

Reach 1R: Hemingway Inflow=1.73 cfs 0.081 af
Outflow=1.73 cfs 0.081 af

Reach 2R: Catch Basin Inflow=1.96 cfs 0.096 af
Outflow=1.96 cfs 0.096 af

Reach 3R: Neighbor Inflow=1.88 cfs 0.089 af
Outflow=1.88 cfs 0.089 af

Reach EX: (new Reach) Inflow=5.57 cfs 0.266 af
Outflow=5.57 cfs 0.266 af

Total Runoff Area = 2.538 ac Runoff Volume = 0.266 af Average Runoff Depth = 1.26"
48.15% Pervious = 1.222 ac 51.85% Impervious = 1.316 ac

Summary for Subcatchment V-DA-1: to Hemingway

Runoff = 1.73 cfs @ 12.15 hrs, Volume= 0.081 af, Depth= 1.09"
 Routed to Reach 1R : Hemingway

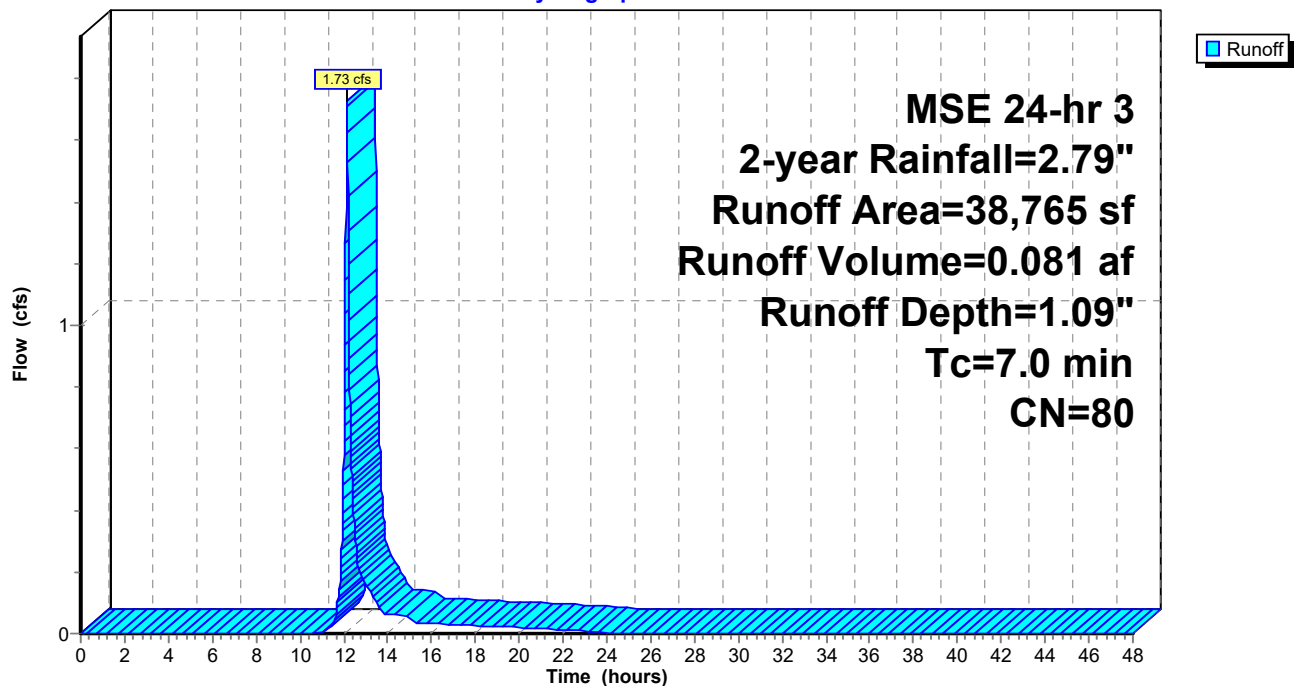
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-year Rainfall=2.79"

Area (sf)	CN	Description
11,800	39	>75% Grass cover, Good, HSG A
8,729	98	Roofs, HSG A
18,236	98	Paved parking, HSG A
38,765	80	Weighted Average
11,800		30.44% Pervious Area
26,965		69.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment V-DA-1: to Hemingway

Hydrograph



Summary for Subcatchment V-DA-2: to Catch Basin

Runoff = 1.96 cfs @ 12.14 hrs, Volume= 0.096 af, Depth= 2.05"
 Routed to Reach 2R : Catch Basin

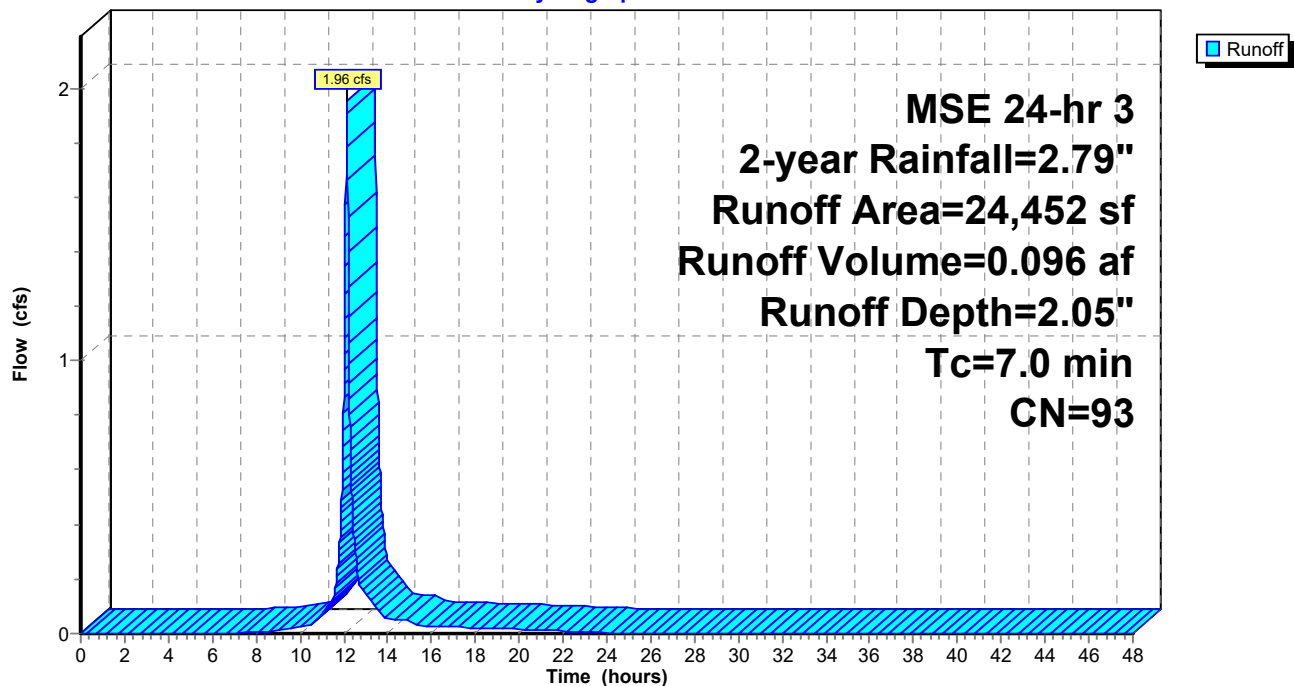
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-year Rainfall=2.79"

Area (sf)	CN	Description
3,140	61	>75% Grass cover, Good, HSG B
4,578	98	Roofs, HSG B
16,734	98	Paved parking, HSG B
24,452	93	Weighted Average
3,140		12.84% Pervious Area
21,312		87.16% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment V-DA-2: to Catch Basin

Hydrograph



Summary for Subcatchment V-DA-3: to Neighbor

Runoff = 1.88 cfs @ 12.15 hrs, Volume= 0.089 af, Depth= 0.98"
 Routed to Reach 3R : Neighbor

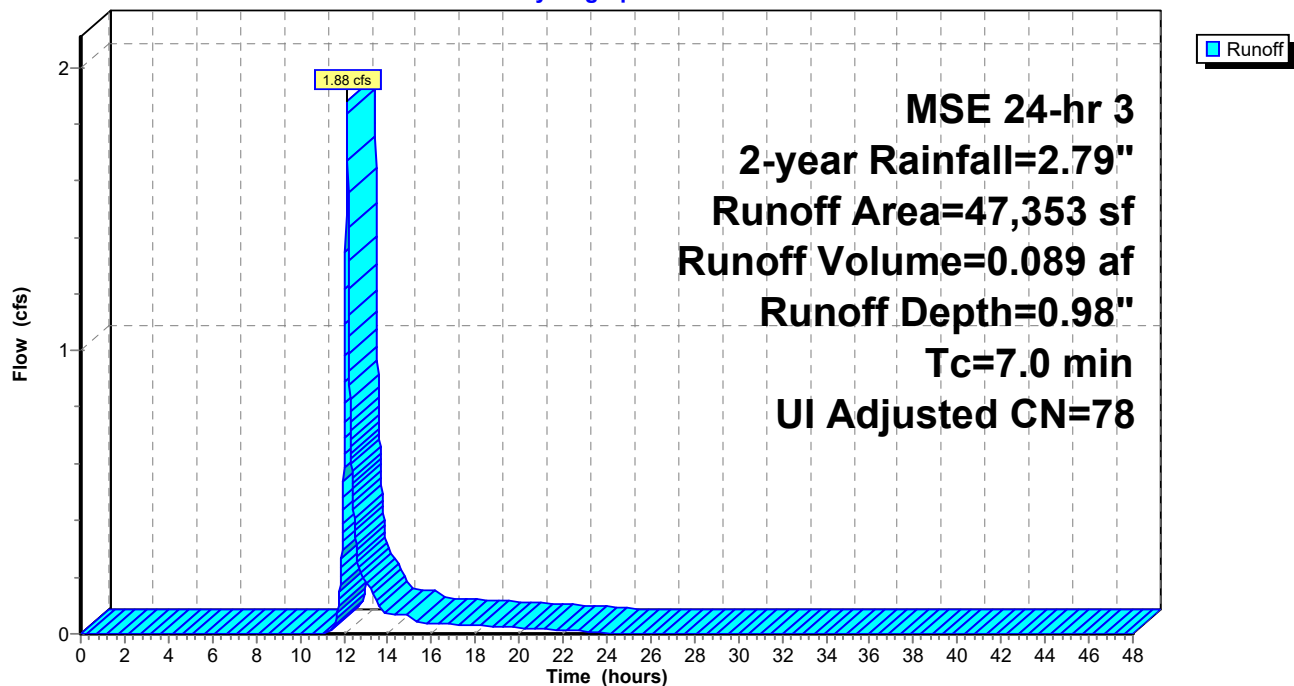
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-year Rainfall=2.79"

Area (sf)	CN	Adj	Description
38,296	74		>75% Grass cover, Good, HSG C
7,875	98		Roofs, HSG C
1,182	98		Unconnected pavement, HSG C
47,353	79	78	Weighted Average, UI Adjusted
38,296			80.87% Pervious Area
9,057			19.13% Impervious Area
1,182			13.05% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment V-DA-3: to Neighbor

Hydrograph



Summary for Reach 1R: Hemingway

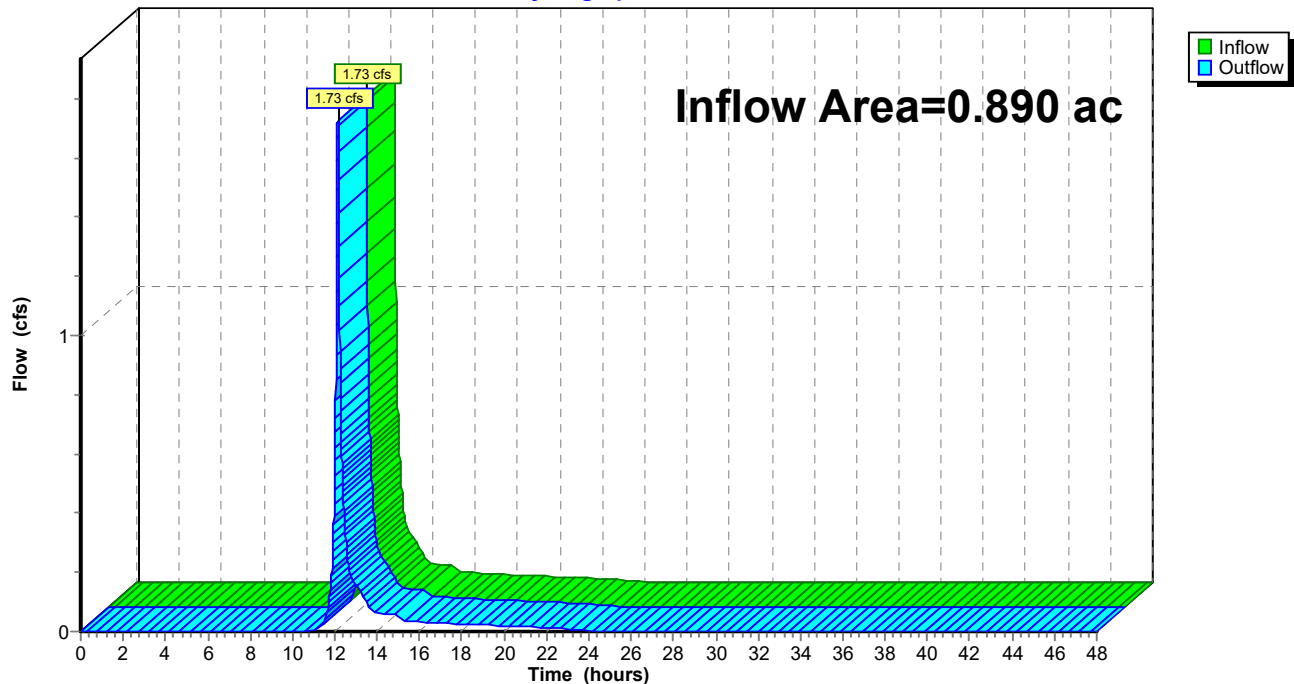
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.890 ac, 69.56% Impervious, Inflow Depth = 1.09" for 2-year event
Inflow = 1.73 cfs @ 12.15 hrs, Volume= 0.081 af
Outflow = 1.73 cfs @ 12.15 hrs, Volume= 0.081 af, Atten= 0%, Lag= 0.0 min
Routed to Reach EX : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 1R: Hemingway

Hydrograph

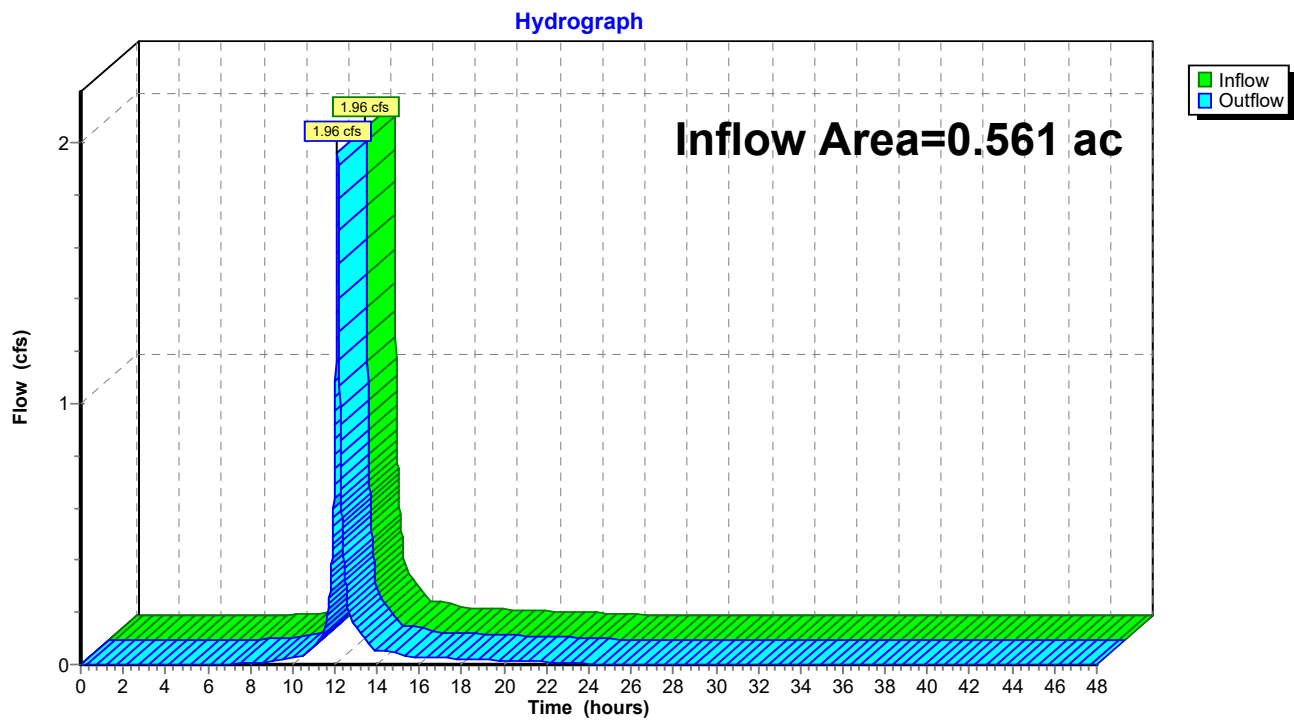


Summary for Reach 2R: Catch Basin

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.561 ac, 87.16% Impervious, Inflow Depth = 2.05" for 2-year event
Inflow = 1.96 cfs @ 12.14 hrs, Volume= 0.096 af
Outflow = 1.96 cfs @ 12.14 hrs, Volume= 0.096 af, Atten= 0%, Lag= 0.0 min
Routed to Reach EX : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 2R: Catch Basin

Summary for Reach 3R: Neighbor

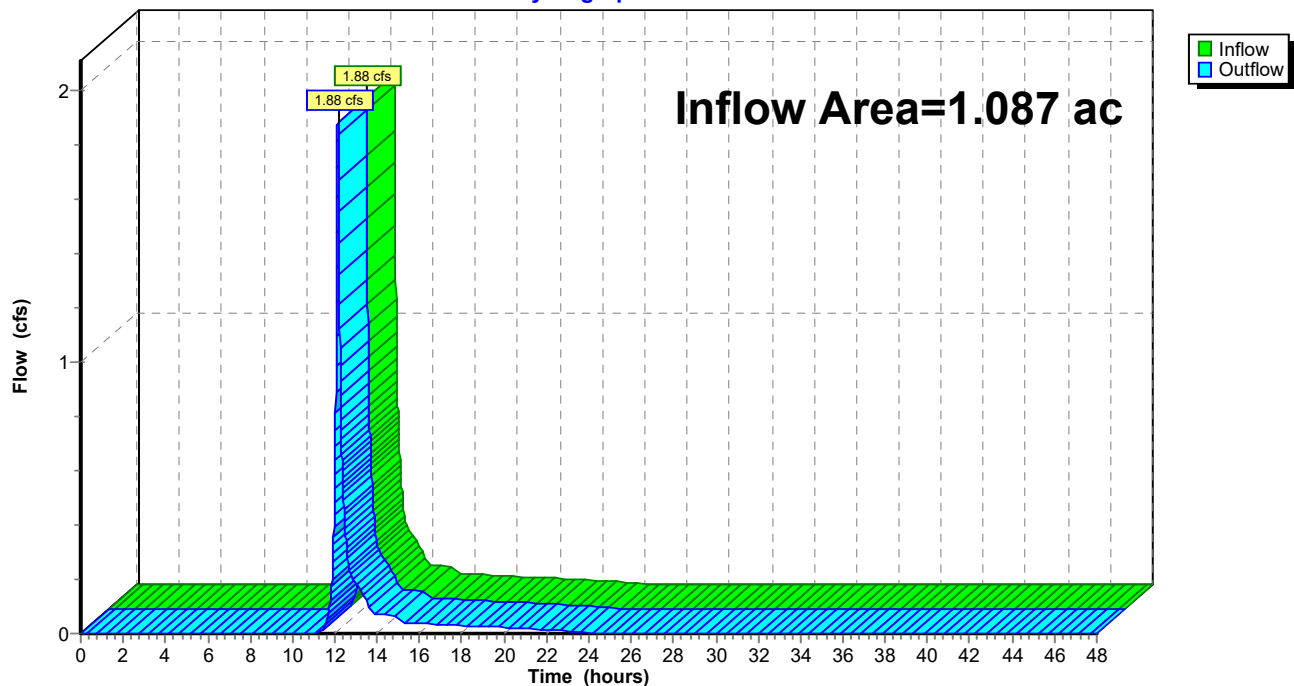
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.087 ac, 19.13% Impervious, Inflow Depth = 0.98" for 2-year event
Inflow = 1.88 cfs @ 12.15 hrs, Volume= 0.089 af
Outflow = 1.88 cfs @ 12.15 hrs, Volume= 0.089 af, Atten= 0%, Lag= 0.0 min
Routed to Reach EX : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 3R: Neighbor

Hydrograph

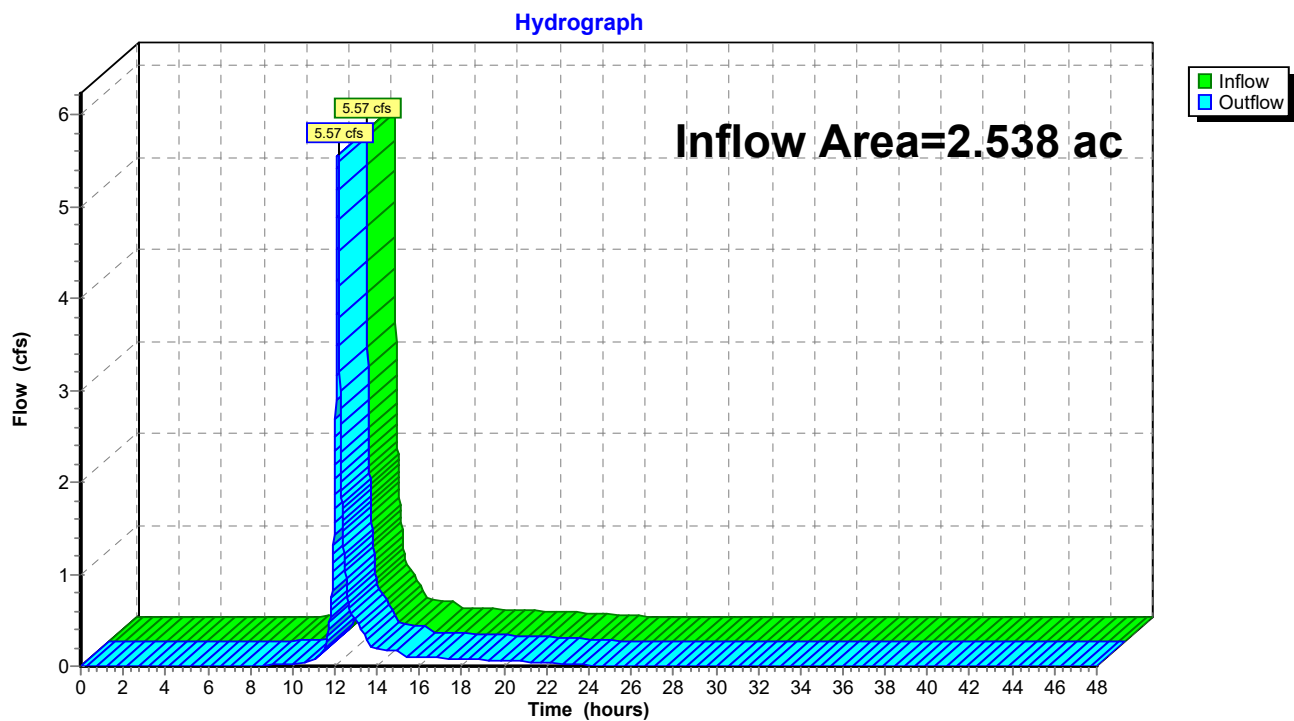


Summary for Reach EX: (new Reach)

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.538 ac, 51.85% Impervious, Inflow Depth = 1.26" for 2-year event
Inflow = 5.57 cfs @ 12.15 hrs, Volume= 0.266 af
Outflow = 5.57 cfs @ 12.15 hrs, Volume= 0.266 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach EX: (new Reach)

PGL

Prepared by Kimley-Horn & Associates

HydroCAD® 10.20-5c s/n 02344 © 2023 HydroCAD Software Solutions LLC

MSE 24-hr 3 10-year Rainfall=4.15"

Printed 8/4/2025

Page 14

Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentV-DA-1: to Hemingway Runoff Area=38,765 sf 69.56% Impervious Runoff Depth=2.17"
Tc=7.0 min CN=80 Runoff=3.43 cfs 0.161 af

SubcatchmentV-DA-2: to Catch Basin Runoff Area=24,452 sf 87.16% Impervious Runoff Depth=3.37"
Tc=7.0 min CN=93 Runoff=3.11 cfs 0.157 af

SubcatchmentV-DA-3: to Neighbor Runoff Area=47,353 sf 19.13% Impervious Runoff Depth=2.01"
Tc=7.0 min UI Adjusted CN=78 Runoff=3.89 cfs 0.182 af

Reach 1R: Hemingway Inflow=3.43 cfs 0.161 af
Outflow=3.43 cfs 0.161 af

Reach 2R: Catch Basin Inflow=3.11 cfs 0.157 af
Outflow=3.11 cfs 0.157 af

Reach 3R: Neighbor Inflow=3.89 cfs 0.182 af
Outflow=3.89 cfs 0.182 af

Reach EX: (new Reach) Inflow=10.43 cfs 0.500 af
Outflow=10.43 cfs 0.500 af

Total Runoff Area = 2.538 ac Runoff Volume = 0.500 af Average Runoff Depth = 2.36"
48.15% Pervious = 1.222 ac 51.85% Impervious = 1.316 ac

Summary for Subcatchment V-DA-1: to Hemingway

Runoff = 3.43 cfs @ 12.14 hrs, Volume= 0.161 af, Depth= 2.17"
 Routed to Reach 1R : Hemingway

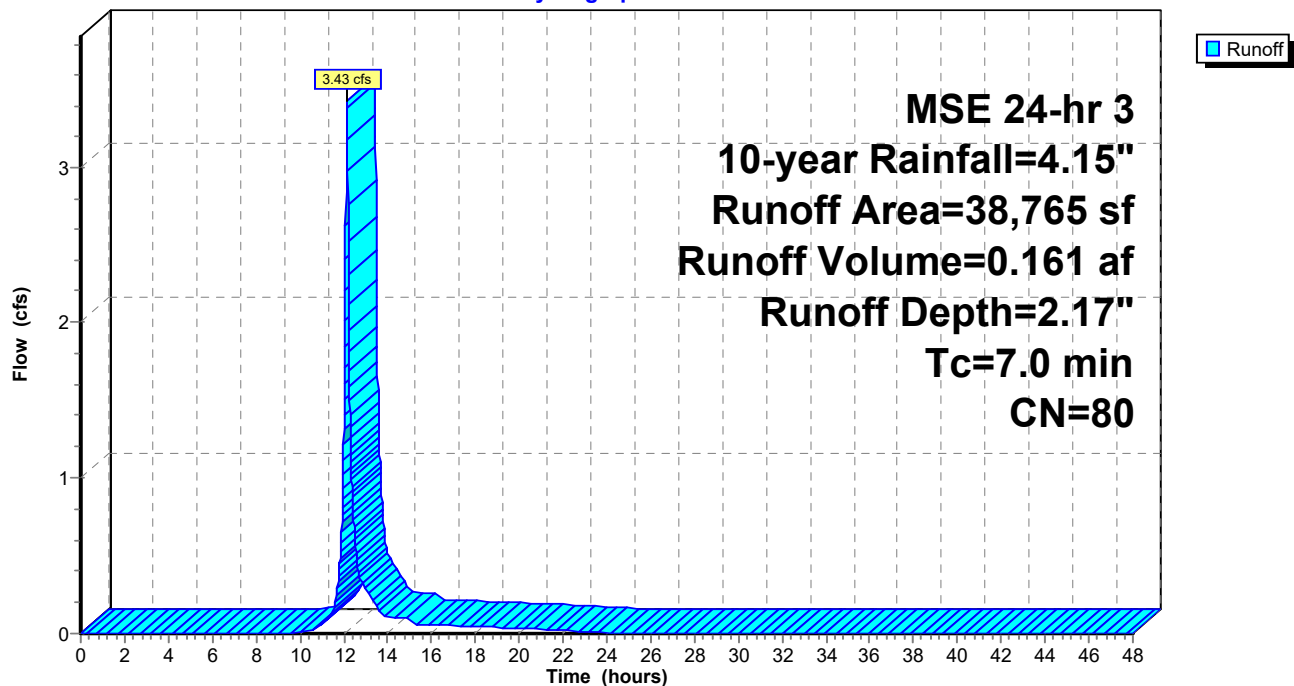
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-year Rainfall=4.15"

Area (sf)	CN	Description
11,800	39	>75% Grass cover, Good, HSG A
8,729	98	Roofs, HSG A
18,236	98	Paved parking, HSG A
38,765	80	Weighted Average
11,800		30.44% Pervious Area
26,965		69.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment V-DA-1: to Hemingway

Hydrograph



Summary for Subcatchment V-DA-2: to Catch Basin

Runoff = 3.11 cfs @ 12.14 hrs, Volume= 0.157 af, Depth= 3.37"
 Routed to Reach 2R : Catch Basin

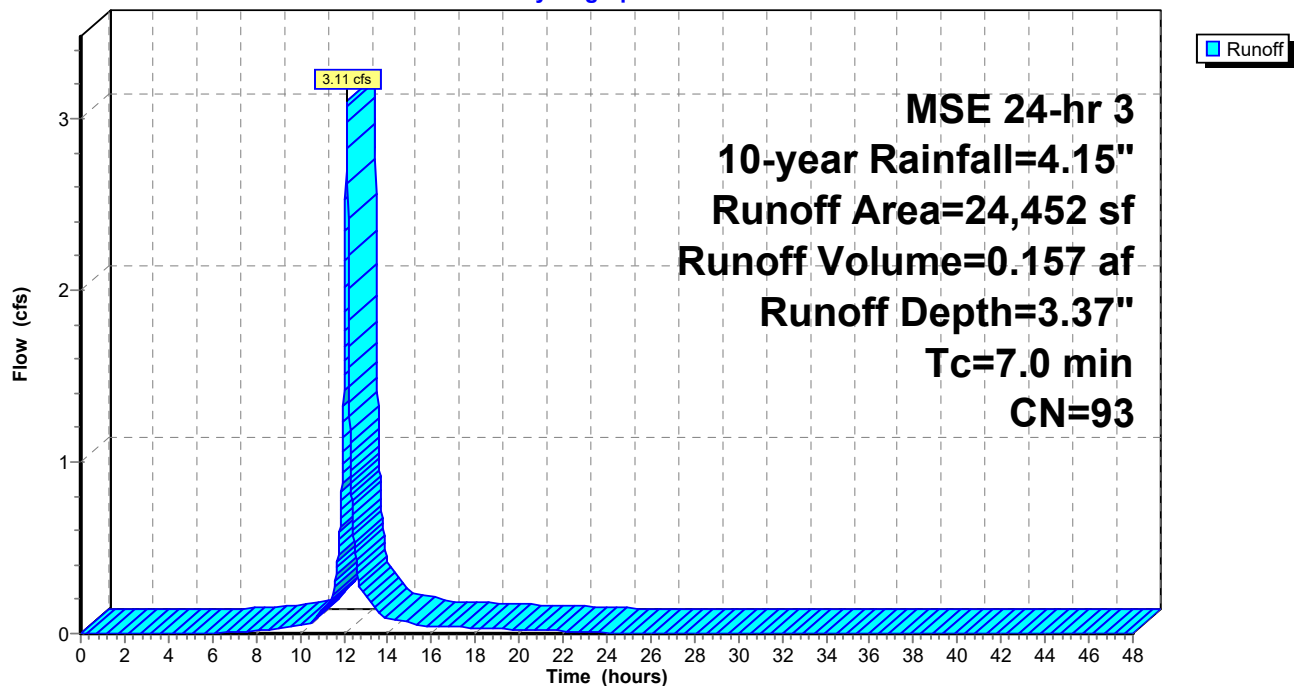
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-year Rainfall=4.15"

Area (sf)	CN	Description
3,140	61	>75% Grass cover, Good, HSG B
4,578	98	Roofs, HSG B
16,734	98	Paved parking, HSG B
24,452	93	Weighted Average
3,140		12.84% Pervious Area
21,312		87.16% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment V-DA-2: to Catch Basin

Hydrograph



Summary for Subcatchment V-DA-3: to Neighbor

Runoff = 3.89 cfs @ 12.15 hrs, Volume= 0.182 af, Depth= 2.01"
 Routed to Reach 3R : Neighbor

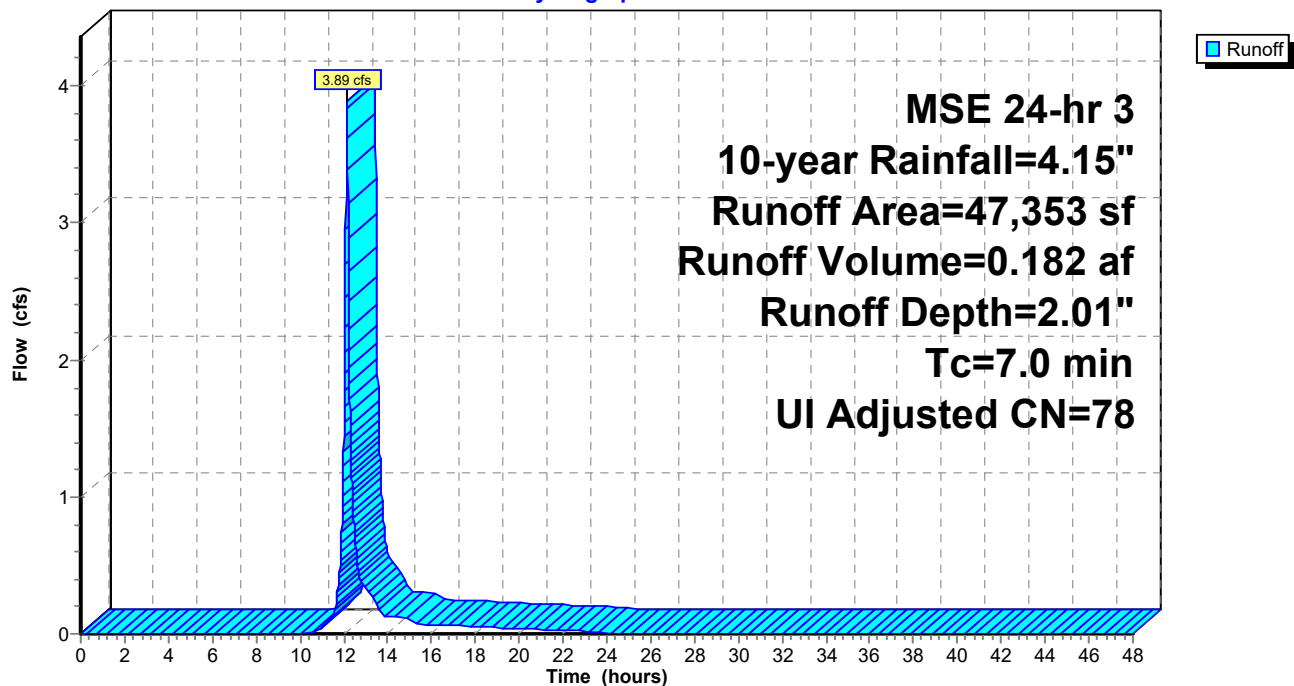
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-year Rainfall=4.15"

Area (sf)	CN	Adj	Description
38,296	74		>75% Grass cover, Good, HSG C
7,875	98		Roofs, HSG C
1,182	98		Unconnected pavement, HSG C
47,353	79	78	Weighted Average, UI Adjusted
38,296			80.87% Pervious Area
9,057			19.13% Impervious Area
1,182			13.05% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment V-DA-3: to Neighbor

Hydrograph



Summary for Reach 1R: Hemingway

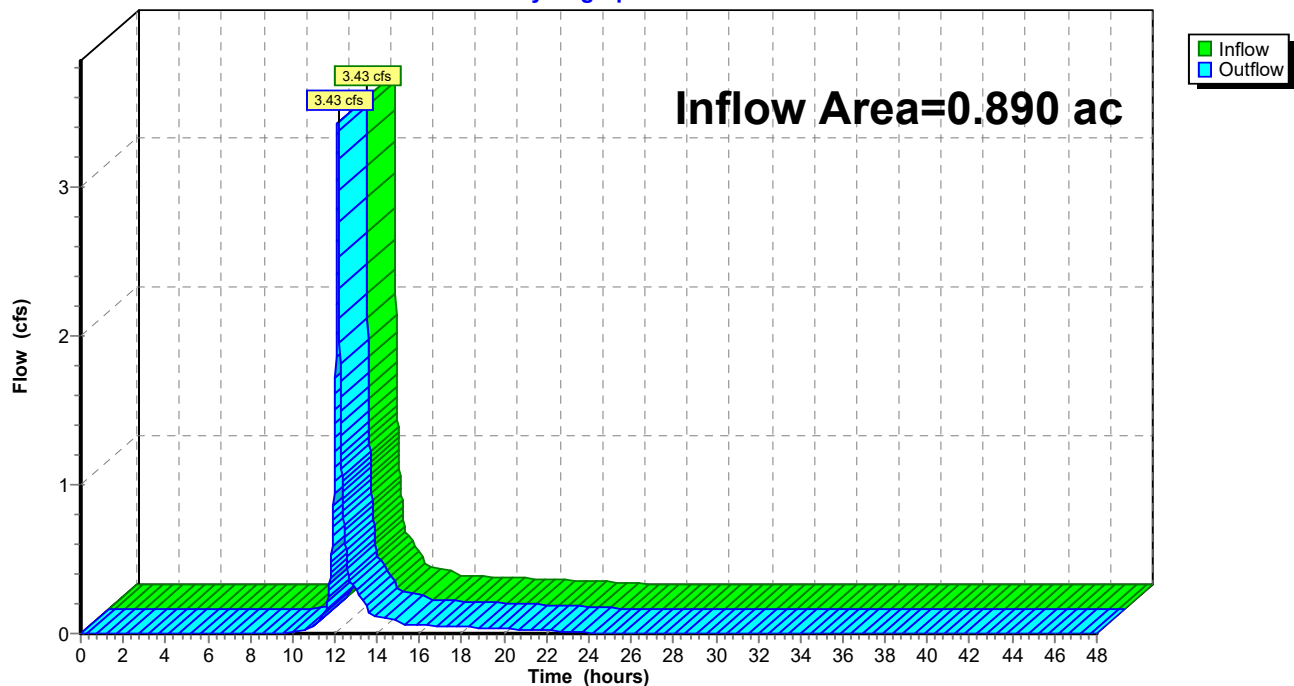
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.890 ac, 69.56% Impervious, Inflow Depth = 2.17" for 10-year event
Inflow = 3.43 cfs @ 12.14 hrs, Volume= 0.161 af
Outflow = 3.43 cfs @ 12.14 hrs, Volume= 0.161 af, Atten= 0%, Lag= 0.0 min
Routed to Reach EX : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 1R: Hemingway

Hydrograph

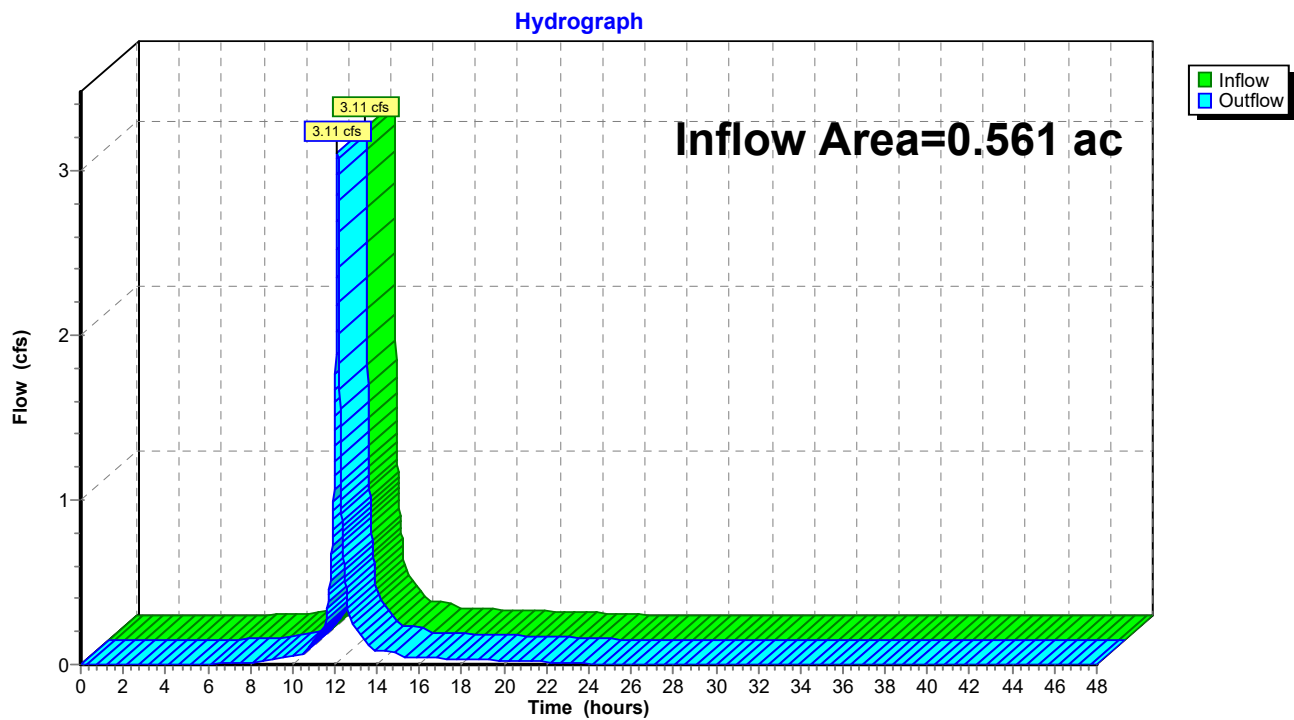


Summary for Reach 2R: Catch Basin

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.561 ac, 87.16% Impervious, Inflow Depth = 3.37" for 10-year event
Inflow = 3.11 cfs @ 12.14 hrs, Volume= 0.157 af
Outflow = 3.11 cfs @ 12.14 hrs, Volume= 0.157 af, Atten= 0%, Lag= 0.0 min
Routed to Reach EX : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 2R: Catch Basin

Summary for Reach 3R: Neighbor

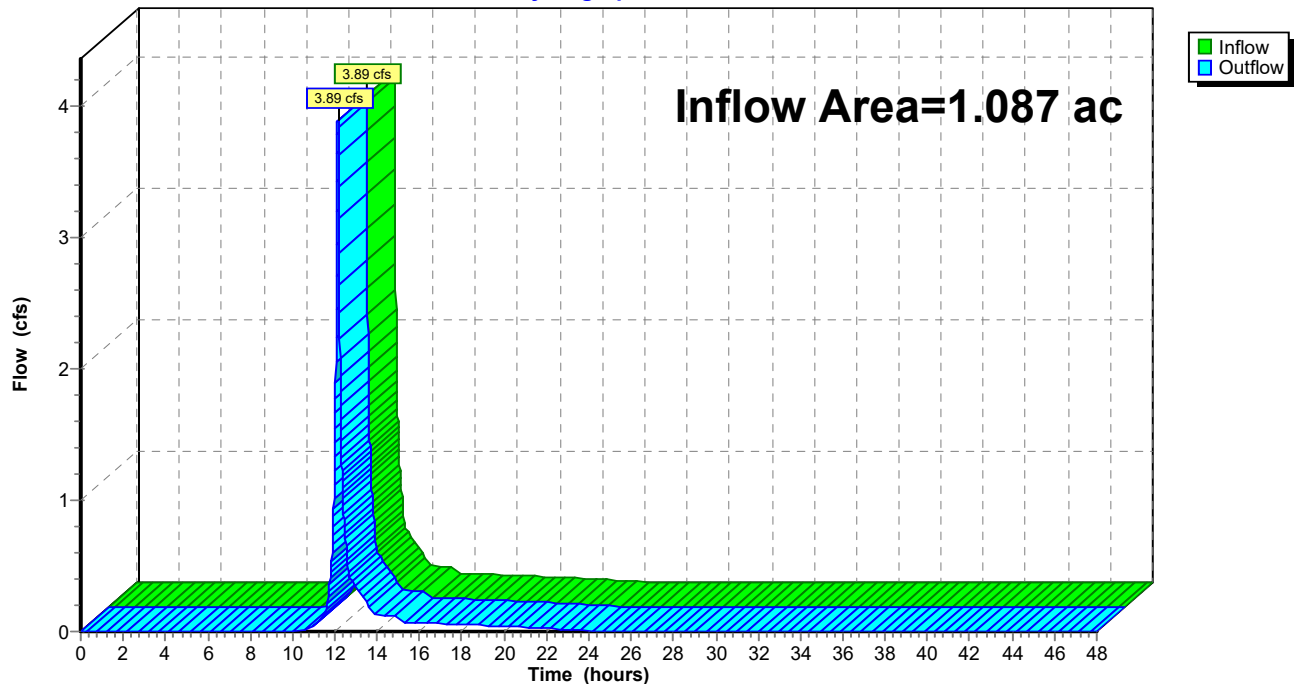
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.087 ac, 19.13% Impervious, Inflow Depth = 2.01" for 10-year event
Inflow = 3.89 cfs @ 12.15 hrs, Volume= 0.182 af
Outflow = 3.89 cfs @ 12.15 hrs, Volume= 0.182 af, Atten= 0%, Lag= 0.0 min
Routed to Reach EX : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 3R: Neighbor

Hydrograph



Summary for Reach EX: (new Reach)

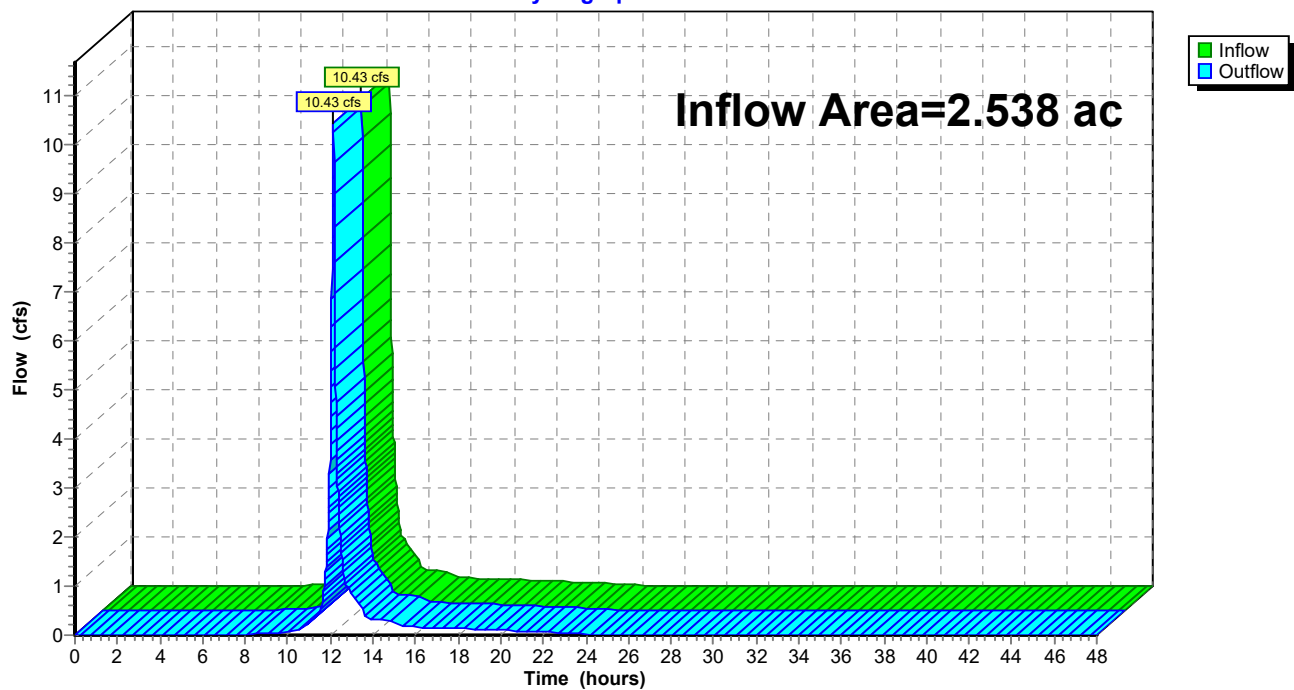
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.538 ac, 51.85% Impervious, Inflow Depth = 2.36" for 10-year event
Inflow = 10.43 cfs @ 12.14 hrs, Volume= 0.500 af
Outflow = 10.43 cfs @ 12.14 hrs, Volume= 0.500 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach EX: (new Reach)

Hydrograph



PGL*MSE 24-hr 3 100-year Rainfall=7.40"*

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentV-DA-1: to Hemingway Runoff Area=38,765 sf 69.56% Impervious Runoff Depth=5.06"
Tc=7.0 min CN=80 Runoff=7.78 cfs 0.376 af

SubcatchmentV-DA-2: to Catch Basin Runoff Area=24,452 sf 87.16% Impervious Runoff Depth=6.57"
Tc=7.0 min CN=93 Runoff=5.82 cfs 0.307 af

SubcatchmentV-DA-3: to Neighbor Runoff Area=47,353 sf 19.13% Impervious Runoff Depth=4.84"
Tc=7.0 min UI Adjusted CN=78 Runoff=9.15 cfs 0.438 af

Reach 1R: Hemingway Inflow=7.78 cfs 0.376 af
Outflow=7.78 cfs 0.376 af

Reach 2R: Catch Basin Inflow=5.82 cfs 0.307 af
Outflow=5.82 cfs 0.307 af

Reach 3R: Neighbor Inflow=9.15 cfs 0.438 af
Outflow=9.15 cfs 0.438 af

Reach EX: (new Reach) Inflow=22.75 cfs 1.121 af
Outflow=22.75 cfs 1.121 af

Total Runoff Area = 2.538 ac Runoff Volume = 1.121 af Average Runoff Depth = 5.30"
48.15% Pervious = 1.222 ac 51.85% Impervious = 1.316 ac

Summary for Subcatchment V-DA-1: to Hemingway

Runoff = 7.78 cfs @ 12.14 hrs, Volume= 0.376 af, Depth= 5.06"
 Routed to Reach 1R : Hemingway

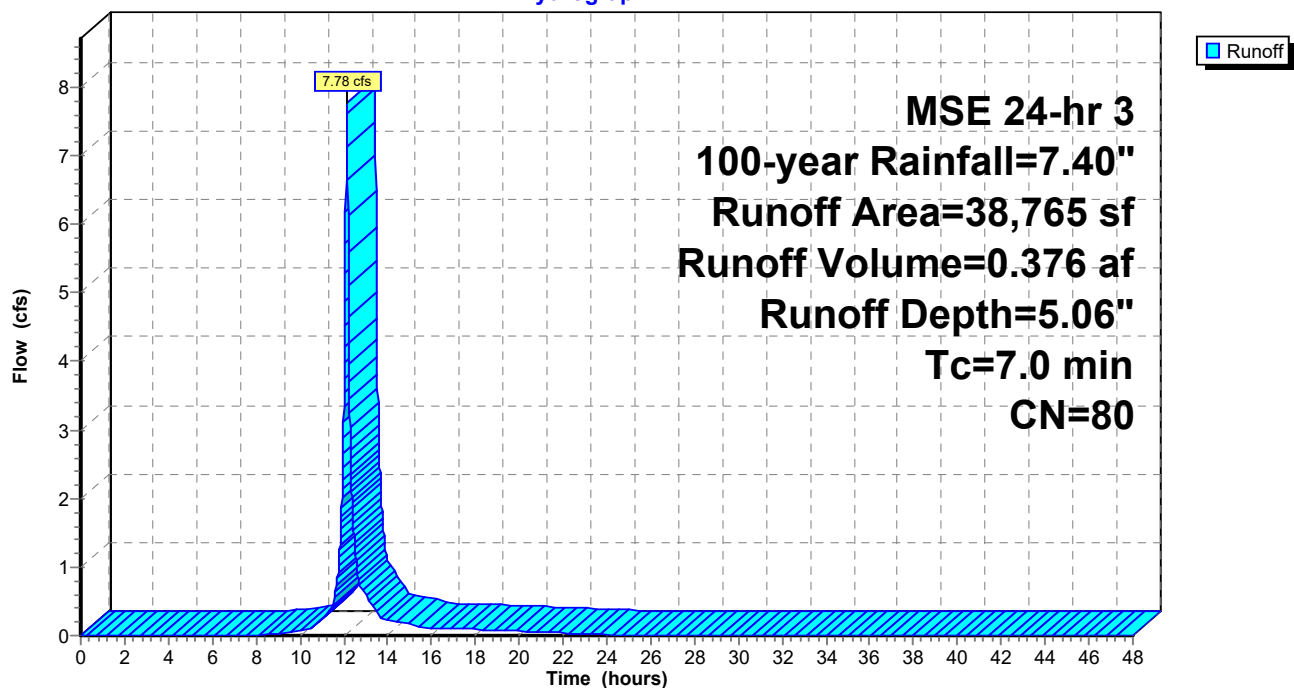
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-year Rainfall=7.40"

Area (sf)	CN	Description
11,800	39	>75% Grass cover, Good, HSG A
8,729	98	Roofs, HSG A
18,236	98	Paved parking, HSG A
38,765	80	Weighted Average
11,800		30.44% Pervious Area
26,965		69.56% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment V-DA-1: to Hemingway

Hydrograph



Summary for Subcatchment V-DA-2: to Catch Basin

Runoff = 5.82 cfs @ 12.14 hrs, Volume= 0.307 af, Depth= 6.57"
 Routed to Reach 2R : Catch Basin

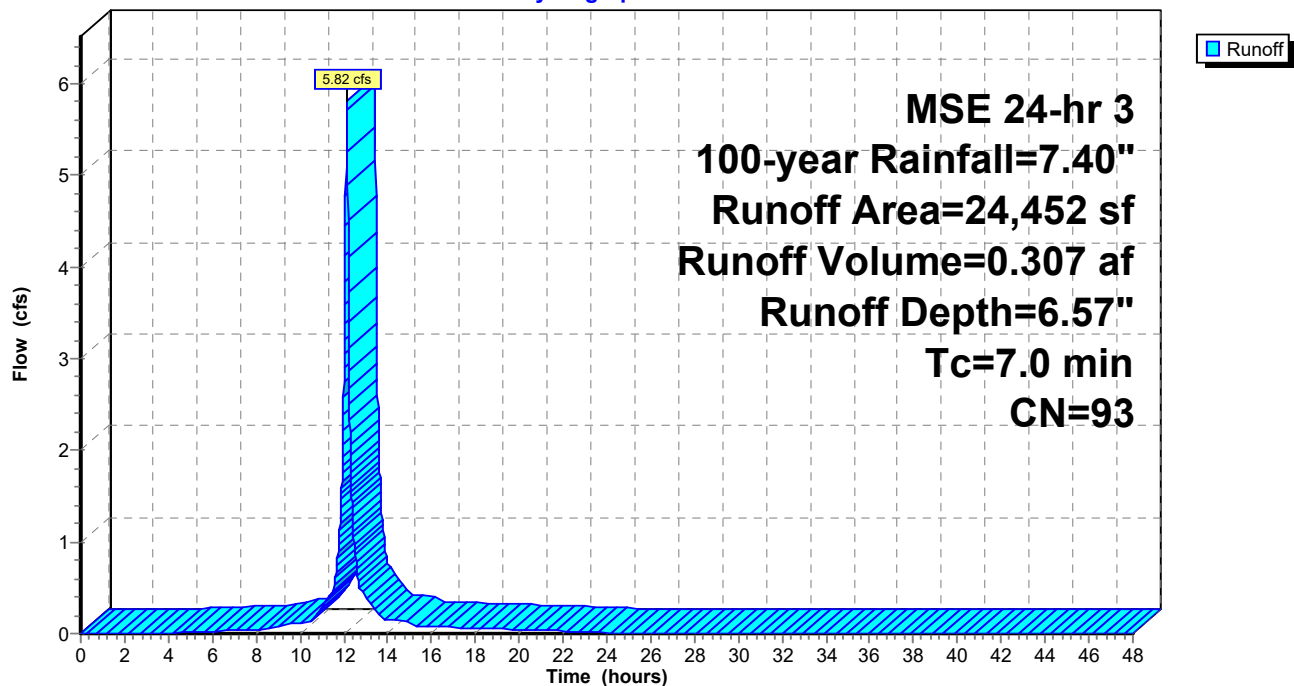
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-year Rainfall=7.40"

Area (sf)	CN	Description
3,140	61	>75% Grass cover, Good, HSG B
4,578	98	Roofs, HSG B
16,734	98	Paved parking, HSG B
24,452	93	Weighted Average
3,140		12.84% Pervious Area
21,312		87.16% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment V-DA-2: to Catch Basin

Hydrograph



Summary for Subcatchment V-DA-3: to Neighbor

Runoff = 9.15 cfs @ 12.14 hrs, Volume= 0.438 af, Depth= 4.84"
 Routed to Reach 3R : Neighbor

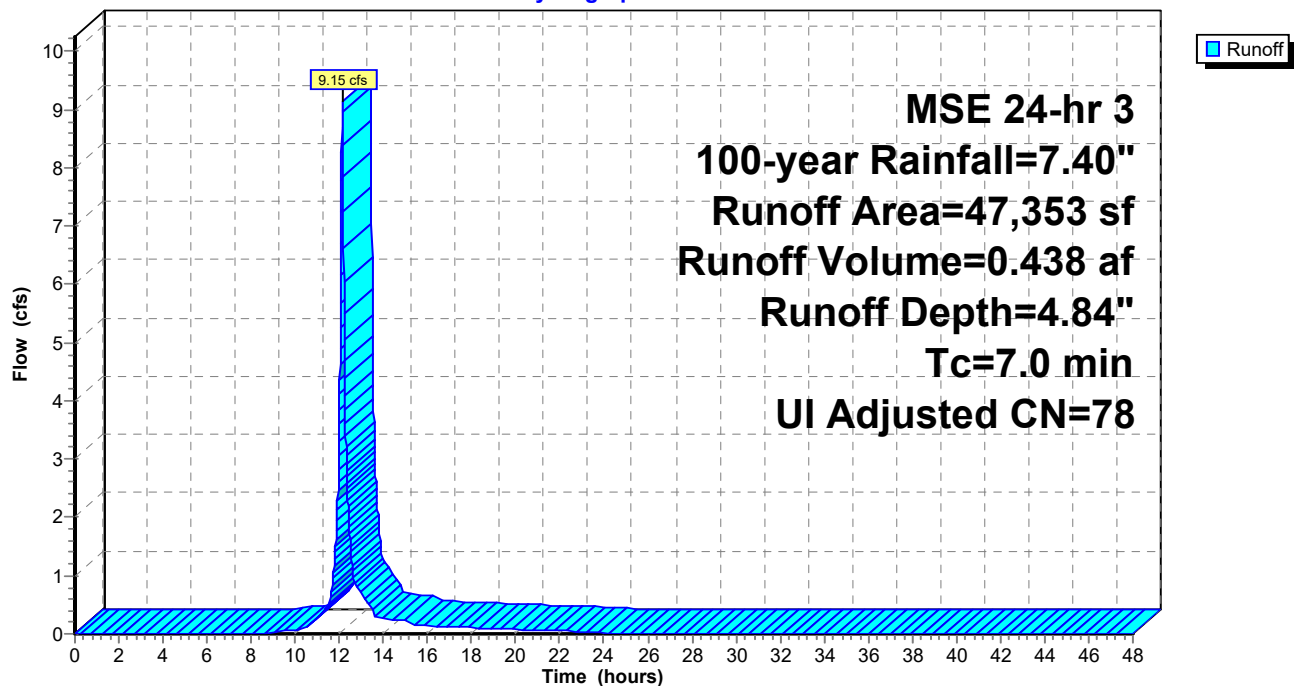
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-year Rainfall=7.40"

Area (sf)	CN	Adj	Description
38,296	74		>75% Grass cover, Good, HSG C
7,875	98		Roofs, HSG C
1,182	98		Unconnected pavement, HSG C
47,353	79	78	Weighted Average, UI Adjusted
38,296			80.87% Pervious Area
9,057			19.13% Impervious Area
1,182			13.05% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment V-DA-3: to Neighbor

Hydrograph



Summary for Reach 1R: Hemingway

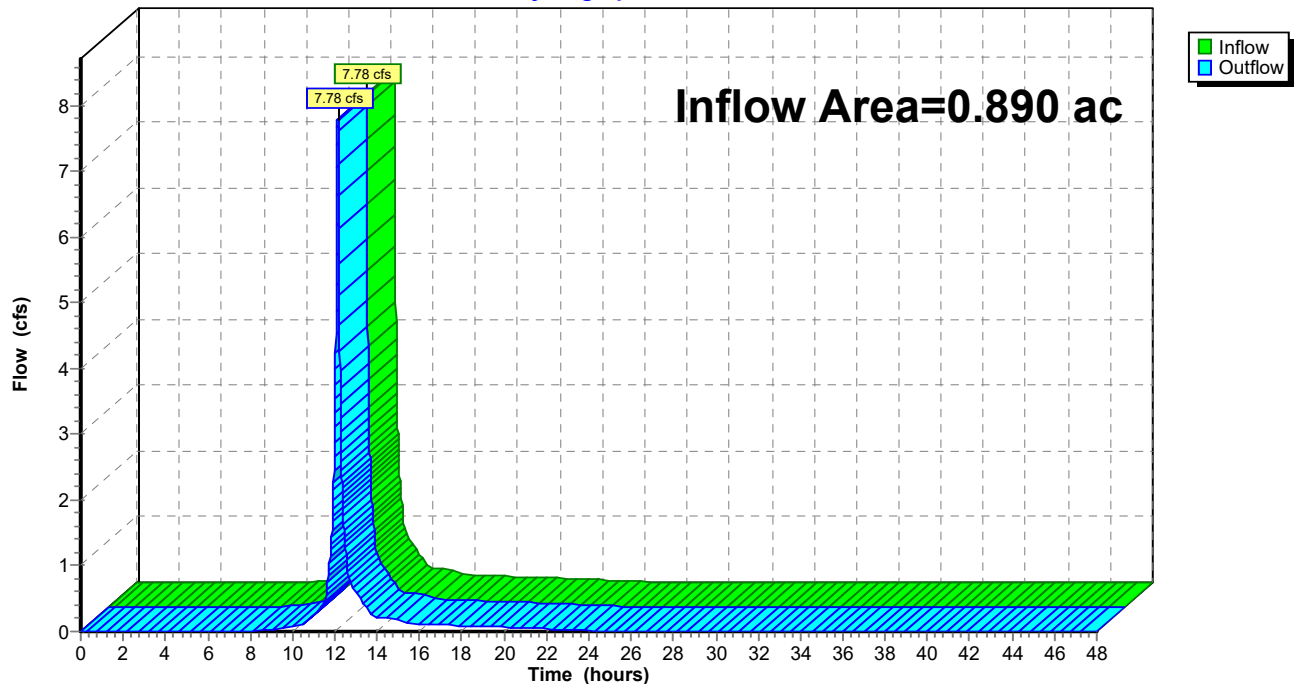
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.890 ac, 69.56% Impervious, Inflow Depth = 5.06" for 100-year event
Inflow = 7.78 cfs @ 12.14 hrs, Volume= 0.376 af
Outflow = 7.78 cfs @ 12.14 hrs, Volume= 0.376 af, Atten= 0%, Lag= 0.0 min
Routed to Reach EX : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 1R: Hemingway

Hydrograph



Summary for Reach 2R: Catch Basin

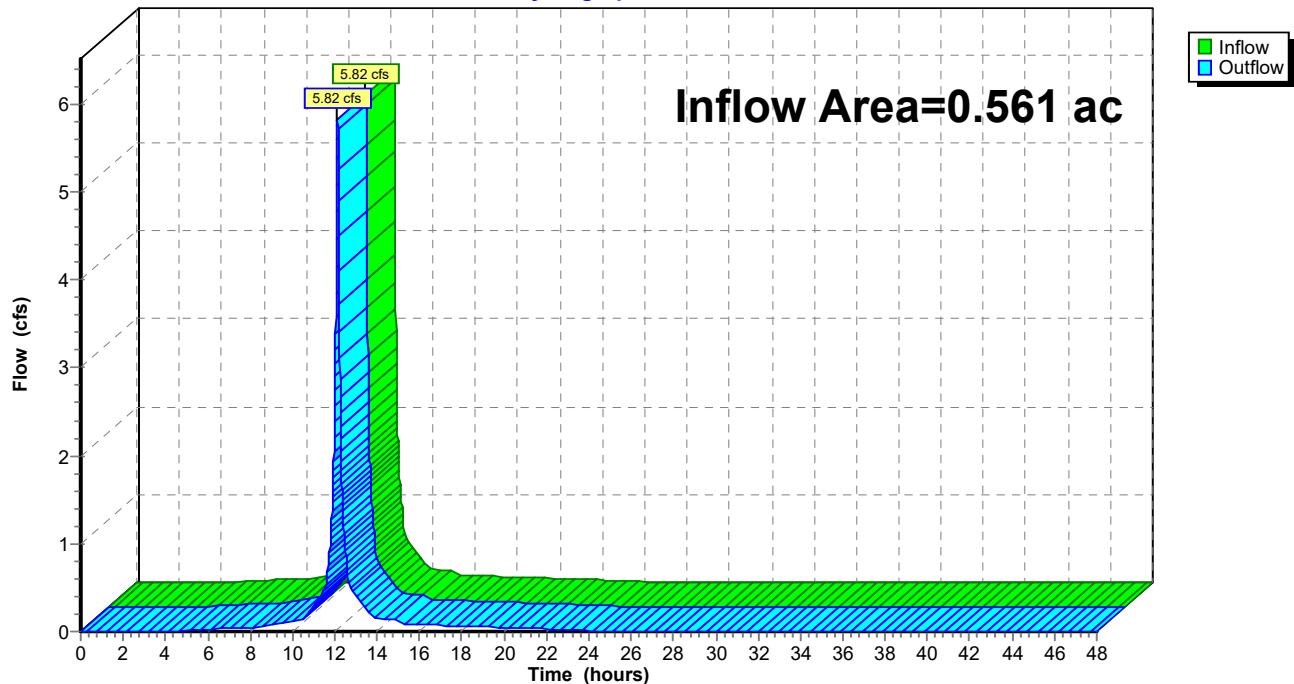
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.561 ac, 87.16% Impervious, Inflow Depth = 6.57" for 100-year event
Inflow = 5.82 cfs @ 12.14 hrs, Volume= 0.307 af
Outflow = 5.82 cfs @ 12.14 hrs, Volume= 0.307 af, Atten= 0%, Lag= 0.0 min
Routed to Reach EX : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 2R: Catch Basin

Hydrograph



Summary for Reach 3R: Neighbor

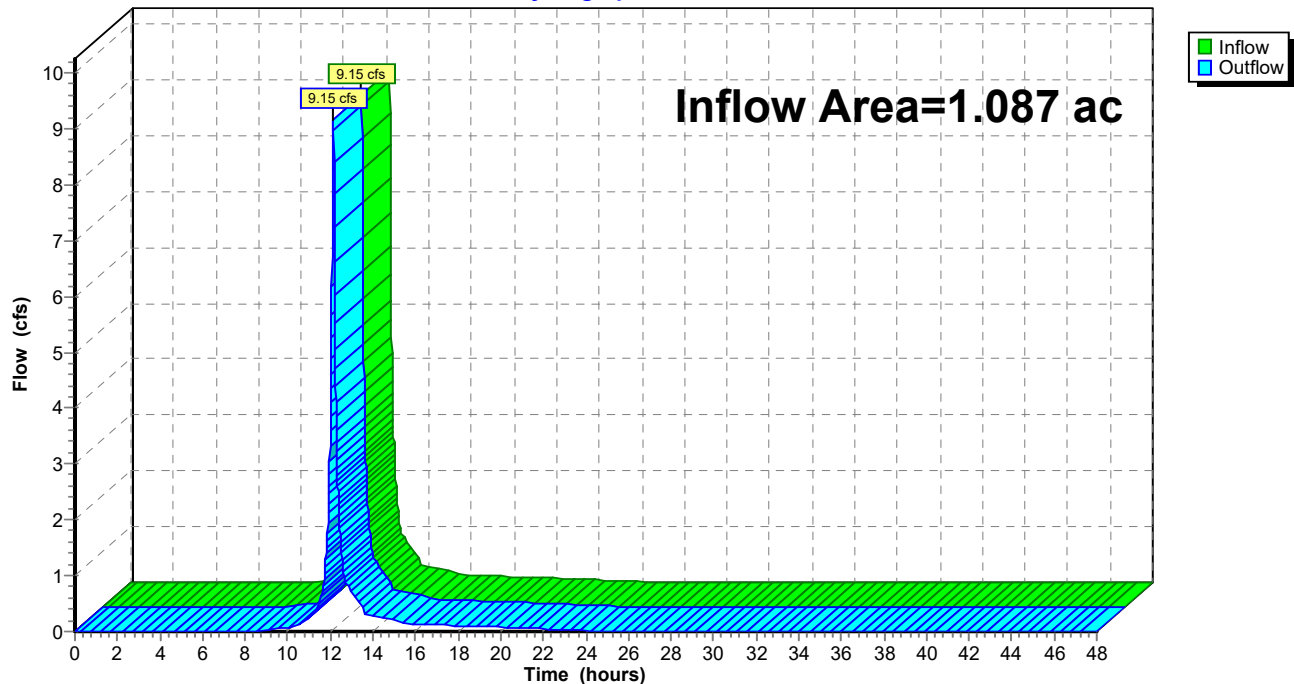
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.087 ac, 19.13% Impervious, Inflow Depth = 4.84" for 100-year event
Inflow = 9.15 cfs @ 12.14 hrs, Volume= 0.438 af
Outflow = 9.15 cfs @ 12.14 hrs, Volume= 0.438 af, Atten= 0%, Lag= 0.0 min
Routed to Reach EX : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 3R: Neighbor

Hydrograph



Summary for Reach EX: (new Reach)

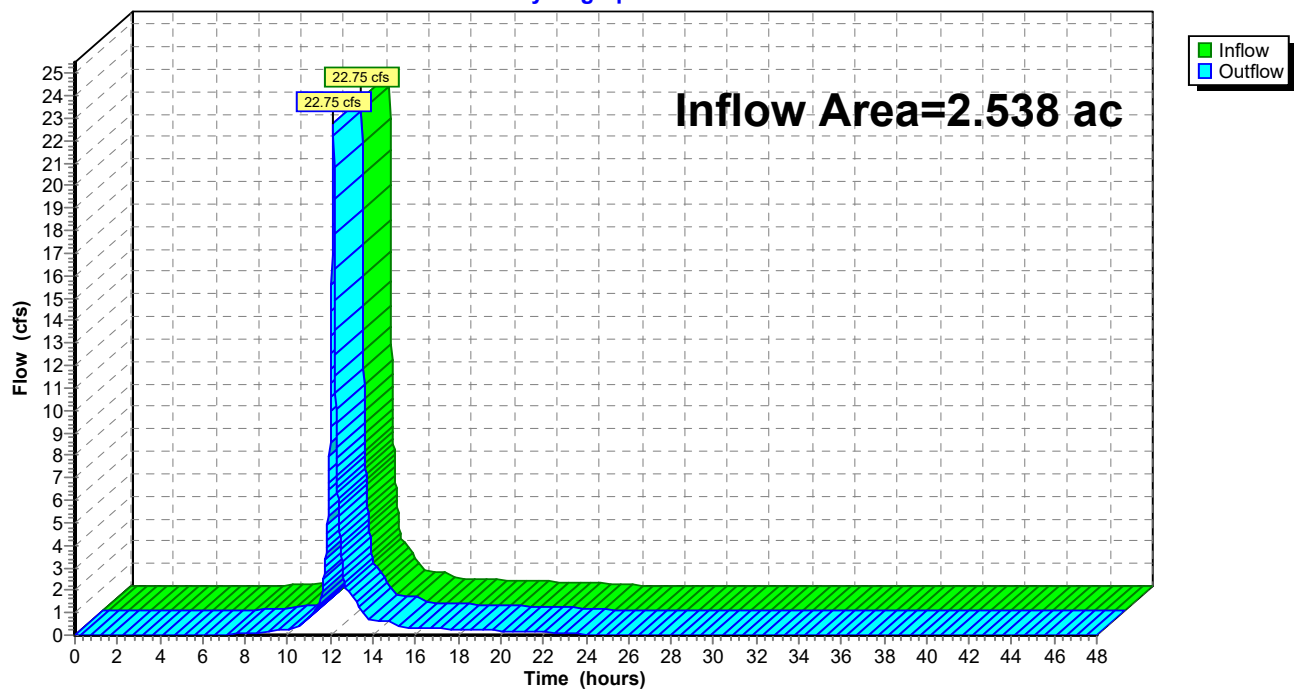
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.538 ac, 51.85% Impervious, Inflow Depth = 5.30" for 100-year event
Inflow = 22.75 cfs @ 12.14 hrs, Volume= 1.121 af
Outflow = 22.75 cfs @ 12.14 hrs, Volume= 1.121 af, Atten= 0%, Lag= 0.0 min

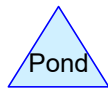
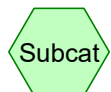
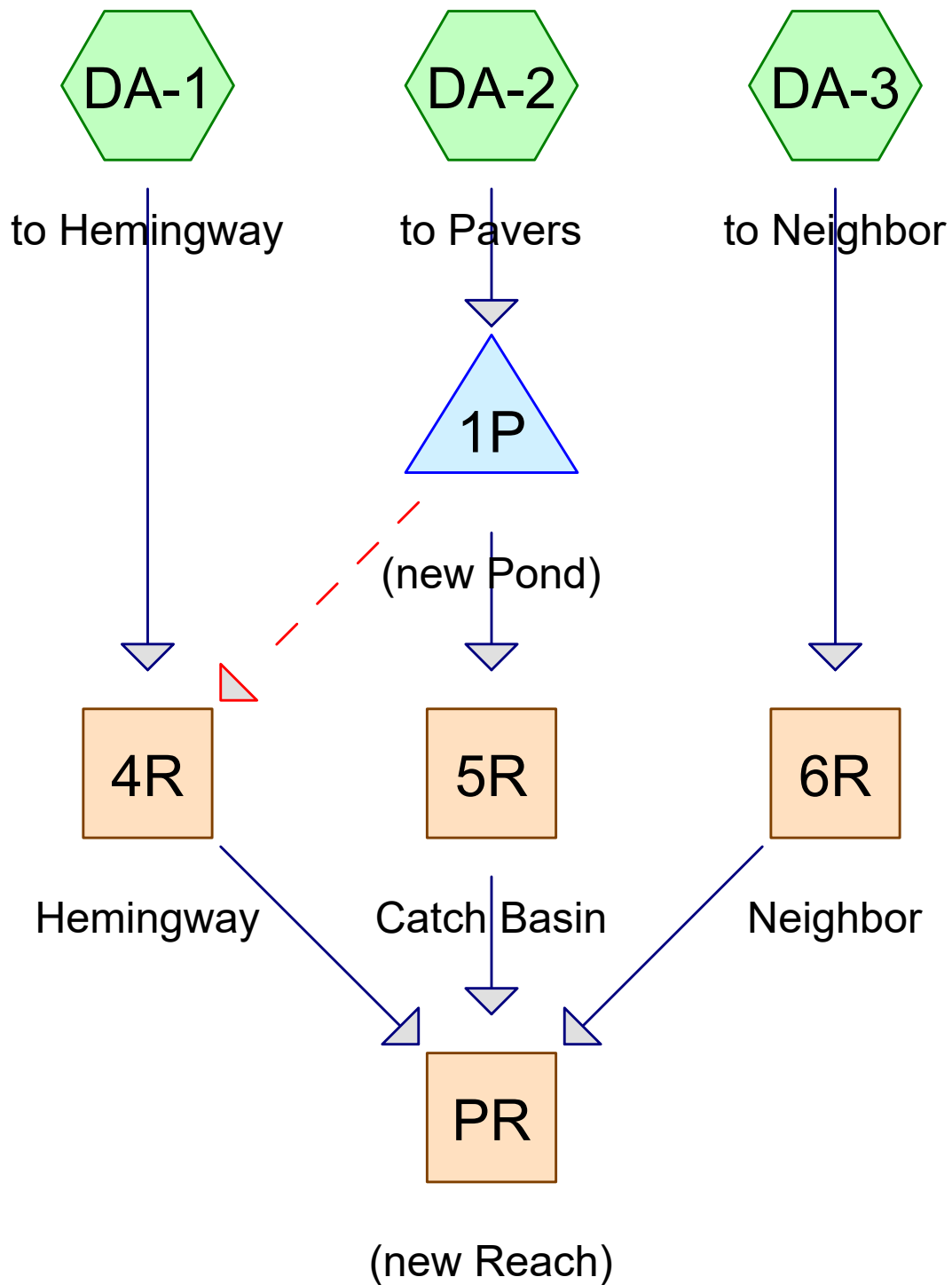
Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach EX: (new Reach)

Hydrograph



Appendix 2. Post-Development HydroCAD Model Analysis



Routing Diagram for PGL

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PGL

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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-year	MSE 24-hr	3	Default	24.00	1	2.79	2
2	10-year	MSE 24-hr	3	Default	24.00	1	4.15	2
3	100-year	MSE 24-hr	3	Default	24.00	1	7.40	2

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.229	39	>75% Grass cover, Good, HSG A (DA-1)
0.094	61	>75% Grass cover, Good, HSG B (DA-2)
0.901	74	>75% Grass cover, Good, HSG C (DA-3)
0.040	98	Paved parking, HSG A (DA-1)
1.051	98	Paved parking, HSG B (DA-2)
0.014	98	Unconnected pavement, HSG C (DA-3)
0.207	98	Unconnected roofs, HSG C (DA-3)
2.538	83	TOTAL AREA

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.270	HSG A	DA-1
1.146	HSG B	DA-2
1.123	HSG C	DA-3
0.000	HSG D	
0.000	Other	
2.538		TOTAL AREA

PGL

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Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.229	0.094	0.901	0.000	0.000	1.225	>75% Grass cover, Good	DA-1, DA-2, DA-3
0.040	1.051	0.000	0.000	0.000	1.092	Paved parking	DA-1, DA-2
0.000	0.000	0.014	0.000	0.000	0.014	Unconnected pavement	DA-3
0.000	0.000	0.207	0.000	0.000	0.207	Unconnected roofs	DA-3
0.270	1.146	1.123	0.000	0.000	2.538	TOTAL AREA	

PGL

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Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	1P	867.60	867.35	25.0	0.0100	0.015	0.0	15.0	0.0	

PGL

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MSE 24-hr 3 2-year Rainfall=2.79"

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentDA-1: to HemingwayRunoff Area=11,743 sf 14.88% Impervious Runoff Depth=0.03"
Tc=7.0 min CN=48 Runoff=0.00 cfs 0.001 af**SubcatchmentDA-2: to Pavers**Runoff Area=49,918 sf 91.76% Impervious Runoff Depth=2.24"
Tc=0.0 min CN=95 Runoff=4.98 cfs 0.214 af**SubcatchmentDA-3: to Neighbor**Runoff Area=48,899 sf 19.70% Impervious Runoff Depth=0.88"
Tc=7.0 min UI Adjusted CN=76 Runoff=1.72 cfs 0.082 af**Reach 4R: Hemingway**Inflow=0.00 cfs 0.001 af
Outflow=0.00 cfs 0.001 af**Reach 5R: Catch Basin**Inflow=0.00 cfs 0.000 af
Outflow=0.00 cfs 0.000 af**Reach 6R: Neighbor**Inflow=1.72 cfs 0.082 af
Outflow=1.72 cfs 0.082 af**Reach PR: (new Reach)**Inflow=1.72 cfs 0.083 af
Outflow=1.72 cfs 0.083 af**Pond 1P: (new Pond)**Peak Elev=874.67' Storage=2,719 cf Inflow=4.98 cfs 0.214 af
Discarded=0.80 cfs 0.214 af Primary=0.00 cfs 0.000 af Secondary=0.00 cfs 0.000 af Outflow=0.80 cfs 0.214 af**Total Runoff Area = 2.538 ac Runoff Volume = 0.297 af Average Runoff Depth = 1.40"**
48.28% Pervious = 1.225 ac 51.72% Impervious = 1.313 ac

Summary for Subcatchment DA-1: to Hemingway

Runoff = 0.00 cfs @ 13.45 hrs, Volume= 0.001 af, Depth= 0.03"
 Routed to Reach 4R : Hemingway

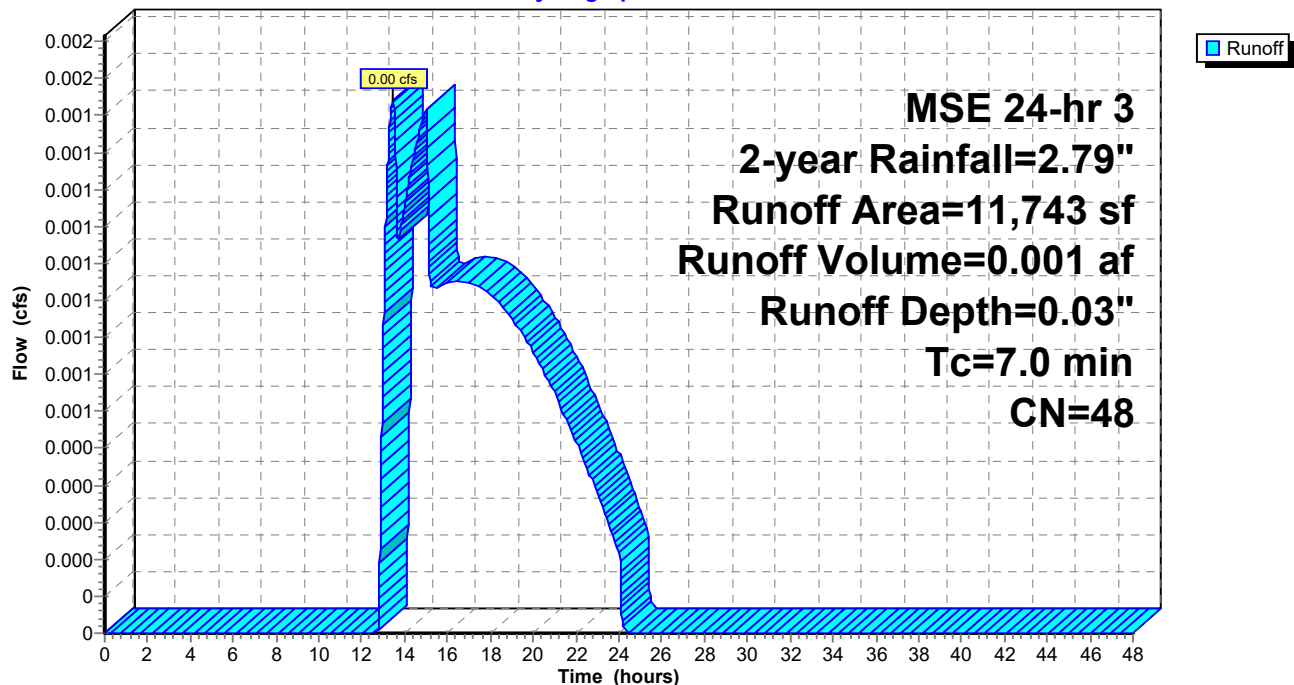
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-year Rainfall=2.79"

Area (sf)	CN	Description
1,747	98	Paved parking, HSG A
9,996	39	>75% Grass cover, Good, HSG A
11,743	48	Weighted Average
9,996		85.12% Pervious Area
1,747		14.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment DA-1: to Hemingway

Hydrograph



Summary for Subcatchment DA-2: to Pavers

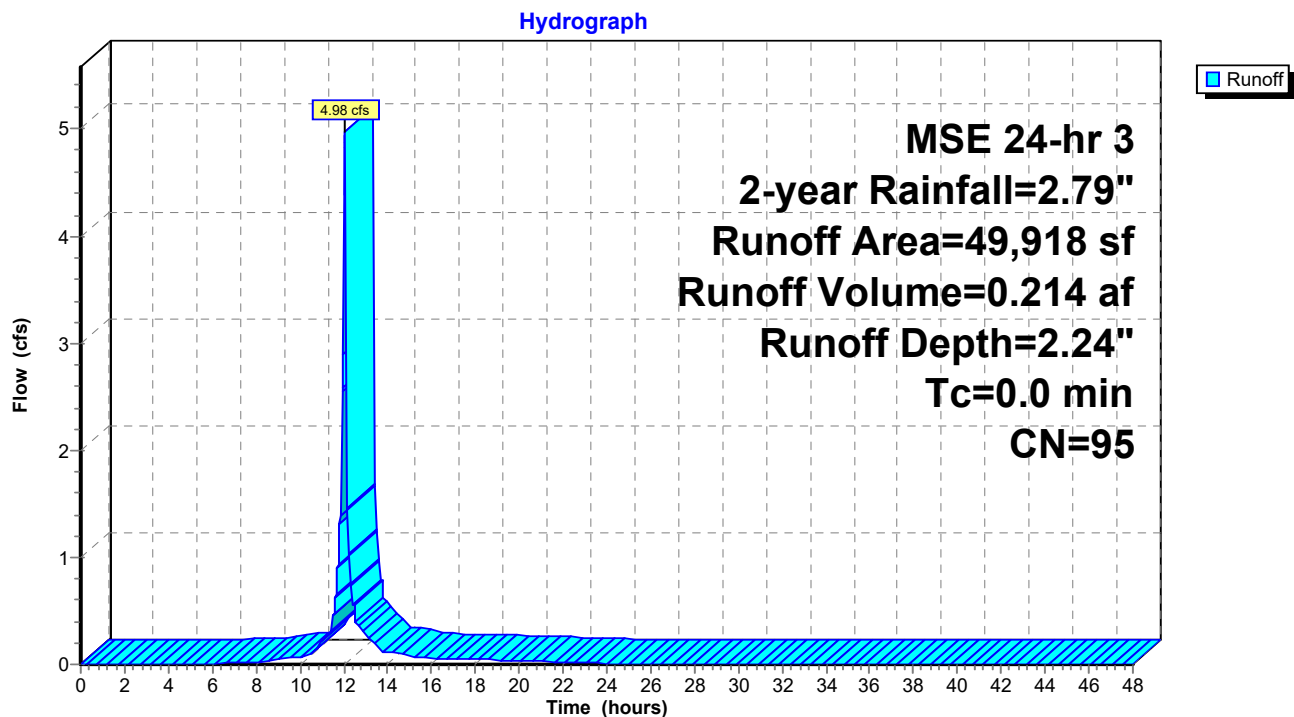
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 4.98 cfs @ 12.09 hrs, Volume= 0.214 af, Depth= 2.24"
 Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-year Rainfall=2.79"

Area (sf)	CN	Description
11,320	98	Paved parking, HSG B
34,483	98	Paved parking, HSG B
4,115	61	>75% Grass cover, Good, HSG B
49,918	95	Weighted Average
4,115		8.24% Pervious Area
45,803		91.76% Impervious Area

Subcatchment DA-2: to Pavers



Summary for Subcatchment DA-3: to Neighbor

Runoff = 1.72 cfs @ 12.15 hrs, Volume= 0.082 af, Depth= 0.88"
 Routed to Reach 6R : Neighbor

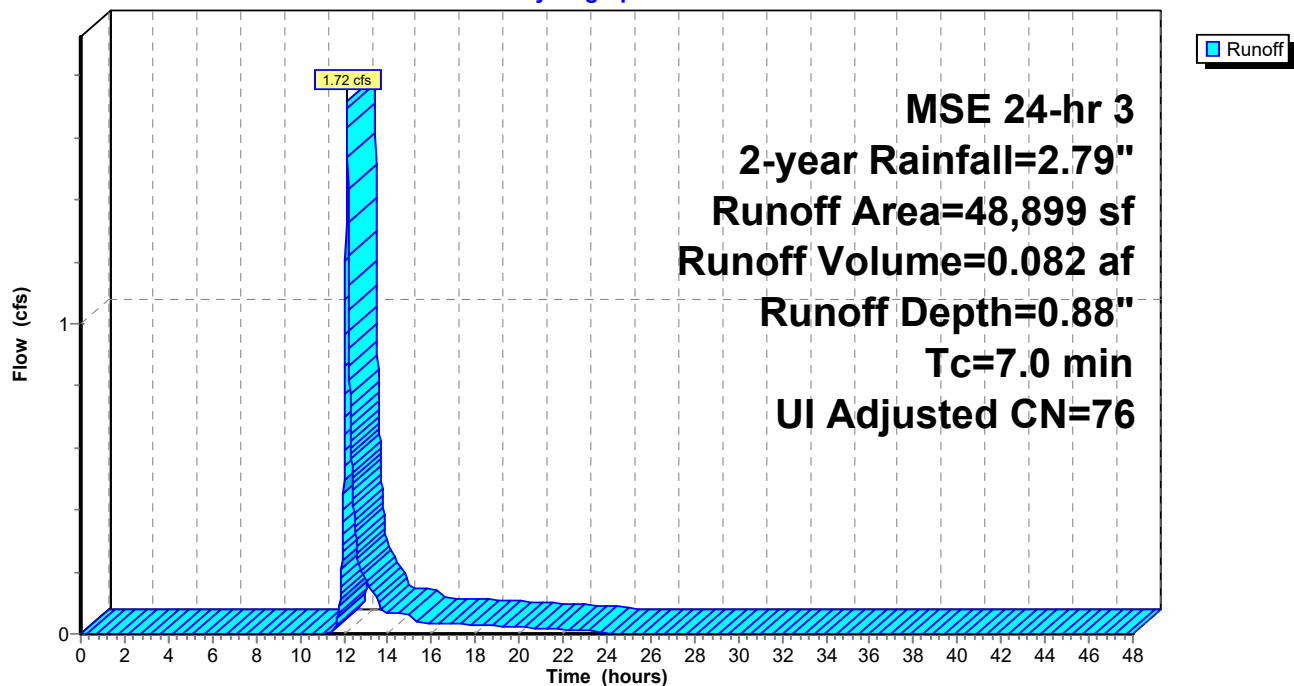
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-year Rainfall=2.79"

Area (sf)	CN	Adj	Description
9,034	98		Unconnected roofs, HSG C
598	98		Unconnected pavement, HSG C
39,267	74		>75% Grass cover, Good, HSG C
48,899	79	76	Weighted Average, UI Adjusted
39,267			80.30% Pervious Area
9,632			19.70% Impervious Area
9,632			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment DA-3: to Neighbor

Hydrograph



Summary for Reach 4R: Hemingway

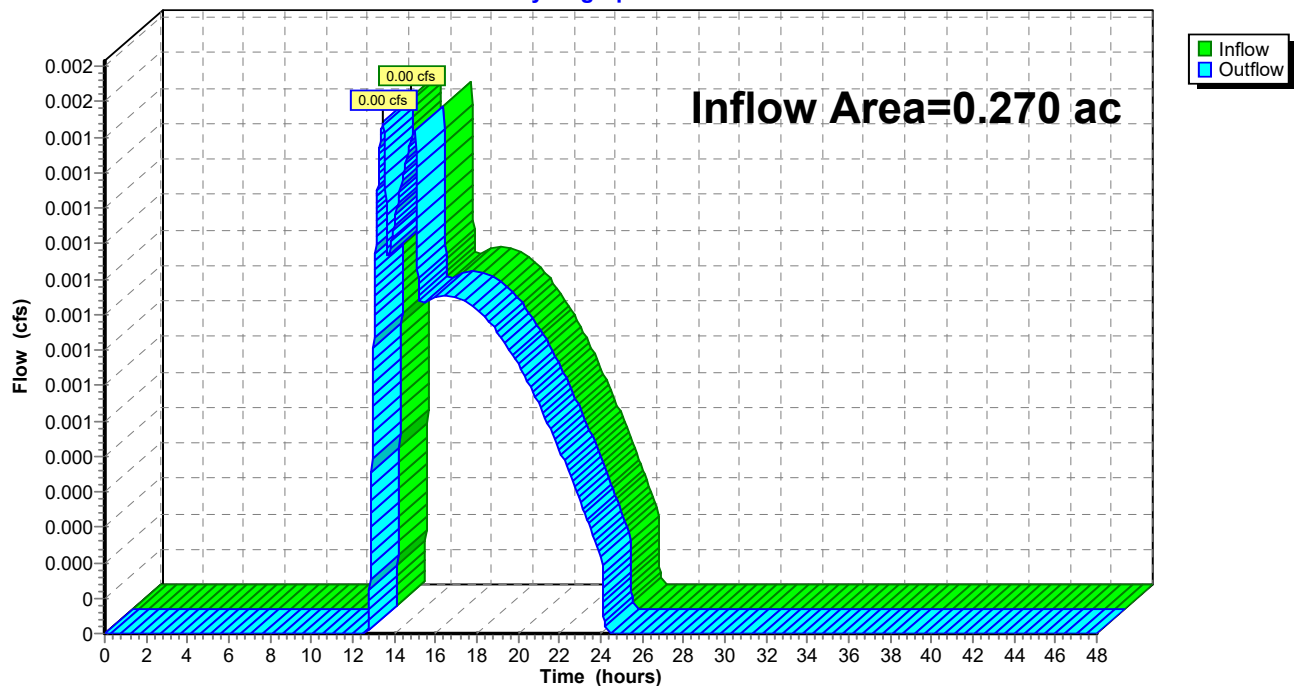
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.270 ac, 14.88% Impervious, Inflow Depth = 0.03" for 2-year event
Inflow = 0.00 cfs @ 13.45 hrs, Volume= 0.001 af
Outflow = 0.00 cfs @ 13.45 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min
Routed to Reach PR : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 4R: Hemingway

Hydrograph

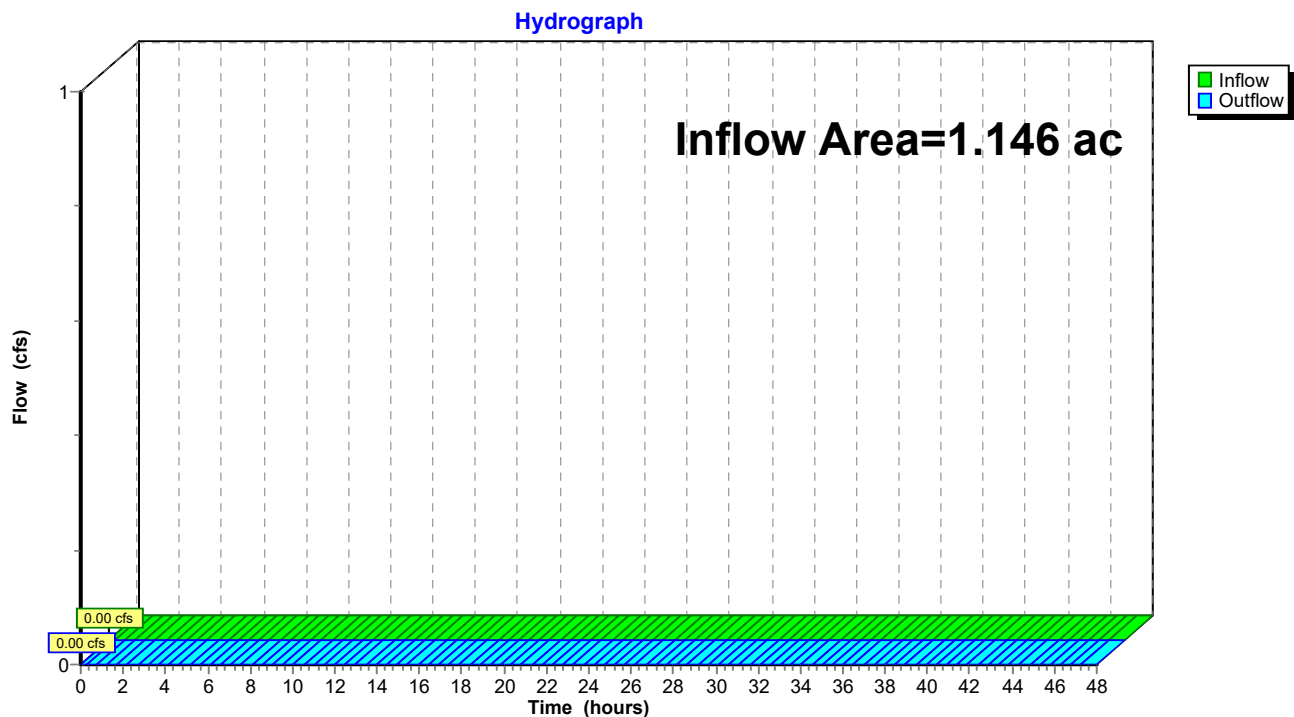


Summary for Reach 5R: Catch Basin

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.146 ac, 91.76% Impervious, Inflow Depth = 0.00" for 2-year event
Inflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Routed to Reach PR : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 5R: Catch Basin

Summary for Reach 6R: Neighbor

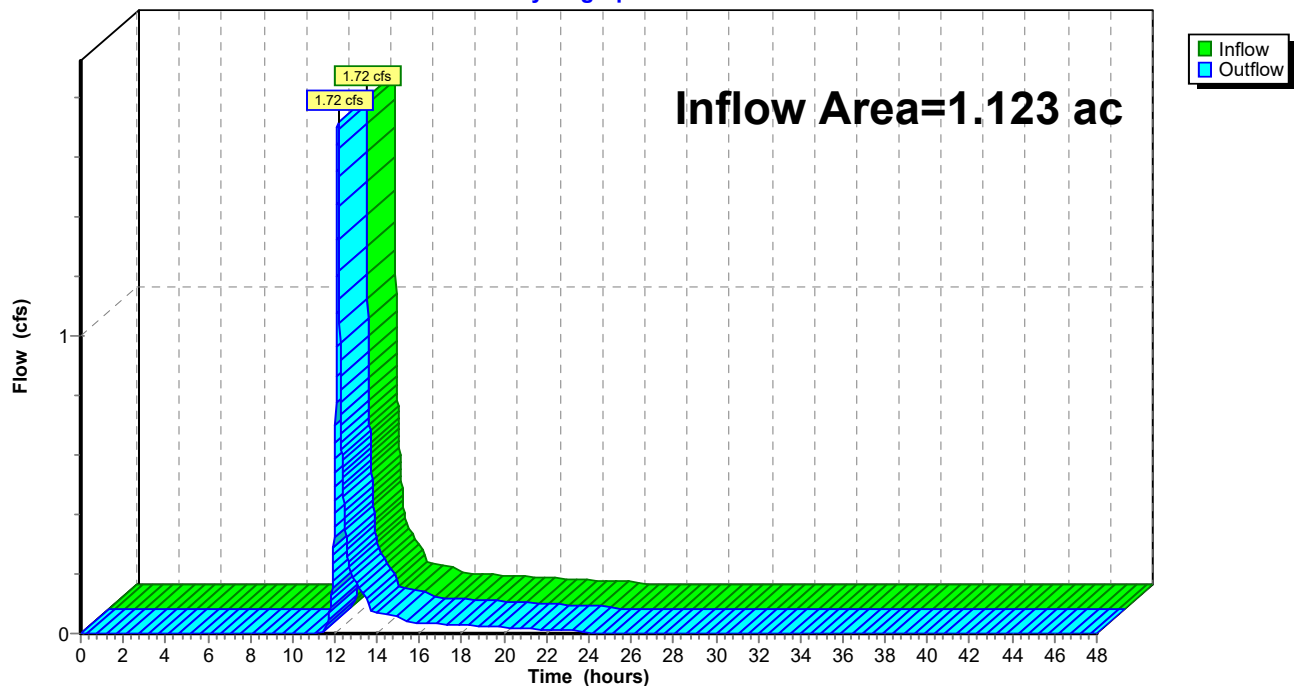
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.123 ac, 19.70% Impervious, Inflow Depth = 0.88" for 2-year event
Inflow = 1.72 cfs @ 12.15 hrs, Volume= 0.082 af
Outflow = 1.72 cfs @ 12.15 hrs, Volume= 0.082 af, Atten= 0%, Lag= 0.0 min
Routed to Reach PR : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 6R: Neighbor

Hydrograph



Summary for Reach PR: (new Reach)

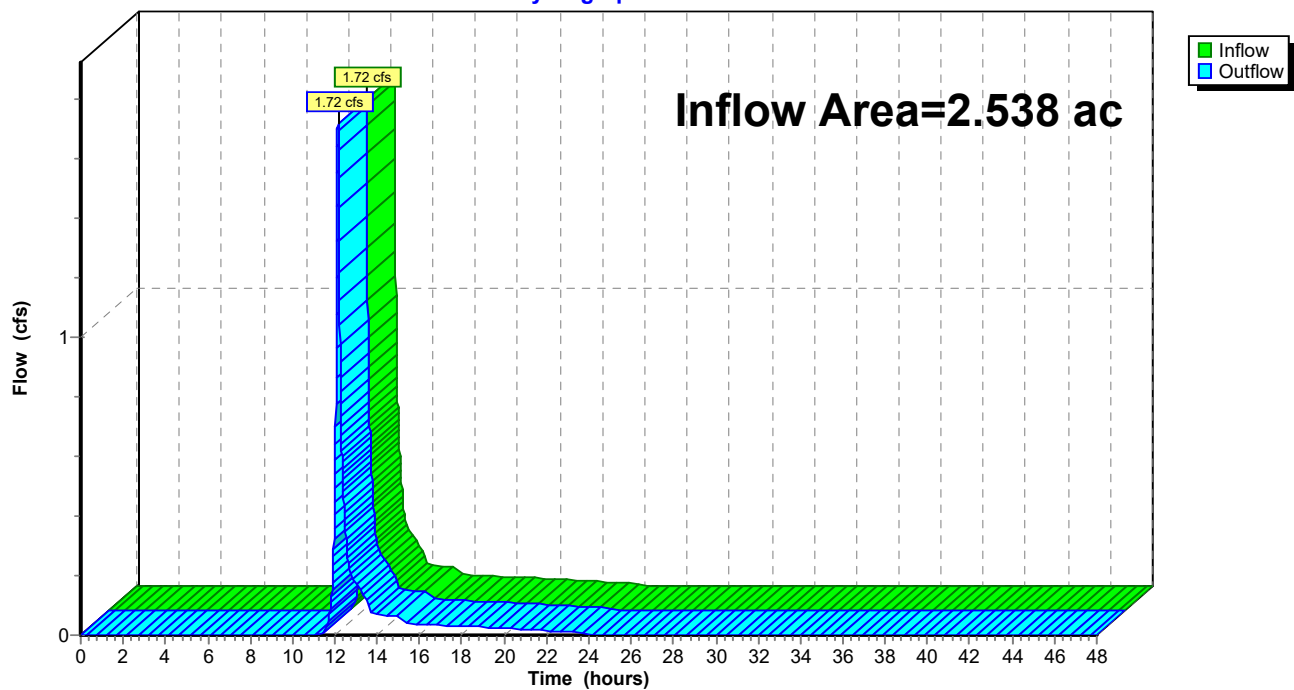
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.538 ac, 51.72% Impervious, Inflow Depth = 0.39" for 2-year event
Inflow = 1.72 cfs @ 12.15 hrs, Volume= 0.083 af
Outflow = 1.72 cfs @ 12.15 hrs, Volume= 0.083 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach PR: (new Reach)

Hydrograph



Summary for Pond 1P: (new Pond)

Inflow Area = 1.146 ac, 91.76% Impervious, Inflow Depth = 2.24" for 2-year event
 Inflow = 4.98 cfs @ 12.09 hrs, Volume= 0.214 af
 Outflow = 0.80 cfs @ 11.72 hrs, Volume= 0.214 af, Atten= 84%, Lag= 0.0 min
 Discarded = 0.80 cfs @ 11.72 hrs, Volume= 0.214 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach 5R : Catch Basin
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach 4R : Hemingway

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Peak Elev= 874.67' @ 12.31 hrs Surf.Area= 3,104 sf Storage= 2,719 cf

Plug-Flow detention time= 20.8 min calculated for 0.214 af (100% of inflow)
 Center-of-Mass det. time= 20.8 min (788.8 - 768.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	872.44'	3,374 cf	151.33'W x 18.50'L x 3.47'H Field A 9,706 cf Overall - 1,271 cf Embedded = 8,435 cf x 40.0% Voids
#2A	875.44'	284 cf	PaveDrain S6-45 x 2970 Inside #1 Inside= 7.1"W x 5.6"H => 0.10 sf x 1.00'L = 0.1 cf Outside= 12.0"W x 5.6"H => 0.43 sf x 1.00'L = 0.4 cf 2970 Chambers in 165 Rows
#3	875.90'	1,558 cf	Above Ground Storage (Prismatic) Listed below (Recalc)
#4	872.44'	326 cf	Additional Stone (Prismatic) Listed below (Recalc) x 0.15 815 cf Overall x 40.0% Voids
		5,542 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
875.90	0	0	0
876.00	768	38	38
876.10	1,357	106	145
876.20	1,957	166	310
876.30	2,540	225	535
876.40	3,106	282	817
876.50	3,700	340	1,158
876.60	4,300	400	1,558

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
872.44	1,359	0	0
875.44	2,265	5,436	5,436

Device	Routing	Invert	Outlet Devices
#1	Discarded	872.44'	0.80 cfs Exfiltration when above 872.44'
#2	Primary	867.60'	15.0" Round Catch Basin Outlet Culvert L= 25.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 867.60' / 867.35' S= 0.0100 '/' Cc= 0.900 n= 0.015 Concrete sewer w/manholes & inlets, Flow Area= 1.23 sf
#3	Device 2	876.13'	24.0" x 36.0" Horiz. Catch Basin C= 0.600 Limited to weir flow at low heads
#4	Secondary	876.40'	Overflow to Street X 0.00, Cv= 2.62 (C= 3.28) Head (feet) 0.00 0.10 0.20 Width (feet) 2.00 6.00 177.00
#5	Device 2	872.44'	12.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#6	Device 5	874.94'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 2.50 3.50 Width (feet) 2.00 2.00

Discarded OutFlow Max=0.80 cfs @ 11.72 hrs HW=872.48' (Free Discharge)

↑ **1=Exfiltration** (Exfiltration Controls 0.80 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=872.44' (Free Discharge)

↑ **2=Catch Basin Outlet Culvert** (Passes 0.00 cfs of 12.13 cfs potential flow)

↑ **3=Catch Basin** (Controls 0.00 cfs)

↑ **5=Orifice/Grate** (Controls 0.00 cfs)

↑ **6=Custom Weir/Orifice** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=872.44' (Free Discharge)

↑ **4=Overflow to Street** (Controls 0.00 cfs)

Pond 1P: (new Pond) - Chamber Wizard Field A**Chamber Model = PavDrain S6-45 (PavDrain 12x12 Block with gap storage)**

Inside= 7.1"W x 5.6"H => 0.10 sf x 1.00'L = 0.1 cf

Outside= 12.0"W x 5.6"H => 0.43 sf x 1.00'L = 0.4 cf

12.0" Wide - 1.0" Nesting = 11.0" C-C Row Spacing

18 Chambers/Row x 1.00' Long = 18.00' Row Length +0.50' Row Offset = 18.50' Base Length

165 Rows x 12.0" Wide - 1.0" Nesting x 164 = 151.33' Base Width

36.0" Stone Base + 5.6" Chamber Height = 3.47' Field Height

2,970 Chambers x 0.1 cf = 283.6 cf Chamber Storage

2,970 Chambers x 0.4 cf = 1,270.5 cf Displacement

9,705.5 cf Field - 1,270.5 cf Chambers = 8,435.0 cf Stone x 40.0% Voids = 3,374.0 cf Stone Storage

Chamber Storage + Stone Storage = 3,657.6 cf = 0.084 af

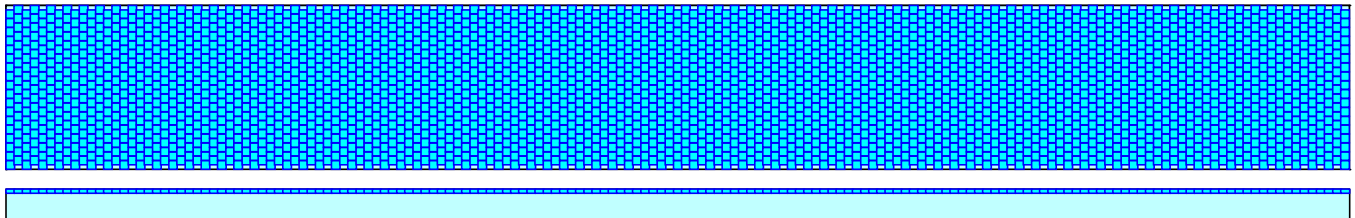
Overall Storage Efficiency = 37.7%

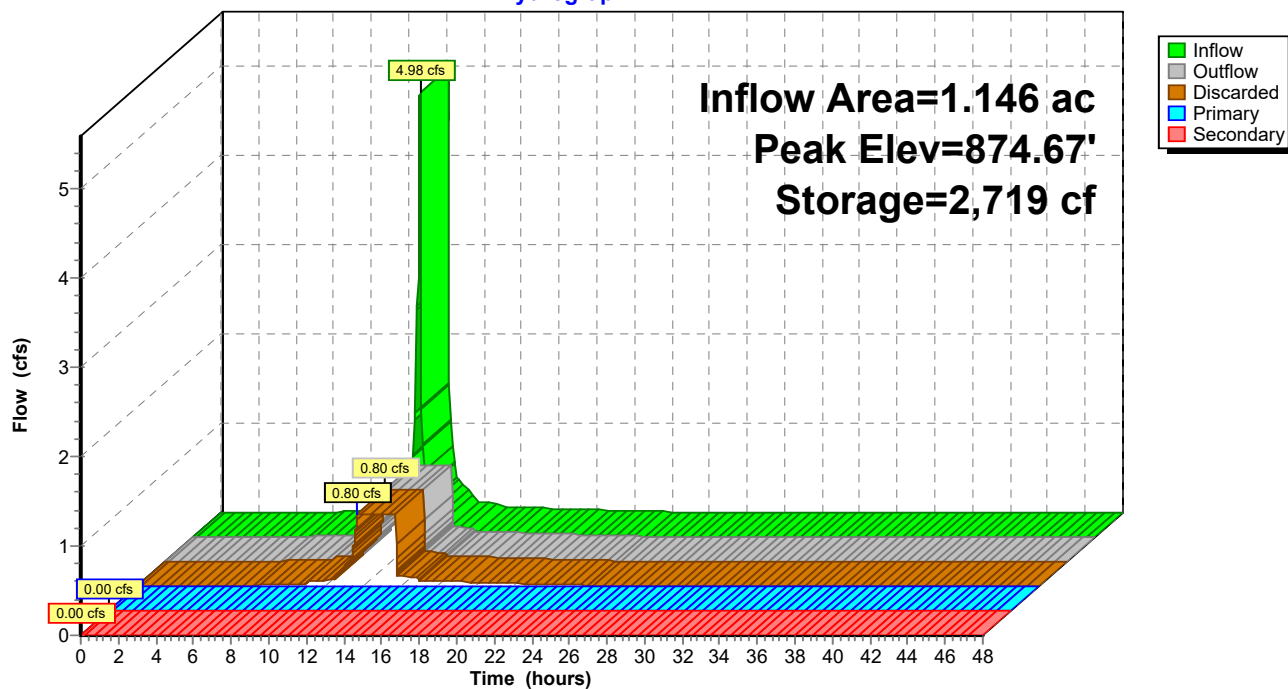
Overall System Size = 18.50' x 151.33' x 3.47'

2,970 Chambers

359.5 cy Field

312.4 cy Stone



Pond 1P: (new Pond)**Hydrograph**

PGL

Prepared by Kimley-Horn & Associates

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MSE 24-hr 3 10-year Rainfall=4.15"

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentDA-1: to HemingwayRunoff Area=11,743 sf 14.88% Impervious Runoff Depth=0.31"
Tc=7.0 min CN=48 Runoff=0.05 cfs 0.007 af**SubcatchmentDA-2: to Pavers**Runoff Area=49,918 sf 91.76% Impervious Runoff Depth=3.58"
Tc=0.0 min CN=95 Runoff=7.65 cfs 0.342 af**SubcatchmentDA-3: to Neighbor**Runoff Area=48,899 sf 19.70% Impervious Runoff Depth=1.85"
Tc=7.0 min UI Adjusted CN=76 Runoff=3.71 cfs 0.173 af**Reach 4R: Hemingway**Inflow=0.05 cfs 0.007 af
Outflow=0.05 cfs 0.007 af**Reach 5R: Catch Basin**Inflow=5.08 cfs 0.052 af
Outflow=5.08 cfs 0.052 af**Reach 6R: Neighbor**Inflow=3.71 cfs 0.173 af
Outflow=3.71 cfs 0.173 af**Reach PR: (new Reach)**Inflow=8.10 cfs 0.232 af
Outflow=8.10 cfs 0.232 af**Pond 1P: (new Pond)**Peak Elev=875.78' Storage=3,966 cf Inflow=7.65 cfs 0.342 af
Discarded=0.80 cfs 0.290 af Primary=5.08 cfs 0.052 af Secondary=0.00 cfs 0.000 af Outflow=5.88 cfs 0.342 af**Total Runoff Area = 2.538 ac Runoff Volume = 0.522 af Average Runoff Depth = 2.47"**
48.28% Pervious = 1.225 ac 51.72% Impervious = 1.313 ac

Summary for Subcatchment DA-1: to Hemingway

Runoff = 0.05 cfs @ 12.20 hrs, Volume= 0.007 af, Depth= 0.31"
 Routed to Reach 4R : Hemingway

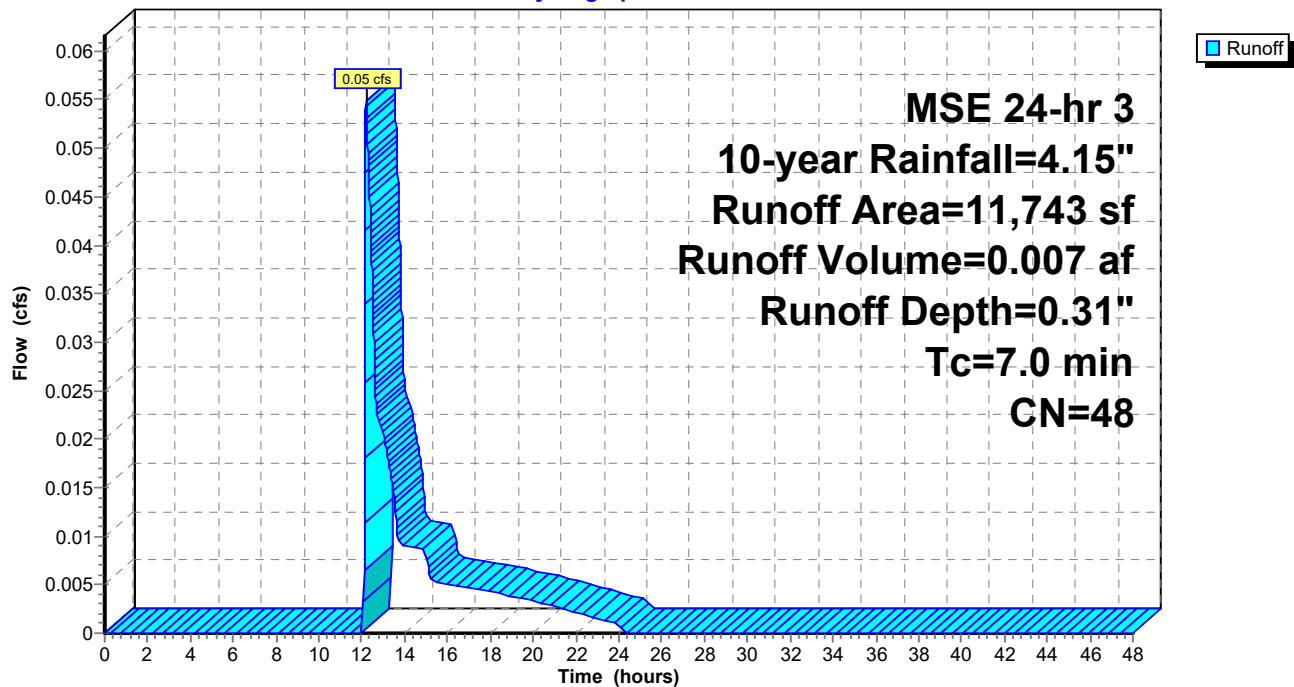
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-year Rainfall=4.15"

Area (sf)	CN	Description
1,747	98	Paved parking, HSG A
9,996	39	>75% Grass cover, Good, HSG A
11,743	48	Weighted Average
9,996		85.12% Pervious Area
1,747		14.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment DA-1: to Hemingway

Hydrograph



Summary for Subcatchment DA-2: to Pavers

[46] Hint: Tc=0 (Instant runoff peak depends on dt)

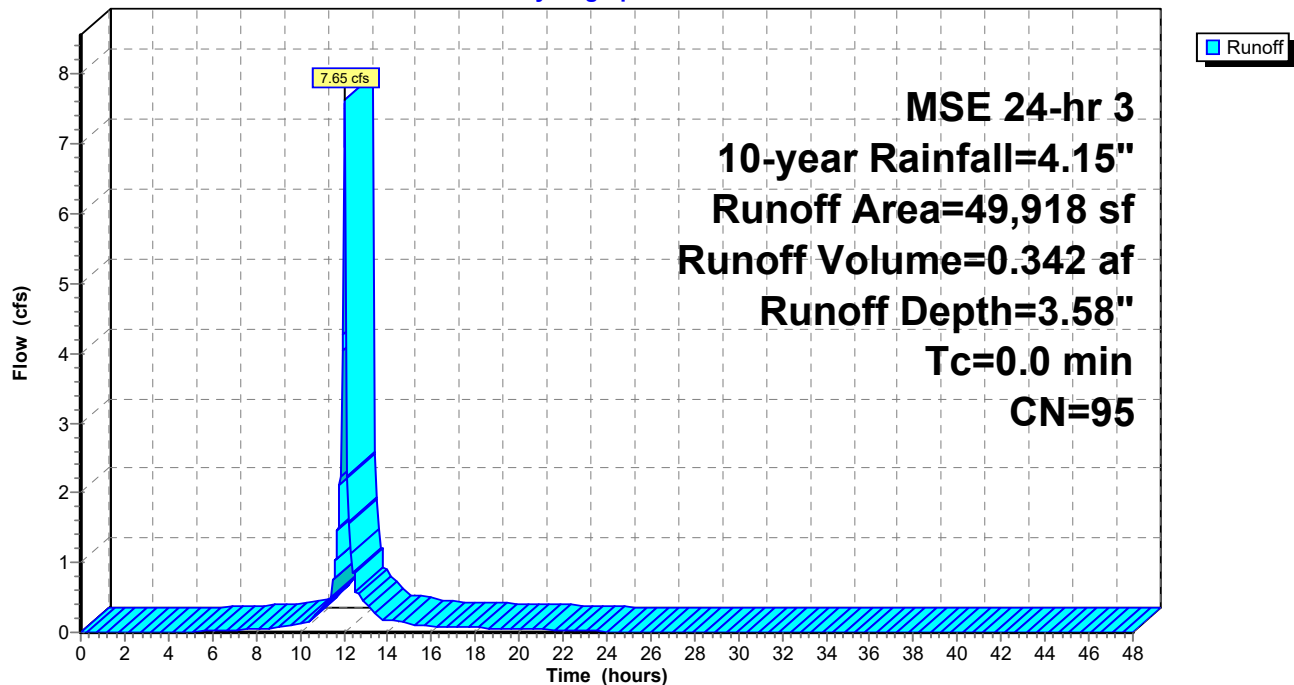
Runoff = 7.65 cfs @ 12.09 hrs, Volume= 0.342 af, Depth= 3.58"
 Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-year Rainfall=4.15"

Area (sf)	CN	Description
11,320	98	Paved parking, HSG B
34,483	98	Paved parking, HSG B
4,115	61	>75% Grass cover, Good, HSG B
49,918	95	Weighted Average
4,115		8.24% Pervious Area
45,803		91.76% Impervious Area

Subcatchment DA-2: to Pavers

Hydrograph



Summary for Subcatchment DA-3: to Neighbor

Runoff = 3.71 cfs @ 12.15 hrs, Volume= 0.173 af, Depth= 1.85"
 Routed to Reach 6R : Neighbor

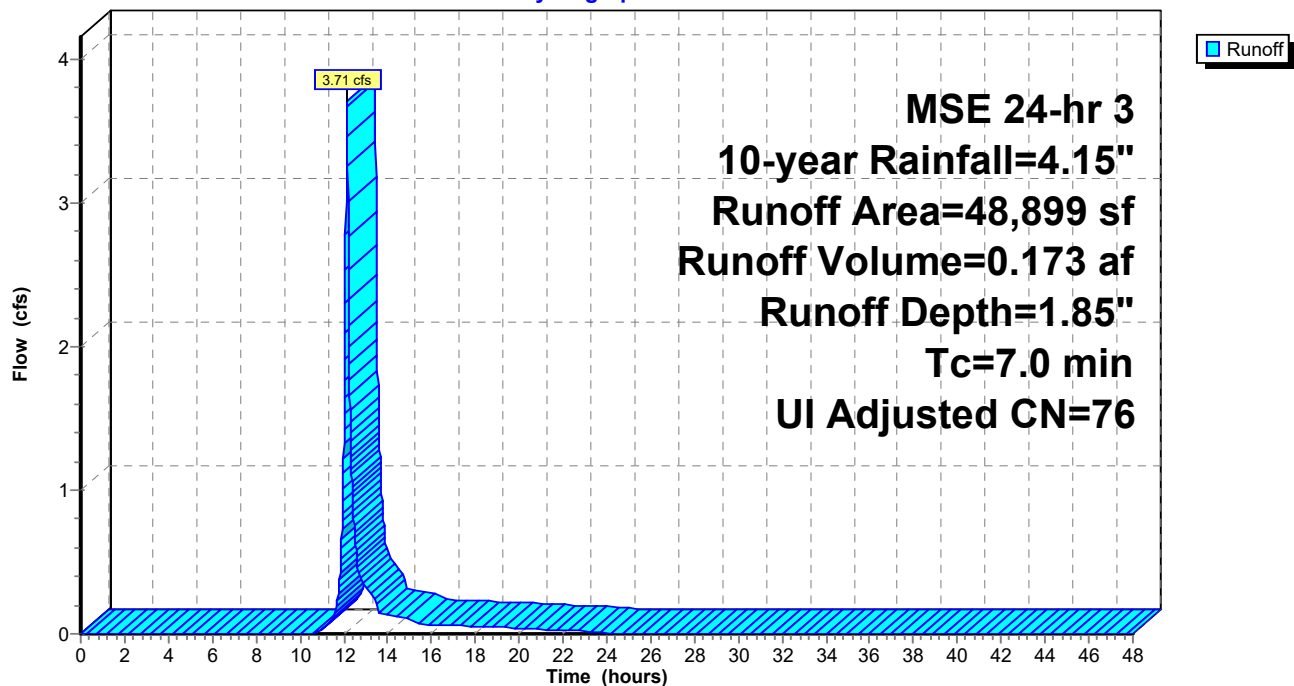
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-year Rainfall=4.15"

Area (sf)	CN	Adj	Description
9,034	98		Unconnected roofs, HSG C
598	98		Unconnected pavement, HSG C
39,267	74		>75% Grass cover, Good, HSG C
48,899	79	76	Weighted Average, UI Adjusted
39,267			80.30% Pervious Area
9,632			19.70% Impervious Area
9,632			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment DA-3: to Neighbor

Hydrograph



Summary for Reach 4R: Hemingway

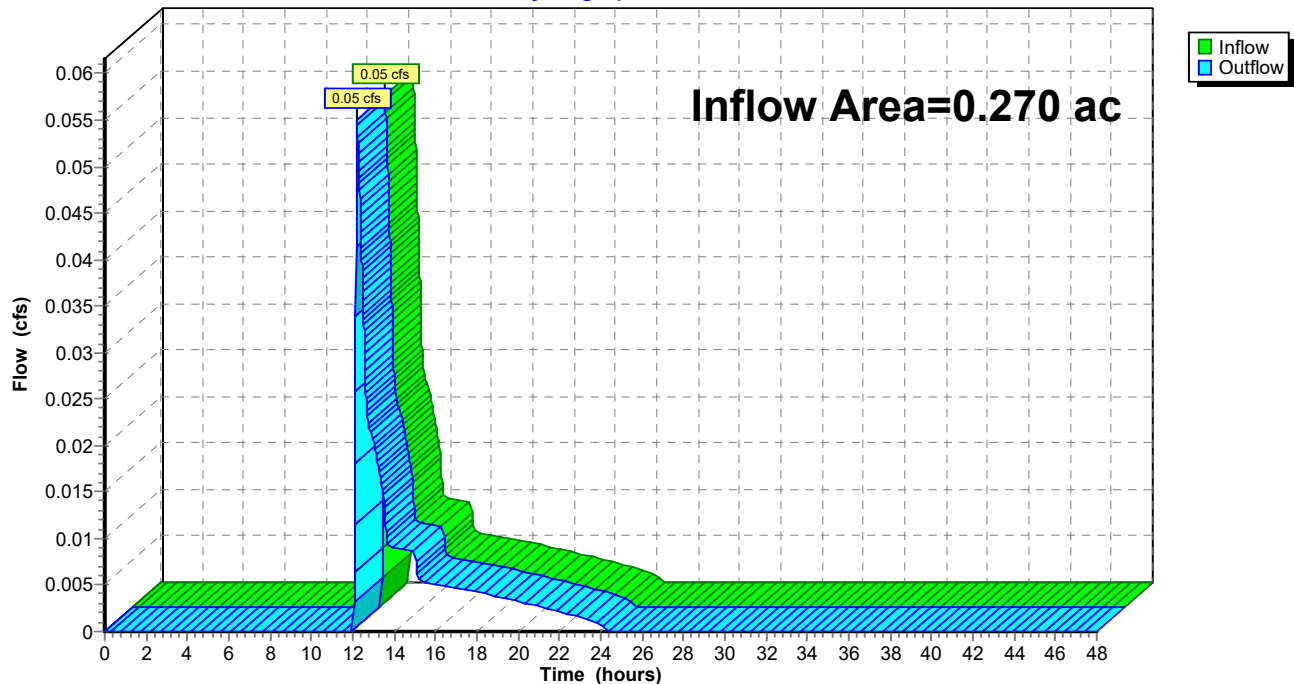
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.270 ac, 14.88% Impervious, Inflow Depth = 0.31" for 10-year event
Inflow = 0.05 cfs @ 12.20 hrs, Volume= 0.007 af
Outflow = 0.05 cfs @ 12.20 hrs, Volume= 0.007 af, Atten= 0%, Lag= 0.0 min
Routed to Reach PR : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 4R: Hemingway

Hydrograph



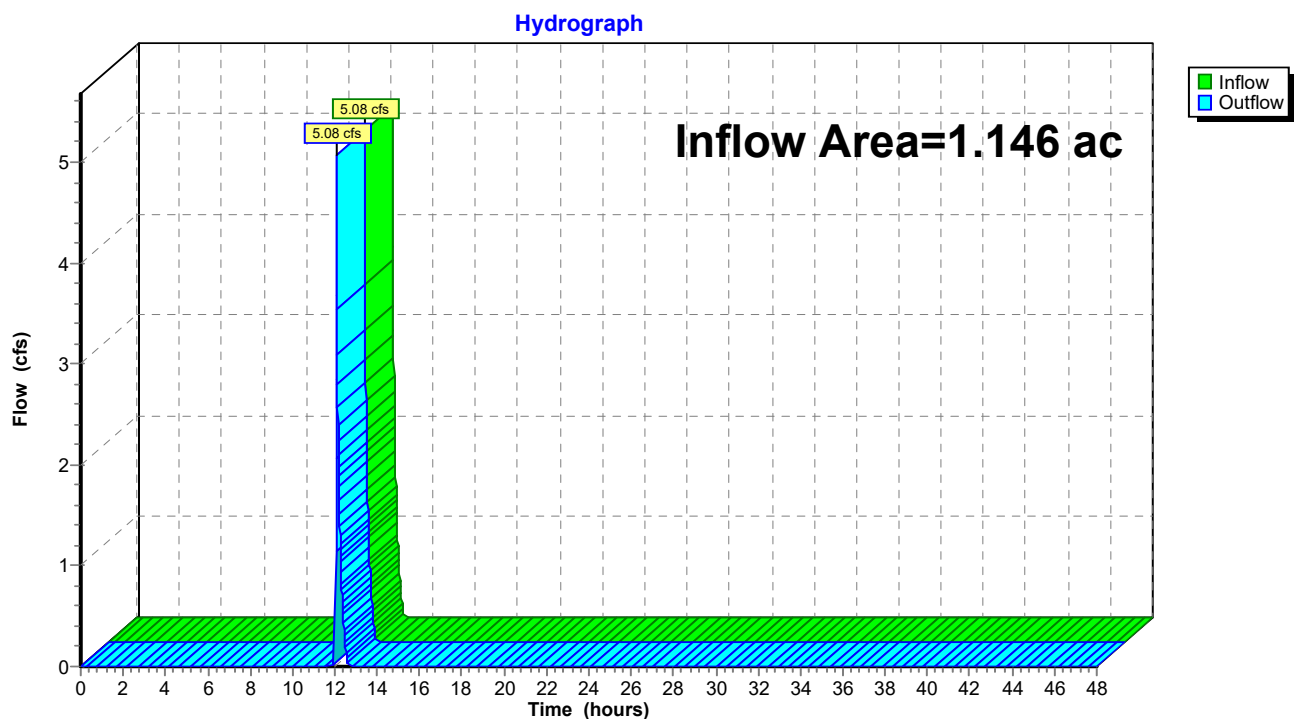
Summary for Reach 5R: Catch Basin

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.146 ac, 91.76% Impervious, Inflow Depth = 0.54" for 10-year event
Inflow = 5.08 cfs @ 12.10 hrs, Volume= 0.052 af
Outflow = 5.08 cfs @ 12.10 hrs, Volume= 0.052 af, Atten= 0%, Lag= 0.0 min
Routed to Reach PR : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 5R: Catch Basin



Summary for Reach 6R: Neighbor

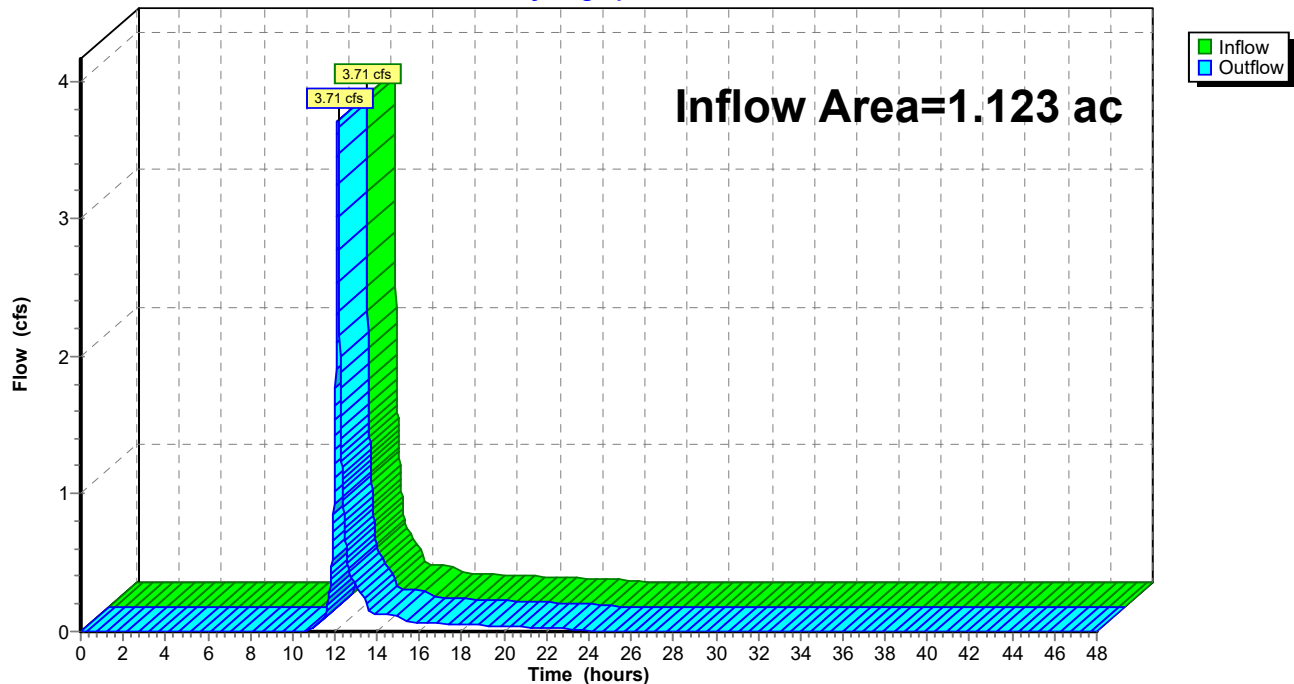
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.123 ac, 19.70% Impervious, Inflow Depth = 1.85" for 10-year event
Inflow = 3.71 cfs @ 12.15 hrs, Volume= 0.173 af
Outflow = 3.71 cfs @ 12.15 hrs, Volume= 0.173 af, Atten= 0%, Lag= 0.0 min
Routed to Reach PR : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 6R: Neighbor

Hydrograph



Summary for Reach PR: (new Reach)

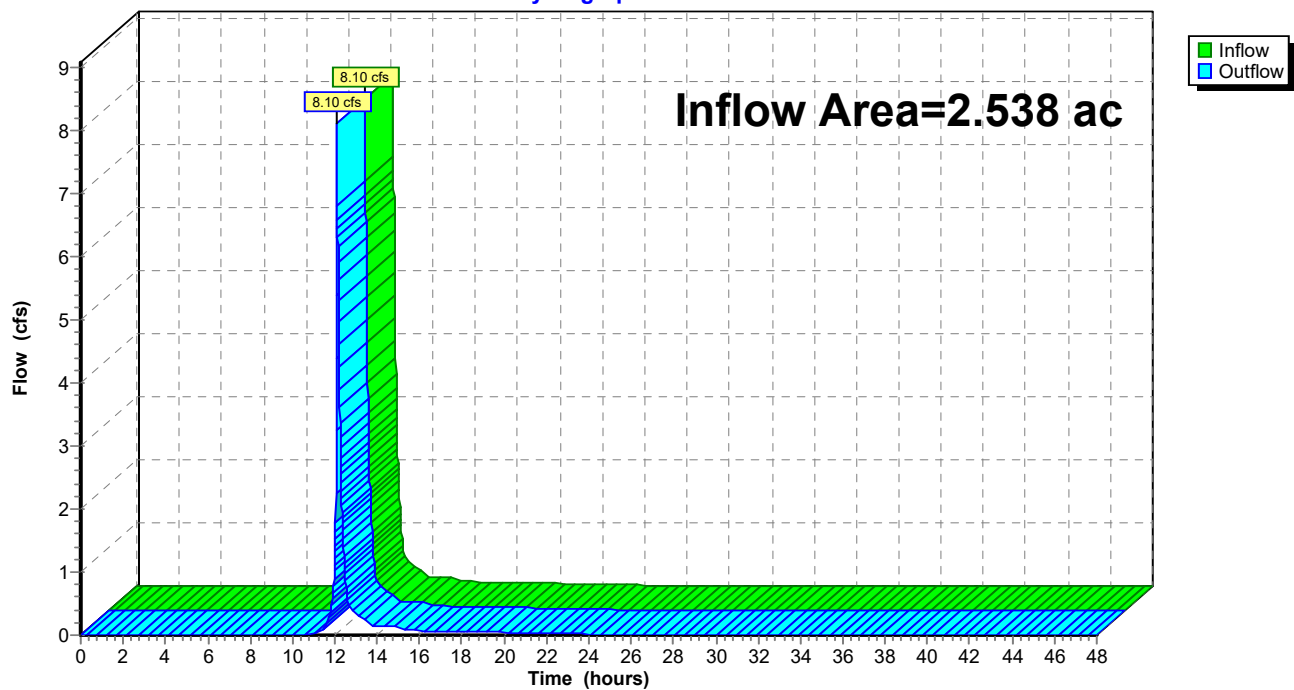
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.538 ac, 51.72% Impervious, Inflow Depth = 1.10" for 10-year event
Inflow = 8.10 cfs @ 12.10 hrs, Volume= 0.232 af
Outflow = 8.10 cfs @ 12.10 hrs, Volume= 0.232 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach PR: (new Reach)

Hydrograph



Summary for Pond 1P: (new Pond)

Inflow Area = 1.146 ac, 91.76% Impervious, Inflow Depth = 3.58" for 10-year event
 Inflow = 7.65 cfs @ 12.09 hrs, Volume= 0.342 af
 Outflow = 5.88 cfs @ 12.10 hrs, Volume= 0.342 af, Atten= 23%, Lag= 0.6 min
 Discarded = 0.80 cfs @ 11.61 hrs, Volume= 0.290 af
 Primary = 5.08 cfs @ 12.10 hrs, Volume= 0.052 af
 Routed to Reach 5R : Catch Basin
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach 4R : Hemingway

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Peak Elev= 875.78' @ 12.10 hrs Surf.Area= 3,139 sf Storage= 3,966 cf

Plug-Flow detention time= 21.6 min calculated for 0.342 af (100% of inflow)
 Center-of-Mass det. time= 21.6 min (780.8 - 759.2)

Volume	Invert	Avail.Storage	Storage Description
#1A	872.44'	3,374 cf	151.33'W x 18.50'L x 3.47'H Field A 9,706 cf Overall - 1,271 cf Embedded = 8,435 cf x 40.0% Voids
#2A	875.44'	284 cf	PaveDrain S6-45 x 2970 Inside #1 Inside= 7.1"W x 5.6"H => 0.10 sf x 1.00'L = 0.1 cf Outside= 12.0"W x 5.6"H => 0.43 sf x 1.00'L = 0.4 cf 2970 Chambers in 165 Rows
#3	875.90'	1,558 cf	Above Ground Storage (Prismatic) Listed below (Recalc)
#4	872.44'	326 cf	Additional Stone (Prismatic) Listed below (Recalc) x 0.15 815 cf Overall x 40.0% Voids
		5,542 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
875.90	0	0	0
876.00	768	38	38
876.10	1,357	106	145
876.20	1,957	166	310
876.30	2,540	225	535
876.40	3,106	282	817
876.50	3,700	340	1,158
876.60	4,300	400	1,558

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
872.44	1,359	0	0
875.44	2,265	5,436	5,436

PGL

MSE 24-hr 3 10-year Rainfall=4.15"

Prepared by Kimley-Horn & Associates

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Device	Routing	Invert	Outlet Devices
#1	Discarded	872.44'	0.80 cfs Exfiltration when above 872.44'
#2	Primary	867.60'	15.0" Round Catch Basin Outlet Culvert L= 25.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 867.60' / 867.35' S= 0.0100 '/' Cc= 0.900 n= 0.015 Concrete sewer w/manholes & inlets, Flow Area= 1.23 sf
#3	Device 2	876.13'	24.0" x 36.0" Horiz. Catch Basin C= 0.600 Limited to weir flow at low heads
#4	Secondary	876.40'	Overflow to Street X 0.00, Cv= 2.62 (C= 3.28) Head (feet) 0.00 0.10 0.20 Width (feet) 2.00 6.00 177.00
#5	Device 2	872.44'	12.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#6	Device 5	874.94'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 2.50 3.50 Width (feet) 2.00 2.00

Discarded OutFlow Max=0.80 cfs @ 11.61 hrs HW=872.49' (Free Discharge)↑ **1=Exfiltration** (Exfiltration Controls 0.80 cfs)**Primary OutFlow** Max=5.04 cfs @ 12.10 hrs HW=875.78' (Free Discharge)↑ **2=Catch Basin Outlet Culvert** (Passes 5.04 cfs of 16.24 cfs potential flow)↑ **3=Catch Basin** (Controls 0.00 cfs)↑ **5=Orifice/Grate** (Passes 5.04 cfs of 6.37 cfs potential flow)↑ **6=Custom Weir/Orifice** (Weir Controls 5.04 cfs @ 3.00 fps)**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=872.44' (Free Discharge)↑ **4=Overflow to Street** (Controls 0.00 cfs)

Pond 1P: (new Pond) - Chamber Wizard Field A**Chamber Model = PavDrain S6-45 (PavDrain 12x12 Block with gap storage)**

Inside= 7.1"W x 5.6"H => 0.10 sf x 1.00'L = 0.1 cf

Outside= 12.0"W x 5.6"H => 0.43 sf x 1.00'L = 0.4 cf

12.0" Wide - 1.0" Nesting = 11.0" C-C Row Spacing

18 Chambers/Row x 1.00' Long = 18.00' Row Length +0.50' Row Offset = 18.50' Base Length

165 Rows x 12.0" Wide - 1.0" Nesting x 164 = 151.33' Base Width

36.0" Stone Base + 5.6" Chamber Height = 3.47' Field Height

2,970 Chambers x 0.1 cf = 283.6 cf Chamber Storage

2,970 Chambers x 0.4 cf = 1,270.5 cf Displacement

9,705.5 cf Field - 1,270.5 cf Chambers = 8,435.0 cf Stone x 40.0% Voids = 3,374.0 cf Stone Storage

Chamber Storage + Stone Storage = 3,657.6 cf = 0.084 af

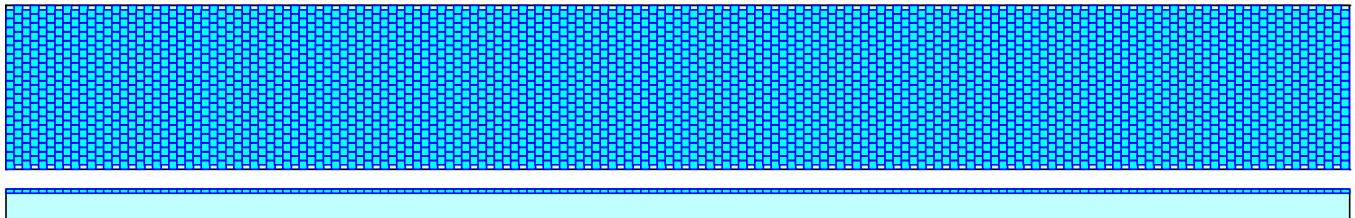
Overall Storage Efficiency = 37.7%

Overall System Size = 18.50' x 151.33' x 3.47'

2,970 Chambers

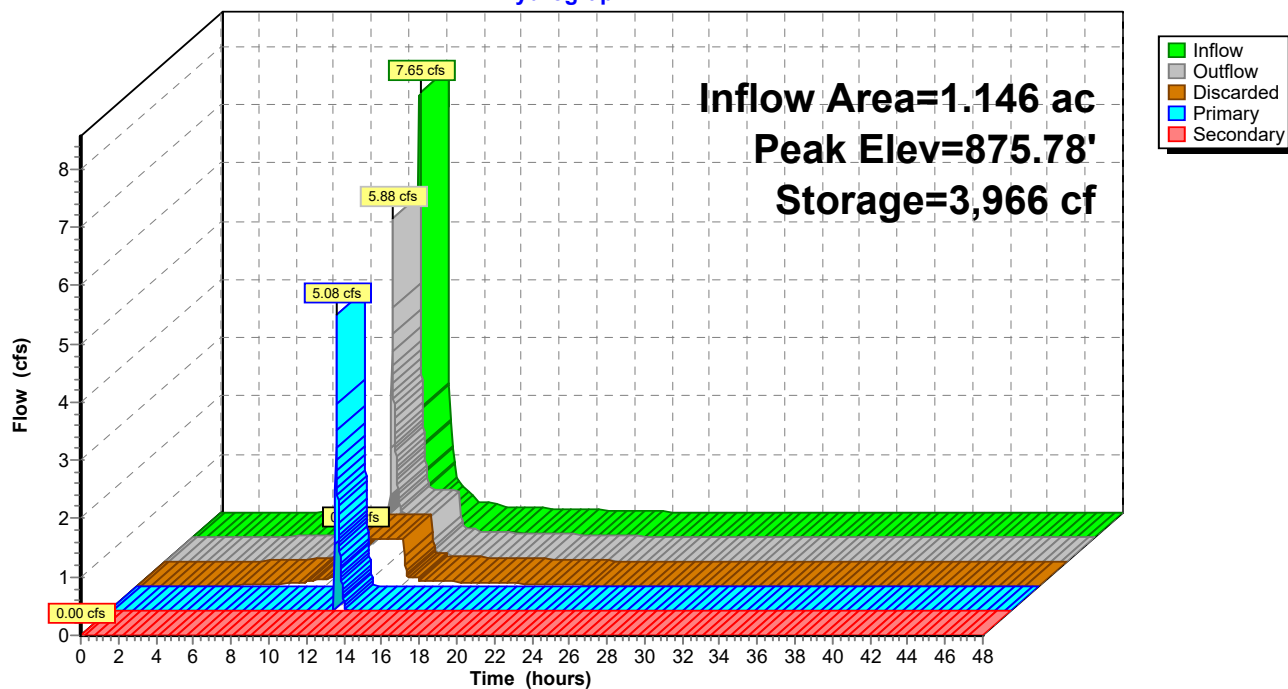
359.5 cy Field

312.4 cy Stone



Pond 1P: (new Pond)

Hydrograph



PGL*MSE 24-hr 3 100-year Rainfall=7.40"*

Prepared by Kimley-Horn & Associates

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Time span=0.00-48.00 hrs, dt=0.01 hrs, 4801 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentDA-1: to Hemingway Runoff Area=11,743 sf 14.88% Impervious Runoff Depth=1.70"
Tc=7.0 min CN=48 Runoff=0.76 cfs 0.038 af

SubcatchmentDA-2: to Pavers Runoff Area=49,918 sf 91.76% Impervious Runoff Depth=6.80"
Tc=0.0 min CN=95 Runoff=13.92 cfs 0.650 af

SubcatchmentDA-3: to Neighbor Runoff Area=48,899 sf 19.70% Impervious Runoff Depth=4.62"
Tc=7.0 min UI Adjusted CN=76 Runoff=9.08 cfs 0.432 af

Reach 4R: Hemingway Inflow=0.76 cfs 0.038 af
Outflow=0.76 cfs 0.038 af

Reach 5R: Catch Basin Inflow=12.57 cfs 0.222 af
Outflow=12.57 cfs 0.222 af

Reach 6R: Neighbor Inflow=9.08 cfs 0.432 af
Outflow=9.08 cfs 0.432 af

Reach PR: (new Reach) Inflow=20.38 cfs 0.692 af
Outflow=20.38 cfs 0.692 af

Pond 1P: (new Pond) Peak Elev=876.43' Storage=4,913 cf Inflow=13.92 cfs 0.650 af
Discarded=0.80 cfs 0.428 af Primary=12.57 cfs 0.222 af Secondary=0.00 cfs 0.000 af Outflow=13.37 cfs 0.650 af

Total Runoff Area = 2.538 ac Runoff Volume = 1.120 af Average Runoff Depth = 5.29"
48.28% Pervious = 1.225 ac 51.72% Impervious = 1.313 ac

Summary for Subcatchment DA-1: to Hemingway

Runoff = 0.76 cfs @ 12.15 hrs, Volume= 0.038 af, Depth= 1.70"
 Routed to Reach 4R : Hemingway

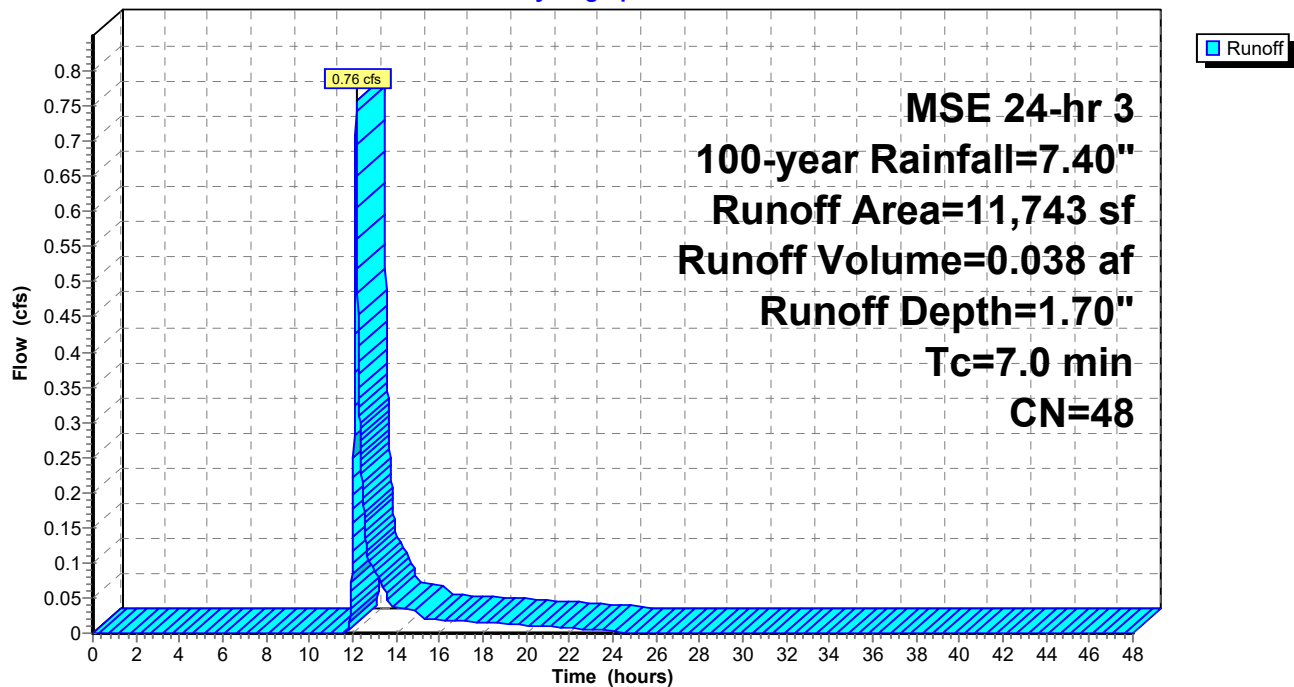
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-year Rainfall=7.40"

Area (sf)	CN	Description
1,747	98	Paved parking, HSG A
9,996	39	>75% Grass cover, Good, HSG A
11,743	48	Weighted Average
9,996		85.12% Pervious Area
1,747		14.88% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment DA-1: to Hemingway

Hydrograph



Summary for Subcatchment DA-2: to Pavers

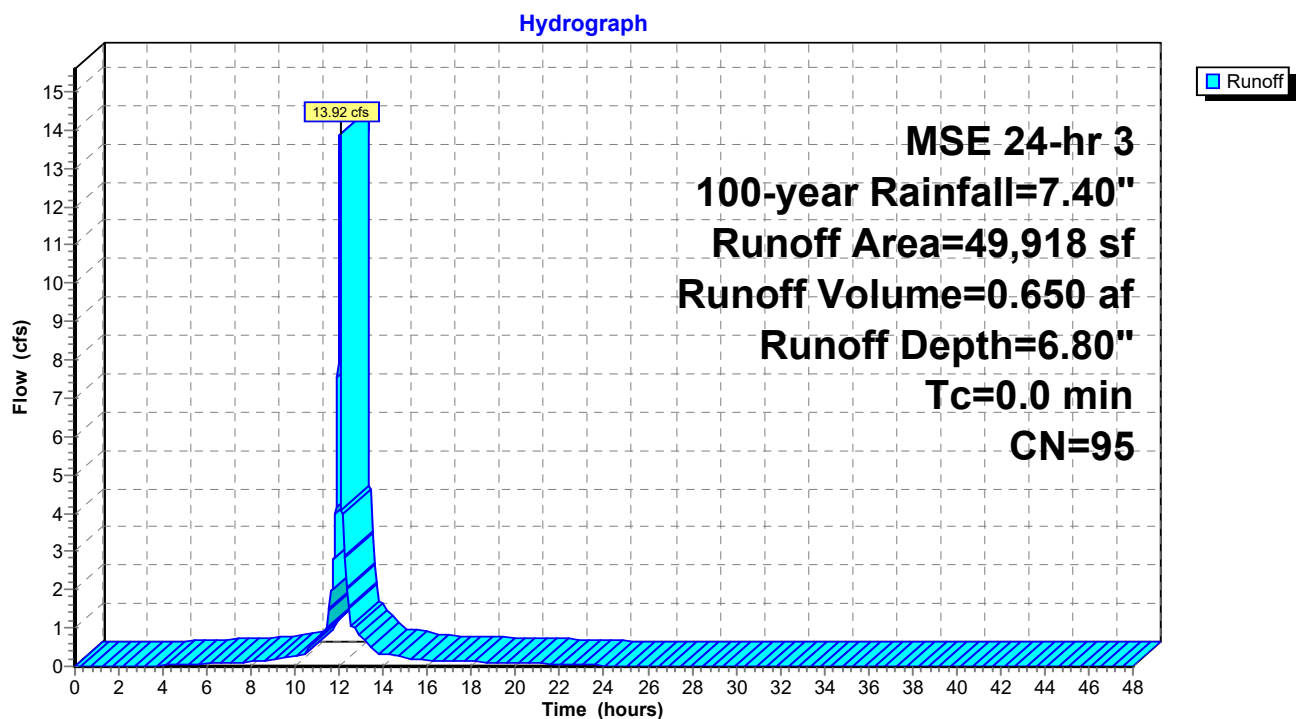
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 13.92 cfs @ 12.09 hrs, Volume= 0.650 af, Depth= 6.80"
 Routed to Pond 1P : (new Pond)

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-year Rainfall=7.40"

Area (sf)	CN	Description
11,320	98	Paved parking, HSG B
34,483	98	Paved parking, HSG B
4,115	61	>75% Grass cover, Good, HSG B
49,918	95	Weighted Average
4,115		8.24% Pervious Area
45,803		91.76% Impervious Area

Subcatchment DA-2: to Pavers



Summary for Subcatchment DA-3: to Neighbor

Runoff = 9.08 cfs @ 12.14 hrs, Volume= 0.432 af, Depth= 4.62"
 Routed to Reach 6R : Neighbor

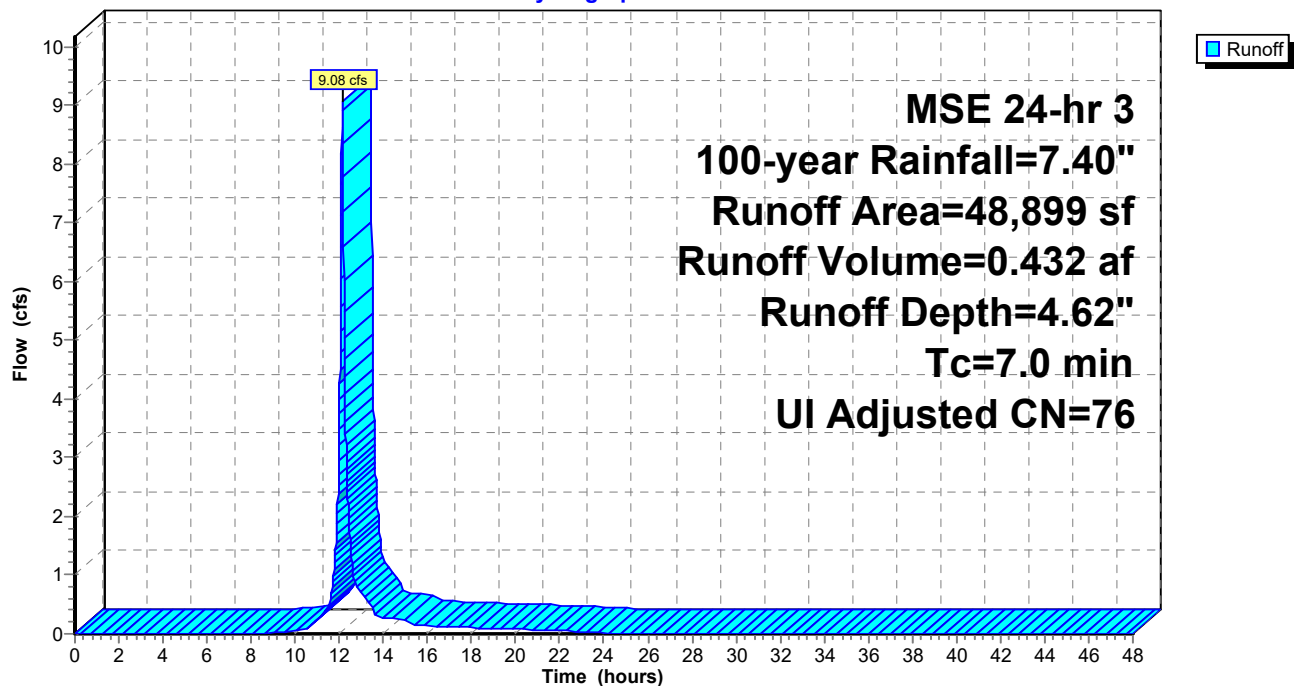
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-year Rainfall=7.40"

Area (sf)	CN	Adj	Description
9,034	98		Unconnected roofs, HSG C
598	98		Unconnected pavement, HSG C
39,267	74		>75% Grass cover, Good, HSG C
48,899	79	76	Weighted Average, UI Adjusted
39,267			80.30% Pervious Area
9,632			19.70% Impervious Area
9,632			100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.0					Direct Entry,

Subcatchment DA-3: to Neighbor

Hydrograph



Summary for Reach 4R: Hemingway

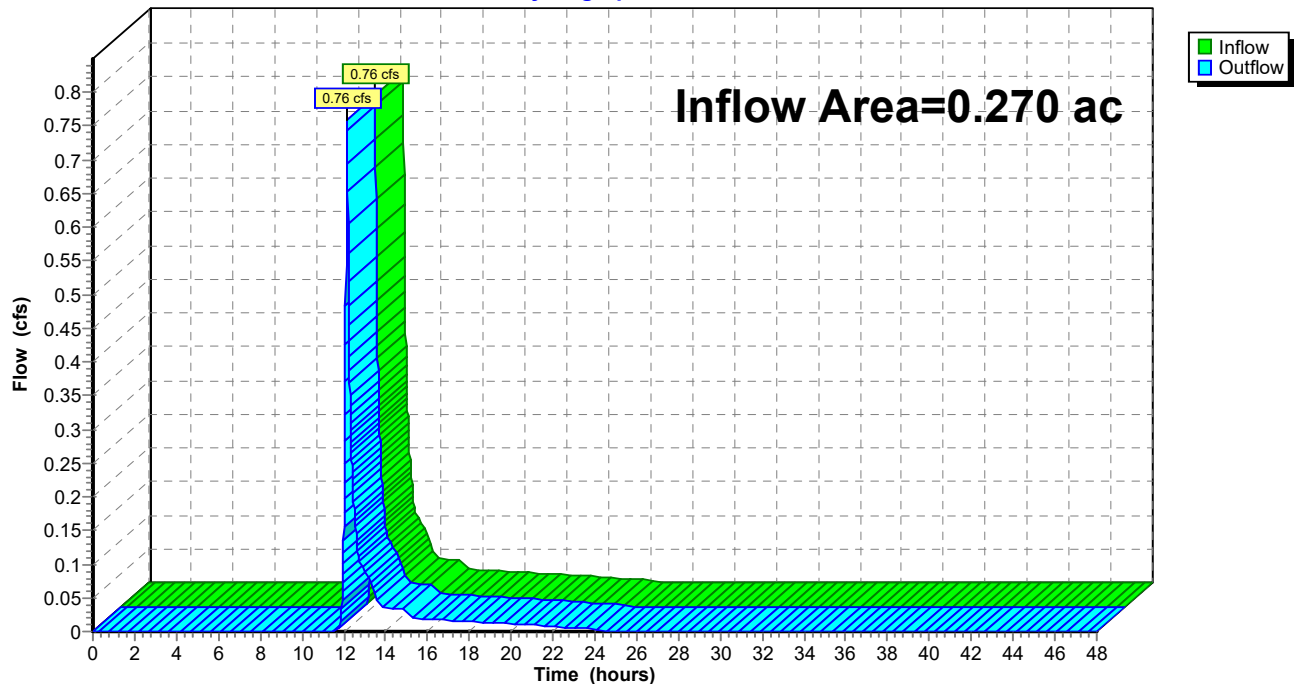
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.270 ac, 14.88% Impervious, Inflow Depth = 1.70" for 100-year event
Inflow = 0.76 cfs @ 12.15 hrs, Volume= 0.038 af
Outflow = 0.76 cfs @ 12.15 hrs, Volume= 0.038 af, Atten= 0%, Lag= 0.0 min
Routed to Reach PR : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 4R: Hemingway

Hydrograph



Summary for Reach 5R: Catch Basin

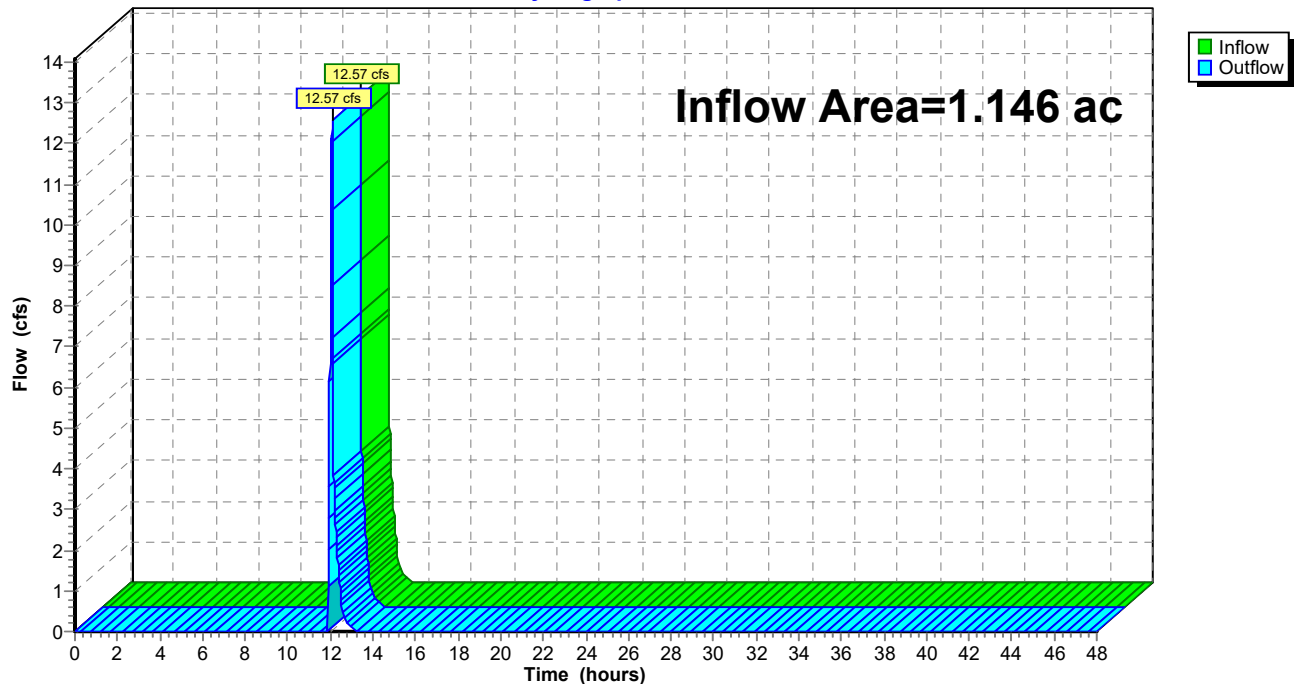
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.146 ac, 91.76% Impervious, Inflow Depth = 2.33" for 100-year event
Inflow = 12.57 cfs @ 12.09 hrs, Volume= 0.222 af
Outflow = 12.57 cfs @ 12.09 hrs, Volume= 0.222 af, Atten= 0%, Lag= 0.0 min
Routed to Reach PR : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 5R: Catch Basin

Hydrograph



Summary for Reach 6R: Neighbor

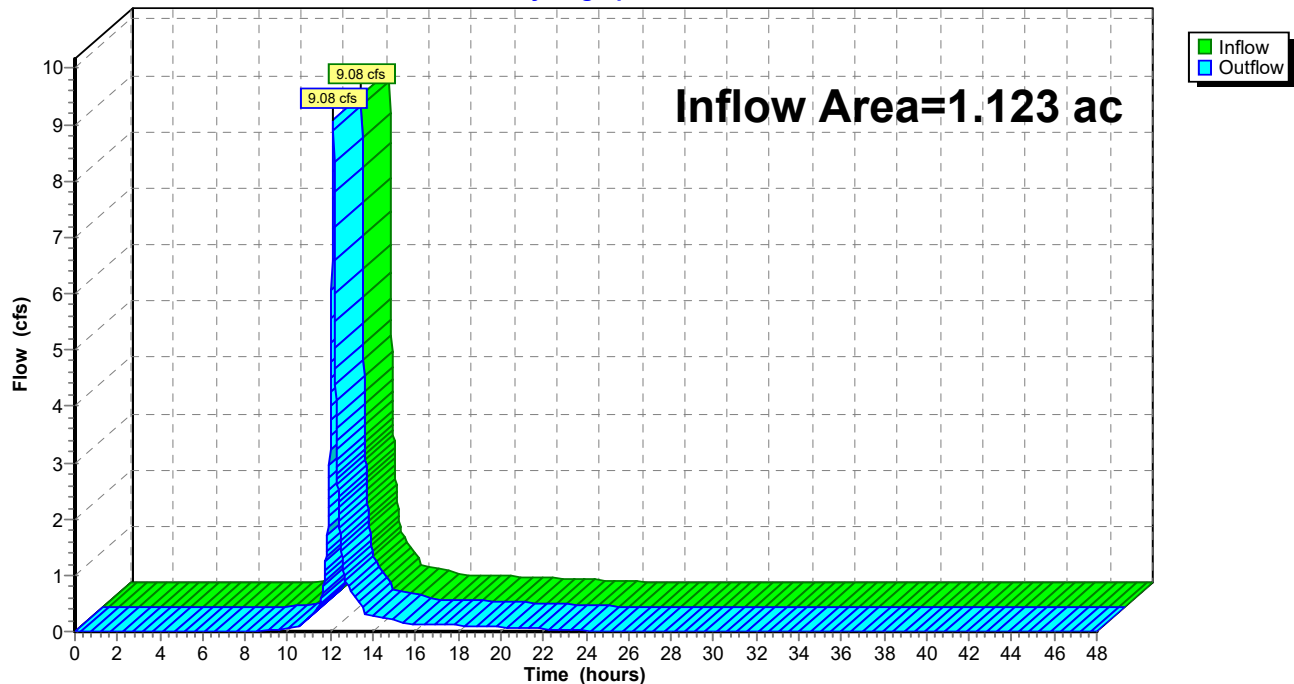
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 1.123 ac, 19.70% Impervious, Inflow Depth = 4.62" for 100-year event
Inflow = 9.08 cfs @ 12.14 hrs, Volume= 0.432 af
Outflow = 9.08 cfs @ 12.14 hrs, Volume= 0.432 af, Atten= 0%, Lag= 0.0 min
Routed to Reach PR : (new Reach)

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach 6R: Neighbor

Hydrograph



Summary for Reach PR: (new Reach)

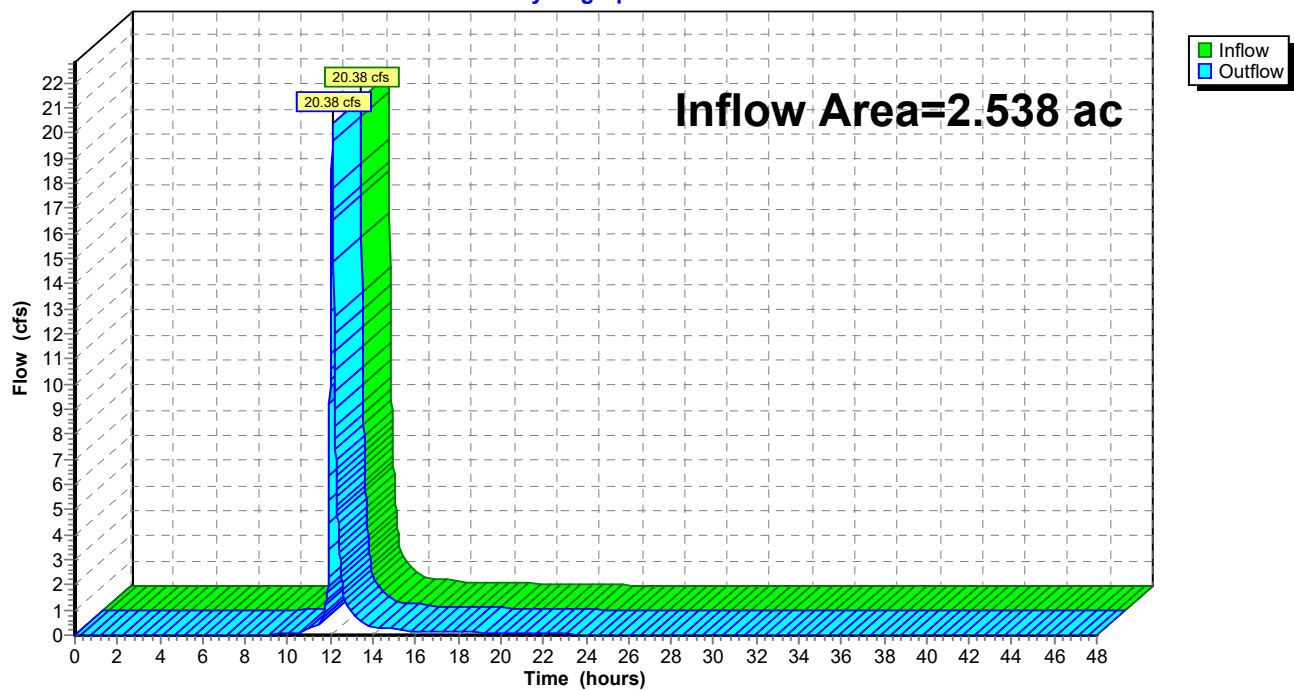
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 2.538 ac, 51.72% Impervious, Inflow Depth = 3.27" for 100-year event
Inflow = 20.38 cfs @ 12.10 hrs, Volume= 0.692 af
Outflow = 20.38 cfs @ 12.10 hrs, Volume= 0.692 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

Reach PR: (new Reach)

Hydrograph



Summary for Pond 1P: (new Pond)

[95] Warning: Outlet Device #6 rise exceeded

Inflow Area = 1.146 ac, 91.76% Impervious, Inflow Depth = 6.80" for 100-year event
 Inflow = 13.92 cfs @ 12.09 hrs, Volume= 0.650 af
 Outflow = 13.37 cfs @ 12.09 hrs, Volume= 0.650 af, Atten= 4%, Lag= 0.0 min
 Discarded = 0.80 cfs @ 11.13 hrs, Volume= 0.428 af
 Primary = 12.57 cfs @ 12.09 hrs, Volume= 0.222 af
 Routed to Reach 5R : Catch Basin
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Routed to Reach 4R : Hemingway

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 Peak Elev= 876.43' @ 12.09 hrs Surf.Area= 6,452 sf Storage= 4,913 cf

Plug-Flow detention time= 17.4 min calculated for 0.650 af (100% of inflow)
 Center-of-Mass det. time= 17.4 min (765.5 - 748.1)

Volume	Invert	Avail.Storage	Storage Description
#1A	872.44'	3,374 cf	151.33'W x 18.50'L x 3.47'H Field A 9,706 cf Overall - 1,271 cf Embedded = 8,435 cf x 40.0% Voids
#2A	875.44'	284 cf	PaveDrain S6-45 x 2970 Inside #1 Inside= 7.1"W x 5.6"H => 0.10 sf x 1.00'L = 0.1 cf Outside= 12.0"W x 5.6"H => 0.43 sf x 1.00'L = 0.4 cf 2970 Chambers in 165 Rows
#3	875.90'	1,558 cf	Above Ground Storage (Prismatic) Listed below (Recalc)
#4	872.44'	326 cf	Additional Stone (Prismatic) Listed below (Recalc) x 0.15 815 cf Overall x 40.0% Voids
		5,542 cf	Total Available Storage

Storage Group A created with Chamber Wizard

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
875.90	0	0	0
876.00	768	38	38
876.10	1,357	106	145
876.20	1,957	166	310
876.30	2,540	225	535
876.40	3,106	282	817
876.50	3,700	340	1,158
876.60	4,300	400	1,558
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
872.44	1,359	0	0
875.44	2,265	5,436	5,436

Device	Routing	Invert	Outlet Devices
#1	Discarded	872.44'	0.80 cfs Exfiltration when above 872.44'
#2	Primary	867.60'	15.0" Round Catch Basin Outlet Culvert L= 25.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 867.60' / 867.35' S= 0.0100 '/' Cc= 0.900 n= 0.015 Concrete sewer w/manholes & inlets, Flow Area= 1.23 sf
#3	Device 2	876.13'	24.0" x 36.0" Horiz. Catch Basin C= 0.600 Limited to weir flow at low heads
#4	Secondary	876.40'	Overflow to Street X 0.00, Cv= 2.62 (C= 3.28) Head (feet) 0.00 0.10 0.20 Width (feet) 2.00 6.00 177.00
#5	Device 2	872.44'	12.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#6	Device 5	874.94'	Custom Weir/Orifice, Cv= 2.62 (C= 3.28) Head (feet) 2.50 3.50 Width (feet) 2.00 2.00

Discarded OutFlow Max=0.80 cfs @ 11.13 hrs HW=872.48' (Free Discharge)

↑ **1=Exfiltration** (Exfiltration Controls 0.80 cfs)

Primary OutFlow Max=12.51 cfs @ 12.09 hrs HW=876.43' (Free Discharge)

↑ **2=Catch Basin Outlet Culvert** (Passes 12.51 cfs of 16.93 cfs potential flow)

↑ **3=Catch Basin** (Weir Controls 5.45 cfs @ 1.80 fps)

↑ **5=Orifice/Grate** (Orifice Controls 7.07 cfs @ 9.00 fps)

↑ **6=Custom Weir/Orifice** (Passes 7.07 cfs of 9.68 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=872.44' (Free Discharge)

↑ **4=Overflow to Street** (Controls 0.00 cfs)

Pond 1P: (new Pond) - Chamber Wizard Field A**Chamber Model = PavDrain S6-45 (PavDrain 12x12 Block with gap storage)**

Inside= 7.1"W x 5.6"H => 0.10 sf x 1.00'L = 0.1 cf

Outside= 12.0"W x 5.6"H => 0.43 sf x 1.00'L = 0.4 cf

12.0" Wide - 1.0" Nesting = 11.0" C-C Row Spacing

18 Chambers/Row x 1.00' Long = 18.00' Row Length +0.50' Row Offset = 18.50' Base Length

165 Rows x 12.0" Wide - 1.0" Nesting x 164 = 151.33' Base Width

36.0" Stone Base + 5.6" Chamber Height = 3.47' Field Height

2,970 Chambers x 0.1 cf = 283.6 cf Chamber Storage

2,970 Chambers x 0.4 cf = 1,270.5 cf Displacement

9,705.5 cf Field - 1,270.5 cf Chambers = 8,435.0 cf Stone x 40.0% Voids = 3,374.0 cf Stone Storage

Chamber Storage + Stone Storage = 3,657.6 cf = 0.084 af

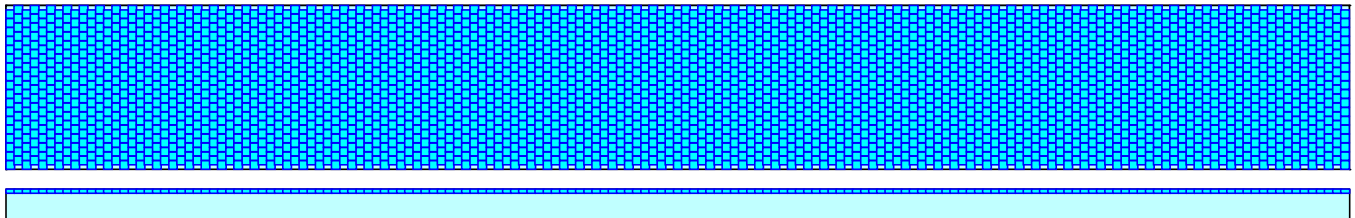
Overall Storage Efficiency = 37.7%

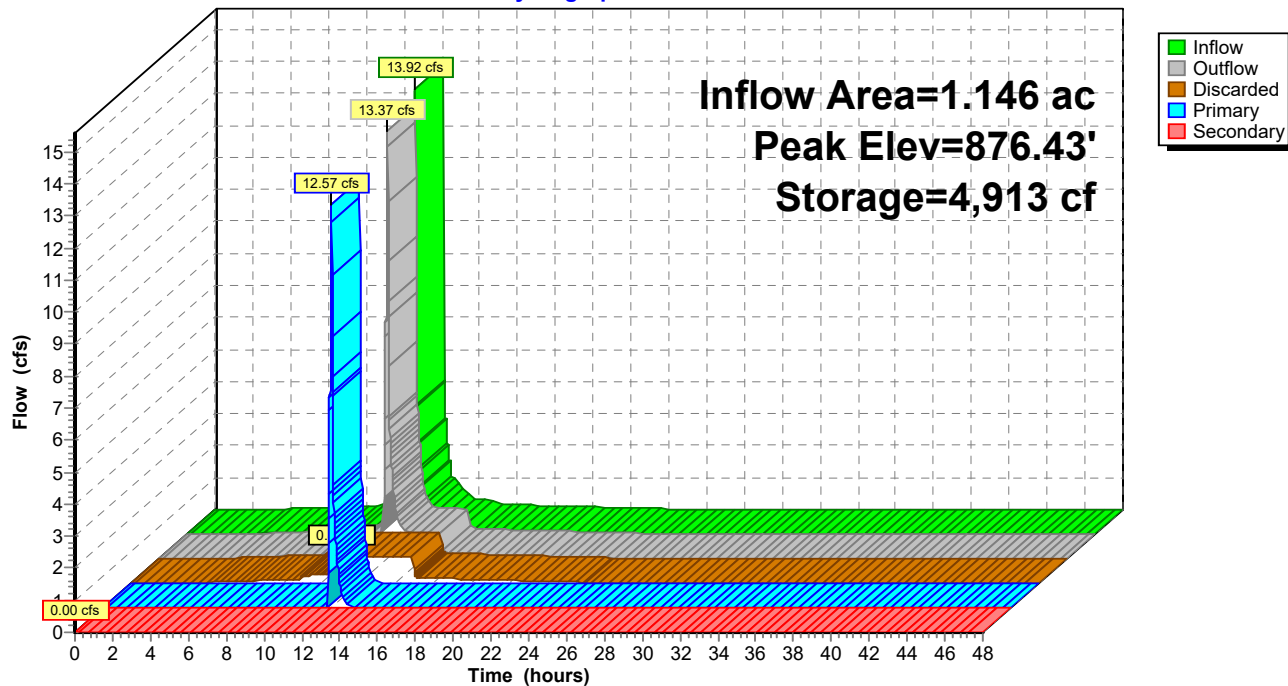
Overall System Size = 18.50' x 151.33' x 3.47'

2,970 Chambers

359.5 cy Field

312.4 cy Stone



Pond 1P: (new Pond)**Hydrograph**

Appendix 3. Geotechnical Report

Geotechnical Evaluation Report

Park Grove Library Addition
7900 Hemmingway Avenue
Cottage Grove, Minnesota

Prepared for

Alliance

Professional Certification:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



Timothy J. Schappa, PE
Project Engineer
License Number: 40159
May 30, 2025





May 30, 2025

Project B2503502

Ms. Amber Sausen
Alliance
400 Clifton Avenue
Minneapolis, MN 55107

Re: Geotechnical Evaluation
Park Grove Library Addition
7900 Hemmingway Avenue
Cottage Grove, MN

Dear Ms. Sausen:

We are pleased to present this Geotechnical Evaluation Report for the building addition project at the above referenced site.

Thank you for making Braun Intertec your geotechnical consultant for this project. If you have questions about this report, or if there are other services that we can provide in support of our work to date, please contact Tim Schappa at 651.319.3091 (tschappa@braunintertec.com) or Steve Martin at 612.221.2504 (smartin@braunintertec.com).

Sincerely,

BRAUN INTERTEC CORPORATION

Timothy J. Schappa, PE
Project Engineer

Steven B. Martin, PE
Senior Engineer



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Appendix

Soil Boring Location Sketch

Log of Boring Sheets ST-1 to ST-5

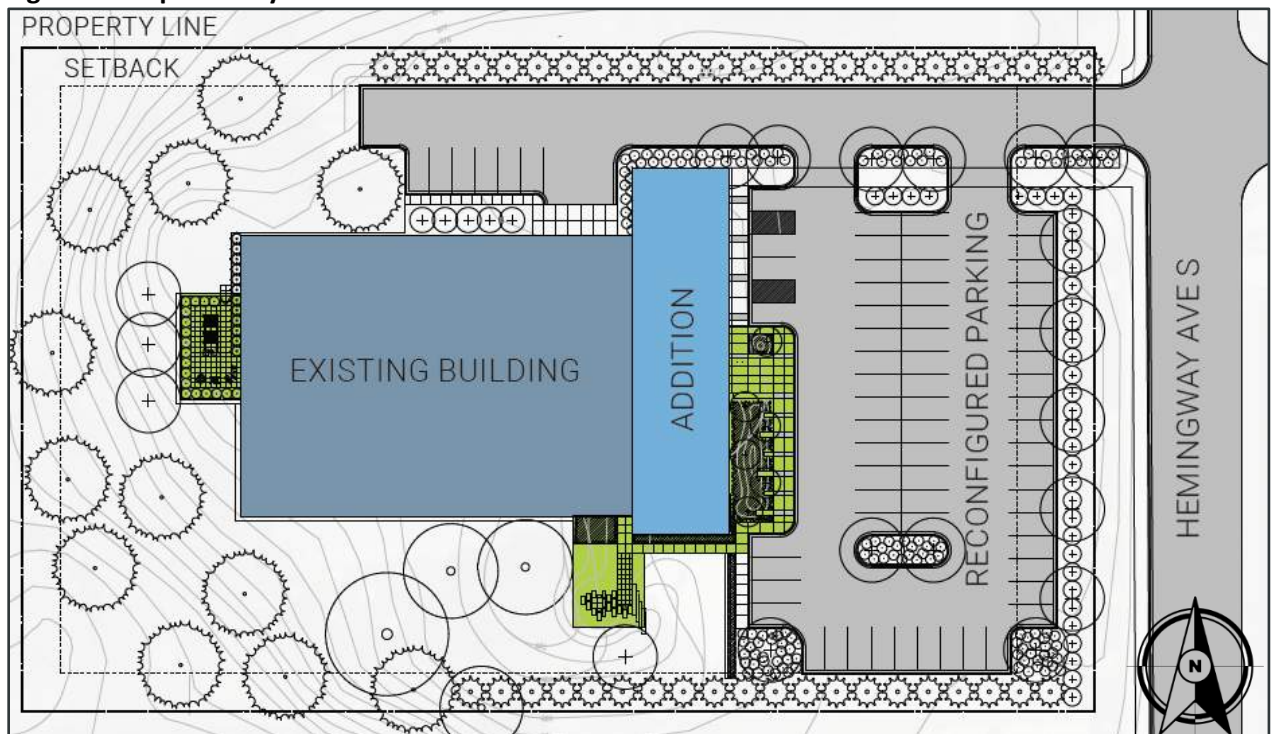
Descriptive Terminology of Soil

A. Introduction

A.1. Project Description

This Geotechnical Evaluation Report addresses the design and construction of a new entrance plaza and outdoor terrace additions to the existing public library. Additionally, reconstruction and expansion of the existing parking lot from a one-way circulation with angled parking to two-way 90 degree parking to meet future demand projects. Figure 1 shows the proposed site layout.

Figure 1. Proposed Layout



Obtained from the Washington County Park Grove Library Schematic Design Booklet prepared by Alliance, dated April 18, 2025.

The building addition will consist of a two-story space that will replace the east bay of the existing structure and will consist of a two-story space in the northern portion for mechanical equipment and storage located on the second floor while the southern portion will have a two-story open volume space with grade level use only. Table 1 provides a summary of the Project details related to the proposed design. Note that design plans are not completed, and Project details may change in the future.

Table 1. Project Description

Aspect	Description
Below Grade Level	None
Above Grade Level	Two
Finished Floor Elevation (feet)	Match Existing, near 880
Maximum Wall Loads (kips/lineal foot)	10 (assumed)
Maximum Column Loads (kips/lineal foot)	150 (assumed)
Nature of Construction	Concrete slab-on-grade with steel framing and metal roof deck.
Site Grading	Minimal grade changes of less than about 1-foot within the building and pavement areas.
Pavement Type(s)	Bituminous surface drive lanes and parking with some concrete flatwork
Assumed Pavement Loads	Light-duty: 35,000 ESALs* (assumed) Cars only
	Medium-duty: 150,000 ESALs* (assumed) Frequent van and delivery box trucks

*Equivalent 18,000-lb single axle loads based on 20-year design.

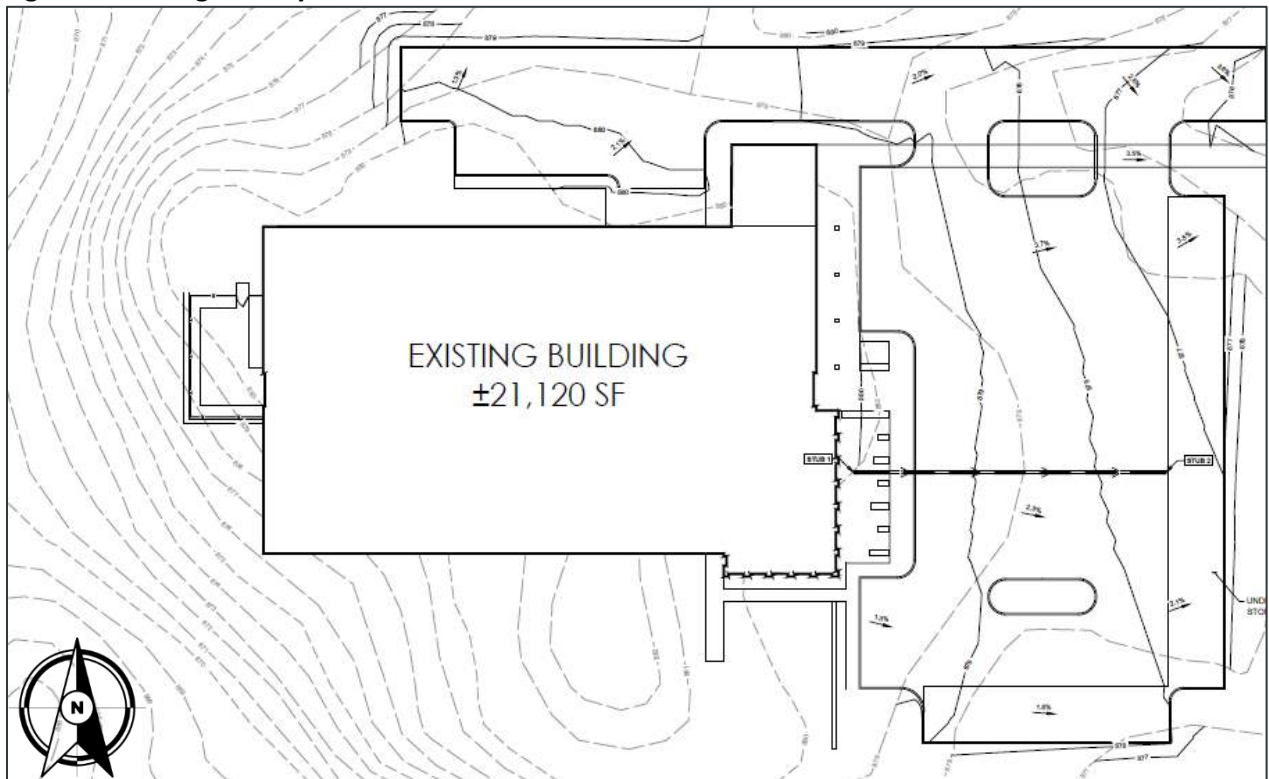
We have described our understanding of the proposed construction and site to the extent others reported it to us. Depending on the extent of available information, we may have made assumptions based on our experience with similar projects. If we have not correctly recorded or interpreted the project details, the project team should notify us. New or changed information could require additional evaluation, analyses and/or recommendations.

A.2. Existing Building and Site Conditions

The existing library is a single-story structure designed and constructed in 1983. The building has a structural steel and steel joist framed roof and super structure supported by reinforced concrete footings. The foundation walls extend to frost depth and are reinforced concrete masonry units (CMU), typically. The skylight framing is elevated from the roof structure with a light steel tube frame supporting gable-shaped steel beams.

Site grades to the north, south and east of the existing building are relatively flat with elevations sloping from 880 to about 877 away from the building. The west side of the building has a more significant change in grade, sloping steeply down to around elevation 866. Figure 2 shows the existing site layout.

Figure 2. Existing Site Layout



Obtained from the Washington County Park Grove Library Schematic Design Booklet prepared by Alliance, dated April 18, 2025.

A.3. Purpose

The purpose of our geotechnical evaluation will be to characterize subsurface geologic conditions at selected exploration locations, evaluate their impact on the project, and provide geotechnical recommendations for the design and construction of the new building addition and parking lot.

A.4. Background Information and Reference Documents

We reviewed the following information:

- County Atlas Series Atlas C-5, Plate 3 of 7 -Surface Geology for Washington County prepared by the Minnesota Geological Survey, dated 1990.
- Washington County Park Grove Library Schematic Design Booklet prepared by Alliance, dated April 18, 2025.

A.5. Scope of Services

We performed our scope of services for the project in accordance with our Proposal for a Geotechnical Evaluation (QTB214391), dated May 1, 2025. The following list describes the geotechnical tasks completed in accordance with our authorized scope of services.

- Reviewing the background information and reference documents previously cited.
- Staking and clearing the exploration location of underground utilities. The design team selected and we staked the new exploration locations. We acquired the surface elevations and locations with GPS technology using the State of Minnesota's permanent GPS base station network. The Soil Boring Location Sketch included in the Appendix shows the approximate locations of the borings.
- Performing six standard penetration test (SPT) borings, denoted as ST-1 to ST-5, to nominal depths of 10 to 20 feet below grade across the site.
- Performing laboratory testing on select samples to aid in soil classification and engineering analysis.
- Preparing this report containing a boring location sketch, logs of soil borings, a summary of the soils encountered, results of laboratory tests, and recommendations for structure and pavement subgrade preparation and the design of foundations, floor slabs, exterior slabs, utilities, and pavements.

Our scope of services did not include environmental services or testing and our geotechnical personnel performing this evaluation are not trained to provide environmental services or testing. We can provide environmental services or testing at your request.

B. Results

B.1. Geologic Overview

Based upon our review of available geologic resources and our previous experiences in the area, the natural soils in this area consist primarily of alluvial deposits.

We based the geologic origins used in this report on the soil types, in-situ and laboratory testing, and available common knowledge of the geological history of the site. Because of the complex depositional history, geologic origins can be difficult to ascertain. We did not perform a detailed investigation of the geologic history for the site.

B.2. Boring Results

Table 2 provides a summary of the soil boring results, in the general order we encountered the strata. Please refer to the Log of Boring sheets in the Appendix for additional details. The Descriptive Terminology sheets in the Appendix include definitions of abbreviations used in Table 2.

Table 2. Subsurface Profile Summary*

Strata	Soil Type - ASTM Classification	Range of Penetration Resistances	Commentary and Details
Pavement Materials	Not Applicable (N/A)	N/A	- Bituminous thicknesses at Borings ST-2 and ST-3 were 3 inches. - Apparent aggregate base materials were encountered below the bituminous with thicknesses of about 5 and 6 inches.
Topsoil Fill	ML	N/A	- Thicknesses were between 1/2- to 1-foot. - Contained roots and organic materials. - Dark brown in color - Generally moist.
Existing Fill	SM, SP, SP-SM, ML, OL	3 to 25 BPF	- Encountered below the pavement materials and topsoil fill in Borings ST-1, ST-3, ST-4 and ST-5. - The depths of the existing fill were between about 4 and 6 feet in Borings ST-1, ST-3 and ST-4, and extended to a depth of about 12 feet in Boring ST-5. - Penetration resistances indicated the fill was variable, indicating the fill was not placed in a controlled manner designed to support buildings. - Organic soils were encountered in Borings ST-3 and ST-5 and are not suitable for structural support and is further indication that the fill in these areas was not placed in a controlled manner. - Dark brown in color - Generally moist to wet.
Alluvial	SP, SP-SM, ML	3 to 19 BPF	- Predominantly SP and SP-SM, with an isolated area of embedded silt encountered in Boring ST-1 between depths of about 7 to 10 feet below the existing grades. - The soils were typically very loose to medium dense in relative density. - Moisture conditions were generally moist except for the silt layer encountered in Boring ST-1 which was wet.

B.3. Groundwater

We did not observe groundwater while advancing our borings and it appears that groundwater is below the depths explored. As noted in Table 2, however, the soil borings indicate a layered soil profile consisting of embedded silts that were wet, indicating the site is conducive to perched and trapped water conditions.

Project planning should expect groundwater will fluctuate seasonally and annually and perched/trapped water conditions could be present at varying elevations away from the boring locations.

B.4. Laboratory Test Results

The results of our general laboratory testing performed on select samples including moisture content (MC) tests per ASTM D2216, grain size tests per ASTM D1140 and organic content tests per ASTM D2974 to evaluate the percentage of particles passing the #200 sieve (P200) are presented below in Table 3.

Table 3. Laboratory Classification Test Results

Location	Sample Depth (ft)	Classification (USCS)	MC (%)	P200 (%)	OC (%)
ST-1	7 1/2	Silt (ML)	31	90	---
ST-3	2 1/2	Existing Fill: Organic Silt (OL)	27	90	5
	5	Existing Fill: Silt (ML)	27	97	---
ST-5	2 1/2	Existing Fill: Organic Sandy Lean Clay (OL)	19	---	5
	5		17	67	---
	10	Existing Fill: ML	24	90	---

The Log of Boring Sheets attached in the Appendix present the results of the MC tests in the “MC” column and list the results of the P200 and OC tests in the “Tests or Remarks” column.

C. Recommendations

C.1. Design and Construction Discussion

The site is suited for the proposed building addition supported on spread footings on native alluvial soils and/or engineered backfill. Notable considerations for development are (1) the site contains existing fill that are fine grained, variable relative densities and were typically wet and containing organic materials, and (2) fine-grained loose sands and silts present on the site. These results in several considerations:

- The existing fill materials are not considered suitable for building support or direct support of exterior slabs and pavements.
- The fine-grained existing fill consisting of silts and the organic soils are not considered suitable for re-use as structural backfill and fill.
- Surface compaction with larger vibratory plates or rollers is recommended to densify loose or disturbed soils.
- Silts are considered to be highly sensitive to moisture and construction related disturbances which may require partial sub-excavating below footing subgrades and replacement with coarse sand or crushed rock.
- The embedded silts within the sands are conducive to perched water conditions.

C.1.a. Building Foundation Support

The existing fill soils located within pavement areas of the present development are considered unsuitable for structural support as they were not placed and compacted in a manner suitable for structural support. Due to the variable soil consistency and composition, including containing zones of organic materials they pose a risk of detrimental amounts of post construction settlements. Soil corrections (removing and replacing the existing fill) are recommended for the proposed building addition to be supported utilizing conventional spread footings.

Silts, while stable when undisturbed, become unstable under construction traffic. Soils consisting primarily of silt have a very small range of moisture contents at which they will behave plastically (i.e., moldable and compactable). At moisture contents that are on the high side of this range (where deemed as being “wet”), these soils will behave more like a liquified material when they are disturbed/vibrated.

Even when adequately compacted or stabilized, the silts are judged to be highly susceptible to disturbance or loss of strength as a result of construction traffic.

C.1.b. Reuse of Onsite Soils

The non-organic on-site granular materials generally appear suitable for reuse as engineered fill at this site provided they can be properly placed, moisture conditioned and compacted. The silts will likely require extensive moisture conditioning as the in-place moisture contents are likely at or above the probable optimum moisture content. Even when adequately compacted or stabilized, the silts are judged to be highly susceptible to disturbance or loss of strength as a result of construction traffic. The contractor should be aware that previously stable subgrades can become disturbed and require more grading efforts.

Any materials to be used as engineered fill should be tested and approved by the engineer prior to placement.

C.2. Site Grading and Subgrade Preparation

C.2.a. Building Subgrade Excavations

Based on the borings, we do not anticipate soil corrections below the proposed footing elevations. Excavation depths will vary between the borings. Portions of the excavations may also extend deeper than indicated by the borings. A geotechnical representative should observe the excavations to make the necessary field judgments regarding the suitability of the exposed soils.

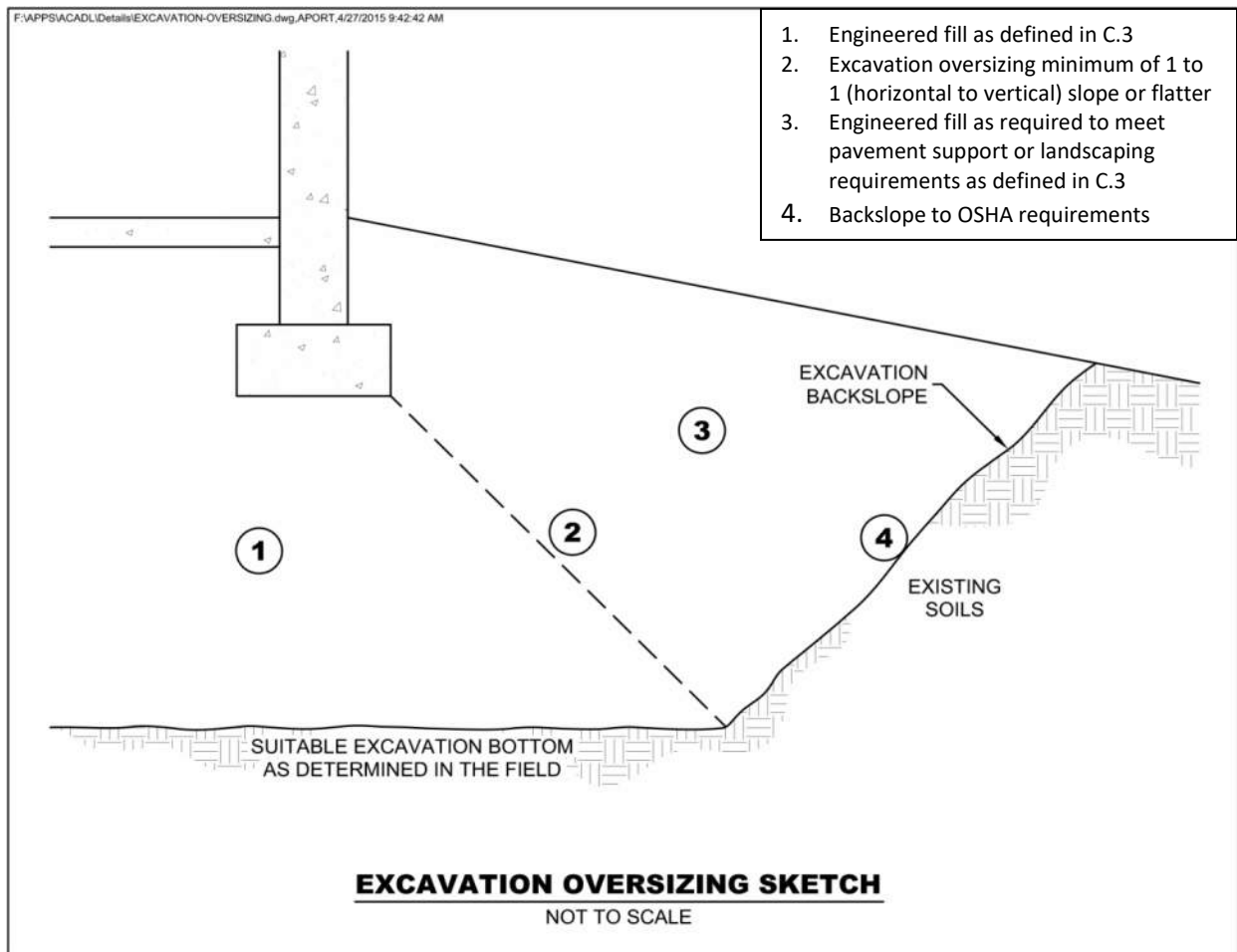
We recommend removing topsoil and existing fill if encountered below the proposed building pads and their oversize areas. However, if silts are encountered at footing subgrades, up to one foot of subcut below foundations to place coarse sand or crushed rock should be expected at the time of foundation construction. We also recommend having a geotechnical engineer, or an engineering technician working under the direction of a geotechnical engineer, (geotechnical representative) evaluate the suitability of exposed subgrade soils to support the proposed structure.

Loose soils in the subgrade may need surface compaction by larger vibratory compactors.

C.2.b. Excavation Oversizing

When removing unsuitable materials below structures or pavements, we recommend the excavation extend outward and downward at a slope of 1H:1V (horizontal:vertical) or flatter. See Figure 3 for an illustration of excavation oversizing.

Figure 3. Generalized Illustration of Oversizing



C.2.c. Excavated Slopes

Based on the borings, we anticipate on-site soils in excavations will consist of sands. These soils are typically considered Type C Soil under OSHA (Occupational Safety and Health Administration) guidelines. OSHA guidelines indicate unsupported excavations in Type C soils should have a gradient no steeper than 1 1/2H:1V. Slopes constructed in this manner may still exhibit surface sloughing, especially when excavated to the groundwater table.

An OSHA-approved qualified person should review the soil classification in the field. Excavations must comply with the requirements of OSHA 29 CFR, Part 1926, Subpart P, "Excavations and Trenches." This document states excavation safety is the responsibility of the contractor. The project specifications should reference these OSHA requirements.

C.2.d. Excavation Dewatering

Based on the soil boring data, we do not expect that excavation for the proposed addition foundations will encounter hydrostatic groundwater conditions. Although groundwater is generally anticipated to be present below the estimated excavation depths for the building construction, any perched and/or collected water should be removed from excavations to facilitate proper backfilling or concrete placement using sumps and pumps.

C.2.e. Pavement and Exterior Slab Subgrade Preparation

We recommend the following steps for pavement and exterior slab subgrade preparation, understanding the site will have a grade change of about 1-foot or less.

1. Strip any unsuitable soils consisting of topsoil, vegetation, existing structures and pavements from the pavement subgrade area. Existing fill outside of current pavement areas should be further subexcavated to a minimum of 3 feet below existing subgrades.
2. Prior to placement of fill or aggregate base materials we recommend thoroughly compacting the subgrade soils with at least 3 passes of a vibratory roller.
3. Place engineered fill and compact in accordance with Section C.2.g. to the subgrade elevation.
4. Proofroll the aggregate section as described in Section C.2.f.

C.2.f. Pavement Subgrade Proofroll

After preparing the subgrade as described above and prior to the placement of the aggregate base, we recommend proofrolling the subgrade soils with a fully loaded tandem-axle truck. We also recommend having a geotechnical representative observe the proofroll. Areas that fail the proofroll likely indicate soft or weak areas that will require additional soil correction work to support pavements.

The contractor should correct areas that display excessive yielding or rutting during the proofroll, as determined by the geotechnical representative. Possible options for subgrade correction include moisture conditioning and recompaction, subcutting and replacement with soil or crushed aggregate, chemical stabilization and/or geotextiles. We recommend performing a second proofroll after the aggregate base material is in place, and prior to placing bituminous or concrete pavement.

C.2.g. Engineered Fill Materials and Compaction

Table 4 below contains our recommendations for engineered fill materials.

Table 4. Engineered Fill Materials*

Locations To Be Used	Engineered Fill Classification	Possible Soil Type Descriptions	Gradation	Additional Requirements
Below foundations as needed	Stabilization Aggregate	Crushed open graded rock	100% passing 2-inch sieve < 5% passing #4 sieve	Excludes shale and soft rock
- Below foundations - Below interior slabs	- Structural fill - Retained Fill	SP, SP-SM, SM	100% passing 2-inch sieve < 20% passing #200 sieve	< 2% Organic Content (OC)
- Drainage layer - Non-frost-susceptible	- Free-draining - Non-frost-susceptible fill	GP, GW, SP, SW	100% passing 1-inch sieve < 50% passing #40 sieve < 5% passing #200 sieve	< 2% OC
Pavements	Pavement fill	SP, SP-SM, SM	100% passing 3-inch sieve < 50% passing #200 sieve	< 2% OC PI < 15%
Below landscaped surfaces, where subsidence is not a concern	Non-structural fill	SP, SP-SM, SM ML, SC, CL	100% passing 6-inch sieve	< 10% OC

*More select soils comprised of coarse sands with < 5% passing #200 sieve may be needed to accommodate work occurring in periods of wet or freezing weather.

We recommend spreading engineered fill in loose lifts of approximately 8 inches thick. We recommend compacting engineered fill in accordance with the criteria presented below in Table 5. The project documents should specify relative compaction of engineered fill, based on the structure located above the engineered fill, and vertical proximity to that structure.

The silts will likely require extensive moisture conditioning as the in-place moisture contents are likely at or above the probable optimum moisture content. Even when adequately compacted or stabilized, the silts are judged to be highly susceptible to disturbance or loss of strength as a result of construction traffic. The contractor should be aware that previously stable subgrades can become disturbed and require more grading efforts. Therefore, silts are preferred to be placed as backfill and fill in landscape areas.

Table 5. Compaction Recommendations Summary

Reference	Relative Compaction, percent (ASTM D698 – Standard Proctor)	Moisture Content Variance from Optimum, percentage points	
		< 12% Passing #200 Sieve (typically SP, SP-SM)	> 12% Passing #200 Sieve (typically, SM)
Within building pad and oversizing zones	98	±3	N/A
Within 3 feet of pavement subgrade	100	±3	N/A
More than 3 feet below pavement subgrade	95	±3	±3

*Increase compaction requirement to meet compaction required for structure supported by this engineered fill.

The project documents should not allow the contractor to use frozen material as engineered fill or to place engineered fill on frozen material. Frost should not penetrate under foundations during construction.

We recommend performing density tests in engineered fill to evaluate if the contractors are effectively compacting the soil and meeting project requirements.

C.2.h. Special Inspections of Soils

We recommend including the site grading and placement of engineered fill within the building pad under the requirements of Special Inspections, as provided in Chapter 17 of the International Building Code, which is part of the Minnesota State Building Code. Special Inspection requires observation of soil conditions below engineered fill or footings, evaluations to determine if excavations extend to the anticipated soils, and if engineered fill materials meet requirements for type of engineered fill and compaction condition of engineered fill.

A licensed geotechnical engineer should direct the Special Inspections of site grading and engineered fill placement. The purpose of these Special Inspections is to evaluate whether the work is in accordance with the approved Geotechnical Report for the project. Special Inspections should include evaluation of the subgrade, observing preparation of the subgrade (surface compaction or dewatering, excavation oversizing, placement procedures and materials used for engineered fill, etc.) and compaction testing of the engineered fill.

C.3. Spread Footings

Table 6 below contains our recommended parameters for use in the design and construction of spread footings bearing on surface compacted native soils and/or new engineered fill.

Table 6. Recommended Spread Footing Design Parameters

Item	Description
Maximum net allowable bearing pressure (psf)	3,000
Minimum factor of safety for bearing capacity failure	3.0
Minimum embedment below final exterior grade (inches)	42 – heated structures 60 – unheated structures
Total and differential estimated settlement (inches)	Less than or equal to 1 and 2/3, respectively

*Actual differential settlement amounts will depend on final loads and foundation layout. When tying into the existing buildings, the total settlement of this new building will be differential to the existing building. We can evaluate differential settlement based on final foundation plans and loadings.

C.4. Interior Slabs

C.4.a. Subgrade Modulus

Anticipating the interior floor slabs will be placed on compacted granular soils, we recommend using a modulus of subgrade reaction, k , of 200 pounds per square inch per inch of deflection (pci) to design the slabs. If 6 inches of compacted aggregate base, such as Minnesota Department of Transportation (MnDOT) Class 5 aggregate base is placed immediately below the floor slab, the k -value can be increased by 50 pounds per square inch. The aggregate base will help provide a stable working platform during construction. We recommend the stabilizing aggregate consist of crushed rock meeting the requirements of MnDOT Specification 3138 for Class 5. No material containing recycled bituminous should be used under interior slabs.

C.4.b. Moisture Vapor Protection

Excess transmission of water vapor could cause floor dampness, certain types of floor bonding agents to separate, or mold to form under floor coverings. If project planning includes using floor coverings or coatings, we recommend placing a vapor retarder or vapor barrier immediately beneath the slab. We also recommend consulting with floor covering manufacturers regarding the appropriate type, use and installation of the vapor retarder or barrier to preserve warranty assurances.

C.5. Frost Protection

Due to the very fine-grained nature of the sands and silts prevalent near the surface frost heave can occur under below exterior slabs and pavements. When allowed to become saturated and frozen, unfavorable amounts of general and isolated heaving of the soils and the surface structures supported on them could develop. This type of heaving could affect design drainage patterns and the performance of exterior slabs and pavements, as well as any isolated exterior footings and piers.

Note that runoff and infiltration from precipitation are not the only sources of water that can saturate subgrade soils and contribute to frost heave. Roof drainage and irrigation of landscaped areas in close proximity to exterior slabs, pavements, and isolated footings and piers, contribute as well.

One method to help limit the potential for heaving to occur is to remove frost-susceptible soils present below the overlying slab or pavement area down to bottom-of-footing grades, and replace the excavated material with non-frost-susceptible, engineered fill. We recommend providing drainage at the base of the subcut, as well as gradual transitions from this subcut (3H:1V or flatter gradient).

Figures 5a and 5b show illustrations summarizing some of the recommendations above.

Figure 5a. Frost Protection Geometry Illustration

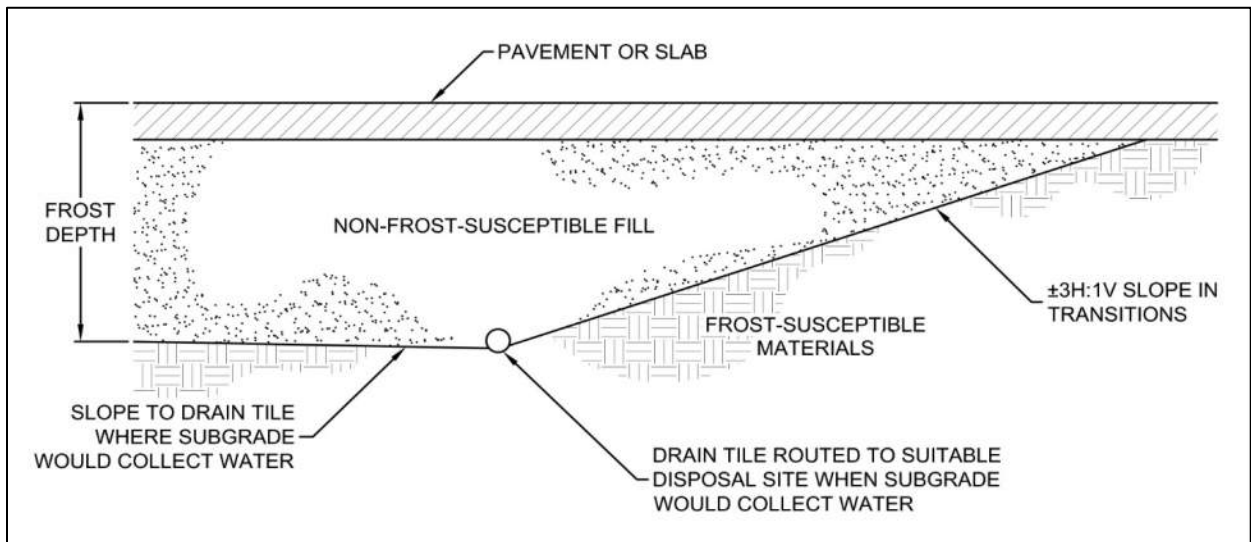
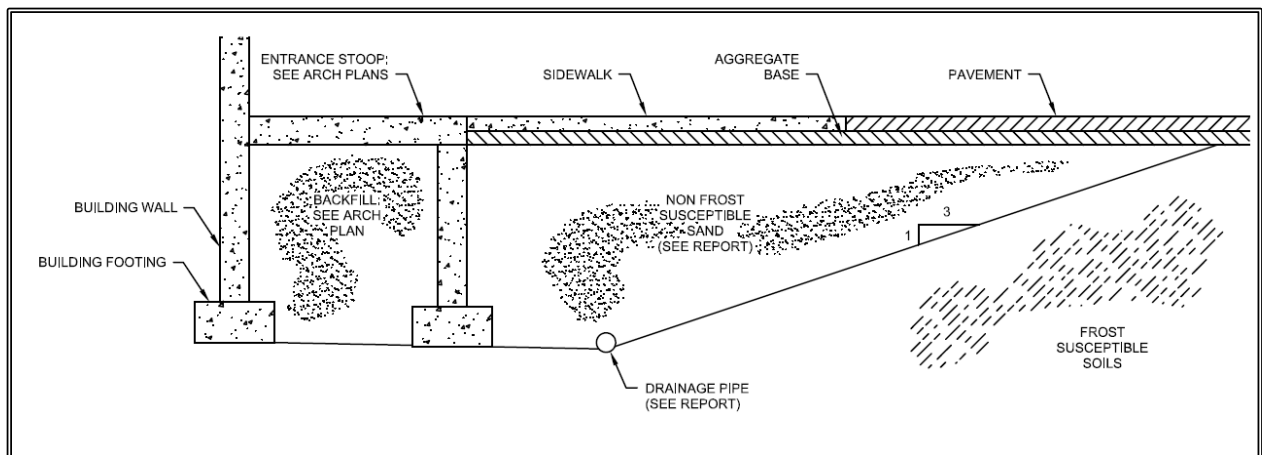


Figure 5b. Frost Protection Geometry Illustration with Stoop Alternative



Over the life of the pavement or slab, cracks may develop and joints may open up, which will expose the subgrade and allow water to enter the subgrade. This water entering the subgrade increases the likelihood of heave. It will be critical that the owner develop a detailed maintenance program to repair any cracks and joints that may develop during the useful life of the various surface features. The maintenance program should pay special attention to areas where dissimilar materials abut one another, where construction joints occur and where shrinkage cracks develop.

C.6. Pavements and Exterior Slabs

C.6.a. Design Sections

Laboratory tests to determine the Hveem Stabilometer R-value for pavement design were not included in our scope of services for this project. Assuming the upper 3 feet of the subgrade will consist of fine-grained SP and SP-SM sands, it is our opinion that an R-value of 40 can be assumed for design purposes. Note the contractor may need to perform limited removal of unsuitable or less suitable soils to achieve this value. With the anticipated subgrade soils and the assumed traffic loads, we recommend the following minimum bituminous pavement sections in Table 7 be used at this site.

Table 7. Recommended Bituminous Pavement Sections

Use	Light-Duty	Medium-Duty	Designation	Specification
Minimum bituminous thickness (inches)	3 1/2	4	SPWEA240C	2360
Minimum aggregate base thickness (inches)	6	6	Class 5 or 6	3135 or 3138

C.6.b. Concrete Pavements

For concrete pavements used in areas with higher traffic and turning loads, we recommend a minimum 5 inches of concrete overlying 4 inches of aggregate base. We assumed the concrete pavement sections will have edge support. We recommend placing an aggregate base below the pavement to provide a suitable subgrade for concrete placement, reduce faulting and help dissipate loads. Appropriate mix designs, panel sizing, jointing, doweling, and edge reinforcement are critical to performance of rigid pavements. We recommend you contact your civil engineer to determine the final design or consult with us for guidance on these items.

C.6.c. Subgrade Drainage

We recommend installing perforated drainpipes throughout pavement areas at low points, around catch basins, and behind curb in landscaped areas. We also recommend installing drainpipes along pavement and exterior slab edges where exterior grades promote drainage toward those edge areas. The contractor should place drainpipes in small trenches, extended at least 8 inches below the granular subbase layer, or below the aggregate base material where no subbase is present.

C.6.d. Performance and Maintenance

We based the above pavement designs on a 20-year performance life for bituminous. This is the amount of time before we anticipate the pavement will require reconstruction. This performance life assumes

routine maintenance, such as seal coating and crack sealing. The actual pavement life will vary depending on variations in weather, traffic conditions and maintenance.

It is common to place the non-wear course of bituminous and then delay placement of wear course. For this situation, we recommend evaluating if the reduced pavement section will have sufficient structure to support construction traffic.

Many conditions affect the overall performance of the exterior slabs and pavements. Some of these conditions include the environment, loading conditions and the level of ongoing maintenance. With regard to bituminous pavements in particular, it is common to have thermal cracking develop within the first few years of placement, and continue throughout the life of the pavement. We recommend developing a regular maintenance plan for filling cracks in exterior slabs and pavements to lessen the potential impacts for cold weather distress due to frost heave or warm weather distress due to wetting and softening of the subgrade.

C.7. Utilities

C.7.a. Subgrade Stabilization

The predominantly sandy soils encountered at anticipated invert elevations generally appear suitable for pipe support and we anticipate that utilities can be installed per manufacturer bedding requirements. However, if zones of unstable soils are encountered at pipe invert elevations (i.e., waterbearing soils, very loose silts), they should be subcut about 1 to 2 feet, moisture conditioned and recompact or replaced with engineered backfill or sand.

C.7.b. Excavation and Backfilling

We recommend trench excavation and selecting, placing, and compacting utility backfill in accordance with the recommendations provided above in Section C.2.g. Any silts removed from the utility trenches should be backfilled with on-site sandy soils.

C.7.c. Corrosion Potential

The soil borings at the site consist primarily of sandy soils, and to a lesser extent, silts at depth. The sandy soils are considered non-corrosive to metallic conduits. However, should silts be encountered in areas, they may require additional bedding requirements for utilities.

C.8. Equipment Support

The recommendations included in the report may not be applicable to equipment used for the construction and maintenance of this project. We recommend evaluating subgrade conditions in areas of shoring, scaffolding, cranes, pumps, lifts and other construction equipment prior to mobilization to determine if the exposed materials are suitable for equipment support, or require some form of subgrade improvement. We also recommend project planning consider the effect that loads applied by such equipment may have on structures they bear on or surcharge – including pavements, buried utilities, below-grade walls, etc. We can assist you in this evaluation.

D. Procedures

D.1. Penetration Test Borings

We drilled the penetration test borings with a truck-mounted core and auger drill equipped with hollow-stem auger. We performed the borings in general accordance with ASTM D6151 taking penetration test samples at 2 1/2- or 5-foot intervals in general accordance to ASTM D1586. We collected thin-walled tube samples in general accordance with ASTM D1587 at selected depths. The boring logs show the actual sample intervals and corresponding depths. We also collected bulk samples of auger cuttings at selected locations for laboratory testing.

We sealed penetration test boreholes meeting the Minnesota Department of Health (MDH) Environmental Borehole criteria with an MDH-approved grout. We forwarded a sealing record (or sealing records) for those boreholes to the Minnesota Department of Health Well Management Section.

D.2. Exploration Logs

D.2.a. Log of Boring Sheets

The Appendix includes Log of Boring sheets for our penetration test borings. The logs identify and describe the penetrated geologic materials, and present the results of penetration resistance. The logs also present the results of laboratory tests performed on penetration test samples, and groundwater measurements.

We inferred strata boundaries from changes in the penetration test samples and the auger cuttings. Because we did not perform continuous sampling, the strata boundary depths are only approximate. The

boundary depths likely vary away from the boring locations, and the boundaries themselves may occur as gradual rather than abrupt transitions.

D.2.b. Geologic Origins

We assigned geologic origins to the materials shown on the logs and referenced within this report, based on: (1) a review of the background information and reference documents cited above, (2) visual classification of the various geologic material samples retrieved during the course of our subsurface exploration, (3) penetration resistance testing performed for the project, (4) laboratory test results, and (5) available common knowledge of the geologic processes and environments that have impacted the site and surrounding area in the past.

D.3. Material Classification and Testing

D.3.a. Visual and Manual Classification

We visually and manually classified the geologic materials encountered based on ASTM D2488. When we performed laboratory classification tests, we used the results to classify the geologic materials in accordance with ASTM D2487. The Appendix includes a chart explaining the classification system we used.

D.3.b. Laboratory Testing

The exploration logs in the Appendix note most of the results of the laboratory tests performed on geologic material samples. We performed the tests in general accordance with ASTM procedures.

D.4. Groundwater Measurements

The drillers checked for groundwater while advancing the penetration test borings, and again after auger withdrawal. We then filled the boreholes as noted on the boring logs.

E. Qualifications

E.1. Variations in Subsurface Conditions

E.1.a. Material Strata

We developed our evaluation, analyses and recommendations from a limited amount of site and subsurface information. It is not standard engineering practice to retrieve material samples from exploration locations

continuously with depth. Therefore, we must infer strata boundaries and thicknesses to some extent. Strata boundaries may also be gradual transitions, and project planning should expect the strata to vary in depth, elevation and thickness, away from the exploration locations.

Variations in subsurface conditions present between exploration locations may not be revealed until performing additional exploration work, or starting construction. If future activity for this project reveals any such variations, you should notify us so that we may reevaluate our recommendations. Such variations could increase construction costs, and we recommend including a contingency to accommodate them.

E.1.b. Groundwater Levels

We made groundwater measurements under the conditions reported herein and shown on the exploration logs, and interpreted in the text of this report. Note that the observation periods were relatively short, and project planning can expect groundwater levels to fluctuate in response to rainfall, flooding, irrigation, seasonal freezing and thawing, surface drainage modifications and other seasonal and annual factors.

E.2. Continuity of Professional Responsibility

E.2.a. Plan Review

We based this report on a limited amount of information, and we made a number of assumptions to help us develop our recommendations. We should be retained to review the geotechnical aspects of the designs and specifications. This review will allow us to evaluate whether we anticipated the design correctly, if any design changes affect the validity of our recommendations, and if the design and specifications correctly interpret and implement our recommendations.

E.2.b. Construction Observations and Testing

We recommend retaining us to perform the required observations and testing during construction as part of the ongoing geotechnical evaluation. This will allow us to correlate the subsurface conditions exposed during construction with those encountered by the borings and provide professional continuity from the design phase to the construction phase. If we do not perform observations and testing during construction, it becomes the responsibility of others to validate the assumption made during the preparation of this report and to accept the construction-related geotechnical engineer-of-record responsibilities.

E.3. Use of Report

This report is for the exclusive use of the addressed parties. Without written approval, we assume no responsibility to other parties regarding this report. Our evaluation, analyses and recommendations may not be appropriate for other parties or projects.

E.4. Standard of Care

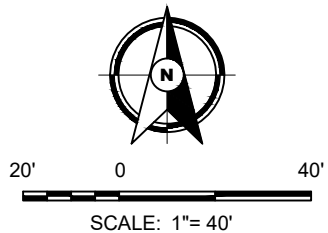
In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

Appendix

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 **DENOTES APPROXIMATE LOCATION OF
STANDARD PENETRATION TEST BORING**



Drawing Information

Project No:	B2503502
Drawing No:	B2503502
Drawn By:	JAG
Date Drawn:	4/29/25
Checked By:	TJS
Last Modified:	5/15/25

Project Information

Park Grove Library

7900 Hemmingway Avenue

Cottage Grove,
Minnesota

**Soil Boring
Location Sketch**

Project Number B2503502 Geotechnical Evaluation Park Grove Library 7900 Hemmingway Avenue Cottage Grove, Minnesota					BORING: ST-1		
					LOCATION: Captured with RTK GPS.		
					DATUM: NAD 1983 HARN Adj MN Washington (US Feet)		
					NORTHING: 132568.0	EASTING: 468956.0	
DRILLER: G Scallon/A Tross	LOGGED BY: T Schappa		START DATE: 05/06/25	END DATE: 05/06/25			
SURFACE ELEVATION: 879.6 ft	RIG: GP-4	METHOD: 3 1/4" HSA	SURFACING: Vegetation	WEATHER: Fair, 70°F			
Elev./Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
879.0 0.7		SANDY SILT (ML), dark brown, moist (TOPSOIL FILL)		1-1-3 (4) 10"			
		FILL: SILTY SAND (SM), fine to medium-grained, trace Gravel, brown with dark brown, moist		4-6-8 (14) 15"			
875.6 4.0		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained, trace Gravel, brown, moist, medium dense (GLACIAL OUTWASH)	5	7-7-7 (14) 18"			
872.6 7.0		SILT (ML), grayish brown, wet, very loose (GLACIAL OUTWASH)		0-1-2 (3) 18"		31	P200=90%
869.6 10.0		POORLY GRADED SAND (SP), fine to medium-grained, trace Gravel, brown, moist, medium dense (GLACIAL OUTWASH)	10	2-8-9 (17) 18"			
				8-7-9 (16) 16"			
864.6 15.0		END OF BORING	15	8-7-10 (17) 15"			Water not observed while drilling.
		Boring immediately backfilled					Water not observed to cave-in depth of 14.5 feet immediately after withdrawal of auger.
			20				
			25				
			30				

[illegible]

Project Number B2503502 Geotechnical Evaluation Park Grove Library 7900 Hemmingway Avenue Cottage Grove, Minnesota					BORING: ST-3		
					LOCATION: Captured with RTK GPS.		
					DATUM: NAD 1983 HARN Adj MN Washington (US Feet)		
					NORTHING: 132423.9	EASTING: 469000.7	
DRILLER: G Scallon/A Tross	LOGGED BY: T Schappa		START DATE: 05/06/25	END DATE: 05/06/25			
SURFACE ELEVATION: 879.0 ft	RIG: GP-4	METHOD: 3 1/4" HSA	SURFACING: Pavement	WEATHER: Fair, 70°F			
Elev./Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
878.3		PAVEMENT, 3 inches of bituminous over 5 inches of apparent aggregate base		13-5-7 (12)			
0.7		FILL: ORGANIC SILT (OL), trace roots, dark brown, wet		14"			
875.5		FILL: SILT (ML), brown with dark brown, wet		3-3-4 (7)		27	P200=90% OC=5%
3.5				16"			
873.0			5	0-2-2 (4)		27	P200=97%
6.0		POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained, trace Gravel, brown, moist, very loose to medium dense (GLACIAL OUTWASH)		16"			
				2-1-2 (3)			
			10	5-6-4 (10)			
867.0				16"			
12.0		POORLY GRADED SAND (SP), fine to medium-grained, trace Gravel, brown, moist, loose to medium dense (GLACIAL OUTWASH)		16-11-5 (16)			
				12"			
864.0				5-4-5 (9)			
15.0		END OF BORING	15	13"			Water not observed while drilling.
		Boring immediately backfilled					Water not observed to cave-in depth of 12.5 feet immediately after withdrawal of auger.
			20				
			25				
			30				

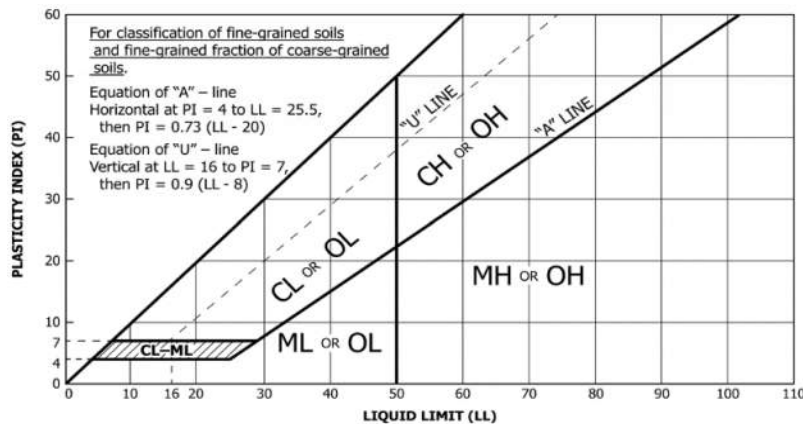
See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2503502 Geotechnical Evaluation Park Grove Library 7900 Hemmingway Avenue Cottage Grove, Minnesota					BORING: ST-4		
					LOCATION: Captured with RTK GPS.		
					DATUM: NAD 1983 HARN Adj MN Washington (US Feet)		
					NORTHING: 132367.1	EASTING: 468865.7	
DRILLER: G Scallon/A Tross	LOGGED BY: T Schappa		START DATE: 05/06/25	END DATE: 05/06/25			
SURFACE ELEVATION: 879.8 ft	RIG: GP-4	METHOD: 3 1/4" HSA	SURFACING: Vegetation	WEATHER: Fair, 70°F			
Elev./Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
878.8		SANDY SILT (ML), with roots, dark brown (TOPSOIL FILL)		1-10-13 (23)			
1.0		FILL: POORLY GRADED SAND (SP), fine to medium-grained, intermixed with Sandy Silt, trace Gravel, brown with dark brown, moist		13"			
875.8				12-13-12 (25)			
4.0		POORLY GRADED SAND (SP), fine to medium-grained, trace Gravel, light brown, moist, medium dense to loose (GLACIAL OUTWASH)	5	15-8-6 (14)			
				10"			
				5-7-7 (14)			
				13"			
			10	7-5-6 (11)			
				15"			
				2-6-8 (14)			
				16"			
			15	8-5-6 (11)			
				11"			
			20	5-4-4 (8)			
				15"			
858.8		END OF BORING					Water not observed while drilling.
21.0		Boring immediately grouted					Water not observed to cave-in depth of 16.5 feet immediately after withdrawal of auger.
			25				
			30				

Project Number B2503502 Geotechnical Evaluation Park Grove Library 7900 Hemmingway Avenue Cottage Grove, Minnesota					BORING: ST-5		
					LOCATION: Captured with RTK GPS.		
					DATUM: NAD 1983 HARN Adj MN Washington (US Feet)		
					NORTHING: 132474.8	EASTING: 468689.2	
DRILLER: G Scallon/A Tross	LOGGED BY: T Schappa		START DATE: 05/06/25	END DATE: 05/06/25			
SURFACE ELEVATION: 880.6 ft	RIG: GP-4	METHOD: 3 1/4" HSA	SURFACING: Vegetation	WEATHER: Fair, 70°F			
Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q _p tsf	MC %	Tests or Remarks
880.0 0.7		SANDY SILT (ML), dark brown, moist (TOPSOIL FILL)		1-2-3 (5) 12"			
		FILL: SANDY ORGANIC CLAY (OL), dark brown with brown, moist		5-7-8 (15) 16"		19	OC=5%
			5	4-4-4 (8) 18"		17	P200=67%
873.6 7.0		FILL: POORLY GRADED SAND with SILT (SP-SM), fine to medium-grained, trace Gravel, brown, moist		5-2-3 (5) 16"			
871.6 9.0		FILL: SILT (ML), grayish brown with dark brown, wet	10	1-1-2 (3) 16"		24	P200=90%
868.6 12.0		POORLY GRADED SAND (SP), fine to medium-grained, trace Gravel, brown, moist (GLACIAL OUTWASH)		8-6-7 (13) 15"			
865.6 15.0		END OF BORING	15	2-7-9 (16) 13"			Water not observed while drilling.
		Boring immediately backfilled					Water not observed to cave-in depth of 14.0 feet immediately after withdrawal of auger.
			20				
			25				
			30				

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests ^A				Group Symbol	Soil Classification	
					Group Name ^B	
Coarse-grained Soils (more than 50% retained on No. 200 sieve)	Gravels (More than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (Less than 5% fines ^C)	$C_u \geq 4$ and $1 \leq C_c \leq 3^D$	GW	Well-graded gravel ^E	
			$C_u < 4$ and/or ($C_c < 1$ or $C_c > 3$) ^D	GP	Poorly graded gravel ^E	
		Gravels with Fines (More than 12% fines ^C)	Fines classify as ML or MH	GM	Silty gravel ^{EFG}	
			Fines Classify as CL or CH	GC	Clayey gravel ^{EFG}	
	Sands (50% or more coarse fraction passes No. 4 sieve)	Clean Sands (Less than 5% fines ^H)	$C_u \geq 6$ and $1 \leq C_c \leq 3^D$	SW	Well-graded sand ^I	
			$C_u < 6$ and/or ($C_c < 1$ or $C_c > 3$) ^D	SP	Poorly graded sand ^I	
		Sands with Fines (More than 12% fines ^H)	Fines classify as ML or MH	SM	Silty sand ^{FGI}	
			Fines classify as CL or CH	SC	Clayey sand ^{FGI}	
Fine-grained Soils (50% or more passes the No. 200 sieve)	Silts and Clays (Liquid limit less than 50)	Inorganic	PI > 7 and plots on or above "A" line ^J	CL	Lean clay ^{KLM}	
			PI < 4 or plots below "A" line ^J	ML	Silt ^{KLM}	
		Organic	Liquid Limit – oven dried Liquid Limit – not dried <0.75	OL	Organic clay ^{KLMN} Organic silt ^{KLMQ}	
			PI plots on or above "A" line	CH	Fat clay ^{KLM}	
	Silts and Clays (Liquid limit 50 or more)	Inorganic	PI plots below "A" line	MH	Elastic silt ^{KLM}	
			Liquid Limit – oven dried Liquid Limit – not dried <0.75	OH	Organic clay ^{KLMP} Organic silt ^{KLMQ}	
		Highly Organic Soils		Primarily organic matter, dark in color, and organic odor	PT	Peat

- A. Based on the material passing the 3-inch (75-mm) sieve.
B. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.
C. Gravels with 5 to 12% fines require dual symbols:
GW-GM well-graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay
D. $C_u = D_{60} / D_{10}$ $C_c = (D_{30})^2 / (D_{10} \times D_{60})$
E. If soil contains $\geq 15\%$ sand, add "with sand" to group name.
F. If fines classify as CL-ML, use dual symbol GC-GM or SC-SM.
G. If fines are organic, add "with organic fines" to group name.
H. Sands with 5 to 12% fines require dual symbols:
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay
I. If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.
J. If Atterberg limits plot in hatched area, soil is CL-ML, silty clay.
K. If soil contains 15 to < 30% plus No. 200, add "with sand" or "with gravel", whichever is predominant.
L. If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.
M. If soil contains $\geq 30\%$ plus No. 200 predominantly gravel, add "gravelly" to group name.
N. PI ≥ 4 and plots on or above "A" line.
O. PI < 4 or plots below "A" line.
P. PI plots on or above "A" line.
Q. PI plots below "A" line.



Laboratory Tests

DD	Dry density, pcf	q _p	Pocket penetrometer strength, tsf
WD	Wet density, pcf	q _u	Unconfined compression test, tsf
P200	% Passing #200 sieve	LL	Liquid limit
MC	Moisture content, %	PL	Plastic limit
OC	Organic content, %	PI	Plasticity index

Particle Size Identification

Boulders.....	over 12"
Cobbles.....	3" to 12"
Gravel	
Coarse.....	3/4" to 3" (19.00 mm to 75.00 mm)
Fine.....	No. 4 to 3/4" (4.75 mm to 19.00 mm)
Sand	
Coarse.....	No. 10 to No. 4 (2.00 mm to 4.75 mm)
Medium.....	No. 40 to No. 10 (0.425 mm to 2.00 mm)
Fine.....	No. 200 to No. 40 (0.075 mm to 0.425 mm)
Silt.....	No. 200 (0.075 mm) to .005 mm
Clay.....	< .005 mm

Relative Proportions^{L M}

trace.....	0 to 5%
little.....	6 to 14%
with.....	$\geq 15\%$

Inclusion Thicknesses

lens.....	0 to 1/8"
seam.....	1/8" to 1"
layer.....	over 1"

Apparent Relative Density of Cohesionless Soils

Very loose	0 to 4 BPF
Loose	5 to 10 BPF
Medium dense.....	11 to 30 BPF
Dense.....	31 to 50 BPF
Very dense.....	over 50 BPF

Consistency of Cohesive Soils

Blows Per Foot	Approximate Unconfined Compressive Strength
Very soft.....	0 to 1 BPF..... < 0.25 tsf
Soft.....	2 to 4 BPF..... 0.25 to 0.5 tsf
Medium.....	5 to 8 BPF..... 0.5 to 1 tsf
Stiff.....	9 to 15 BPF..... 1 to 2 tsf
Very Stiff.....	16 to 30 BPF..... 2 to 4 tsf
Hard.....	over 30 BPF..... > 4 tsf

Moisture Content:

Dry: Absence of moisture, dusty, dry to the touch.
Moist: Damp but no visible water.
Wet: Visible free water, usually soil is below water table.

Drilling Notes:

Blows/N-value: Blows indicate the driving resistance recorded for each 6-inch interval. The reported N-value is the blows per foot recorded by summing the second and third interval in accordance with the Standard Penetration Test, ASTM D1586.

Partial Penetration: If the sampler could not be driven through a full 6-inch interval, the number of blows for that partial penetration is shown as #/x" (i.e. 50/2"). The N-value is reported as "REF" indicating refusal.

Recovery: Indicates the inches of sample recovered from the sampled interval. For a standard penetration test, full recovery is 18", and is 24" for a thinwall/shelby tube sample.

WOH: Indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WOR: Indicates the sampler penetrated soil under weight of rods alone; hammer weight and driving not required.

Water Level: Indicates the water level measured by the drillers either while drilling (, at the end of drilling (, or at some time after drilling (.

Sample Symbols

	Standard Penetration Test		Rock Core
	Modified California (MC)		Thinwall (TW)/Shelby Tube (SH)
	Auger		Texas Cone Penetrometer
	Grab Sample		Dynamic Cone Penetrometer

Appendix 4. Grading and Drainage Plan and Drainage Details

PRELIMINARY

NOT FOR CONSTRUCTION

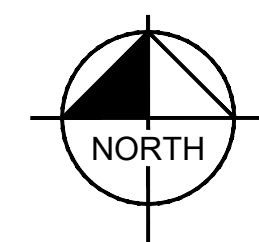
ISSUED FOR	DATE
DESIGN DEVELOPMENT	07/25/2025
PLANNING SUBMISSION	07/30/2025

Copyright Alliance

COMMISSION N°



Know what's **below**.
Call before you dig.



GRAPHIC SCALE IN FEET

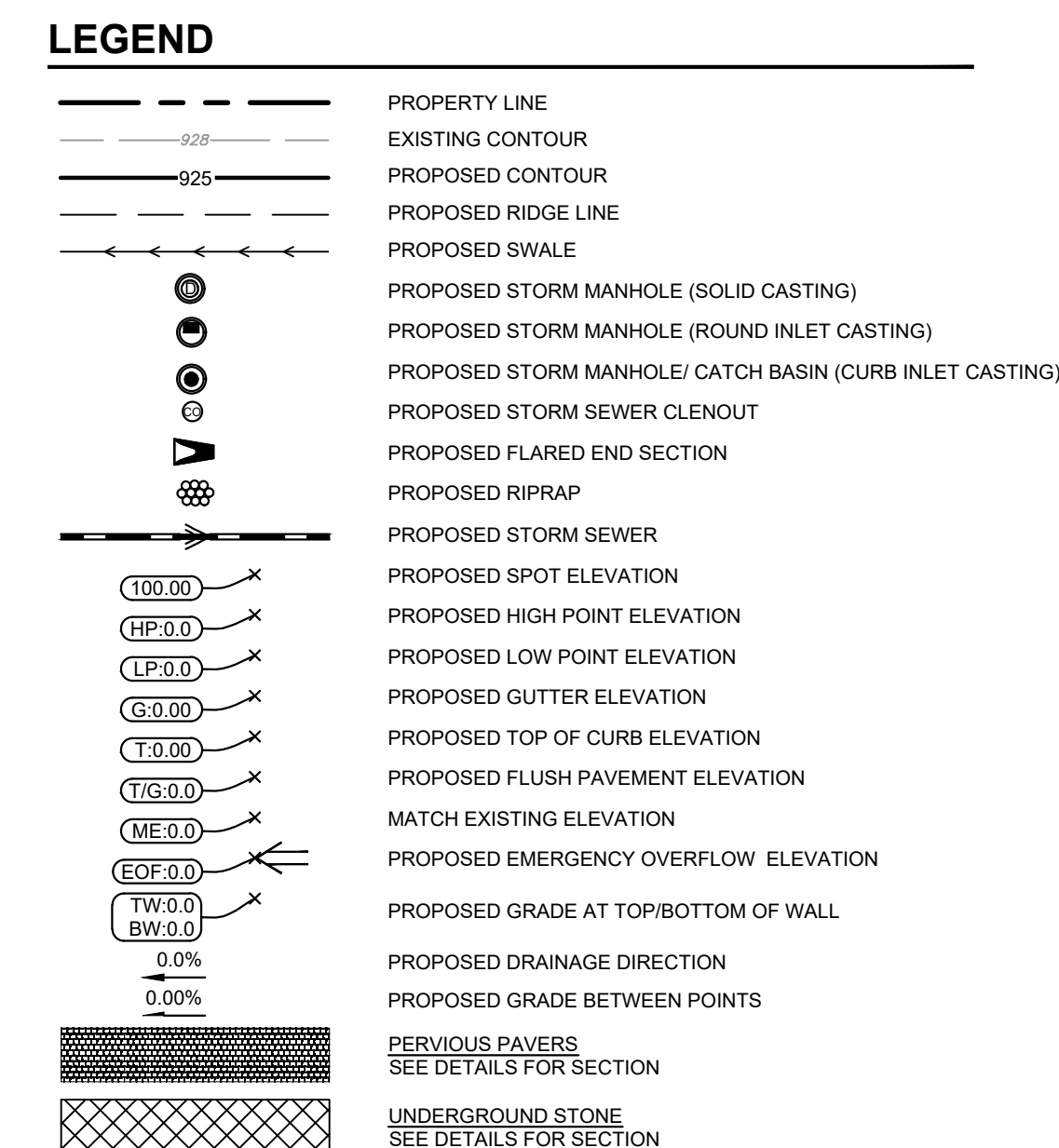


A horizontal scale bar with tick marks at 0, 10, 20, and 40 feet. The segment between 10 and 20 feet is shaded black.

ALLIANCE

GRADING AND DRAINAGE PLAN

C500

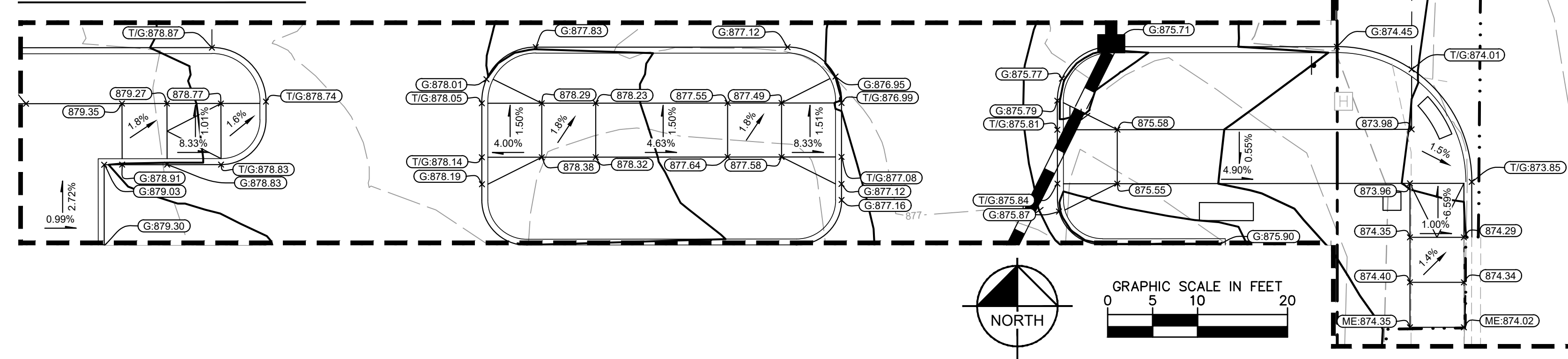


GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE #11 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS BEFORE EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND ADJUST GRADING FEATURES TO AVOID ANY DISASTROUS INTERFERENCES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OR CONSTRUCTION.
5. IN PAVED AREAS, ROUTE GRADE TO SUBGRADE AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFER ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. AFTER PLACING NEW SUB-BASE, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURBS & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED.
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY AND OTHER UNSUITABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT AREA.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURBS AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM CURB & GUTTER AVERAGE PAVEMENT SLOPE OF 1% AND A MINIMUM 1/4" PER FOOT DRAINAGE DRAINS AWAY FROM THE CURB.
10. MAINTAIN A MINIMUM SLOPE OF 0.5% ALONG CURB & GUTTER. REVERSE PAVEMENT GRADIENT AND CONSTRUCT "INALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER TO "OUTFALL" DRAINAGE INTO THE GUTTER.
11. INSTALL A MINIMUM OF 4" INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED GRADING CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. CONCRETE FOR SIDEWALKS AND ACCESSIBLE RAILS, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE AND NATIONAL ADA STANDARDS:
 - ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
 - SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2% (1:50).
 - LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5%.
 - ACCESSIBLE PARKING STALLS AND ACCESSIBLE SALLS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM 3.0% IN ANY DIRECTION.
13. SIDEWALK NOTIFICATION: AFTER BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTYF ENGINEER IMMEDIATELY IF ADE CRITERIA CANNOT BE MET IN ANY DIRECTION PRIOR TO PROJECT COMPLETION. ANY LATER CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
14. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE VEGETATED WITH A MINIMUM OF 4" INCHES OF TOPSOIL.
15. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. MAINTAIN UTILITIES TO REMAIN UNDISTURBED. PROVIDE PROPER PERMANENT SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
 - RCP: ASTM C-76
 - HDPE: ASTM F-714, F-694
 - PVC: ASTM D-2729
 - SPC SCH40: ASTM D-1785, D-2665, F-794
4. DRAIN TILE SHALL BE AS FOLLOWS:
 - PE: ASTM F-6867
 - PVC: ASTM D-2729
5. FITTINGS SHALL BE AS FOLLOWS:
 - RCP: ASTM C-76, JOINTS PER ASTM C-361, C-900, AND C-443
 - HDPE: ASTM D-3212
 - PVC: ASTM D-2729, JOINTS PER ASTM D-3321
 - SPC SCH40: ASTM D-2665, F-794, F-1866
6. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
7. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
8. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND SEWER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
9. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED OFF THE CONSTRUCTION SITE.
10. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
11. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4 FEET OF COVER IN PAVED AREAS OR 3 FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5 FEET IN WIDTH, CENTERED ON THE PIPE.
12. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
13. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINKING GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
14. CONTRACTOR SHALL TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.





Design Development | Exterior Development



Perspective View

Exterior view of the addition - Southeast Corner

ALLIANCE



Design Development | Interior Development



Perspective View

Interior view of main library stacks area

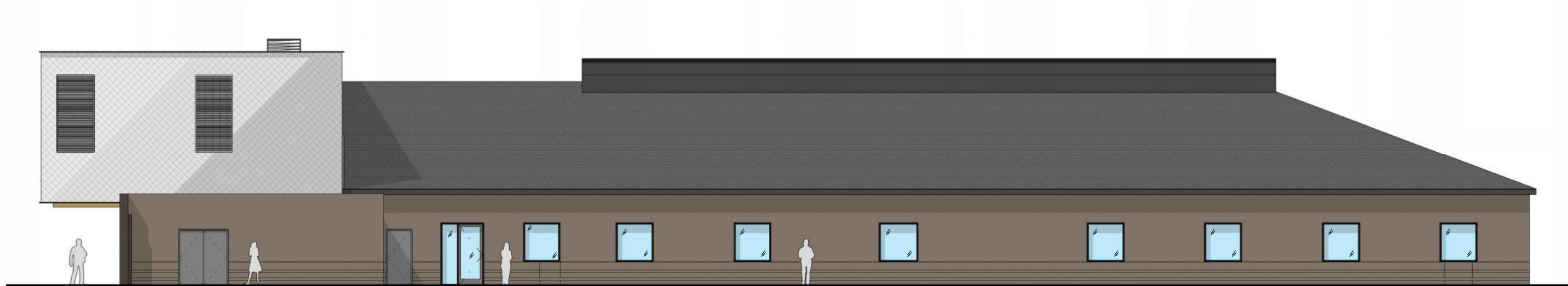
Design Development | Exterior Development



East Elevation



West Elevation

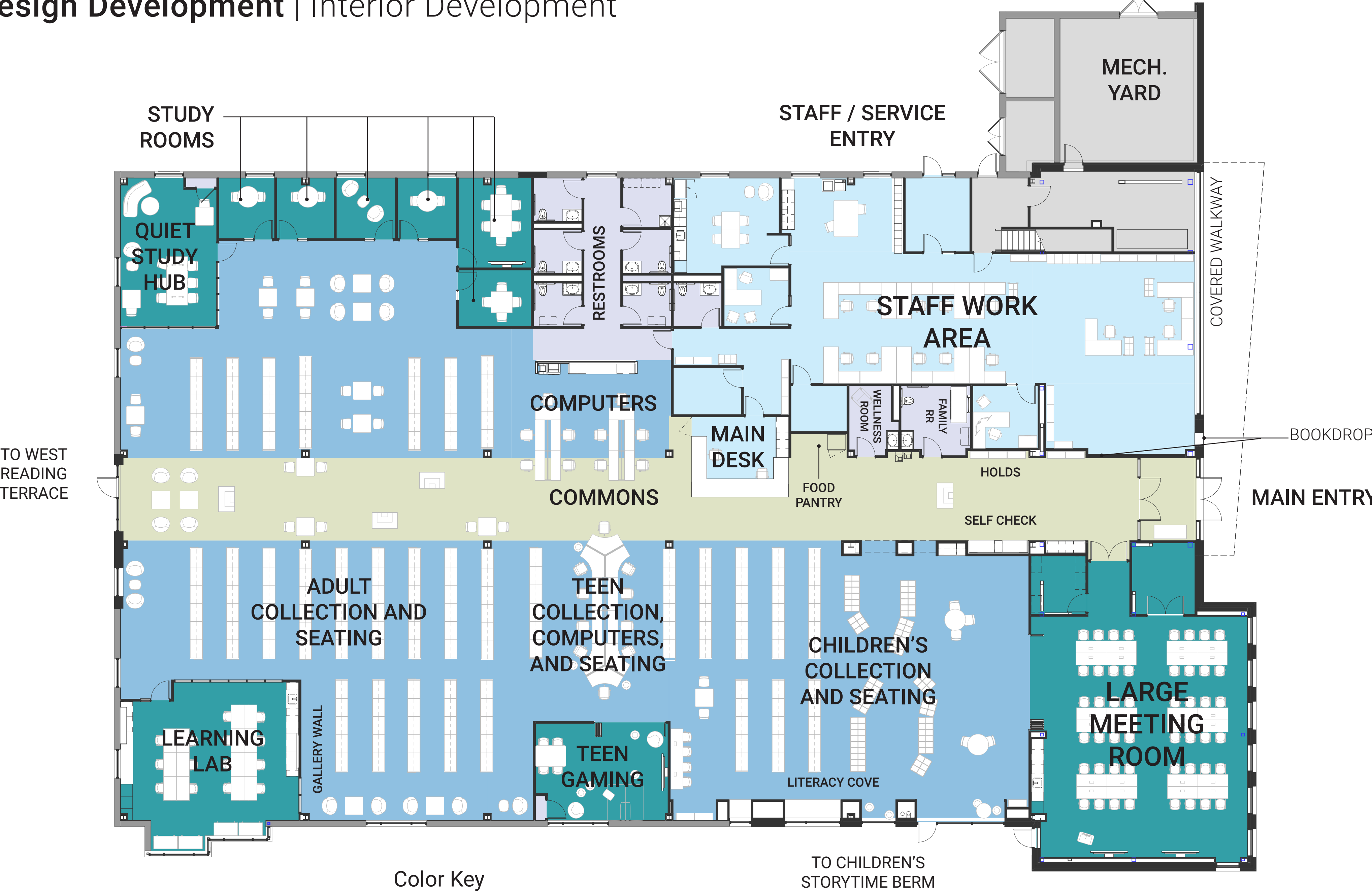


North Elevation



South Elevation

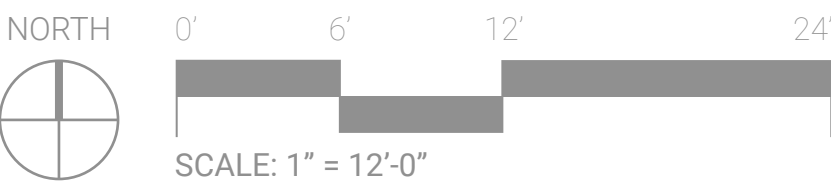
Design Development | Interior Development



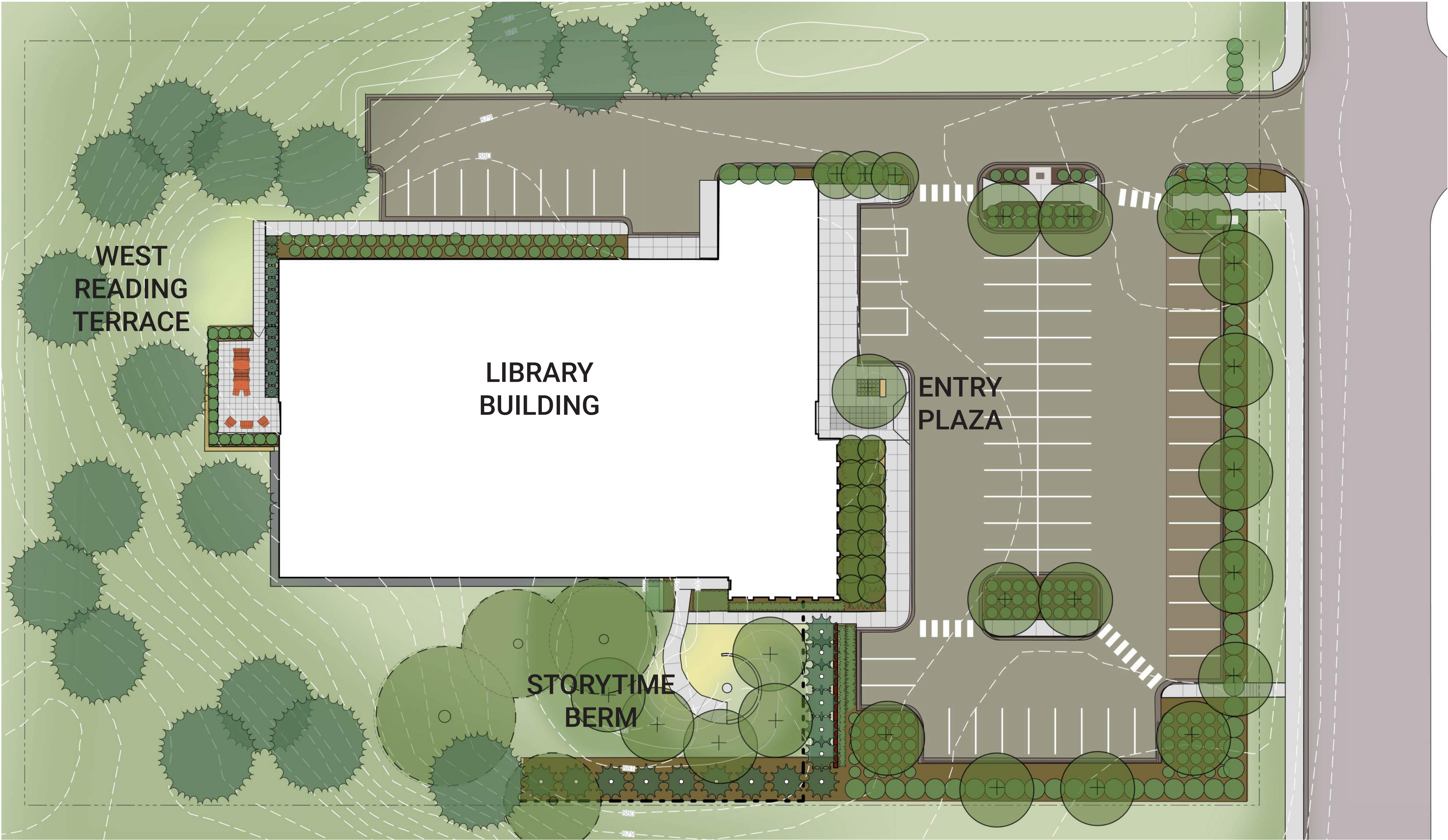
First Floor Plan
Plan view of the Library

Color Key

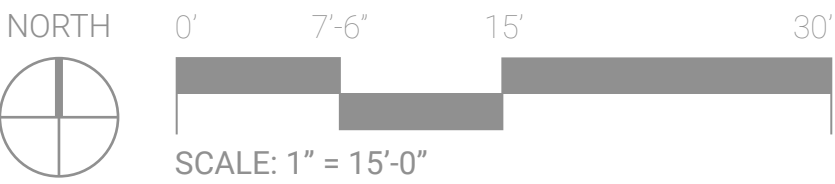
- | | |
|--|---|
| Circulation | Staff |
| Collections | Mechanical |
| Community | Restrooms |



Design Development | Site Development



Landscape Plan
Plan view of the proposed landscape for the library



Design Development | Site Development



Perspective - South Children's Storytime Berm

View of the outdoor reading area



MEMORANDUM

Date: 08/15/2025
To: Paul Sponholz, PE
From: Mike Boex, PE
Subject: Park Grove Library
City of Cottage Grove, MN
Project No.: 24X140120

This memo summarizes the review of site plan documents submitted by Alliance, dated 7/30/25 (received 8/1/25).

Certificate of Survey:

1. City records are attached to this memo related to sewer and water pipe sizes and materials:
 - a. Records depict an existing 4" DIP water service within private property.
 - b. It also appears there may be an additional valve that is paved over/buried, and approximately 30-lf of 8" DIP extending west of the City's 12" main. Care should be exercised during removals to determine the presence of the valve and/or the 8" main.
 - i. Even if the valve is not present, connection to an existing stub, if present, is preferred. Additional notes should be provided on the utility sheets to confirm existing utilities and coordinate connections with the city.
 - c. 30-lf of 8" VCP sewer pipe also appears to be present west of the city sewer manhole.

Sheet C200:

2. Pavement removal limits should reflect the anticipated utility removal limits (e.g. sewer service) in Hemingway Ave.
3. Based on the utility records previously mentioned, if present, consider leaving a portion of the 8" DIP watermain and 8" gate valve.

Sheet C300:

4. It is assumed that the table of "Phase 1 BMP Quantities" refers to Phase 2.

Sheet C400:

5. Keynote "T" along the south side of the entrance apron: The city does not want the USPS postal box within public right-of-way. Please evaluate options to locate the postal box somewhere within the site.
6. The City plans to prepare plans to improve Hemingway Avenue. Further plan coordination will be necessary as those are developed.

- a. The Heavy-Duty Concrete Pavement Section (Detail 2/C700) is appropriate for the handicap parking stalls but not the commercial driveway apron. The apron is anticipated to be included in the City's plans, as are other surface improvements within the public right-of-way.

Sheet C500:

7. Freeboard Standards:

- b. For stormwater facilities with emergency overflows, the low adjacent grade elevation for all new structures must be a minimum of 3 feet above both the peak surface water elevation for the 100-year precipitation event and 2 feet above the emergency overflow elevation of any immediately adjacent new stormwater basin.
- c. For backyard and side-yard conveyance and temporary ponding areas, there must be at least 1 foot between the overland overflow elevation and the low adjacent grade elevation of the adjacent structure.
- d. Please label all pond and local drainage EOF locations and elevations, including those along curb lines or other areas where surface water would escape the site.

Sheet C600:

8. Add a note to the plans that the proposed 4" PVC sanitary sewer shall provide a booted connection to the city manhole.
9. As previously mentioned, the existing 8" DIP water stub to the site should be investigated, and therefore a new wet tap should be avoided.
10. The existing north-south sanitary sewer along Hemingway Avenue is expected to be 8" VCP, not 12".
11. Check pipe crossings and clearances. For example, it appears the water and sewer crossings are very close or in conflict. Where applicable, add appropriate notes as to when watermain will be lowered, etc. to maintain minimum vertical clearances. If necessary, the use of city standard detail WAT-7 is recommended.
 - a. Based on previous comments, if the water service remains north of the sanitary service, that crossing may be eliminated.
12. All portions of a new building must be within 300 feet of a fire hydrant or 400 feet if the building is sprinkled. It appears an additional hydrant should be added onsite.

Sheet L100:

13. Consider depicting underground utilities to understand tree locations relative to underground piping. Sheet C100 Water/Storm/Sanitary Note #21 indicated 5-ft separation unless a root barrier is utilized.

Sheet L200:

14. Details 12 & 13: specify the intended color of the fencing material (e.g. black).

Stormwater Comments:

15. HydroCAD:

- a. Subwatershed DA-2 includes a time of concentration of 0 minutes. Please adjust the time of concentration. The surface water management plan recommends a minimum time of concentration of 8 minutes.
 - b. HydroCAD Pond 1P is simulating 0.8 cfs exfiltration from a 2800 sq. ft. footprint, at a rate of about 12 inches per hour. Please check the exfiltration rate so the rate is in line with the design rates provided in the MN Stormwater Manual (e.g. 0.8 in/hr.).
 - c. Proposed Pond 1P simulates a 100-year high water level of 876.43 feet. The secondary outflow device (Overflow to Street) has a crest elevation of 876.4 feet but shows no outflow while overtopped in the 100-year flood. Please check that the device discharge multiplier is set to 1.
16. New and Fully Reconstructed Impervious Surfaces: The stormwater narrative report and HydroCAD models indicate existing and proposed impervious areas of 1.3 acres. Sheet C200, C300 and C400 indicate existing and proposed impervious areas of 1.2 acres. Please be consistent between the report, models and plans. Please also list the sum of new and fully reconstructed impervious surfaces and compare 1" of runoff from these surfaces to the proposed water quality treatment volume of 3,050 CF.
17. Infiltration System:
- a. Include notes on the plans indicating how to stage construction and use low-impact earth moving equipment to avoid compaction of the soils under the infiltration system in order to improve the likelihood of successful infiltration.
 - b. Sheet C500 lists the HWL of 876.22 for the Pavedrain Infiltration Basin. The HydroCAD model indicates the Pond 1P (PaveDrain) 100-year peak elevation is 876.43 feet. Please update Sheet C500 to be consistent with the model and also please identify on the plans the EOF location and elevation.
18. Water Quality: The project disturbed area is 1.85 acres. Watershed rules call for a TP loading rate of 0.22 lbs./acre/year or existing loading rates, whichever is less since the project site drains to the Mississippi River. Submit a water quality analysis using a method such as the P8 or MIDS models to demonstrate compliance.
- a. For water quality analyses using the MIDS or P8 models, the South Washington Watershed District (SWWD) Standards Manual (November 2023) includes required adjustments to the MIDS and P8 models:

<i>Model</i>	<i>Parameter</i>	<i>Required</i>
<i>MIDS</i>	<i>Retention Requirement</i>	<i>1.0 inch</i>
<i>MIDS</i>	<i>Total Phosphorus EMC, Change from Default 0.3 mg/l</i>	<i>0.31 mg/l</i>
<i>P8</i>	<i>Precipitation and Temperature Files</i>	<i>Download modified .pcp and .tmp files from District website</i>
<i>P8</i>	<i>Start Date</i>	<i>1-1-1971</i>
<i>P8</i>	<i>Keep Date</i>	<i>1-1-1971</i>
<i>P8</i>	<i>Stop Date</i>	<i>12-31-2000</i>
<i>P8</i>	<i>Number of passes through the storm file</i>	<i>5</i>
<i>P8</i>	<i>Impervious Depression Storage</i>	<i>0.1</i>
<i>P8</i>	<i>Impervious Runoff Coefficient</i>	<i>0.9</i>

P8	Max infiltration rate	0.8 inch/hour
P8	Phosphorus Event Mean Concentration	Nurp50 particle file
P8	Total Suspended Solids Event Mean Concentration	Nurp50 particle file

The Standards Manual is available at the link below:

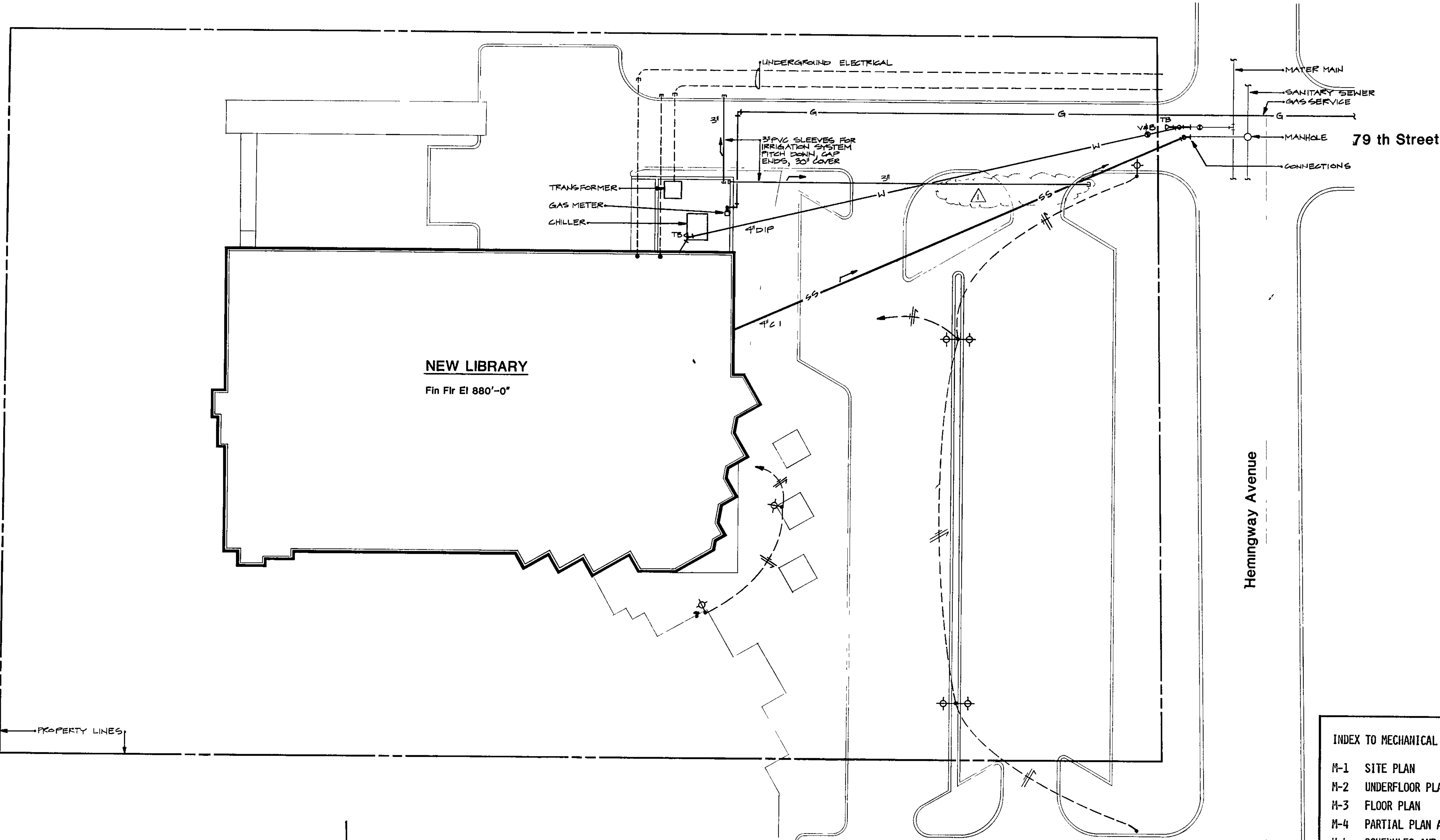
[SWWD_Standards-Guidance-Manual_Final_11062023.pdf \(swwdmn.org\)](https://www.swwdmn.org/SWWD_Standards-Guidance-Manual_Final_11062023.pdf)

If on-site BMPs are not sufficient to meet the water quality total phosphorus loading rates, the purchase of off-site mitigation credits is an option.

19. Rational Storm Sewer Design: On-site storm sewer should be sized to a minimum 5-year rational method design. Submit design calculations for the storm sewer system and a drainage area map showing each catchment with manholes and catch basins labeled. Include individual pipe segment velocities with calculations for review.
 - a. Pipe sizes and slopes should be selected to provide a minimum open channel velocity of 3 feet per second.
 - b. Maximum storm sewer velocities should be kept at 10 feet per second or less.
 - c. When changing pipe sizes in structure, match crown of pipe elevations instead of inverts.
 - d. Please show storm catch basin IDs, pipe sizes, grades, elevations, and drainage areas on the plans consistent with the rational design tables.
 - e. Pipe outlets to wet ponds should be placed at the NWL and have design velocities of 6 fps or less. Pipe outlets into filtration basins or other overland discharge should have design velocities of 4 fps or less.
20. SWPPP: The Erosion Control Sheets and SWPPP might be improved with the following:
 - a. Identify the person(s) who will oversee the implementation of the SWPPP and perform the necessary inspections.
 - b. Explain the entity responsible for long-term operation and maintenance of the stormwater BMPs.
 - c. List the training and certifications of the SWPPP designers, inspectors and overseers.
 - d. Sheet C200 Phase 1 note calls for stabilized construction entrance. Please show the construction entrance on plan sheets and list within BMP quantities.
21. Testing: Please add the following to the infiltration basin plan notes: "Post construction testing of the infiltration rate and drawdown period will be required." Post construction testing should yield results of approximately twice the design rate, providing a safety factor consistent with Section 16.11 of the NPDES Construction Stormwater Permit. If test results exceed 8.3 inches per hour, Section 16.16 requires that soils be amended to slow the infiltration rate below 8.3 inches per hour.
22. Models: Please note that digital copies of the final version stormwater models and shapefiles or CAD drawings of existing and proposed drainage areas are to be submitted to the city once the review and revision process is complete.
23. A Stormwater Management Agreement will need to be executed for all BMPs installed with the site. The City will provide the agreement for signature prior to site grading.

Park-Grove Library
MECHANICAL

SITE PLAN SYMBOLS		
ABBR	SYMBOL	DESCRIPTION
W	— W —	WATER MAIN OR SERVICE
SS	— SS —	SANITARY SEWER OR BUILDING DRAIN
STS	— STS —	STORM SEWER
G	— G —	GAS MAIN OR SERVICE
V&B	— V&B —	SHUT OFF VALVE AND BOX
TB	— TB —	THRUST BLOCK
CI	— CI —	CAST IRON PIPE
DIP	— DIP —	DUCTILE IRON PIPE
YH	— YH —	YARD HYDRANT
MH	● MH / ○ MH	NEW MANHOLE/EXISTING MANHOLE
CB	● CB / ○ CB	NEW CATCH BASIN/EXISTING CATCH BASIN
DW	○ DW	DRYWELL
FH	— FH —	FIRE HYDRANT AND VALVE
FDS	— FDS —	FIRE DEPT SIAMESE
LPG	— LPG —	LIQUID PROPANE GAS
IE	— IE —	INVERT / L / A / T I O N
RCP	— RCP —	REINFORCED CONCRETE PIPE
EEA	— EEA —	HEAVY LINES SHOW NEW



SITE PLAN
SCALE 1"=20 FEET

INDEX TO MECHANICAL DRAWINGS

- M-1 SITE PLAN
- M-2 UNDERFLOOR PLAN
- M-3 FLOOR PLAN
- M-4 PARTIAL PLAN AND SECTIONS
- M-5 SCHEDULES AND DETAILS
- M-6 RISER DIAGRAMS AND DETAILS

Park-Grove Branch Library

Structural
Meyer, Bergman and Johnson, Inc.
810 Plymouth Building
Minneapolis, Minnesota 55402
612 338-0713

Mechanical/Electrical
Brickman Blumson and Associates, Inc.
1310 Randolph Avenue
Saint Paul, Minnesota 55105
612 698-0316

I hereby certify that this plan, specification or report was prepared by me or under my supervision and that I am a duly registered ENGINEER under the laws of the state of MINNESOTA.
Registration Number 4448
Date 5 AUG 83

MS&R

10-17 83 - REVISION ADDENDUM #2
Architects
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