



COTTAGE GROVE CITY COUNCIL

July 17, 2024

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

- 1 Call to Order
- 2 Pledge of Allegiance
- 3 Roll Call
- 4 Open Forum
- 5 Adoption of Agenda
- 6 Presentations
 - A DARTS 50th Anniversary Proclamation
Staff Recommendation: Proclaim Wednesday, July 17, 2024 as DARTS appreciation day.
 - B Night to Unite Proclamation
Staff Recommendation: Proclaim Tuesday, August 6, 2024, Night to Unite in Cottage Grove.
- 7 Consent Agenda
 - A City Council Regular Meeting Minutes (2024/06/05)
Staff Recommendation: Approve the June 5, 2024, Regular Meeting Minutes.
 - B City Council Regular Meeting Minutes (2024-06-26)
Staff Recommendation: Approve the June 26, 2024, Regular Meeting Minutes.
 - C City Council Special (Closed) Meeting Minutes (2024-06-26)
Staff Recommendation: Approve the June 26, 2024, Special (Closed) Meeting Minutes.
 - D City Council Special Meeting Minutes (2024-07-08)
Staff Recommendation: Approve the July 8, 2024, Special Meeting Minutes.
 - E Economic Development Regular Meeting Minutes (2024-04-09)
Staff Recommendation: Approve the April 09, 2024, Economic Development Regular Meeting Minutes.
 - F Rental License Approvals
Staff Recommendation: Approve the issuance of rental licenses to the properties in the attached table.
 - G Tobacco License Application - 6990 80th Street South, Suite #100
Staff Recommendation: Approve the Tobacco license application for Sherif Elbarawi, First Smoke Shop, LLC, located at 6990 80th Street South, Suite #100, Cottage Grove, Minnesota.
 - H Sale of Surplus Property
Staff Recommendation: Authorize Public Works to advertise and sell surplus property on Cranky Ape.
 - I Utility & Engineering Building Change Orders
Staff Recommendation: Approve the June 2024 Change Order Requests for the Utility & Engineering Building Project.

- J Glacial Valley Park Kraus Anderson Final Payment
Staff Recommendation: 1) Authorize change order for credit on the Kraus Anderson contract for the Glacial Valley Park Building Project in the amount of \$212,313.27. 2) Authorize resolution 2024-108 approving final payment to Kraus Anderson in the amount of \$44,654.72 for the Glacial Valley Park Building Project.
- K Gerber Collision – Approve Easement and Encroachment Agreements
Staff Recommendation: Approve the Easement and Encroachment Agreements with Gerber Collision.
- L Communication Manager Hiring
Staff Recommendation: Approve the hiring of Daniel Fanning as Communications Manager.
- 8 Approve Disbursements
 - A Approve Disbursements
- 9 Public Hearings
 - A Oltman Middle School – Easement Vacation, Drainage and Utility Easement
Staff Recommendation: 1) Hold the public hearing and adopt Resolution 2024-106 partially rescinding, terminating, and releasing a permanent easement and temporary easement for watermain for Lot 1, Block 1, New Oltman Middle School. 2) Approve the Temporary Drainage and Utility Easement over a portion of Lot 1, Block 1, New Oltman Middle School. 3) Approve the Permanent Drainage and Utility Easement over a portion of Lot 1, Block 1, New Oltman Middle School.
 - B Summer Valley – Easement Vacation, Final Plat, Development Agreement, and Development Plans
Staff Recommendation: 1) Hold a public hearing to vacate public drainage and utility easements within the proposed development parcel (PID: 0302721210003). 2) Adopt Resolution 2024-103 vacating the public drainage and utility easements within the proposed development parcel (PID: 0302721210003). 3) Adopt Resolution 2024-104 approving the Final Plat for Summer Valley. 4) Approve the Summer Valley Development Agreement with Summergate Development, LLC, with minor modifications as approved by the City Attorney. 5) Adopt Resolution 2024-105 approving the Summer Valley Development Plans dated May 21, 2024, prepared by Westwood Professional Services, Inc., subject to final approval by the City Engineer in writing.
- 10 Bid Awards
 - A Summers Landing 5th - Bid Award
Staff Recommendation: Adopt resolution 2024-107 awarding the bid for the Summers Landing 5th Addition Final Street Improvement Project to OMG Midwest Inc. dba Minnesota Paving & Materials, in the amount of \$233,967.00.
- 11 Regular Agenda
- 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	7/17/2024		
Department	Administration		
Agenda Category	Action Item		
Title	DARTS 50th Anniversary Proclamation		
Staff Recommendation	Proclaim Wednesday, July 17, 2024 as DARTS appreciation day.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>DARTS 50th Anniversary Proclamation</td></tr></table>	1.	DARTS 50th Anniversary Proclamation
1.	DARTS 50th Anniversary Proclamation		



PROCLAMATION DARTS 50th Anniversary

WHEREAS, the City of Cottage Grove is committed to providing residents access to a high quality of living as they age in their communities

WHEREAS, since 1974, DARTS has served older adults, their families, and caregivers with the mission of creating connections that enrich aging.

WHEREAS, 2024 marks DARTS 50th year of providing services for thousands of older adults across the southeast Metro, including Cottage Grove. These services include housework, outdoor chores, home repairs, caregiving resources, resource connections, fulfilling volunteer opportunities and transportation.

WHEREAS, since 2019, the Cottage Grove Loop have helped area seniors stay connected.

WHEREAS, volunteer dedication has created intergenerational connections which in turn result in Learning Buddies reaching more than 80,000 students and fulfilling aging journeys for our older community members.

WHEREAS, the City of Cottage Grove celebrates the 50th anniversary of DARTS and recognizes the incredible role it plays in helping people age with dignity in the community of their choice.

NOW, THEREFORE, the Mayor and City Council of the City of Cottage Grove, County of Washington, State of Minnesota, hereby proclaims Wednesday July 17, 2024, as DARTS appreciation day.

Passed this Wednesday, the 17th Day of July 2024

Myron Bailey

Mayor



City Council Action Request

6.B.

Meeting Date	7/17/2024		
Department	Public Safety		
Agenda Category	Presentation		
Title	Night to Unite Proclamation		
Staff Recommendation	Proclaim Tuesday, August 6, 2024, Night to Unite in Cottage Grove.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>Proclamation.Night.to.Unite.07.11.2024</td></tr></table>	1.	Proclamation.Night.to.Unite.07.11.2024
1.	Proclamation.Night.to.Unite.07.11.2024		



PROCLAMATION

Night to Unite

WHEREAS, the Minnesota Crime Prevention Association, along with AAA of Minnesota/Iowa, and local law enforcement agencies are sponsoring a statewide program called Night to Unite on August 6, 2024; and

WHEREAS, Night to Unite is designed to get to know one another in your neighborhood, build neighborhood involvement by bringing police and communities together, and to bring an awareness to crime prevention and local law enforcement efforts; and

WHEREAS, Night to Unite supports the idea that crime prevention is an inexpensive, effective tool in strengthening police and community partnerships; and

WHEREAS, Night to Unite provides opportunities to celebrate the ongoing work of law enforcement and neighborhoods in Cottage Grove by working together to fight crime and victimization and increase public safety for all citizens; and

WHEREAS, the citizens of Cottage Grove play an important role in assisting the Cottage Grove Police Department through joint crime, drug and violence prevention efforts; and

NOW, THEREFORE, I, Mayor Bailey, and the City of Cottage Grove, do hereby call upon all citizens in Cottage Grove to participate in Night to Unite on August 6, 2024.

FURTHER, LET IT BE RESOLVED THAT I, Mayor Myron Bailey and the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, do hereby proclaim Tuesday, August 6, 2024, Night to Unite in Cottage Grove.

Passed this 17th day of July 2024.

Myron Bailey
Mayor



City Council Action Request

7.A.

Meeting Date 7/17/2024

Department Administration

Agenda Category Action Item

Title City Council Regular Meeting Minutes (2024/06/05)

Staff Recommendation Approve the June 5, 2024, Regular Meeting Minutes.

Budget Implication N/A

Attachments	1. 2024-06-05 City Council Regular Meeting
--------------------	--

COTTAGE GROVE CITY COUNCIL

June 5, 2024

12800 RAVINE PARKWAY SOUTH

COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 P.M

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a regular meeting on June 5, 2024, at Cottage Grove City Hall, 12800 Ravine Parkway. Mayor Bailey called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

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

Also present: Jennifer Levitt, City Administrator; Tammy Anderson, City Clerk; Ryan Burfeind, Public Works Director; Zac Dockter, Parks and Recreation Director; Joe Fischbach, HR Manager; Conner Jakes, Associate Planner; Pete Koerner, Public Safety Director; Korine Land, City Attorney-LeVander, Gillen & Miller, PA; Gretchen Larson, Economic Development Director; Brenda Malinowski, Finance Director; Amanda Meyer, City Engineer; Mike Mroska, Senior Planner; Emily Schmitz, Community Development Director.

4. OPEN FORUM

Mayor Bailey opened the Open Forum.

Gene Smallidge, 10992 Point Douglas Drive, Cottage Grove, stated I'm here to tell you 3M has not been a good neighbor, this is in regards to weeds. For the last 40-to-50 years, there have been six of us farmers in South Washington County that rented 1,400 acres from the 3M company. I believe we all kept it in good, aesthetically-looking shape. In 2022, we all got notice saying 3M would no longer rent land to farmers, and this was worldwide, which encompassed a lot of acreage. In the meantime, 3M did little or nothing to keep the land in a weed-free situation. I want to take you on a visual tour of some of the 3M land, as well as some neighboring land, and show you what can be done; he showed 10 slides and described them as follows: #1: This is adjacent to Innovation Road, I rented this field for 33 years from 3M. When they approached me in 1989 to rent it, they said no wheat, no corn, no soybeans, this is the gateway to our 3M facility, we want it green and growing and beautiful year round, and that's how I left it. Last year, they got around to mowing it about the 1st of September when it all went dormant and dead, and at that time was a serious fire hazard. When I operated it, I mowed it and baled it for hay twice a year. If there were any weeds, I sprayed it to eliminate them. #2: This is on 100th Street, across from the Renewal by Andersen parking lot. I farmed this land for many years. Last year, at my begging, they mowed it when the weeds were 7 feet tall, at the end of the summer, when the weeds have all gone to seed. This year, I made three calls to the City, two calls to the County, two calls to the State Department

of Agriculture, and I finally got them to start mowing. This is what their mowing job looked like; you can still see the flowers on the weeds there.

#3: This is where they've already mowed; in the center of the picture, that's Canada Thistle, which is a noxious weed, designated by the State of Minnesota, that you must remove from your property. #4: In the center there is Bull Thistle. In both cases after they've mowed, they haven't even touched either of these species. #5: Here you see a ribbon of yellow where they totally missed a strip. #6: I have an alfalfa field right next door to their property where I still farm. I don't want contamination of my fields with their weeds. #7: After they got done mowing, you see they left me ample flowers adjacent to my field; this is a weed called hawk's-beard, it's a biennial so it sleeps the first year, which it did last year, and it explodes in year two. Those yellow flowers soon turn white, and they blow just like dandelions, for miles. #8: In the first call I made to Cottage Grove, the staff person that I talked to said we've entered into an agreement with 3M, they said they're going to plant their acreage that was previously farmed to native prairie grass so that they would have minimal maintenance. This is the prairie grass that I planted many years ago, it's right across from Renewal by Andersen, on the corner of 100th and Ideal Avenue. I want to tell you there's nothing minimal maintenance about having a clean prairie grass. Your Public Works Director and I toured some of these fields a week ago. At that time, I told Ryan I'm going to give you a dollar for every weed you find in my prairie grass field. I think he had to use his own money for lunch that day. #9: We think NorthPoint Development Company has attempted to do a good job, they rent land back to me, and west of Ideal Avenue, they offered this land to me; I referred them to another farmer, and he's doing a good job with a rye crop that's totally weed free at this point. But that yellow flower will blow for miles and it will be in these fields in the future.

#10: This is what most of 3M's fields looked like before they mowed. However, they mowed too late, most of the weeds had already advanced to the flower and seed stage so it does little to control them. They're going to have to get a mowing program where they mow almost like you mow your lawn in order to get ahead of this, or else use some serious herbicide applications.

They aren't the only ones, there are developers who like the yellow flower also. Next time you drive down County 19, at the intersection of 90th Street, the housing developer there has plenty of yellow flowers also. If we don't already have it, I would hope we would get an ordinance with teeth in it that would require 3M, developers, farmers, everyone, to control weeds on their property. Thank you so much for your attention.

Mayor Bailey stated thank you, Gene, and I know our staff was working with you, and I believe 3M and the State, so we will obviously respond back to you at that point. Thank you for bringing it to our attention. I will just share with you it's interesting that that yellow flower, if you will, is a weed because I would assume most of us look at that and go, oh, that's really pretty, but it's not. Now, the thistle, I don't even want to touch that stuff. So, thank you, Gene.

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

5. ADOPTION OF AGENDA

Motion by Council Member Thiede to approve the agenda; second by Council Member Khambata. Motion carried: 5-0.

6. PRESENTATIONS

A. Public Safety Board Scholarship Presentation

Staff Recommendation: Receive Public Safety Board Scholarship Presentation.

Mayor Bailey asked the Council Members to join him and the Public Safety Board in the front of the dais while Community Engagement Officer Ryan Pierre steps up to the podium.

Officer Pierre thanked the Mayor and Council Members, stated he and the Public Safety Board are here to do a quick overview and present awards for the Craig Woolery Scholarship.

The Cottage Grove Public Safety Board is made up of multiple citizen volunteers, members of our community of various backgrounds; the board is a nonprofit 501(c)(3) organization. They have liaisons from the Police Department, Fire, and Emergency Medical Services (EMS). The Public Safety Board meets once per month and works together to promote the partnership between citizens of Cottage Grove and the Public Safety Department, in support of a safe community. Mission: The mission of the Public Safety Board is to provide financial support for equipment, training, and programs to enhance safety and to provide crime prevention and safety information to citizens. Community Engagement & Educational Opportunities: Include Strawberry Festival and Parades, Night to Unite, Safety Camp, Police and Fire Open Houses, and other Community Events. Fundraising Efforts: Come from Grant Opportunities; Variety of Fundraising Events, including hosting Bunco Events; K-9 Plushies and Challenge Coins; Cancer Awareness and Autism Awareness Patches; Citizens' Donations. Ongoing Support: Most recently, they donated \$15,000 to purchase Fitness Equipment for the fitness room at the Cottage Grove Central Fire Station; the former equipment was donated from an exercise business and is at the end of its life expectancy. The firefighters worked closely with the Public Safety Board to determine the needs and update the equipment, to include free weights and a squatting rack. They have also donated Portable Speed Signs. They have been a large supporter of our K-9 program, including purchasing the dogs and equipment; Firefighter Particle Hoods; and the Craig Woolery Scholarship.

The Cottage Grove Public Safety Board is pleased to offer the Craig Woolery Scholarship to residents of Cottage Grove pursuing postsecondary education in law enforcement, EMS, and firefighting. The Cottage Grove Public Safety Board welcomes and supports diversity in the application and award process. The Scholarship Application is due on May 1 of each year; applicants must complete the application, submit an essay and a letter of recommendation. It's open to residents of Cottage Grove pursuing post-secondary education in Law Enforcement, EMS, or Firefighting; there is more information on the City of Cottage Grove website. Officer Pierre stated he'd now turn this over to Julie Rice, President of the Public Safety Board.

Julie thanked the City Council, Director Koerner, family members and guests of our recipients. We want to thank Justin and Kim Olsen for asking the Board to present this scholarship to the community and to raise funds for it. The Lions Club, several Board Members, and other citizens of the community have donated funds so that we can give this scholarship award.

This year we looked at our funds, and we were able to give four scholarships; each one of those awards is \$1,500. All of the recipients are pursuing a career in Public Safety. We have two high school students that started in an Explorer Program. The Cottage Grove Explorer Program is run by police officers Ryan Sisterman and Mackenzie Foster; they help train young high school students between the ages of 14 and 20, who are interested in pursuing a career in law enforcement, EMS or paramedic school, whichever they want to attend. This year the program entered a State competition, with about 100 other Explorer Programs throughout the State. Our program took 5th place in traffic crash, 3rd place in embedded social worker and public safety model, 2nd place in street decisions, and 1st place in suspicious activity. Each one of these potential law enforcement officers meet every Sunday; that's a big commitment for high school students to come in every week to do their training. So, we're very proud of our program. We help sponsor them, but they do their own fundraising as well.

Two of our award recipients are Avery Christopherson and Colin Schmit, she asked them to step forward. Julie noted they were given their awards at the Park High School awards ceremony last week, but they didn't find out they got the awards until that night. Now they're getting an official scholarship presentation.

Julie stated our Explorers also help police the parade routes and help out at other events, so if you see them, give them a good hi and throw them some candy in the parade because they do a great job. She thanked Avery and Colin for all of the training they've already gone through and that they'll be doing next year to pursue their careers.

Julie stated our next recipient is Peyton Taylor and asked her to step forward. Peyton is a current Community Service Officer (C.S.O.) for the City of Cottage Grove. She helps out on dog calls, sprinkler violation calls, so, calls that the police officers normally don't take. She was recommended by Sergeant Nils Torning. She has a great, positive attitude for her work; she makes an effort to meet with the public

and help them solve their problems. She thanked Peyton, and noted she's continuing her education at 916.

Julie stated our fourth recipient, Chris Vierling, is already a member of the Public Safety Department as a parttime firefighter-EMT; she asked him to step forward. She thanked Chris and said Chris is continuing his career, training, and schooling. You just don't get a degree and go do your job; there are continued classes, continued training to keep up to date with lifesaving efforts so that they can help the citizens of Cottage Grove. Chris has been with the Fire Department since 2016 as a firefighter-EMT. So, anybody who needs life saving, he's ready for you.

Julie stated we just want to thank all of our recipients, continue with your careers, make us proud to have you as citizens of Cottage Grove, and hopefully you can all return as police officers for Cottage Grove. Thank you. Everyone applauded.

Mayor Bailey stated before we do the handshaking, etc., he wanted to thank the Public Safety Board for all of the tremendous support that you give our Public Safety Department as a whole: Fire, EMS, and Police. He also personally wanted to thank Council Member Olsen, who kind of got the Craig Woolery Scholarship jumpstarted, and it's just continued to grow and grow. You get to see the work Council Member Olsen puts forth, getting the message out there, because it's going to help these young individuals to be able to have a career in law enforcement or Fire-EMS. He thanked Julie for coming here this evening and presenting the awards. He asked Council Member Olsen if he'd like to say a few words.

Council Member Olsen stated I'm so happy to see all of you standing here, and I'm so grateful to the Cottage Grove Public Safety Board for managing this scholarship program. When my wife and I started this in honor of former Public Safety Director Craig Woolery, we did so with the intent to have young people from the community who were pursuing a career in Public Safety get at least a leg up. I understand that school is every expensive, books are expensive, etc. Then you have P.O.S.T. training you have to do if you're going into law enforcement; you're going to have continuing education training that you need to do to maintain your medic certificate, which Chris recently received, so congratulations on that. Hopefully, this is just one small way for us to demonstrate that we believe in you, we're grateful for the work that you do for the community today, and we look forward to the work you're going to do for the community moving forward. Hopefully, this is going to help you out a little bit. Thanks.

Mayor Bailey stated awesome, let's give them one more round of applause. I'm going to start the handshaking, and all Council Members congratulated each scholarship recipient.

Mayor Bailey stated it's always fun to do that; Council Member Olsen and I had the opportunity to be at the Park High School senior event to see all of the scholarships awarded from different companies and groups.

B. Strawberry Festival Presentation

Staff Recommendation: Receive Strawberry Festival Presentation.

Mayor Bailey stated one of the key members of the Strawberry Fest is Willie Tennis, so he asked him to step forward and share with us all of the excitement of this year's event.

Willie Tennis greeted everyone, said thanks for the opportunity to talk about the Strawberry Fest. I've been on the committee for 14-15 years, but this year is our 40-year celebration, so we're pretty proud of that. Thursday night events keep growing every year. We have a lot of events for kids, as you can see on the slide here.

On Friday, one of the big things is the Strawberry Marketplace for business expo and businesses to showcase their businesses. The lady we have in charge now is doing a fantastic job: Three years ago, there were 93 businesses, last year she had like 105, and this year we have 119 vendors coming, which is phenomenal.

Bands will be performing, one of the lead-off bands is called Distilled, that happens to be some local people from Cottage Grove, which is pretty cool. Tim Sigler was here last year, on Saturday night, but this

year he's going to be performing on Friday night; they told me he's a country band, I personally don't like country, but he plays a variety, I really like the guy, he was great last year.

Our ambassadors will be selling buttons, and this year with the buttons there are discounts from the food vendors, each one has different discounts but some of them have up to 20% off. The ambassadors will be going around greeting people and doing what they do.

Food vendors: We have a new lady in charge of that. Last year, she had like 14, this year she has like 18 food vendors. So, everybody come hungry, there's going to be a lot of varieties of food.

Saturday: One of the big things, of course, is the Grande Day Parade. After that, we have something new, we have BMX bikes that are going to set up in the middle of a parking lot and do all sorts of jumps and flips, and it's really exciting. It's going to be a really fun event. There will also be a car show, a pet show, the bands for Saturday night are Stone Daisy and Them Pesky Kids. We'll have the fireworks at 10:30 p.m. on Saturday night, as usual.

Council Member Thiede stated if you page down, it will show all of the bands, etc., so people can see all of that information.

Willie stated I apologize for some of the events I didn't mention tonight, but there are so many. Also, make sure you come Thursday, because we have the St. Paul Park-Newport Lions and the Cottage Grove Lions selling beer and other little drinks. Each year it keeps getting bigger and bigger, and it's just a really fun event for the community. So, I hope everyone has a chance to come out and enjoy it! So, thanks again, Dave; he's my partner in crime there at the festival.

Council Member Thiede said good job, Willie! For those people who get the *Cottage Grove Reports*, inside there is also a flyer that tells you about some of the different things that are happening at Strawberry Fest. Also, you can use the QR code to get more information, or go to the website address, cottagegrovestrawberryfest.com. With the QR code, you can just put your camera on that and most phones will actually go to that website. So, that's an easy way to get to that website. I've heard that we're going to have fantastic weather again, so we'll see if that holds out; we've kind of got lucky the last couple of years. It's going to be a fantastic time again. Thursday night, we've been getting things set up for that, we're even going to have some entertainment, actually some jazz music on Thursday night, besides the different events. Admission is free, so it's a fantastic time. So, just round up the kids and yourselves and get on out there and have a great time.

To remind people, for the last few years, Strawberry Fest has been on Father's Day weekend; this year it's the week after Father's Day weekend. People can't use the excuse that they can't come because they're gone for the weekend because of Father's Day. So, grab dad a week later, get out there, and have a great time.

Mayor Bailey thanked Willie and Council Member Thiede. It's been amazing every year, it gets bigger, and there were so many people there last year, I specifically remember that there were vendors that had to close early because they ran out of food due to the number of people there. So, that's a really neat thing to have happen. Once again, the carnival is here, so if you want to get some carnival ride tickets, presale tickets, I believe you can get those here at City Hall. Council Member Thiede added you can actually get them online, too, if you go to the website.

Mayor Bailey stated the only other comment I'm going to make is about Willie and his business, Tennis Sanitation. I'm going to bring this up a little bit later when I talk about the Fourth of July fireworks, but since he's personally here, I want to thank you and your company because every year that I've asked for a \$5K donation to put towards fireworks, Willie and Tennis Sanitation donate just like that. So, all of the things that you're doing and the financial pieces that you deal with, as you support Strawberry Fest, too, I just want to thank you personally for your support, as well as the four other businesses that are stepping forward, too, a total of \$25K towards the Fourth of July fireworks. So, it's another big show coming this year, so we're very happy with that, so thank you, Willie.

Willie replied you're welcome. We enjoy giving back to the community, that's part of the reason I'm involved with Strawberry Fest. We're just helping out the community, and I enjoy working with Dave.

C. 2023 Annual Comprehensive Financial Report

Staff Recommendation: Accept Annual Comprehensive Financial Report for the year ended December

31, 2023.

Brenda Malinowski, Finance Director, stated tonight I have Rebecca Petersen here, a new face, and she's with Redpath & Company, as we have a new audit firm this year. State Statutes require us to have an annual audit each year, and so that has just wrapped up. So, she will be giving a review of that audit. At the end of her presentation, I do ask you to make a motion to accept the report for 2023. With that, I will turn it over to Rebecca.

Mayor Bailey stated welcome, Rebecca.

Rebecca replied thank you, and thank you for having me here tonight. She stated I am going to go through a summary of the reports that we issue in conjunction with the audit, and then some high-level financial summary information. We work closely with finance staff during the course of the audit, but we really do work for you as governance of the City. So, as I'm speaking, if you have questions, please feel free to stop and ask me on point, or you can wait until the end, whatever works best for you.

There are four reports that we issued in conjunction with the audit this year. I just want to mention that some years there's a fifth report that's required to be issued; any time the City expends more than \$750K of Federal money in a given year, you're subject to a Federal single audit or a Federal Compliance Audit of those expenditures. The City did not reach that threshold for 2023, so there was no single audit this year.

1) Opinion on Financial Statements: This is really our primary purpose of the audit is to provide an opinion as to the fair presentation of the City's financial statements. It would be time and cost prohibitive for us to look at every single transaction that the City enters into during the course of the year, but we perform a variety of procedures to enable us to provide an opinion that the City's financial statements are fairly stated and provide a reasonable level of assurance. The result is here: The City received a clean, unmodified opinion on the 2023 financial statements. It's the highest level of assurance we're able to provide; in summary, it's the result you want.

I want to mention that on an annual basis, the City submits its financial statements to the GFOA. The GFOA has an award program, and the 2022 financial statements received a Certificate of Excellence in Financial Reporting. We anticipate that the 2023 statements will qualify for the award as well.

2) Report on Internal Controls: We do not audit the City's internal controls, but as part of our audit, we gain an understanding of the controls that are in place and the processes and the procedures. We do test some of those controls to a limited amount, and if anything came to our attention that we thought you should know about or we identified any significant deficiencies in internal control, we would report them to you in this letter. There is also one item that we are required to report as an internal control finding, and that is any time that during the course of the audit we as auditors identify a material adjustment to the numbers within the financial statements. It's extremely common in local governments, but we're required to include it in this report. This year there was one material audit adjustment related to project costs and the accumulation of those; there were no errors as far as vendor payments or anything in that regard, it was simply tracking methodology and how expenses were recognized. So, one finding this year that's been resolved.

3) Report on Minnesota Legal Compliance: The Office of the State Auditor has a series of requirements that they request us as auditors to look at in conjunction with our audit. We're not attorneys, we're accountants, and so we look at this from an accounting perspective; we're not providing a legal opinion, but if any instances of noncompliance came to our attention during our audit, we would report it to you. This year there were no findings of noncompliance reported, which again is the result you would want.

4) Communication to Those Charged with Governance: This is a letter from us, as auditors, to you, as governance, with some key information about current year operations and just required disclosure information. It is a highly technical template of letter, and so I called out just some of the key points here, really what you need to know within the length of that letter:

- The first item I have bulleted here is to let you know that the City had to implement a new accounting standard this year, GASBY 96 on SBITAs, which is an awkward acronym, but it stands for Subscription Based IT Arrangements. What this new accounting standard does is it recognizes that local governments more and more are entering into long-term agreements for

software, maybe cloud-based software or other types of contracts. When you've committed to enter into one of those agreements for a long period of time, there really is a liability that the City has that the GASBY, the standard ____ body, wants to see accumulated on the financial statements. So, the City had to go through a fairly time-intensive exercise this year to look at the contracts that are in place and determine if they qualified for accrual. The result is that there was an agreement that was eligible to be reported on the financial statements; the net impact is about \$15K, so not significant to the City's financial statements at all, but it's good for you to know that there was a change.

- The next item is accounting estimates in the financial statements. As a reminder that some numbers in the financial statements are firm and known amounts and other items are estimated. Two of the most significant estimates are both actuarially determined numbers: The first one I have identified here is the net OPEB liability; OPEB stands for Other Post-Employment Benefits. It's really the impact of the City having retirees and the impact on the health insurance offerings. So, as I mentioned, it's an actuarially-determined number, it's really paid over time; the City's not going to have to pay \$942K. The second item is the net pension liability, and this is the impact of City employees participating in the State pension plan, PERA. On an annual basis, PERA obtains an actuarial study to determine what their net pension liability is, and then they allocate that liability out to all participating employers. So, this \$15M liability that the City's reporting is really your share of PERA's liability, and that fluctuates heavily over time, depending on what the investment market is doing and what the actuarial assumptions are. But PERA's not going to come looking for a \$15M check; this is just really representative of the future liability of having participants in the plan, and it's paid on a payroll basis when you make your employer contributions to the plan.
- The next required communication I have for you is difficulties encountered in performing the audit. If we had any difficulties, we'd be communicating them to you, but I'm happy to report that we had none; staff was great to work with.
- Next is any disagreements with management. If we had any significant disagreements with management during the course of the audit that we thought you should know about, we would also be informing you.
- Other Matters: If there were items that came to our attention that we thought were important for you as governance to know about that didn't fit in any other category, we would be communicating them here. There's nothing communicated this year, but I want you to know that we would be sharing that information if we had anything.

Financial Highlights

These are for the General Fund and City overall:

- The current property tax collection rate for 2023 was 99.64%, which is very high, so a healthy property tax collection rate.
- Fund Balance Policy: Within your General Fund you want to be maintaining Fund Balance Reserves of 45%-55% of subsequent year's expenditures. At the end of 2023, your unassigned Fund Balance was equal to 50% of next year's expenditures, which is right in the middle of your policy, a nice, healthy spot to be.

Here I have some Budget to Actual information for the General Fund. There's a couple items I want to draw your attention to:

- If you look at the Total Revenues line and go up to Investment Earnings, budgeted was about \$125K and actual result was over \$500K. So, nice, healthy investment results for the year, and it really is impacting overall Fund Performance.
- Looking at Expenditures, you'll see Public Safety was over budget by about \$200K; that really relates to some C.S.O. time and other charges within Public Safety. My understanding is that the departments really worked hard to tow the line and not fill vacancies that didn't need to be filled to help maintain the General Fund budget. If you look at the very bottom, for actual results, you'll see an increase in Fund Balance of about \$2.1M for this year. There's really two significant items impacting that: First, it is the investment earnings that I mentioned; secondly, it's the Public Safety Aid that the City received right at the end of 2023. The City received approximately \$1.7M of

Public Safety Aid that was eligible to be recognized as revenue this year, but it's really restricted for spending, you can't spend it on whatever you want, it's restricted for Public Safety items, but it's impacting the results of the Fund. Here you can see the General Fund expenditures by function; that green bar is Public Safety and similar to prior years, it is one of the most significant expenditures within the Fund.

This next graph looks at the trend for the General Fund: That blue bar is Total Expenditures within the General Fund, and that green line is Total Revenue for the Fund. So, you can really see that your revenue is covering your expenditures and your operations for the year. The gray bar is Total Fund Balance; you can see Fund Balance is up a bit from last year, which is really where you need to be with your Fund Balance Policy of 45%-55%. Costs aren't decreasing, so in order to meet that policy, your Fund Balance really needs to increase incrementally with inflation and the budget itself.

Streetlight Fund: I have a similar graphical representation for this fund; that blue bar is your Operating Expenses without depreciation, and then the gray portion on top is Depreciation Expense. The green line is Operating Revenue. In your Enterprise Funds, you really want to see your Operating Revenue covering your Operating Expenses plus some; especially with the Enterprise Funds, they're capital intensive or they can be, and you need that gap between operations to help fund future capital. Here we have your Fund Balance or your Unrestricted Net Position for the Streetlight Fund.

EMS Fund: Again, the blue bar is your Operating Expenses, and the gray portion is your Depreciation. The green line, Operating Revenue, you can see it fluctuates heavily over time. There's a couple different factors impacting this: One is the ability to collect on your receivables. The City changed ambulance billing providers within the past year or so, which is impacting this, but also your ability to realize revenue here is really impacted by the market. There are some entities that are paying these ambulance bills that really tap out at certain levels, and you can only realize so much. You'll see that your Operating Revenue this past year was not covering your Operating Expenses or your Depreciation, and that's really typical for local government ambulance services. You need property tax revenue or other sources to help fund that capital difference because operations just don't generate enough to do so. Here we have a Fund Balance history of the EMS Fund: You can see it's dropped over time, but it is still positive. I do want to mention that the Fund itself had positive cash flow this year; some of the decrease in Fund Balance that you're seeing really relates to non-cash transactions, such as depreciation. There was positive cash flow within the fund.

Water Fund: A similar structure with your Operating Expenses being your bar, and the green line being your revenue. You have a nice, healthy gap between Operating Expenses and your Operating Revenue to help fund some of the capital items. Here's your Fund Balance of your Water Fund.

Sewer Fund: This is different than the Water Fund. You will see that that green line, your Operating Revenue, is much closer to your Operating Expenses. My understanding is that there is a rate study that might be looking at some of this, but it really is important; I want to emphasize you need to have a gap there to help fund that capital in the future.

Comparative Revenue per Capita

The Office of the State Auditor puts out some nice summary information over time. They did not have the 2022 actual numbers available yet when I prepared the presentation, so I used Statewide budgeted amounts vs. actual. What this chart is looking at is revenue per capita. I'll draw your attention to property taxes. You have a healthy property tax revenue per capita, at least from a citizen's perspective, probably.

As we go down, you'll see the intergovernmental revenues is higher than both the City's past revenue per capita and State amounts, and this is really heavily impacted by some of the Settlement Funds that are being put towards the Water Treatment Facility and other intergovernmental revenues. Charges for Services as well is above Statewide budget and Statewide actual amounts, and that's really impacted by some of the recreational offerings you have that other cities don't: The golf course, the Ice Arena, and some of your other Parks and Rec offerings are playing into this number. So, it might not be an apples-to-apples comparison with other cities statewide.

Comparative Expenditures per Capita

I'll call your attention again to this Capital Outlay and Construction number right here, about \$1K per capita, which is significantly higher than prior years and State amounts. Again, this is some of those significant capital endeavors that the City has undertaken this year: The Water Treatment Facility, I think

there was a golf course project, and other items that are playing into that number; so, it is a planned increase there from prior year.

Rebecca stated that's all I have prepared ahead of time for you, but I'm happy to answer any questions you might have.

Mayor Bailey thanked Rebecca for her first presentation with us as the new person. He asked if Council had any questions:

Council Member Olsen stated thank you very much, it took a little getting used to; we had the other fellow for a long time, so you did a nice job, thank you. Two things that stood out to me, and I'd like to just ask a couple of questions on those. First, you mentioned that from a Comparative Revenue per Capita perspective, we are at \$492 vs. what I believe to be the Statewide average of \$557 for communities of our size; is that accurate?

Rebecca replied this \$557 number was from 2021, so yes, that would be the comparable number.

Council Member Olsen stated okay, but if I look at the 2022 number, you used budgeted amounts, and we're still below that \$514. Rebecca replied that's correct.

Council Member Olsen stated so, what that says to me, and this is where I need your help, that means in terms of what people are paying in property taxes, they're paying less than the average if they live in Cottage Grove. Rebecca replied correct, that is what this represents.

Council Member Olsen stated on your next slide, you had the expenditures. So, you had expenditures at the bottom, Total Debt Service, we're at \$108 vs. the \$144 number that you had for 2021; so, that's saying that in terms of our Debt Service, or the debt that we issue, we're issuing less than the average. Is that accurate? Rebecca replied that's correct, yes.

Council Member Olsen stated the reason I asked both of those questions is because one of the things we're very proud of here, as I'm sure you heard a time or two, is our AAA Bond Rating. That's something that the staff here works very, very hard to maintain, and the bond houses tend to look at that sort of stability as one of the key components, whether or not they're going to help us maintain that. It doesn't look to me like you found anything that was out of the ordinary that might put that AAA Bond Rating in any kind of jeopardy; in fact, we're still continuing to operate at lower than average expenses, and therefore, the property tax charge to the average property taxpayer is less here than it is for the rest of the comparable cities.

The last thing I wanted to ask about is Fund Balance. So, our Fund Balance is currently at 50%, based on your audit. We have a policy that says 45%-55%. In your experience, is that 50% typical, atypical? What is it?

Rebecca replied it's extremely typical. I would say that the average ranges of Fund Balance I see, per policy, is 40%-55%; that would be the range of policies. So, you were right in line with generally what I see cities use for their Fund Balance Policy.

Council Member Olsen stated perfect. That Fund Balance, I guess you could call it the rainy day fund, right? If anything weird happens, like a global pandemic, you need to have that Fund Balance in order to continue to operate and pay the bills. From what you just said, it seems like we're right where we need to be. Rebecca replied yes, very much so.

Council Member Olsen stated perfect; well, thanks for all the good news. I like going through these reports because I think it just serves to underscore the fact that the team here at City Hall and throughout the City does just an amazing job of watching their nickels and dimes while they still provide a tremendous amount of service to the residents of our community at less of a cost than they would get in several other communities, if you just look at the averages. That's our goal, we want to make sure that people find value here and these number reflect that they do. So, I appreciate that very much and look forward to having another good one next year.

Council Member Thiede stated staying on this chart right here, I just want to go back to the Capital Outlay and Construction, and that's a significant jump, but a lot of that actually has to do with the water and our treatment plants. It's actually money that's not necessarily coming totally from the taxpayers, it's coming from the Settlement Fund, like on the chart before that you were showing. The revenue money's coming from like the 3M Settlement and so forth is funding that jump that we see there, right?

Rebecca replied correct; there are external funding sources that are helping support this significant increase here.

Mayor Bailey stated I have two things, maybe they're just more comments, and I don't know if these are really directed at you or it might be at our staff. So, the ambulance service; we've been having numerous conversations. Obviously, your auditing back for 2023, we're now in 2024, and we're still trying to gather it. I'll say, if you will, the concerning thing I think for the Council has been, and I know our staff is the same, is as you acknowledged on the reporting, even though we had some cashflow, that number is very, very tight. We used to have a better amount of money in there, and the goal of having that extra money in there over the years has been to be able to pay for the ambulances and such, right? We're unfortunately at that point now where because of Medicare, Medicaid, all of those different things out there, they're having a negative effect on our budget, specifically for the ambulance service. We're probably now at that point where we're going to have start using our general taxpayer dollars to support that fund.

Mayor Bailey stated the other thing I want to share with the general public, though, is that Cottage Grove does not just cover Cottage Grove in this ambulance service; we are required by law to cover St. Paul Park, Newport, and Grey Cloud. Because of our requirements on that, they do not pay anything; their taxpayers do not pay anything into this fund, they're not required to. The only good news, what I'm hoping we're going to see here, is our State Senator was able to get a bill through that might affect or help us, not just Cottage Grove but as a State, especially those rural communities that have a very similar situation to us, with not being able to cover the costs, to be able to get some of that additional funding that might be able to help us shore up some of that amount. So, I just wanted to let the citizens of Cottage Grove know that we don't have the choice, unless we want to get rid of our ambulance service, and we haven't decided to do that, we'd prefer it being in house, but we're required to cover other communities that do not pay us for the ambulance service.

Mayor Bailey stated the last thing, and I'm not sure where I'm going with this, on the sewer rate, I know the sewer is predominantly the Metropolitan Council, am I correct? So, this is really pretty much whatever the bill is, so to speak, for using the sewer service, it's just, no pun intended, flowing right through. So, the citizens, whatever they're paying to that fund, is paying for whatever the cost is that the Metropolitan Council is charging the City of Cottage Grove or any other city out there. I just thought I'd throw that out there so there isn't any fluff in that particular item, and that's because that is pretty much a straight flow through in that case.

Mayor Bailey thanked Rebecca for her presentation.

Motion by Council Member Olsen to accept the Annual Comprehensive Financial Report for the year ended December 31, 2023; second by Council Member Garza. Motion carried: 5-0.

Mayor Bailey stated Brenda and team, thank you so much for another great year.

7. CONSENT AGENDA

- A. Approve the May 1, 2024, City Council Special Meeting Minutes.
- B. Approve the May 1, 2024, City Council Regular Meeting Minutes.
- C. Approve the May 15, 2024, City Council Special Meeting Minutes.
- D. Approve the May 15, 2024, Regular Meeting Minutes.
- E. Accept and place on file the minutes from the April 22, 2024, Planning Commission Meeting.
- F. Approve the March 18, 2024 Public Service Commission Regular Meeting Minutes.
- G. Approve the March 11, 2024, Parks, Recreation and Natural Resources Commission Regular Meeting Minutes.
- H. Approve the issuance of rental licenses to the properties in the attached table.
- I. Adopt Ordinance No. 1083 amending City Code Title 3-15-10 to add language exempting property owners renting to a qualified family member, as defined by the existing ordinance, from rental licensing requirements.

- J. Approve the renewals of the Workers Compensation Policy and the Package Insurance Policy with the League of MN Cities Insurance Trust for the 2024-2025 policy period in the amount of \$1,344,317.00.
- K. Adopt the Police Department's 5-Year Strategic Plan and move forward with implementation of an assigned squad program.
- L. Authorize the repairs to Engine 4 based on the provided quote in the amount of \$28,457.79.
- M. Authorize Public Works to advertise and sell brush truck and UTV pumps on auction site.
- N. Approve reallocating the approved \$140,000.00 in the police budget to purchase mobile squad radios and ballistic helmets.
- O. The staff recommends approving the purchase of security camera licensing, hardware, and installation services from LVC in the amount of \$23,922, as detailed in the attached quote.
- P. 1) Authorize change order credit of \$4,700 for turf restorative work completed by the City.
2) Authorize resolution 2024-085 approving final payment to Mid-America Golf & Landscape, Inc., in the amount of \$13,065.92 for the River Oaks Irrigation Project.
- Q. Authorize execution of the Source Water Protection Grant Agreement with the Minnesota Department of Health.
- R. Adopt Resolution 2024-086 providing preliminary approval to the issuance of revenue obligation bonds.
- S. Adopt Resolution 2024-088 approving the plans and specifications and authorizing bidding for the Summers Landing 5th Addition Final Street Improvements Project.
- T. Approve the easements and the Memorandum Of Understanding with Tyler and Heidi Biron and with Bailey Nurseries.
- U. Approve Resolution 2024-090 to authorize funding transfer from the ED Trust Fund (286) to the CVB Fund (265) and the attached agreement with Chandler Thinks to engage their services for the creation of a Strategic Plan for the Cottage Grove Convention and Visitors Bureau.
- V. Adopt Resolution 2024-091 authorizing the City to apply to the Washington County Community Development Agency (CDA) Predevelopment Finance Fund for a grant for the creation of a Market Analysis and Small Area Plan and authorize the City matching fund of \$40,000 to come from the ED Trust Fund.

None of the Council Members wished to pull any items on the Consent Agenda for further discussion and/or approval.

Motion by Council Member Olsen to approve the Consent Agenda; second by Council Member Thiede.
Motion carried: 5-0.

8. APPROVE DISBURSEMENTS

- A. Approve payments for the period of 5-09-2024 through 5-29-2024 in the amount of \$5,441,768.46.

Motion by Council Member Khambata to approve disbursements; second by Council Member Garza.
Motion carried: 5-0.

9. PUBLIC HEARINGS - None.

10. BID AWARDS - None.

11. REGULAR AGENDA

A. Enterprise Energy Community Solar Garden

Staff Recommendation: Adopt Resolution 2024-087 approving the interim use permit for a five-megawatt (5 MW) Community Solar Garden to be constructed on approximately 35 acres of a 155-acre site adjacent to 100th Street, Lehigh Road, and approximately three-quarter miles east of Kimbro Avenue, as shown on the development plans dated April 19, 2024.

Conner Jakes, Associate Planner, stated the application before you this evening is an interim use permit (IUP) for a proposed 5 MW Community Solar Garden. The subject site is located in the eastern agricultural area of the City, adjacent to 100th Street South, as well as Lehigh Road South, and about three-quarters of a mile east of Kimbro Avenue South. Background: The site has been utilized for agricultural purposes as far back as City files indicate. I'll note on the screen there are currently two parcels, for a total site size of 155 acres. A condition of approval will require these two lots be combined into one parcel in order to meet the required 300-foot setback from the property line to the solar panels. Associate Planner Jakes stated before we get into the Site Plan and walk through the rest of the application, I thought it would be beneficial to talk through the ordinance regulations and just walk through the history of our initial ordinance and our revisions. In 2015, a few of you may recall that we adopted a Solar Energy System Ordinance, which regulated Community Solar Gardens; that ordinance was then revised in 2017, and there were two major differences that would apply to the application before you this evening. One of those differences was the setback from the property line to the panels; so, in the 2015 ordinance, that setback was the principal structure setback, which in an agricultural district is generally about 75 feet. So, the revised ordinance in 2017, which is the current one, requires a 300-foot setback, so creating a larger buffer of the solar panels from the property line to negate any adverse impacts. The second major difference was the requirement of a Vegetative Management Plan (VMP), which details the maintenance of plantings, the seed mix, and other various factors relating to the growth of that seed mix, ensuring there's no weed growth, and maintenance of that. So, those were the two major differences. The requirements for a Community Solar Garden are on the screen before you; I would just point out, also, the site has to be located within the designated areas of Exhibit A; so, that map is shown on the screen. The red areas are where a solar garden would be permitted or allowed with the interim use permit, and that area did not change from the 2015 ordinance to the current ordinance. Again, those areas were designated based on the MUSA, and we don't envision utilities being extended to those parcels within the near future, so allowing an interim use to operate there. Site: The site is zoned AG-1, Agricultural, and guided as Agricultural in the 2040 Comprehensive Plan. The use is permitted with an IUP. The proposed length of the IUP before you this evening is 25 years, and then a possible extension of up to 10 years after those 25 years. So, a condition of approval does note the length of 25 years and then that extension of up to 10 years, which would be granted by the City Council. I would note that condition also adds within that extension period, that if a development application is received on an adjacent parcel, the solar use would have to cease and be removed following the Decommissioning Plan and then restored to its current state of preconstruction. Site Plan: The Site Plan is on the screen before you; however, before we jump in, I just want to note that the applicant held a Neighborhood Meeting on May 14. There were four residents in attendance, and I'll kind of talk through the concerns and how the applicant has worked to mitigate those as we move through the Site Plan. The proposal is for a 35-acre array area on the 155-acre site; note the array area is where the panels are located. It does meet the 300-foot setback after the parcels are combined; that setback is indicated by the red dashed line on the Site Plan before you. The rows of panels are proposed to run north and south and pivot on a single axis to follow the sun horizontally. The maximum height of the panels would be 10 feet at full tilt; this design is lower profile than the kind of fixed panels we see within the community, so a lower profile is less visual impact to adjacent property owners and vehicles traveling down roadways where you might see the project. The other thing I would note is that there's no noise created from that pivoting motion; we actually have one solar farm within the community that has this kind of pivoting motion, and we haven't received any complaints related to noise or any other complaints on that site. The applicant is proposing five equipment pads, each is 200 square-feet in size, and all of them are located within that secured array area. The array area

is proposed to be secured by a 6-foot-tall chain-link fence, that will be black coated. A concern at the Neighborhood Meeting was the color of the chain-link fence, so ensuring that that fence blends into the environment and we keep that country feel within the area. So, the residents requested either a black- or green-coated fence, and the applicant has agreed to provide that black-coated fence; a condition of approval also requires that fence be black coated. Just to note, that fence is proposed to just surround the array area, so the 35 acres, and not the whole site. Transportation/Site Access: Access is proposed off of Lehigh Road South and proposed to be a Class V that would run along that south boundary and then up into the solar site to provide access. I would note a concern at the Neighborhood Meeting was related to construction traffic and the current condition of both Lehigh Road and 100th Street South, ensuring that there's no adverse impacts from the construction traffic. So, a condition of approval will require that the applicant enter into a Memorandum of Understanding (MOU), which will detail the applicant's responsibility to document the designated route, preconstruction traffic and postconstruction traffic, and then restoring that road to its preconstruction traffic state. I would note that staff hasn't designated or decided on a designated construction traffic route; whether that flows from Lehigh Road into the site or Kimbro, up to 100th Street, will be determined as we work through the proposal and that MOU. The applicant would be responsible for those repairs and ensuring the road isn't in worse condition after the construction traffic. Traffic: The majority of that traffic will be construction traffic; after the site is constructed and completed, access to the site would be minimal. The engineer of the site would access approximately two times per year, just to ensure it's operating as intended, and to fix any panels along those lines. Weed Growth & Mitigation: A concern at the Neighborhood Meeting was also related to weed growth and mitigating weeds. The applicant agreed that maintenance crews would access the site once per month to ensure that weed growth is being managed, mitigated, and also that VMP is being followed. I mentioned that a requirement of the current ordinance is a VMP that details the seed mix, ensuring that meets State requirements, and then just that restoration plan for the array area itself. The applicant submitted a detailed VMP that meets Code requirements, proposing a native pollinator-friendly seed mix. They've also provided a detailed maintenance plan, both for the establishment phase, which is years 1 to 3, and then the maintenance phase, which is years 4+. So, we have our consultant reviewing that, ensuring that meets our standards, and then providing an inspection protocol that we would follow to ensure weed growth is being mitigated and that seed mix is really taking and being established as intended. Decommissioning Plan: City Code requires that a Decommissioning Plan be provided, which outlines the restoration of that land to its preconstruction condition. The outline of that process is on the screen before you. The one thing I want to note is the application requires that we receive a Decommissioning Letter of Credit, which is the amount of 125% of that decommissioning estimate. So, if at such time when that IUP would expire, we would then have the money on hand to remove and restore the site if the applicant or owner at the time doesn't do that. Neighborhood Meeting: As mentioned previously, the applicant held a Neighborhood Meeting with four residents in attendance. The main concerns are listed on the screen before you. Just to talk through those: Construction traffic is being mitigated through that MOU. Proposed utility pole locations: So, the applicant's original proposal had those poles on the south of the access road; we then moved them to the north, to mitigate concerns with those poles located in the area between the road and the property line, which is about 27.5 feet. A condition of approval will require that those lines be undergrounded; so, no poles would be allowed as we work through that process, pursuant to City Code. Management of weed growth will be dealt with through the VMP, as mentioned. There is a concern related to water runoff to adjacent property, so the applicant has to submit a detailed Stormwater Management Plan that will meet City Code requirements and would not allow for additional runoff to adjacent properties.

Assistant Planner Jakes said with that, I'll leave the recommendation before you. Staff is available for any questions. The applicant is in attendance as well.

Mayor Bailey thanked Assistant Planner Jakes. He asked Council Members if there were any questions.

Council Member Garza stated thank you for the presentation, there was a lot of good information. Regarding the fencing, you said that it is going in black, but the residents asked to possibly blend in; was there a reason why they couldn't do green?

Associate Planner Jakes replied yes, as we worked through that at the Neighborhood Meeting, the residents and applicant kind of preferred that black fence to blend in more with the darker color of that; so, they preferred the black over the green, from the residents' point of view.

Council Member Garza stated then you also mentioned the weed mitigation; so, we just had the resident here describing his situation, so I'm just hoping that we won't find ourselves in that situation with this place that's only being maintained, I think it said twice a month or once a month.

Associate Planner Jakes replied yes, Council Member Garza, so we at a minimum will require the maintenance to occur about once per month; however, we will be out ensuring that site has minimal weed growth. If we receive complaints, we will obviously address those within a timely manner. But then we actually would have our consultant conducting regular inspections of that site, ensuring the seed mix is taking and then the weeds are being mitigated. Part of that plan and what the inspector would do in that case is create a map that shows here's where the weed areas are, we need to mitigate those, and then work through that process.

Mayor Bailey said I have something to add. I was glad you brought up about the poles. I was reading through the packet from the Planning Commission, and I note there was some discussions about the poles. Having overhead power lines is a pet peeve of mine, especially in any new development, and I'm glad you have it in there because we've required it with every other solar array that we've done in Cottage Grove. So, I know there were some conversations going back and forth about that, back then, but I would not personally want to have poles above ground when we've required all of the others to be below ground. So, I was glad to see that even though that was discussed a bit back and forth during the Planning Commission meeting, I noticed that Condition #6 is basically stating to follow the City's policy and the City Codes.

Mayor Bailey stated I don't think we've had, just from a weed's standpoint, I think the other solar arrays have been well received and that we haven't had any complaints from farmers or anything in those particular areas, correct?

Associate Planner Jakes replied I'll just note so we currently have four solar gardens; there's one to the southeast of this project that we have received complaints related to weed growth. So, a letter was actually sent two weeks ago, after receiving that complaint, and they're working through that process. So, we are aware of that one and working through that process; but the rest of them, we haven't received any complaints.

Mayor Bailey stated perfect. So, when somebody does reach out to us, like Jane did, we're going to react to it.

Associate Planner replied yes, that's correct.

Mayor Bailey asked if the applicant would like to speak at this point.

Evan Carlson, Enterprise Energy, 2925 Dean Parkway, Minneapolis, Minnesota, stated I am the owner and founder of the company. We're a Minnesota company, we're not going anywhere. I've been developing in Minnesota for almost a decade, ventured out on my own more recently. The company's about two years old, but these are still very early projects in the history of our company, the they're very important to us. Our reputation is very important to us, we want to do a good job, and we've done things that the people like to see, the Neighborhood Meetings, and addressing certain concerns. Between the takeaway from the Neighborhood Meetings, one was the road; so, that was addressed by condition. The other big one was weeds, and we actually amended our VMP between the Public Hearing and now to better address those concerns. So, what's unique about this is the big setback; we've got 300-foot setbacks to all property lines. In most areas, those are going to be farmed, so the landowner is in the agricultural business, and he intends to continue AG production on them. But there are certain spots that we added to that VMP to make sure that you don't have weed issues, particularly, the area between the access road and the parcel line, because the access road is a setback from the line. So, we wanted to make sure that was addressed, we added that, and the area between the poles. So, you have all those interconnection poles if you have them above ground or any equipment. The point is if it's not getting farmed, it's going to be planted, so that better addresses it. As far as color of the fence, I'm open to whatever people, there was some preference for black, but it makes no difference to us.

Mayor Bailey stated I do appreciate you coming here tonight and sharing. It sounds like after you did the Neighborhood Meeting, from what I'm hearing from our staff, you went back and addressed them. So, thank you for that, because that obviously helps those who are going to be living near there feel comfortable with you and your company.

Mr. Carlson said yes, thank you, I think it was a very productive meeting, yes.

Mayor Bailey asked if Council had any questions for the applicant, but none were asked. Mayor Bailey thanked Mr. Carlson.

Council Member Khambata made a motion to Adopt Resolution 2024-087 approving the interim use permit for a five-megawatt Community Solar Garden to be constructed on approximately 35 acres of a 155-acre site adjacent to 100th Street, Lehigh Road, and approximately three-quarter miles east of Kimbro Avenue, as shown on the Development Plans dated April 19, 2024; second by Council Member Thiede. Motion carried: 5-0.

12. COUNCIL COMMENTS AND REQUESTS

Council Member Khambata stated I would like to start by saying as we hear from constituents many times about why are taxes going up and how is that money being spent, I always like to reassure them that we strive to be one of the lowest-priced cities in the County. We're the second largest City in the County, and the City portion of the taxes is significantly lower than our neighbors to the north. I think we offer great services for what we charge.

Additionally, I want to give a huge shout out to staff for again getting awarded on our accounting practices and continuing to do a great job there. That also helps to maintain our AAA Bond Rating.

For anyone listening or watching that wants an opportunity to meet up with maybe the Mayor or a Council Member, Thursdays we have our Food Trucks here from 11:00 a.m. to 1:00 p.m.; tomorrow, we actually have the Eggroll Queen, which is my wife's favorite, from 11:00 to 2:00, so I'll be here tomorrow at City Hall. I'll hang out and if anyone wants to stop by and ask me any questions, I'll be there.

Lastly, on June 8, which is this upcoming Saturday, we're going to have a Community Night at the St. Paul Saints stadium. We get there a little early, but I think the kickoff is at 6:07 p.m., so if anyone wants to come down and catch a baseball game, it's a great opportunity to get your kids out, enjoy some snacks, and hang out with some of the City staff.

Council Member Olsen stated I'm looking forward to that Saints game. We've had a lot of fun as our *Discover Cottage Grove* team and the Convention and Visitors Bureau the last few years that we've been there for Cottage Grove Community Night. I'm going to count on Dave to deliver the good weather. I know that our staff will be there with lots of goodie bags and handouts for people to let them know about all that Cottage Grove has to offer and invite them to come enjoy Strawberry Fest this year.

I also wanted to take a moment here, mayor, to give thanks to all of the participants who helped out with this year's Memorial Day event. We had a little bit of weather, so we had to move the event indoors here at City Hall, in the Training Room, and it was full. We were really lucky to have a great speaker in Herb Reckinger. This year's theme was a Salute to Vietnam Era Veterans, and Herb knows just so much about that era and has done tons of great work with the Vietnam Veterans Memorial Fund. So, having him as our speaker this year I think was really an asset. We had a lot of help from the Washington County Sheriff's Department Honor Guard, we had a lot of help from the Cottage Grove Public Safety team, Cottage Grove Administration, Cottage Grove Parks & Recreation team putting it all together. I think the event came off as well as it could, being indoors. Our Beyond the Yellow Ribbon team for the Mississippi Valley sponsors that event each year, but we couldn't do it without all that support. So, thank you.

I also wanted to congratulate the recipients of the Craig Woolery Scholarships this year through the Public Safety Board. It just so happens that on the evening that we awarded those two scholarships to our high school friends, as the mayor mentioned, I was able to be there with our Cottage Grove Lions Club to hand out five \$2,000 scholarships to Park High School students: Tori Stepka, who also was the recipient of the Park High Hall of Fame Scholarship, Macey Kaufenberg, Abby Gerhardt, Riley Simacek, and Amelia Reckinger, who just happens to be Herb Reckinger's granddaughter. So, it was a really fun

night there, we were really pleased that we were able to hand out those \$2,000 scholarships. It was fun seeing all of the community partners that were there to support our graduating seniors this year.

I also wanted to take one second just to say thank you to our Public Safety Director, Pete Koerner. Today we had the opportunity to go to the City of Burnsville Police Department to deliver a check on behalf of our Cottage Grove Lions Club and all of the other clubs in our district, District 5M-6. It was given to Captain Anselment of the Burnsville Police Department in support of all that they're doing to take care of the families of the three first responders that we lost in Burnsville a short time ago. Captain Anselment is also the brother of Dan Anselment, our HERO Center Manager. Pete coordinated all of that, he made all the calls, he ensured that we had a nice representation from our Lions Club there, and it was a really special moment. So, I'm grateful that Pete put that together, and I'm also grateful that Pete drove. So, thanks very much for that.

The last thing that I wanted to mention, mayor, is we lost another officer; last week, we lost Officer Jamal Mitchell of the Minneapolis Police Department. I know that I've talked about this at the Council dais many times, but I think it's worth noting that he was killed in the act of actually trying to provide aid to somebody, whom he identified as potentially being the victim of a shooting. As soon as he arrived at the scene and he attempted to provide aid to this individual, that person pulled out a firearm and emptied it; unfortunately, Officer Mitchell did not survive. This is yet another example of the reasons why it's so important that we, as a community, stand behind our Public Safety personnel, whether it's police, fire, or EMS. These folks are the ones who come running when you hear that bump in the night and you're not sure what to do about it, and they're willing to put their lives on the line to save others every single minute of every single shift that they work throughout the year. Officer Mitchell is just an example of another one of our Public Safety personnel who died a hero. So, I anticipate that our Lions Club will be making a donation in his honor, as well, but I would encourage anybody watching this at home or listening to thank a police officer, firefighter, a medic and EMS person whenever you see them. Because what they do is they run towards the danger when most people's instinct is to run away, and sometimes it has deadly consequences. With that, mayor, I'll turn it back to you.

Council Member Thiede stated well, we already talked about Strawberry Fest, so again, it's only two weeks away. Make sure you mark your calendars to get out there because it's going to be a great time.

Council Member Garza stated I will just mention that we have a lot of upcoming events happening here in Cottage Grove. The Cottage Grove Chamber of Commerce is actually having the Swing for Scholarship Golf Tournament coming up, as well as the Bags Tournament. That's on June 24, and that's a lot of fun, I went last year. So, if you are into golf or even into bags, I'd say to check that one out; it's at River Oaks Golf Course, and it'll be a lot of fun.

Mayor Bailey stated once again this year we are going to have Movies in the Park. The first movie is going to be *Trolls* on Friday, June 28, at 7:00 p.m. at Highlands Park, off of 70th Street. I noticed in the pamphlet you can obviously bring your blankets and your chairs to enjoy that with your family. There's a big screen, and I've been there a couple times now for the last couple years. The event kind of kicks off at 7:00 p.m., but the movie actually starts at dusk. On July 19, at 7:00 p.m. is *Migration*; my grandkids have seen that and they said that was an amazing movie. Looking forward, on August 16, is *Wonka*; I got to see that in the movie theater and it's an amazing movie, so I wanted to mention that. There is popcorn and events that happen in the park, kind of leading up to the movies. I also noticed on the flyer that was given to me that there will be some food trucks there; for the June 28 movie, it will be the 328 Grill and Mik Mart; they are the ones that you see drive around the City a lot of times and have a little space down in St. Paul Park. If you have questions or want to participate, there are some other opportunities out there, but please call 763-501-9278 for more information.

Council Member Garza stated yes, it's free popcorn, free lemonade, and free glow sticks. There are food trucks that will be there, and there's also usually anywhere between 10-to-15 vendors that are out there before the movies that are doing fun family free stuff. There's always a lot of fun that's happening at the Splash Pad park.

Mayor Bailey stated the next item I want to bring up is the Fourth of July fireworks. Mr. Willie Tennis is still in the audience here, and I am pleased to announce to the rest of the Council (and Director Malinowski already knows this because we chatted) that once again my goal was to raise \$25K for the Fourth of July fireworks show, which will once again be at Kingston Park this year. All vendors that have previously put \$5K towards that fireworks event are all back again this year. I want to once again thank Willie with Tennis Sanitation, Renewal by Andersen, 3M, NorthPoint, which is the major developer in the Business Park, and the one I just heard of, officially, this week was Hy-Vee. So, all of them are donating \$5K to the community to make an amazing fireworks Fourth of July event. I want to thank all of them, and I know our staff will be working to get the information out to the press so we can identify them. Willie's in the audience here, but if you know anybody who works for these companies or you see somebody that is a part of that company, please stop them and say thank you; they didn't have to donate but they did. So, I wanted to throw that out there.

The last thing I wanted to bring up is Council Member Olsen did a fantastic job this year with the Memorial Day event, he and the team there. The guest speaker, Herb, is somebody that I've spoken with a couple different times, he is the chair of our Committee on Historic Preservation. One thing I wanted to bring up, though, that Herb has also been very passionate about, and I'm going to put a plug out right now because I'd love to see this happen in Cottage Grove, is he is involved with what's called The Wall That Heals. The Wall That Heals is a traveling three-quarter scale of the Vietnam Veterans Memorial in Washington, D.C. There is a tour schedule that they set up every year; of course, the rest of this year is already booked out, so they're always a year in advance. If we wanted to host The Wall That Heals coming to Cottage Grove, we'd need a group of people that are passionate about it to get together and we can be in queue for the summer of 2025. We would have to get in line, if you will, to make sure that that's the case for 2025, so we'd have to get our application in by September 2024. If anybody out in the audience that's listening or watching is interested in making this become a reality in the City of Cottage Grove, you're welcome to reach out to me. Herb said we can get a group together, he obviously would help spearhead it, as he is part of that group that has it travel around the country. If you have not been to Washington, D.C. and walked along the Vietnam Veterans Memorial wall, it is a very moving experience. I had the opportunity to see it last year. So, I encourage you if you want to see the replica of it, it is pretty significant, I've seen pictures; you can go online and just look up The Wall That Heals and you can see the information and what cities that is currently going to. I just wanted to throw that out there for anybody who's interested at this point.

Mayor Bailey stated we have a workshop, open to the public, and we will be discussing the Parks and Recreation Project, which will be held in the Training Room. We do not have any workshops, closed to the public, so we will not be adjourning this meeting here, in the Council Chambers, but we will be adjourning once we're done in the Training Room. So, everybody have a great evening, and we'll see you soon.

13. WORKSHOPS - OPEN TO PUBLIC - TRAINING ROOM

A. Parks and Recreation Project Workshop

Staff Recommendation: Receive information and provide directions for the:

- 1) Preserve.Play.Prosper Communication Plan.*
- 2) Kingston Park Building Replacement.*
- 3) Mississippi Dunes Park Master Plan Updates and Building Concept Plan.*

1) Preserve.Play.Prosper Communication Plan

Mayor Bailey called the Parks and Recreation Project Workshop to order and stated Parks and Recreation Director Zac Dockter will start us off.

Director Dockter stated thank you, Mayor and Council, for your time to touch base on three exciting Parks and Recreation projects. I brought our keynote professionals on all three of these projects, both staff and consultants, to walk you through each project individually. So, we'll start with the Local Option Sales Tax, then move to the Kingston Park building, and then we'll move to the Mississippi Dunes Park Master Plan and Concept Building Plan. My primary job tonight is just to take notes and answer any

questions that you might have from staff, as we have supporting staff from Parks and Recreation here as well. I want to make it clear that now is a great time to hear from you, whether that means we tweak something, we pivot, we take some breaks, we hit the pause button, or whatever it might be; that's kind of where we're at with all three of these projects we're talking about tonight. Now is the time we want to hear from you if we're heading in the wrong direction.

With that, I will turn the Local Option Sales Tax program, the Preserve.Play.Prosper, over to Todd Rapp, of Rapp Strategies, and he is here also with Kristen Duerr from ICS.

Todd stated thanks very much for having us. Just a reminder that Rapp Strategies works as a subcontractor for ICS, ICS is a firm whom you brought in to oversee the entire project. It's nice that Kristen is here with me and is able to answer any questions about the project.

I'll talk specifically about the communications effort that we're undertaking right now, in preparation for November. Real quickly, the objectives and some of the steps I'll walk through here, don't worry, I'll try to keep it to 10 slides or under. I'll talk a little bit about the next steps. I see with the handout, you have a comprehensive plan in front of you; that's been put together by Jodi Boyne of my team, Eryn Sorensen, who works mostly with Kristen, and the remainder of the team. It's comprehensive, however, it is flexible, it's not in stone, we're certainly able to change things and adapt as things happen during the course of this campaign. At the end, I know you're going to be addressing valid questions we typically hear in the cities, so if you have any questions before that time, we'd be happy to answer them.

Just a quick reminder in terms of the goals here: This is an election coming up where, frankly, everybody's going to vote. This is a very little chance that there's a large group of voters out there who would not turn out; especially when they hear that there's three referendum questions on the ballot, then they're going to show up. People are going to show up because there's a lot of things that are very important, high priorities for them, national elections, state elections, and so on. So, this really doesn't need to be as much of a calling out as during a special election. Instead what we need to do here is effectively inform people about that there is going to be a referendum on the ballot and use existing and maybe some enhanced communication tools in order to do that. Then we make sure that everybody is well informed about the need, the plan, and the cost, the tax impact. I think from the first time that we had talked together, one of the things I told you was that from the public information side, it's critical that when you're talking about the plan and the benefits, you're also talking about the cost. That's the only way you're being fair and impartial in terms of your communication externally, and we'll be doing that.

This is accomplished by first of all, creating broad awareness in the referendum. If this was a special election, there may be a somewhat different strategy here; but now, as I said, nearly every registered voter will turn out. I think you're hopeful that every registered voter will have their opinions heard on these three questions. You want to make sure residents have places to go to find the information they need to make an informed choice. The hub of that is the website, there are other places where people will be able to go, but mostly what we want people to do is one of two things: Either go to the micro site that's connected to the City of Cottage Grove's site or to ask City officials their questions. If they're not turning to you asking questions, they're going to be turning to other people in the community, who may or may not have the right answers; we know you will. Finally, we want City leaders to engage the community and hear input and address questions.

I talked with you earlier about the idea of a 24-hour rule. Let's get a response in the hands of people as quickly as possible, then they'll keep coming back to you for questions. If we don't do that, we're not indicating that we're listening. By the way, the questions that people ask are one of the best ways of us getting real-time research as to what's concerning the community.

So, you've seen this slide before. You are governed by Minnesota Statute 297A.99; when it comes to a Sales Tax referendum, the law is very clear about the limitations of what you can do. For example, if you have a community meeting, you need to offer the same amount of time for proponents and opponents if you decide to have that kind of format. We have tested these nine areas with attorneys in the past, and we're happy to have obviously your City Attorney look at them also. As long as we're talking about these areas and whenever we talk about the benefits, we're also talking about the cost of the plan, the advice we've been given is that we are falling within the limits of the law. More importantly, these are the areas where people have the most questions. So, if you communicate these well, you're doing your

civic duty, your responsibility to your taxpayers, what you need to do is to provide any information when you're proposing a tax increase.

Now, our work here began back in January, all building to a mid-March launch of the communications campaign; that, obviously, has already happened. Now, we're going to continue to communicate through the summer. It's obviously a very good time to communicate with people about Parks and Recreation issues because they're out there using your parks right now. But don't be fooled; it's going to be after Labor Day that people really start to pay attention to this. You might even find yourself to be a little bit surprised how you'll get closer and closer to the first day of voting, September 20, and you'll still have people who are saying, really? We have a referendum on sales tax. Believe it or not. So, what I try to say to City officials is that you're going to feel just a little bit like a tour guide. Sometimes your bus is going to have a lot of people who have never been on the ride before; other times, you'll have a group of people who have heard from you before, and they're going to want a little bit more in-depth information, and a lot of times you're going to have both in the course of a day. You're just going to have to be ready for that. Up until election day, new people are still going to be introduced to the referendum. That's why things intensify, we try to make sure by the time the first day of voting, 46 days before election day, that we are really informed, a fifth gear, when it comes to communicating.

So, these are the completed steps already: It's a very nice, full-looking slide when you put it as bullets or checkmarks like this, but the truth is there's a lot more ahead of us right now. The main thing that we've been able to do is we put together the core messaging, kind of how we will provide the public information and the dedicated website. Everything else we're doing right now somewhat feeds off out of that. If we ever start answering a different set of questions, making sure we're addressing some issues that we're hearing about the community, it begins with making sure the website has those easy answers, and then we incorporate it into different material. As I said earlier, you have the extended plan in front of you that we're working off of right now.

Analytics: We try to take a close look at why people are going to the website and how they're getting there, again that's a hub, that's the library. So, we've had over 1,000 unique visitors already; there have been two spikes on the use of the website, and both of those spikes happened around particular communication that the City had provided to its residents. So, you will see that throughout the entire campaign where we'll see certain days that will have more and more people going there because we reach people in an important way, and you'll also find that the spikes will start to get higher over time as we get closer to the election. The average time per page, the number one page is on the cost and the tax impact; that shouldn't surprise you at all. The second one, only eight seconds less on average, is what are the elements of the plan; that shouldn't surprise you, either. The lowest amount of time spent right now is on voting information, that's months away, that's not what people are interested in right now. Do you want to know how people are getting there? Over half have gotten there by typing in the website name. So, they've seen something coming from the City and they put in the website name, typed it directly. About a quarter of the people have gotten it from a social media link. I should point out the direct connection will also be through a QR code, a video that would happen. Referral from a different website, which is almost always the City's website, 13%, searching for it on a search engine, 3%. I love having search engine being single digits; it means that people are using our materials to make sure they get to the website.

So, the next step we raise awareness; there's still a lot more we have to do in that area, but certainly the people are becoming interested and trying to learn about the plan. Efforts this summer will focus, first of all, on community outreach to educate residents about the plans. What do we mean when we say community outreach, besides normal communications? Well, one of the things we mean is the fact that Council Members are going to see people, right? And it's your opportunity to talk with them about the plans, explain the reasons why you put it on the ballot, the reasons why you think this is an appropriate way to finance this. But other ways that will be happening is the City staff meetings, maybe to some extent also to Council Members, is to go out and begin to meet with groups of people. Why do you do that? Well, when people gather in a group, even if it's only six or eight people, maybe it's a dozen, maybe it's 40 people at a time, they're gathering together for a particular reason, their bond for a reason. If you go in front of them, and you begin to talk with them about this, they will respond by talking to each other over time. The most trusted people in America right now are friends and neighbors, right? So, you want to get in the middle of those friends and neighbor's groups and get them to begin to talk about this. There's

a strategy behind that also: The more people you're out talking to this summer, the harder it's going to be if anyone wants to stand up and begin to oppose this plan, the harder it is for them to build out a network of people to support them because you're already been out and you've already been talking with people, giving them that information. You'll probably be getting those people to go, okay, well, I don't know for sure if I'm going to vote for this, or maybe they say, yeah, I am going to vote for it; but you've eliminated the intensity because you've been out there sharing information with people.

The second important thing we're going to do, though, in addition to the community outreach, is we're going to try to get more and more of the City communication to be visual. Part of the reason for that is because we're just consuming more and more, often visually, particularly young people, and young people are the ones who are most likely to drop off for an election such as this; drop off just means go vote for president, then don't make it down the rest of the ballot. We want to eliminate drop off, we want to get as many people as possible voting on this thing. Using more visual communication is one way we can do that. So, right now, we're exploring, first of all, using videos. Secondly, hopefully from the City, fairly colorful or at least well-designed materials that outline each of the three projects separately, and communicate those in a way that people cannot only read about them, but they can feel them because they're experiencing them based on the visualizations that we're using.

Finally, the 24-hour rule has been talked about already. We need to hold to that because we want people to come back to us with questions.

Councilmen, in terms of talking about the referendum, people will start to ask you; the first question they want to get answered is why? So, I think there's a four-step way of thinking about this. Why? 1) We dedicated our time and especially our staff's time to listen to residents' hopes and concerns about Parks and Recreation investment. We listened to you. 2) We prioritized those needs, based on support for expanding services and amenities. In other words, we looked at what we needed to invest in, and we picked some high priorities. 3) Looking at the funding options, we believe a Sales Tax is the fairest way of funding these amenities that are being used by a regional audience. That makes sense: If people from Woodbury are going to use this, they should spend a little bit of sales tax money down here on it. It's also, by the way, true if you do research on it, I think I talked with you about this before: The most popular way to raise money for local governments, if you ask the voters, is the sales tax; the least popular is a property tax. 4) Finally, the City is going to provide factual information as directed by law, but voters will make the final decision on the future of this plan. One of the things I try to do with all the communication, particularly when we're asked from Council Members or Mayors to write a Letter to the Editor; will you write a letter for this, to explain what we're doing here? We'd love to, but we'll always end it by saying the voters are going to make the decision as to whether this is the right plan or not. You know why, but it's also the only way that you can demonstrate that you're providing information but not trying to go the one step further into the advocacy. We're hopeful there's going to be advocacy in the first year, but when you're using City resources, that's inappropriate. And then if you have questions, of course, go to Preserve.Play.Prospers.

Todd stated with that, I'd be happy to answer any questions. If you have anything about the ballot questions you want to talk about, I'm here for that. If you have anything about the broader project questions, Kristen is here for that.

Council Member Khambata asked how do those data analytics, how do those metrics stack up against what your expectations were?

Todd replied this is an early website launch here. Communications kind of began for real in March, and a lot of places where we work, there's not a launch until May or June; so, it's a little bit under what you'd normally see in the first six-or-eight weeks, but it's not substantially under. As I said, it's going to be growing over time. I'll get worried if it doesn't maintain or start increasing a little bit over the summer and then if we're not starting to see spikes after Labor Day, then we are doing something wrong.

Council Member Olsen stated I just wanted to first, thank you for the nice synopsis there. I think everybody would agree that just like it's always been, word of mouth is typically your best advertising, and you want to make sure that the word of mouth that people are hearing is accurate. What is the game plan between your team and the City team to ensure that we have a very obvious presence at all of the

various events that go on in the City through the summer? Because we have a ton of them, and it feels to me like we need to have people at every one of those events making sure that there is information available to share; and that isn't always easy to do because staff only has so much time and all the rest. So, clearly, you're going to need to use us and anyone else that we can trust to actually be present on hand and share information. So, have you guys coalesced around a game plan on that at this point?

Todd replied well, I should address this to Jennifer, maybe you want to jump in also. Our plan is that we can have materials available for every single event that happens in the community; including what increasingly works is those little QR codes if you're trying to figure out what's going on, it'll give people a quick way to go to the website. As much as possible, we'd like to see Council Members, and a time there will be City staff be active at those events so you can be answering questions face to face; there's a calming nature of that, obviously, as well as being very informative for people. I'll be honest, I don't know what the schedule is yet for how people are going to be asked to do that, but there's no question that the more you're able to do that, the more you're going to be able to build confidence of people.

I would also say, though, to just be clear, is you must prioritize your time; Labor Day through the end of October is as or more important than the summer months. As a result of that, if suddenly some of the events start to slow down from the intensity of the summer, there's less going on in the fall. So, we may be coming to you and asking do you mind spending some time at a home football game or some things that are going on at the schools, for instance, which is where people tend to gather then. Because there's just not going to be as many chances to go to a big public event. Jennifer, what would you add to that?

Administrator Levitt replied well, Mayor and Council, you know we have a plan right now for Strawberry Fest, and there will be a booth set up there. Obviously, the Food Truck Festival is another one with the Dowdle unveiling event. You know, you have a big event that happens in that timeframe that he said was critical for education, and that's our Halloween Parade. So, I think we have some strategies already in place for the larger events to still get that message out.

Council Member Olsen stated the reason I asked the question is one of your talking points was you want to make sure that you get accurate information out there to people early enough where they're not going to be misinformed; because misinformation runs rampant in today's day and age, whether it's social media or anything else, and there will be people who have a mission to deliver misinformation. At least from my perspective, ideally you kind of want to get to them early, and then you want to get to them often. So, between Strawberry Fest and Fourth of July, we talked about the Food Truck Festival, we have some really big softball tournaments that come to town, and we have other events of that nature. It just feels like those are opportunities that we could potentially miss if we don't put a schedule together. Now, I'm willing to be at as many events as I can. I think we all sort of do that anyway, but wherever people are gathered, that's an opportunity to answer questions.

Kristen stated Council Member, if I released to you a draft agenda of where to be and who would be the best bet between City staff if you do have extra events that you think would be important for people to be at, if you could share that with either Jennifer or us.

Council Member Olsen stated I don't know what you're looking at now, but absolutely, I'm happy to do that because throughout the summer months there is going to be opportunity to connect with folks. We all do our best to be everywhere we can possibly be, we can't be everywhere all at once, but I think if we put together a calendar and kind of assigned duties and that sort of thing, that might be helpful.

Kristen stated I realize misinformation can be a little scary, but I think what I've learned throughout this process with the Rapp Strategies team is that we are information sharers; so, no matter what, we always have to show up and continue to share details about those plans and get that support behind us.

Todd said I want to offer three very quick pieces of advice because your comments are very well taken. 1) Focus on the events that have Cottage Grove residents. If guests are coming in, it may not be the best investment of your time. 2) You will never stop the misinformation. What you can do is you've laid out a groundwork for where people get information that it doesn't have any impact. 3) Remember this: Everybody in the pool is a taxpayer who deserves an answer. Nobody deserves an argument, and some people just want to have an argument and a very extended one. I don't think that anybody could do that. Give an answer, thank them, and if they disagree with the referendum, that's fine. I'll tell you right now it's not going to be unanimous; it's certain that there will be people who will vote against it.

Mayor Bailey stated I noticed as I was looking through some of this before that you've got meetings with community groups and things like that; I know that some of them are already aware, but like the athletic associations, hockey associations. Hockey might go well, what's in it for them. Years ago, we did things for them, but it's getting that information out to them. So, I'm assuming, Zac, are you going to be the one that's going to kind of spearhead that? So, if one of us needs to go to one of their annual meetings or events or things like that, is that kind of what you're thinking? Director Dockter replied yes.

Mayor Bailey stated I don't know if you're going into this or not, but I do think visuals, you mentioned visuals; you can tell what you're going to do, go to a park, or what you're going to do here or there, but if you don't show a picture or a visual to them to see what they're buying into, if you will, I think that's the most crucial thing of it all. I can tell people we're going to build an interpretive center down at the Mississippi Dunes Park, but if I don't have a visual to show what that really means, everybody's mind is from is it just a pavilion or what is it, you know what I mean? So, I think the more that we can do to show the visual of what these proposals are I think is going to be really beneficial to the public.

Director Dockter stated if I may, in your Council report, with the referendum questions, because that's time sensitive we need a resolution to approve those questions at the next Council Meeting. He asked are there any concerns with the referendum questions?

Council Member Olsen asked did you have Attorney Kori Land look at them to make sure that they're okay?

Director Dockter replied our attorneys did not fight as much as we expected. Yes, we had a very nice meeting together, it made my job easier.

Council Member Olsen stated well, because that's always an issue, right? You want to make sure that what you're asking is within the parameters of the law and it's stated appropriately, etc.

Director Dockter stated it's very important, yes.

Attorney Land stated and we get paid by the word, so that's why, and yes, we're good.

Administrator Levitt stated Mayor and Council, there are some critical things: 1) Obviously, you know we have to ask three questions. So, we want to make sure you agree with the order of the questions. That's one of the critical items. 2) We have Kori here if you had any concerns with the specific wording, and yes, our bond attorney did review the language as well. That's where those attorneys have to work out their conflicts.

Mayor Bailey stated I think the 1, 2, 3, in that order I think to me is the right order. Council Member Olsen stated I think so, too. You have Hamlet Park first, you have the Dunes second, and you have the improvements to River Oaks Event Center as third.

I actually like the wording of the River Oaks question because I think the biggest challenge I will say, and I know we haven't had a chance to really talk one on one with the River Oaks project, is just there's this mindset that it's just the golf course, if you will. And so, what you're doing in the question is really saying it's going to be more than golf course, and here are the things that we're trying to do to open it up to more people to use within the community. So, the wording on the rest of them was just fine, Hamlet and Mississippi Dunes, but I was really happy to see that; I don't think we referred to it as a golf course in that question.

Director Dockter stated it says golf course and event center.

Council Member Olsen stated we always said we wanted to be a year-round, very accessible facility, and that makes sense.

Director Dockter stated, and you'll see that in the graphics; the graphics show all those new things and the movement of the investments.

Mayor Bailey stated to your point, I think showing people what; we've seen some earlier renderings of what that will look like, but once you get to something more visual, where somebody can see what are we talking about. I'll call it a virtual reality type game, that's not specific to golf, in the building or what the extra pickleball courts would look like down there. That's the big thing right now, as we all know. I think the visuals, especially on that, are going to be crucial to the public.

Mayor Bailey asked Council if they had any other questions on the three referendum questions, any other thoughts on those and the order; are you good with the order?

Council Member Thiede stated we'll see those at the next Council Meeting.

Council Member Olsen stated the order is correct, as long as Kori approved the verbiage, then it's all good.

Mayor Bailey stated I like the verbiage, so you guys worked together well on that.

Todd stated thank you very much for your time.

2) Kingston Park Building Replacement

Director Dockter stated Andrew Cooper with Oertel Architects is here, you've met him before. He's here to give us his update at 60% of design on the Kingston Park building project, so I'll turn it over to Andrew.

Andrew stated thank you, Zac, good to see you again, Mayor and Council. So, yes, we'll give a quick update on where we're at in the 60% design process on the project. I have a quick agenda here on some of the work that we've been doing: Sustainable Design; Site Design; Building Engineering; Architecture; Material Selections; and then a Cost Analysis.

Sustainable Design: What we did and we kind of set this up with City staff to kind of prioritize some ideas, goals, needs, wants. We used the AI framework as kind of a vessel to facilitate that discussion. So, there are ten components within the AI framework; the five that kind of rose to the front as being really relevant for staff and through the design process were: 1) Economy, working to maintain a budget. 2) Work on flexible space building plan, so that it is adaptable and usable for a multitude of events. 3) Cost neutral performance enhancements, so anything that we do to the project, if we were spending money on the project, it had the ability to see a benefit long-term for the project, whether it's material selections or whatnot. 4) Eco systems, really looking at native plantings where we are improving plantings, and building, mostly kind of celebrating the views of the park, using the building as a central focal point, and it is engaging the rest of the park. But also being bird safe, we have a lot of glass, so we're being sensitive to the ecology and the natural environment with the facility. 5) Energy wise, we've been really working with our engineers to be efficient in terms of building selection, material selections, system selections, and the structure as well. We're engaging Envelope Commissioning Agents and Building System Commissioning Agents now as part of the process to look at the exact details on how the venue is being put together. Resources: The key is to have durable materials when you're spending money on a municipal structure, its got to last a long time, so we are looking at very durable materials, both inside and out, but also being mindful of that cost impact. We're also discussing with Kraus-Anderson and the rest of our design team partners, our engineers, on how we can minimize construction waste during the process, too. So, we're really looking at optimizing the building geometry and sizes so that we're getting the most bang for our buck on the material selections. Wellbeing: We talked about the views from the building, but also connecting the inside and the outside to nature and being able to see into the building and see out of the building; make sure the interior space is actually comfortable for the people using it when it is being utilized. Site Improvements: There are not many because we're basically replacing the existing hexagon that's there, but the building is much bigger, so there is some impact. Traffic Deterrence: There is not a curb out there; so, we're looking at how to create that separation between the vehicle environment and the pedestrian environment. So, placing something natural, like boulders, you see that around in your civic campus here, but then also where do we need to improve the site pavement. We've talked about improving the asphalt and that's turning into concrete, etc., something that makes sense for how people would use the park and would stand up long term. Access: Finding how people can gain access, not just to the building, but to the picnic shelter and then the park as well. So, making this as accessible as possible for people coming not just from the parking lot, but also from the surrounding area. Visibility is also part of this site design. Stormwater Capture: The design of the building is a mono-pitch roof, it's much bigger because we're going to collect a lot of rain and it's going to come shooting off that, to the sewer. We're trying to figure that out right now with our Site Design partners, which is actually mostly Zac and his staff, to help figure out plant selections and how we want to deal with that stormwater design. Trash Enclosures: Everybody generates trash and recycling. We're going to keep it so it will be out of sight, out of mind, but still accessible to the staff when they're picking it up. Additional Site Improvements: We're really looking at the landscaping and what are some of those site features. Picnic tables and

benches, we talked about that in the Concept Design. We talked about with staff eight-foot long tables, six-foot long tables, how many can we get there, and trying to integrate that within the building structure because things have moved around a little bit since the last time we met; to make sure that we're still getting as many people as we can underneath that canopy space. Placing benches and also trash/recycling receptacles around so they're easy and convenient to people using the park. When those things are convenient, you don't find garbage in the playground if it's actually accessible. We talked about the native plantings. Then that indoor-outdoor placemaking as part of a Site Design discussion where we have interior space, but we have that interior-exterior space when we have the exterior space surrounding; so, how do our design decisions really impact some of those characteristics. Building Engineering: Is a little less exciting, but that is critical to determining the scope of the full end project and ultimately the cost. For a structural system, we are looking at a full timber structure, so that's wood columns, laminated beams, and a cross-laminated wood deck. That warm material, that natural material, is very tactile, very welcoming, it's something that people can generally find very comfortable when they are in one of those interior large gathering spaces. Standard heating and cooling systems, as efficient as possible, but we are very standardized in a traditional furnace and condensing unit type of heat and cooling. We do have energy recovery that's reducing our energy demand, that's code based, but we may need a little bit more enhanced just because of the type of usage of the building; we want to try to recover some of that, both cooling and heating, as it is a year-round facility. Lighting and Power Design: We're starting to look at interior light quality, but also engaging with IT staff to talk about security and AV features at the park setting and integrating that into our engineering. We're coordinating with solar providers, we've had some really good discussions with some people that can bid it, but also do an after market, so we're planning on how those pathways are made in the building. Whether it happens at the onset of a construction project or a year down the road, it's simply plug and play; there's no building infrastructure that needs to be augmented, it's all planned at the concept. We are also discussing with Xcel some of the Small Building Energy Rebate Programs, and those discussions are starting and ongoing. Architecture: We're just kind of in "the devil is in the details phase" right now. We're looking at how we're insulating some of these things, how we're making it an airtight building, and that is making this as efficient as possible. When you have a facility that is not used day in, day out, when it is used, you have to make sure that it's as comfortable as possible, and you're not just dumping a bunch of money into it with the heating and cooling. So, we're really looking at how we're insulating it, what are the thermal bridge requirements that we're creating with some of our design decisions and how we can mitigate those. We're engaging the Envelope Commissioning Agent to talk about airtightness; that's also a new energy code basis, but there are a lot of little things, so anytime you put an opening into the building, there's a lot of detailing that goes into that. So, we're bringing them on now and engaging them in the 60% to 90% design activities to further make sure that building is performing like it should. The overhanging canopies, the large canopy on the south and the overhangs on the other three sides of the building are complicated, structurally. So, we're really working with our structural engineer to understand the importance of dimensioning and optimizing those structural things that are really kind of dictating some of the design decisions. Looking at the window systems, like I said, there are lots of openings within the facility, how those are detailed and what those systems are, are really kind of driving some of the design decisions. Material Selections: Some of those design decisions are material selections, both inside and out. I talked about the interior wood structure. The rest of the interior is basically drywall and polished-concrete floors; there's really not a whole lot of other interior finishes. On the exterior, I talked about your products; so, we're looking at a stone and a heavy-duty composite wood siding. We are using a stone product, it is a cultured stone, it's not natural stone; natural stone is about three-to-five times heavier, which meant we needed more structure, so we made an economic decision there. It is not simply an adhere stone, it is thin set into a mortar bed product, so it's super durable, it's there for the long haul. The upper half is Diamond Kote, it's a brand name of a pre-finish for LP siding. So, I love LP siding for the stone; it is a prefinished product, so you're going to get a color fastness that has a 30-year warranty. We have some sheet metal accents, and we're kind of in the gray tones here, gray and black tones because we are looking at an exterior finish that also has wood. Wood changes over time, it ages; in some elevations it's going to age gracefully and in others we might need to treat it to make it age the way we want it to. This is a little vignette that just demonstrates that we understand that wood at the onset, if we plan it to have that natural yellow, warm tone, over time it will start to gray out. So, in five years,

depending on the elevation, how the sun hits it, and the way the shading of the building structure protects the wood material, you'll see the top half start to kind of fade a little bit, and the lower half will fade a little bit more. This is a natural process, you can stop that process with some very rigorous maintenance activities and some very powerful material selections for coatings, or you can just slow it down and then embrace it. So, one of the reasons why we've chosen in some of the material pallet colors for the exterior is that we do understand that wood is going to change a little bit. We can slow it down, but even if you slow it down a little bit at the onset, maintenance has to be kept up. So, the rest of the building has very low-maintenance materials, so maybe that's the one bit of exterior maintenance that is something you can do; we understand that, we just want to bring it up to your attention that we do know there's natural wood and it does age and change color. Cost Analysis: Cost is always my favorite part of these presentations. In 2023, at the previous Concept Design, the building construction only was roughly just over \$3M. Our current design development estimate, at 60%, is just over \$4M. Some of the increases that occurred are the site work; specifically, utility connections. We didn't understand a lot of that at the Concept Design, we didn't have a great understanding of where all the utilities were; we knew that maybe gas and electric were going to have to be run to the facility, but we didn't know that it would have to come from a street several hundred feet away. We didn't fully know how water and sewer was going to be connected; we have much more clarity on those things, but that had a pretty significant cost impact. The structural system clarity, it's not just the wood, it's also the exterior envelope and how we're dealing with sheer and foundation designs, it's gotten a little more robust and a little more expensive. Mechanical and electrical clarity went up as well; the duct runs and pipe runs for water sourcing got a little more involved than we initially anticipated. The architectural envelope increased, some of that is based almost solely; when we did this estimate, we knew the Energy Code was coming, but we didn't know if it was going to be fully enforced at the onset or if there was going to be a little bit of a delay. Some of these envelope increases are for our normal robust thermal and air barrier detailing, which are mandated now by Energy Codes. I don't know if you follow my math, but Zac caught a math error for me; I was \$1,000 off.

Andrew stated so where we're at currently is design and building construction costs, just over \$4M. There are additional escalators and contingencies that Kraus-Anderson has put into the project budget, but there's design escalation, too, in a 2025 or 2026 construction timeline: Construction management fees and costs to just do the work, general conditions and whatnot; soft costs for professional services, which includes our architectural and engineering design fees, but also inspections, and then additional purchases, such as AV equipment, security equipment. That is not part of that construction because it's owner provided, we're just simply providing pathways for it. That leads to a total project budget of \$5.8M.

Some things that we kick around are ideas to reduce the construction costs, that \$4M:

- Reduce some square footage of the building; taking out a couple two-foot swaths there doesn't change the total occupancy of the building, but it does maybe reduce some of the toilet fixtures that are in the facility. Right now, there are six fixtures in each restroom. Those aren't mandated by Code for the size of the facility, those were convenience to park users that determined the number of fixtures; so, that would be part of that space reduction.
- Moving to steel columns vs. wood columns, \$50K, which is a good chunk of money, but it's not as much as I had thought; when I asked Kraus-Anderson, they gave me a price line on that.
- I did some other scope fractions and adjustments, about \$50K as well, that could be eliminated: Some ceiling finishes; taking signage out; reducing landscaping; reducing some of the other site work, deterrence and whatnot.

Andrew stated this is the last slide of my presentation, so I'm happy to answer any questions about anything:

Council Member Thiede stated we know that Kingston Park is probably one of our main parks for events, festivals, etc. To what level have we taken this and said well, how is this going to either enhance or hinder any of those activities that occur there?

Andrew replied we ran this through the Parks Commission and community groups that we invited, that are involved with Strawberry Fest, and you were part of that, too, there's also the Fourth of July that uses it; but it's meant to enhance all of the events. The restrooms were critical, those site improvements, and in particular, the electrical additions on the outside of the facility, and then just having that big open space

for gatherings and things like the serving kitchen. So, those were all meant to be event oriented; the primary focus is for events.

Council Member Khambata asked how does this adjustment to the estimated costs impact us in terms of the referendum question; I thought that was a fixed amount.

Mayor Bailey and Council Member Olsen stated this isn't part of the referendum.

Director Dockter stated right now, this is actually an unfunded project.

Council Member Khambata stated I'm sorry, for some reason I was thinking that this was still somehow tied to getting funded.

Director Dockter stated it's still unfunded and unscheduled, and that's partly why we have the escalation built in there for potentially 2026, just to pick a date; that's why we estimate a lot of escalation in there.

Mayor Bailey asked Director Dockter what did we spend on Glacial Valley, do you remember?

Director Dockter replied Glacial Valley ended up being about \$5.5M. Mayor Bailey stated so, that's pretty close to what this is.

Council Member Thiede stated yes, but the other one started out at \$3M, Glacial Valley, or something like that, so this is going to end up at \$10M?

Director Dockter stated I think every time you wait a year, it's hard to know, right? And that's why we, again, that's why we threw escalation in there to try to cover our bases.

Mayor Bailey stated I was trying to remember, we had the wood discussion with Glacial Valley, too; do you remember what we decided? Director Dockter replied that we did not do.

Mayor Bailey asked because of the fading, right? Director Dockter replied yes.

Mayor Bailey asked so, what material did we use, though? Director Dockter replied we went with more of an LP siding.

Andrew stated so, for siding, siding takes UV not very well, no matter what you coat it with; the heavy timber will take it much better. We do have siding on the project, so that will need to be treated in order to delay that patina, but that's really more of an accent material instead of the whole thing; that's why we went with the Diamond Kote, the pre-finish LP, everywhere else. Really what you see as natural wood on there is kind of an accent around the windows, just to kind of create that visual interest and that's where it is limited, with the humidity, too. So, it's not the whole building; that way, you don't have a south elevation changing color while the north elevation is still pristine.

Director Dockter stated and that was, if you remember, Glacial Valley was a whole wall and we actually had visuals of how it was going to change over time. And I think the underside, without the UV, that underside will actually retain its color. Andrew stated unless the sun starts shining up, somehow, yes, the wood of the soffit will maintain its color. So, really we're going to see those beams and those front windows is where it will start to fade.

Mayor Bailey asked the wood around the front windows, you're talking about, and then the beams? Andrew replied and then the beams, yes.

Mayor Bailey asked did we do the normal beams at Glacial or didn't we wrap them?

Director Dockter replied we didn't have any outside beams at Glacial; if I recall correctly, part of the budget discussion with Kraus-Anderson, they did wrap the steel beams. So, the wrapping if you go from a 10 x 10 to 12 x 12 heavy timber column to 1 x 6.

Mayor Bailey stated right, and I think our reason for doing that was the same reason, first off; that's why I was trying to remember that, I thought we did it because we didn't want it to fade. I guess the only thing I'll mention and then I'll throw it to my peers here, Council Members. It would be nice to know, though, Zac, or any of the group here: Let's say five-or-ten years down the road, we have to go in and do the maintenance. What's that maintenance cost?

Council Member Khambata stated I was just going to ask that, what's the operation and maintenance costs with either one?

Mayor Bailey stated I get we're going to have clean the bathrooms, that's all kind of normal maintenance. My decision about what materials we want to use; I mean, if you come back and say, at some point we do this, and it's going to cost \$10K to redo the finishing on all that, I'm not so sure. Or

we're going to require, Public Works will have to do it on their own, which is obviously a whole other; I know they have a lot on their plates the way it is.

Andrew stated with this structure, Mayor, this feature is really kind of; there's some other natural wood underneath the canopy, but this is really well sun angled in these renderings; like, there's not going to be a whole lot of direct sun, it's kind of hidden in some elevation, where that canopy is 24 feet out from the base of the building. That's not an eave, that's a whole other structure in front of it, creating so much shade. So, this area, is really going to kind of receive the brunt of that UV impact from that west sun, on the southern edge. That amount of material is not very much material, so \$10K, and I know you just threw that number out, but that would take care of your five-year maintenance plan, done every 10-to-15 years, probably.

Council Member Khambata asked isn't the grain, isn't it partially due to oxidation; so, that would affect all parts, whether or not it's getting direct sunlight?

Andrew replied UV is going to be one of the biggest factors on wood patinating that fast, but also the species that you select, natural oils; it's not necessarily oxidation as much as the oils escaping from it and the wood drying out that allows it to dry faster. There is an oxidation process that happens with certain species, with cedar it's mostly with it drying out, and then just having the UV impact of that.

Council Member Olsen asked would you please go back to your slide where you had the initial estimate and then the upgraded estimate. I see the Concept Design cost estimate and then I see Design Development cost estimate. So, those are two different numbers based on different factors, right? Andrew replied correct.

Council Member Olsen stated so one of your factors here is Structural System Clarity, which is, in essence, 10% of that new estimate; what does that mean?

Andrew stated so, when we thought we had just simple columns and beams, we ended up with columns and beams and hangers; so, a whole other structural level to be able to support the geometry of the canopy. The canopy, once we brought the structural engineer in, some of the design to be able to span that out without any walls to help support it added considerable amount to structural cost. It's not just the wood, it's also the way the wood is put together, the beam and the hangers. Kraus-Anderson has a good handle on what that actually costs because of their recent work, not just with you folks, but also with Washington County on a very similar project; so, they had it down to the cent and the dollars for that.

Council Member Thiede stated so, it really means we're getting too fancy if it's so much cost?

Andrew replied we'd be happy to do the cost-reduction option if we were able to skew columns, both inside and out, as a way to reduce that fancy factor.

Council Member Olsen stated it's an insignificant reduction, though, right? Andrew replied I thought it was going to be way more, to be honest.

Council Member Olsen stated so, on your next slide, where you talked about some of the ways to mitigate costs, you talk about the potential of reducing the footprint. I think you mentioned that the challenge there could be as far as restroom capacity, that may need to be adjusted; is that an absolute, or could you still do what you're saying?

Andrew replied we could still take 410 square-feet out of the gathering space; that's just going to reduce the total occupant capacity. So, we're trying to still meet how many people can we hold in that to still make it a viable gathering space for the events that are going to be there, and the activities that they're going to house during softball or soccer tournaments, that would make it less comfortable for 50 people. It might only kind of be a 40-person space, so it's that 10-person bounce.

Director Dockter stated if I may, just remember that those are just the construction costs that are reduced. Any time you reduce the construction costs, all those other costs up top reduce by a percentage as well. So, the savings is larger because all of those other three soft costs are all based as a percentage of the construction costs.

Council Member Olsen stated it's all based on square footage; so, if you reduce square footage, you reduce everything.

Director Dockter stated so it's more savings than just those costs.

Andrew stated so if you were to take all \$375K of this, that would come off the \$4M, and then these would reduce as well, because they're based on percentages of the construction number.

Council Member Olsen stated for my own edification, I think it would be helpful to see what that might look like if we make some of those adjustments, in addition to the different holes, etc. If we can still accommodate X number of restroom capacity, that kind of thing, without really taking a ton away from the overall capacity and usage of the building, and identify then what those cost changes might look like, from a visual perspective, and I'm kind of a visual guy, I have to see a picture of it, that would be helpful for me. I have a hard time envisioning things unless I can see the model, that's just me, though.

Andrew stated I completely understand; 410 square-feet in a plan diagram, unless you're looking at it with all the dimensions on there, it's not going to look exactly like that.

Council Member Khambata stated on Council Member Thiede's comment of are we getting too fancy, I'm sure you're asked this question, but is there a way to amend the way that roof kind of cantilevers over the building by adding additional pylons or something to make it so that the roof structure; I guess I don't understand, I don't understand where the additional structure is, I'm not mentioning it, I don't want to start being one today. But I'm sure when you have that discussion, like there is no alternative that's going to save money, more than what was presented. Is that accurate?

Andrew replied right, we've balanced that with the structural engineer and talking about what if we did add columns, and the price of adding a column to fit under the structure, but that actually added more, because you still have the roof structure.

Council Member Olsen stated there's no offset. Andrew stated, there's not a lot of offset, no. Council Member Olsen stated okay, fair enough.

Council Member Khambata stated so, yeah, I was just kind of wanting to make sure that we've made sure we've covered that.

Council Member Garza stated so, there's material on it, so I know we love the wood, but would there be any fading on a different type of material for these?

Andrew replied for the soffit? Yes, there is; wood is still going to be the cheapest version that would go on the soffit. You can do a wood-look metal or just straight up painted metal because it's such high overhead work, it's really kind of a labor question at that point. We can save maybe a dollar or two on the material, but it's still the same; it's still Zac and I out there with our hands over our heads, trying to put that material in, so there's not a lot of construction dollars tied in, it's more a labor event.

Council Member Thiede asked have we given any consideration on what we're going to potentially, if we're trying to offset costs of this, what we'd have to charge people to use it?

Director Dockter replied well, I don't think we have enough rentals to pay for it if that's what you're getting at. I mean, we won't cover our bond payments.

Council Member Thiede stated we're having a hard time keeping the budget in check right now, right? Is there anything in our FMP?

Director Dockter said if I may, just a reminder, we're designing the building; it doesn't mean we're building the building. So, it's very important, though, before we get to that 60% we make some decisions, but there's always the option of doing the design and putting it on file; it doesn't mean you have to build it.

Andrew stated part of our current timeline is to get to the 90% design by August, so that Kraus-Anderson puts another set of eyes on the design set. It's not a guaranteed maximum price because you don't have a project timeline tied to it, but it's as close as you're going to get to something like that until you put a timeline on it; so, it's more of an in the can design, it's an in the can cost estimate, and then when you pull it back out of the can to build it in a couple years, you just added that 8% or 9% escalation to the cost.

Council Member Thiede asked so how many changes to the construction and things like that would there be in five years? If in five years we're able to save for this, how much is it going to cost to redesign and follow up on a design, not having spent how much on this design?

Andrew replied I wish I could quote that, but those are unknowns. Who would have known that four years ago we had to deal with an international pandemic, shortening materials and supply lines?

Council Member Olsen asked Director Dockter is it reasonable to ask for that update with some of those cost-mitigating factors and to have that costed out after that update is done for our August meeting, potentially? What do you think?

Director Dockter replied we could bring it back to the budget meetings.

Council Member Olsen asked does that make sense to at least try to sharpen the pencil a little bit and see? Because I know we've built a building or two in the City, but we always get sort of that final at that 90% mark where everybody's got a pretty good grasp of this is what we think we're going to do, and this is what we think it's going to cost to do it. I mean, you offered some reasonable suggestions here, I think. Again, just for me, from a visual perspective, to see what those suggestions look like after they've been applied would be helpful. But if you don't think that's a reasonable thing, I'd like to hear you say that.

Andrew replied I think it's reasonable to get what those cost reductions are on a construction number, and kind of give you a full picture of what that means for the total contingencies and everything that affects that \$5.8M; it will probably pull it down into like, I don't know, \$5.4. My only apprehension is like some of those are major, like the square-footage reduction is a major design change that I would like to get in advance of the 90% set milestone in August, if that's something that we'd do.

Council Member Olsen stated yes, that's why I asked the question. I wasn't sure how you wanted to approach revisiting maybe an update. You mentioned during budget, that'd be fine, that's in July.

Director Dockter stated, and I think we'll just have to talk to Andrew about it, if there's going to be a change in their schedule. Andrew stated just so we don't have to bid it by a certain time.

Council Member Olsen stated no, and I think we all know Kraus-Anderson, they're professionals, this is what they do, and they're good at it. So, I don't have any argument with their; I don't think if we had Joe over here and Jim over here, they'd give us two different numbers, I think it's going to be pretty much the same, but personally, I'd like to see what the numbers look like after some of these adjustments are made.

Mayor Bailey asked Zac, what if you took off the canopy? What would the difference be? And the reason I'm asking is the village is beautiful, by the way, it's a nice building. So, my question is, and I don't know if you guys can figure this out, if you were to take off the canopy overhang portion, and we build a pavilion between the building and the park vs. having the extension. Because what I'm hearing, what you're saying, you can tell me if I'm wrong, is that because we upped the way the structure is, there's a lot of cost going in because you must bring those pillars out and it's got to be a certain type of pillar to hold the roof, right? And I'm just saying if the building is the building, which we like, and you build a pavilion, what's the cost difference there? I mean, if you're telling me that I'm going to get some significant cost savings by taking off the overhang, but I could still spend X amount of money, significantly less, to build a pavilion for people to picnic next to this building, that's a cost savings. And I live near that park, and it's used, as you know, from a Strawberry Fest standpoint and all these other things. The overhang for me wasn't the oh, my, I must have the overhang. The bathrooms, the physical structure of the building itself, the windows, etc. looks nice. If you did something different that's cheaper, I'd be okay with that.

Andrew replied we didn't break that price out in the estimate, so of the \$4M, it's conservatively, on the low end, I would call it \$650K. There were some higher numbers there, but I think you would realize the full number, by just chopping it off because there is stuff that's already happening in the building that's kind of incorporated into that, that would still happen at the building, whether the canopy is attached or not. So, it's probably a \$600K premium for the canopy.

Director Dockter stated the cost for the shelter is \$100K, so you're probably about a \$500K savings.

Council Member Thiede stated I like that idea now. What I would do is I think at a lower cost, you could put the pavilion in, and maybe have a section of it that's part of a bigger design that has bathrooms or something that you could do initially, with a plan that would phase that in. As the community grows and more money becomes available, then you can look at possibly adding the actual building to that. Because I think of a pavilion, I mean, one of the things that people gather and everything else at the park; and having a pavilion for things that happen underneath and so forth, would be used quite a bit, probably more than a building. The building will be used on weekends, primarily. Where we have our buildings, I'd like to see the utilization of our park buildings and what it is.

Council Member Olsen replied well, when they do the childcare programs, etc., they're used every day.

Council Member Thiede stated well, that's what I'd like to see. I guess maybe I don't see all that.

Mayor Bailey stated I still want the building, and the reason I was saying you'd want the building is because eventually, and I'm looking at Molly, who's here, we don't have any programs in this area.

Molly replied at Kingston Park, currently we do not, no. I think the big part of adding a new building is to have that indoor space for our rentals to use; currently, that's an issue when people come in and there's not a space for them for their headquarters and a building would be bigger. Our Family tournaments are coming, and there's not a space to store things, to save things, to have a First Aid space, to store their supplies. I know we talk a lot about power, and that's their biggest request for Kingston, as there are horrible outlets on the outside of it. We're constantly having power problems there. So, the building is more than just a space, it addresses a lot of other things, like being able to have rentals, bigger rentals at Kingston are requesting everything. I would say you take a week of old numbers, but off the top of my head, I would say rentals at Kingston are growing five times more than they were last year, and we're talking groups of 200+ people are happening every weekend at Kingston this summer; they are set up.

Council Member Thiede stated I see how we might be able to estimate that and how that might have fed this, paying this, if we will be able to get bonding here or something like that.

Administrator Levitt stated we can look at a revenue projection.

Council Member Olsen stated, and we do have bonding capacity; I mean, that's something that we know to be true. But I think it's a question of, again, trying to just be as efficient as possible; maybe you look at the updated information, and maybe we'll like the first one better, but at least then you can compare.

Mayor Bailey stated like I said, I think it's important to have an actual building there with real bathrooms, like sizeable enough for more than just one person or two to go in there. I agree that it needs the power and all the pieces that go along with it. I'm looking at it where I do like the design of the building, don't get me wrong; if you're telling me we can save \$500K by building a pavilion next to it, with the building still being there. Frankly, it could be two rental places; you rent the building, you rent the pavilion, and not that that's going to generate that kind of money, you know that, but that's what I personally would like to see.

Frankly, Zac, I don't know if you're looking at it in this case, but as we look to the future for other parks, something down the road, the bigger parks and such like that, in my opinion, it would be kind of nice if you had a template. So, we have consistency for what they need for programming, electrical, etc., and if we can create something like that, that's good; so, ten years from now, I'm just making this up, if we're going to redo Woodridge Park or we're going to redo Hamlet Park, does this building then become the template that we use so we don't have to go through all the design phase again, other than where it's going to sit and the infrastructure.

Director Dockter stated we do kind of have that, I mean, Woodridge and Highlands are similar, and this one was kind of going to be similar; we're going to use this one as a template for Hamlet, so, we're doing a lot, we're trying to do a lot of that.

3) Mississippi Dunes Park Master Plan Updates and Building Concept Plan

Director Dockter stated Adam and Brett, the architecture team with ISG, are here for this presentation.

Brett Harris stated I'm a Landscape Architect with ISG, and Adam Voth stated I'm an Architect with ISG, thank you for having us. Brett stated, yes, we want to thank you for your time.

Brett stated we're excited to unveil our Master Plan for the Mississippi Dunes Park. It's one of those rare opportunities where you get to have a cool space, and so we're excited to introduce it. Just as a matter of background, we're still making some updates, but as you know, this is a former golf course, it was mass graded for that golf course. There's a lot of interesting topography, we have about 40 feet from where the building is currently sited, down to the river; so, there's certainly a lot of topographical challenges there, as well as just the new contacts with the neighborhood behind the park and how that's going to feel. And then also balancing active and passive uses; we have Grey Cloud SNA really close by for maybe those more passive uses of walking or sitting and enjoying nature.

We're trying to build a program around the building to attract users, younger users, kids, youth, and also young families. A couple of ideas that we've been kicking around is increasing a naturally-inspired

playground, along with placement of the elements that you'd typically see at a normal playground. Also using some of the topography, and leveraging that for some interesting embankment play, some big slides, places for kids to clamber around. And all of that is to say that there's also an element of sustainability with this design.

There are three distinct biomes that we have on the site: We have native plantings that have started to take over from where the golf course was left fallow; mature canopy trees, that more woodland condition; and then also some big oaks that we would also like to preserve and maybe even repopulate as a buffer between that neighborhood and what will be the park.

There is a lot happening here, and I know that it is getting late, and so I'll try to be brief and try to give everyone a quick overview of everything that we've got kind of programmed through here.

Entering, exiting and egress of the site is all going to be on this access road here, up in that northwest corner. Just briefly on the layout, again, I mentioned that there's a lot of challenging topography here; so, one of those challenging accesses is getting from this point all the way down to the river access point, as there's about 40 feet of grade change. To sort of make that work, we have to really elongate the road, but one of the things that we were thinking of doing was how the sinuous nature of that road layout is to really reduce speeds. We don't want people just taking a straight shot, driving down really, fast. We want them to kind of curve around and really kind of must slow down with their boat and trailer because there is going to be that conflict of pedestrians, joggers, users of the trails, users of the playground, as well as boaters.

The building is sited right here, very near to where the full clubhouse used to be. Trying to leverage what is existing, not really expanding any utility runs if we don't have to, using the kind of flat space that's already up there with the topography. So, it just sort of makes sense to keep the building close, not necessarily exactly right on the same footprint, but certainly close enough to make easy utility connections and then all that flat space that's already graded out. We have a parking lot here, on the north side, everything is sort of oriented towards the river to keep and preserve the river views. We really want people to kind of enter the park space, leave their car behind, and then sort of immerse themselves in nature and really kind of focus on that natural beauty of the site itself.

Another set in here is what we're proposing is a great lawn, just a flexible space for people to toss a little ball around, perhaps there's some popup farmer's markets, or even in the wintertime it can be programmed as a Christmas market. But something that's just flexible; the turf is nice and short, you can kind of beat it up a little bit to have those market-type events. With that, we also have this little turnaround here, instead of having like a full-blown kitchen within the building, but that could be an area for food truck parking, as well as just drop off for users of the park.

A quick eye to sustainability: There's already an existing storm basin here to collect all the rainwater from the parking lot; then we would also propose another one down here, to capture all this, there's kind of a great divide here, so all of this would then run down and capture into that storm basin at the river.

A couple of other elements, just programatically, you see here we have two distinct playground areas: This one being a 5-to-12 playground, there's some embankment slides here. This one would have that platform, but also would have sort of natural elements, we call them logjams; it's basically big tree trunks that are sort of tied together, but really trying to lean into the natural beauty of the site but using that as like the inspiration for the material pallet as well.

Another piece to this is this is a sort of natural drainage way, it's kind of a natural swale that was developed as part of the golf course. So, what we're thinking is using it as an activated river channel, as a thread for kids to play in, clamber around, get a little splashy wet, a little water element feels without necessarily the risks of really getting down to the river and the heavy flows of the Mississippi. We're trying to get kids really engaged with water in a different way.

There's a couple of what I'll call a prow in the grade, it's just this nice open space where you really get views up and down the river, so we have a little overlook there. Where the former 18th green was, I believe, there's this nice embankment of topography that really lends itself nicely to what we're calling river loungers, where people can just kind of sit and relax and enjoy the natural beauty of everything.

So, now as we get to the little bit finer details, this is the site. With the biome we talked about a little bit earlier, there's already a nice, mature canopy. One of the thoughts that we had was to leverage that mature canopy by placing the boat launch over on this western side so that all those mature trees that we can preserve and save sort of screens off any view of the parking lot. We want to make sure that river

views are focused to the river; so, we're just kind of using what we have there with the existing woodland, and that's where we kind of have located that parking lot. The basic palette is sort of the native plantings, native prairie, keeping it sustainable, not really having a super heavy mowing regime, where you have to get mowers up there all the time. We're really letting the natural beauty kind of come up and provide that setting for everybody.

Lastly is just thinking about if we're going to have a ton of back yards and people staring out their back windows out onto the park space, we kind of want to get a separation, but we don't necessarily want to totally obscure it; so, the thought is that we plant a lot of oak trees, to reclaim the oak savanna. So, over time, as those grow up, they start to kind of obfuscate the windows and everything that's up on the second and third stories of the new housing development but keeping that ground plain sort of free and clear. So, it's not a total screen, but certainly some of that obfuscates the views a little bit and we're going to try to see to the neighborhood development, as well as users of the park.

Then I'll just quickly highlight some of the sustainability ideas that we have going through here: Really using green infrastructure in our parking lot design, sending all the water through there, so any of the contaminants or pollutants that come off any vehicles or streets all sort of get cleaned and washed into some green infrastructure, which is then dumped into the basins. Also, on the building, covering it with a green roof, which helps with insulation and heating factors, as well as a solar array on top of the building, which Adam will talk about in a minute, just to help obviously generate a little electricity offsetting any of that electricity cost. We're really trying to lend an eye to the sustainability here.

Active and Passive Uses: Most of the passive uses are kind of centered around the building; you're sitting, you're enjoying the views, maybe it's a food truck, or you've got something from a farmer's market that's happening on the great lawn. Active uses would be the boat launch, the trails throughout, connecting to the Grey Cloud SNA side to the east.

Some of the design pieces that we're thinking about are really just kind of leaning into that Dunes title; natural aesthetics are really a popular item within a playground, but how can we put that in a playground but then also bring it throughout the site. We thought putting it over in the entrance, to kind of set the building at a nice, natural setting would be a good move, really kind of set the tone for the landscape in the front entry. To continue on the back, we have a lot of grade change, so on the back side we have a little open space, to continue some deck space as you'll see in the rendering, but we also thought maybe a communal firepit out here for whoever's renting the building.

That water trail that I alluded to, we're introducing this little splash pad area for kids to engage with water, using limestone as sort of a weeping wall to start that activated river channel, and then that river channel kind of leads through the play areas. So, it's a distinctive element for kids to engage with a water type zone, as we don't want everybody swimming around in the river.

That overlook that we had here is to capture views, we're thinking a limestone overlook, like you can see in this picture. But adding a sundial is a nice touch to help center people around just the natural cycle of the year, the time, or this is a nice moment of contemplation.

An outdoor classroom for those youth programming elements for kids to learn about the environment and learn about all the natural things that are happening here. Then these river loungers, just to the south of the great lawn, a place where you can just kind of sit, relax, and really just enjoy the river. Giving a nice focal point, reflecting kind of the river, the sky, and everything, we're thinking of a nice reflecting pool as a focus for those river loungers.

Those paths, as well as paved paths, we're reusing all the existing paved paths that we can from the golf course is really kind of a setup of how we've laid out all of our paths. However, a lot of them do need to be adjusted to make them ADA accessible and regraded. So, we've gone through and investigated where those are and have laid them out accordingly.

You can just kind of see the big destination kind of playground, using all that topography up there, and then a host of platform-type structures. And then that water channel element that kind of weaves through boulders, kind of scattered about for interesting places for kids to climb and clamber around.

A little shade shelter here, just to provide a little respite for families if they want to have a birthday party or what have you, as well as a drinking fountain up here.

And then just an idea of signage, really kind of leaning into that Dunes motif and how we might be able to achieve that with some natural material; Zac has placed stone vertically, using some corten elements that are weathering steel that sort of stand the test of time, providing little vignettes and informational

signage throughout the trails as informational pieces for everybody. Then that's a quick materials palette and then we'll get to the building.

Council Member Thiede said I have a features question. With all the stumps that are in that water, how big a boat could actually go; I mean, is there going to be very many people that really could bring a boat and a motor and drop it in that area?

Director Dockter replied there is a channel just off the shore there that we're anticipating can be used, but we just got the bathymetric report on it not too long ago, but still it's going to be just a few feet deep. So, I'm anticipating smaller fishing boats, pontoons, so they have probably 20 feet or less.

Council Member Thiede stated all right, but it's still something that would be brought in by a trailer that you need to have a launch; Director Dockter replied yes, Jon boats or whatever, but hopefully just as many kayaks and canoes.

Council Member Khambata said I have a question about vegetation. You described kind of replanting an oak savanna; what, if any, liability is there in having like one species of tree, kind of like with the Emerald Ash Borer. Would you kind of like break it up a little bit, so if like something went through, you wouldn't want the entire landscape to have a bunch of dead trees. That's a liability, but then it's also something that we must pay to take down and remove and replant; so, do you have some kind of resiliency built into that landscape plan, in terms of like disease prevention?

Brett replied yes.

Council Member Khambata asked or do we just have a treatment regiment for the oaks?

Brett replied sure. Oak savanna is typically classified as like having grassland below, and then a nice big canopy. Oaks don't like to grow next to other trees, which is part of I'll call it their own built-in resilience. So, typically, when oaks have a nice natural habitat that you can think of just a big, beautiful oak and just like a prairie, and there's not really many trees around it, is kind of a quintessential picture of an oak. So, there's a little bit of resilience there in that they don't like to grow next to each other and they kind of keep other trees out. Some of that has to do with fire and management, whether you're mowing kind of the underbrush. We certainly could plant other trees to mix it up, if that's a concern. I mean, it's sort of the idea of having this more open canopy and not a super-dense canopy to block those views of the development.

Council Member Olsen stated and that's a natural oak savanna anyway; Brett stated yes, right.

Council Member Olsen stated Zac's been working on restoration down there for as long as I can remember with his team, getting all the buckthorn out, replanting the prairie grasses, and those kinds of things.

Council Member Khambata stated yes, that's fine, thank you.

Adam stated after all of this discussion, I'm happy to chat a little bit about the building, so bear with me. After kind of all of this discussion, certainly it's not been with the building, but we need to have elements working with Zac and see it's all been on the same common road: Really understanding the unique nature and the unique characteristics of this site, where it's located, what the topography is like, in adjacency to the river.

So, certainly if we dove into these early Master Plans, understanding what the building opportunity and the need would be, that would result in kind of friends of mine understanding that this building is really a node of activity that interconnects with all of the other programmatic elements at this site for year-round and universal building use. And continually turning to this site as we thought of site location, Brett mentioned the way in which utilities are brought, building orientation, understanding the need to maximize use. At the same time, provide really a building that isn't necessarily oozing or intrusive to the landscape, but something that could ultimately complement, while still stretching along the site to maximize and optimize this really wonderful river and find its best use.

So, that is something that has been reflected in the building form, of having rather than some high-peaked roofs, some really soft, gradual, gentle roof slopes that 1) Are known to the undulating landscape, but then 2) As Brett mentioned, from a sustainability standpoint, those roofs really allow themselves to be a vessel and/or canvas for some sustainable strategy where we have green-roof components and the solar that you can start to see in some of our visuals. This site also was a topic of discussion for material

selections as we start to do a bit of some color and quality material traces; obviously, from a functional standpoint, durability was top of mind for things like metal, stone certainly start to fold into the conversation. But if you think about different textures and profiles, we discussed some manipulations you make to a metal panel that has ribs so that you can start to have a horizontal striving expression that not only lends itself to being emulative of the geology, but then also the rich layers of the history that is embedded within this very special and unique site.

I can quickly walk through this floorplan here. We did a lot of programming exercises to understand just what a right size might be for a building, a facility like this, to serve the park as a whole. The building program is organized into two wings: To the left, we have restroom facilities with a single-use that's accessible from the outside, so you can really think of that wing as a means to serve not only the building program itself, but then also the site as a whole. Then on the right wing, we have our rentable community event space. A lot of conversations with Zac to really understand what the overall maximum seating capacity would be; its current seating is showing roughly 102 for a standard banquet style, as well as what that would mean in terms of a serving kitchen, length, what kind of storage capacity might be, in order to support these year-round universal events that could take place. Some elements within the community room to the west wall, on the right side, a west wall that would be planned east. It's confusing, but we're orienting and always mindful of the river, it would be on display. We have some third-story windows that trend not only to the tree canopy that Brett mentioned, but then also the sunset. And then really optimizing the views at the top, towards the river, which fall to the south. The element that starts to connect and unify those two wings would be that main commons; that really draws from the parking lot to the bottom, towards the river, through the building. Having a clear sightline through the building would be incredibly important to again bring you to the action in terms of what the natural site has to offer. There are also really great opportunities in that commons, not just think of it as a circulation space, but there will also be some built in interpretive display opportunities; a fireplace, something that can be used year round to not only keep you sheltered, keep you warm, leading you to the restroom, but then also a learning opportunity to display the significance of this site.

So, these are the digitals that we started with, and we kind of pieced together what all that language starts to mean from the building and site standpoint, the way in which the Dunes kind of softly bounce along the front, and it starts to restore the building in a sense to integrate into the surroundings. But then, through that front façade, you will have clearly designated warm entry sightlines all the way through the building. The strategies we're starting to think about in Stage 2 really generate that exciting experience for users. And then, again, this is a view coming off of that main and continue to the event space, through the commons, showing programmatic activities, beautiful views of sunsets to the west.

Director Dockter stated okay, just a quick reminder, it's kind of a Master Plan and a Building Concept Plan working together, but we want the Concept Plan of the buildings, so if we could Master Plan the park around it, make sure everything gets focused. As you head to the park, everything looks seamless, and everything focuses back to the details in the plan. So, we're looking for feedback.

Mayor Bailey asked if Council had any comments on what you saw.

Council Member Garza stated I'm excited. I think it seems like an awesome design, and I love it. I can't wait to use it.

Director Dockter stated I should say, sorry, we did do a preliminary budget on the entire park, and it does match the referendum amount.

Mayor Bailey asked whatever the question is? Director Dockter replied yes.

Mayor Bailey asked, and that building is included? Director Dockter replied at this point, yes.

Council Member Olsen stated you mentioned like a gazing pool or something; where exactly would you place that on the site?

Brett replied overall, you have the building here, there's some significant topography, and then towards, if you can imagine drawing a line, but basically this is where that reflecting pool would be. And, so, it's very near to the building, also.

Director Dockter stated so those lawn chairs are looking down towards the main channel, looking towards Hastings.

Mayor Bailey asked, and those lawn chairs are like permanent, right? They're not something that's going to roll away, or? Director Dockter replied no, you're correct on that.

Brett replied yes, they'd be built into the extent of this hillside, so they'd kind of be here.

Council Member Khambata asked what's the depth on that? Is it like a concrete like basin or vessel that's just deep enough to retain water and kind of have a reflection?

Brett stated you want it as thin as possible to get that reflection; so, it's really not something to be accessed.

Council Member Khambata stated I'm just imagining my kids playing in it.

Brett stated you can kind of make it how, but to get that reflection, you want it to be very thin, you want the bottom to be black. But we're not proposing something that's going to be a drowning hazard or anything like that.

Council Member Khambata stated so, my first impression of the building is it reminds me a lot of the Oakdale Nature Center; if you've ever used that building, and it's a pleasant place to be. I've been there several times for meetings and like the ambience, that kind of lends itself with the common area; I think that one has several classrooms, but you kind of walk in, you've got a common area, you've got a desk, you've got all your information and an interpretive center. So, I really think that's a thoughtful way out and then again, orienting the building so that as you're walking from the parking lot, you've got a direct line of sight to the river; I think that's, again, your kind of playing into what the space is to begin with or the property is to begin with. I think that's a real thoughtful design.

Mayor Bailey stated I know when we first started talking about this park down there, Zac, I thought I saw one of your schematics had like granite slabs that kind of stuck out into the river, if you will, for kids to fish; is that still something, or are you looking at a dock, or?

Director Dockter replied maybe we'll do a fishing pier.

Mayor Bailey stated that's fine, I just want to make sure that there would be an option if somebody just wants to go stand out on a pier or whatever, that they could do that or wanted to go fish.

Director Dockter stated I was just out with the DNR this morning on that; Mayor Bailey said perfect.

Mayor Bailey stated one last thing, as I think Council Member Thiede has a question. The other neat thing that would be cool, and I don't know if they still do this, but you know how they've got those, they're almost like binocular units where you can look. Because if you know, if you go down there and you look to the right, there is a massive eagle nest, it's got a bunch of babies in it, not so many babies anymore, but it's been there forever. I mean, it would be kind of cool, either direction, if you could have that option to have something like a permanent structure where if you just want to walk down there and you wanted to look to see closer views of some of the nature and the animals, etc., that'd be kind of cool.

Council Member Thiede asked are you looking at \$5 for 30 seconds?

Council Member Olsen stated just like Mount Rushmore, yep.

Mayor Bailey stated well, actually, Zac, we're going to have you climb up there. I talked about the eagle cameras; I watch the one out in California; it's pretty cool.

Council Member Thiede stated so, when we took the one old house out, I know we found that some things crumbled and things like that. Were we able to get anything out of that? Because we were talking about putting it, somehow creating a deal for the history of the Grey Cloud Island and some of that area and so forth.

Emily Schmitz, Community Development Director, stated Council Member Thiede, what we were able to obtain out of the house it makes the most sense to make maybe sort of a display case, and I feel like that's something that might come later. But that was the intent of collecting those items, and we were hopeful that we could put something together that made the most sense, obviously.

Director Dockter stated and we're not to the interior design of this facility yet, but when we do the interior design, the intent is the historical and cultural, that the interior design should reflect on all those things.

Council Member Olsen stated it feels like this building design is appropriate for the area and the presumed use, so I appreciate the thoughtfulness that went into that; you guys clearly did your homework.

Mayor Bailey stated I do also like your idea on the; I'm trying to envision the idea of like if this water could be trickling through where kids could play in the water. Is this going to be a like an actual?

The Tamarack Nature Center, in Woodbury, is what most people are familiar with; you push a button and it runs for a little while. Mayor Bailey stated I'll have to go check that out.

Council Member Khambata stated it's the same as the splash pad system, right? It's more expensive to recirculate the water, so you're basically just kind of flushing the water; but yeah, it's got like a button with a timer on it.

Director Dockter stated well, this will have a lot less water use.

Council Member Thiede stated I could see homemade paddleboat racers across there, where you put the rubber band in. Didn't you ever make those when you were a kid?

Council Member Garza stated Battle Creek playground in St. Paul actually has a little mini creek that runs through the playground, and the kids play in it all the time, and it's muddy and dirty and all those things; but it's really a cool feature for the kids, so this idea I think is really a good idea, too, you guys. Interact with the water without getting down there.

Council Member Olsen stated the Site Plan is very respectful of the topography of the area as well, and I like the idea of going back to the oak savanna, which is what Grey Cloud has historically been forever and ever. So, it seems like it's just a real nice tip of the cap or nod to the natural beauty that has existed there for years. This is going to be very nice.

Mayor Bailey stated I also like your idea of the more natural park, if you will. I was going to ask you, did you guys design that type of a park in Ramsey?

Brett replied no.

Mayor Bailey stated because when Summers Landing was first looking, they had me go up to Ramsey and look at it, and they had a park that was made out of like timbers and natural, and the kids loved it, they were playing all over it. So, when I'm seeing what you're presenting, I'm going oh, on the one picture you had there.

Brett stated I actually worked with a landscape or a playground manufacturer, so that design you see there is the actual playground that would go here. Now, some of those other elements, like the embankment slide and things like that, that came from this group; so, that was actually designed for our park.

Mayor Bailey stated it's uniquely different than your typical equipment in a park, as you know. Council Member Olsen stated and we want it to stand out, we want it to be special.

Mayor Bailey asked if they got what they need, they said yes. Mayor Bailey stated I like it, thank you.

14. WORKSHOPS - CLOSED TO PUBLIC - None.

15. ADJOURNMENT

Motion by Council Member Olsen, second by Council Member Thiede, to adjourn the meeting at 10:16 p.m. Motion carried: 5-0.

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



City Council Action Request

7.B.

Meeting Date	7/17/2024		
Department	Administration		
Agenda Category	Action Item		
Title	City Council Regular Meeting Minutes (2024-06-26)		
Staff Recommendation	Approve the June 26, 2024, Regular Meeting Minutes.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>2024-06-26 City Council Meeting</td></tr></table>	1.	2024-06-26 City Council Meeting
1.	2024-06-26 City Council Meeting		

COTTAGE GROVE CITY COUNCIL

June 26, 2024

12800 RAVINE PARKWAY SOUTH

COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 P.M

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a regular meeting on June 26, 2024, at Cottage Grove City Hall, 12800 Ravine Parkway. Mayor Bailey called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

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

Also present: Jennifer Levitt, City Administrator; Tammy Anderson, City Clerk; Ryan Burfeind, Public Works Director; Zac Dockter, Parks and Recreation Director; Joe Fischbach, HR Manager; Conner Jakes, Associate Planner; Pete Koerner, Public Safety Director; Korine Land, City Attorney-LeVander, Gillen & Miller, PA; Gretchen Larson, Economic Development Director; Brenda Malinowski, Finance Director; Amanda Meyer, City Engineer; Mike Mroska, Senior Planner; Emily Schmitz, Community Development Director.

4. OPEN FORUM

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

5. ADOPTION OF AGENDA

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

Motion carried: 5-0.

6. PRESENTATIONS

A. Eagle Scout Award - Christian Meyer

Staff Recommendation: Recognize Christian Meyer's accomplishment of Eagle Scout and award him with a plaque.

Mayor Bailey asked the Council Members to join him in front of the dais and Chris Meyer for the presentation.

Mayor Bailey stated I was talking to Chris earlier this evening, and his parents are in the audience. This is always a very special time for all of us in Cottage Grove, whether it's the Girl Scout Gold or the Eagle Scout award for boys, we take pride in the citizens of Cottage Grove achieving this important rank. The City of Cottage Grove, like we're doing this evening for Chris, recognizes you for your amazing achievement in receiving the rank of Eagle Scout. Other than presenting you with this plaque this evening, if you walk down the hall next to the Council Chambers, on the wall you'll see all of the previous Eagle Scout and Gold Girl Scout Award winners' names and the year that they achieved that award. So, the names date back many decades, so you will be part of the history here in Cottage Grove. Mayor Bailey stated after he gives Christian his plaque, he'll ask him to tell the public what he did to achieve his Eagle Scout rank.

Mayor Bailey read aloud the plaque presented to Christian, and congratulated Christian on behalf of himself, the Council Members, and the citizens of Cottage Grove. Everyone applauded.

Christian stated for my project, I built three of the rocket-style bat houses, which may not seem very impressive at first, but each bat house stands at over three feet tall and can each house up to 400 bats alone. So, me and everyone else that participated with me had put in a total of over 200 hours into the project. So, I built these down at the Carpenter Nature Center, and the way they're installed into the ground is you dig a three-foot hole, you mount it to a 20-foot steel post, hoist the pole into the hole, and then you pour in concrete and just let it sit. So, all three of the bat houses are still standing, and I've been monitoring them and will continue to do so for any signs of bats.

Mayor Bailey confirmed with Chris if anybody wants to see his work, they can go to the Carpenter Nature Center to see those. Christian stated that's the hope with the bat houses, that they can help to reestablish the bat population.

Photographs were taken of Christian with Mayor Bailey, the City Council Members, and Christian's parents, after which everyone applauded. Christian shook hands with Mayor Bailey and the City Council Members, who each congratulated him.

B. Fourth of July Fireworks Donation Presentation

Staff Recommendation: Accept Fourth of July Fireworks Donations.

Mayor Bailey stated he'll ask Council Member Olsen to introduce a guest who's here in the audience. Council Member Olsen stated as everybody in the community knows, the Cottage Grove Lions Club is proud to hold the Fourth of July event each year at Kingston Park. The purpose of this presentation tonight is to really give thanks to our sponsors. I'd like to ask our past president, John Langdon, if he would step up to the podium, as he's here tonight representing the Cottage Grove Lions. Maybe John could tell us a little bit about the event, when it starts, what we'll have going on, etc. Since we had rain for Strawberry Fest, the weather should be perfect for the Fourth.

John stated yes, the event of course is on the Fourth; we start grilling at 5:00 p.m. and we continue until about 10:00-10:30 p.m., until the time the fireworks are done. We'll be cooking hot dogs, hamburgers, cheeseburgers. I believe we're going to probably buy some more bikes this year and have a raffle to give those away, along with Glow Sticks as well. I know there will be a vendor, Mik Mart, there, selling ice cream, another doing roasted corn and cheese curds. We're looking forward to a great event, and I'm hopeful the weather will hold out for us.

Council Member Olsen stated it seems like every year we draw just a ton of people, and you mentioned that we do the raffle there, which is something that I think people appreciate. That doesn't cost anything, it's for the youth who come to the event, and that's on the Lions Club's dime; it's just a way of sort of giving back to the community. So, when you come, make sure you get your raffle tickets. Typically, we have Cottage Grove Fire, some of the police officers, maybe some apparatus will be there as well.

It's a good event, and John is the grill master, I have to give credit where credit is due. John stated you did a great job yourself, though. Council Member Olsen stated I appreciate it, I'm a rookie, but I'm learning from the best. We just want everybody to come out and have a really nice time. John stated absolutely.

Council Member Thiede confirmed it was Thursday night; Council Member Olsen stated yes, it is on Thursday, the Fourth of July. Council Member Olsen stated we have some really awesome vendors who

come to participate, and none of this happens without the donations of some of our friends in the business community, so Mayor Bailey will take a minute to recognize them.

Mayor Bailey stated so for those of you watching at home, they can see it on the screen; frankly, we love the Lions, they've been fantastic, whether it's Strawberry Fest or other events, including being the ones that kind of sets up the Fourth of July, the family picnic, and the family fun. We couldn't do the fireworks without the sponsors: 3M, Hy-Vee, NorthPoint Development, Renewal by Andersen, and Tennis Sanitation; all of them donated \$5,000 towards the fireworks, which gives a grand total of \$25,000 worth of fireworks. The Lions also provided the fireworks for Strawberry Fest, which were nice; Council Member Thiede stated I negotiate quite a deal with them.

Mayor Bailey stated if you haven't been to the Fourth of July for the last several years, these same businesses have been supporting the fireworks here in Cottage Grove for quite a few years now. It is one heck of a show and it is constant. So, if you really want to see an amazing display, come on down to Kingston Park, have some food and some fun with the Lions. If you see employees of these businesses, please thank them; again, these businesses didn't have to do this, they're doing this because they're part of our community and they want to give back to our community. So, on behalf of myself and the rest of the Council and our staff, thanks once again to 3M, Hy-Vee, NorthPoint Development, Renewal by Andersen, and Tennis Sanitation.

Council Member Olsen thanked John for being here tonight to tell us a little bit about the event, we're looking forward to a really great night.

7. CONSENT AGENDA

- A. Approve the May 29, 2024, City Council Special Meeting Joint Workshop Minutes.
- B. Approve the June 5, 2024, City Council Special Meeting Minutes.
- C. Accept and place on file the minutes from the April 9, 2024, meeting of the Advisory Committee on Historic Preservation (ACHP).
- D. Approve Resolution 2024-099 and the appointment of the election judges listed in Exhibit A for the Statewide Primary Election on August 13, 2024, and authorize the City Clerk to appoint additional election judges, as needed, to fill vacancies.
- E. Approve the issuance of rental licenses to the properties listed in the attached table.
- F. Receive the 2023 Cottage Grove Convention and Visitors Bureau Annual Report.
- G. Authorize the Public Safety Department, Police Division, to apply for the MNOSHA Safety, Advisory Council on Traffic Safety (ACTS) Safety Project, Department of Justice Body-Worn Camera, and the Minnesota Department of Public Safety-Office of Traffic Safety, grants.
- H. Authorize Resolution 2024-092 approving final payment to Renovation Systems in the amount of \$3,631.53 for the Glacial Valley Park Building Project.
- I. Adopt Resolution 2024-093 approving referendum questions on the November 5, 2024 ballot to impose a Local Option Sales Tax for the betterment of Hamlet Park, Mississippi Dunes Park, and River Oaks Golf Course and Event Center.
- J. Adopt Resolution 2024-089 authorizing the submission of the claim form for the DuPont AFFF Class Action Settlement and authorizing the City Administrator or her designee to sign all documents necessary to complete the claim form process.
- K. Adopt Resolution 2024-098 awarding the 2024 Goodview Avenue Water Service Installation Project to Capra's Utilities Inc. in the amount of \$123,025.00, and approve the contract with Capra's Utilities Inc.
- L. Approve Change Order #1 in the amount of \$450,285.33 for the Low Zone Water Treatment Plant project, increasing the contract amount from \$38,182,800 to \$38,633,085.33.
- M. 1) Adopt Resolution 2024-097 approving the Metropolitan Council Clean Water Fund Grant Agreement No. SG-21410, and authorizing Public Works Director to sign all

- documents necessary to effectuate the Grant. 2) Authorize the expenditure of \$11,750 from the Water Utility Fund to match the MCES grant.
- N. Approve the Professional Services Agreement with Stantec Consulting Services for a Market Analysis and Small Area Plan.
 - O. 1) Adopt Resolution 2024-094 approving the Final Plat for Hawthorne Pines Third Addition. 2) Approve the Hawthorne Pines Third Addition Development Agreement with Pulte Homes of Minnesota with minor modifications as approved by the City Attorney. 3) Adopt Resolution 2024- 095 approving the Hawthorne Pines Third Addition Development Plans dated April 30, 2024, prepared by Alliant Engineering and as approved with minor modifications by the City Engineer.
 - P. Approve Resolution 2024-100 accepting donations received for the Fourth of July Fireworks.

None of the Council Members wished to pull any Items on the Consent Agenda for further discussion and/or approval.

Motion by Council Member Khambata to approve the Consent Agenda; second by Council Member Garza.

Motion carried: 5-0.

8. APPROVE DISBURSEMENTS

- A. Approve disbursements for the period of 5-30-2024 through 6-19-2024 in the amount of \$6,786,241.02.

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

Motion carried: 5-0.

9. PUBLIC HEARINGS - None.

10. BID AWARDS

- A. TH 61 River Oaks RCUT Project - Bid Award
Staff Recommendation: Adopt Resolution 2024-096 awarding the TH 61 River Oaks RCUT Project to Pember Companies, Inc., in the amount of \$1,203,803.45.

Ryan Burfeind, Public Works Director, stated bids were received for this project; this project is kind of a unique, different project that we haven't done in our community before. This is a Reduced Conflict U-Turn (RCUT) intersection down at the River Oaks entrance, which kind of also shares that southerly entrance for Zywiec's. Really, this is a safety enhancement. It's really meant to improve that access from the safety perspective. There's a median that you can cross through right now, which allows for right-angle accidents, which are by far the most severe at those high speeds. It removes that and it constructs two U-Turns in pretty close proximity to the existing driveway. Sometimes on Highway 52 you'll see them almost a half mile away; these are pretty close, so it's still very convenient. Cars still need to wait for a gap, so it's not necessarily allowing cars to get out faster, but it really eliminates that severe right-angle accident, and almost kind of prevents people from making bad decisions. You see a lot right now where people are double stacked in the median, and now one car can't see; so, it eliminates all those issues and MnDOT has a good history with these with about an 80%-90% reduction in serious injury and fatality crashes after they're implemented. We obviously have been fortunate to not have a fatality there, so this is a little bit of a proactive project, but that's why we were able to get grant funding for it. I like to talk about those benefits because unfortunately, when you see the bids, our lowest bid was higher than our engineer's estimate; we got good, competitive bidding from the standpoint we had seven contractors who bid the

project, but we are about 18% over the base bid vs. the engineer's estimate. So, it's about \$1.2M; the grant funding is \$1,010,000; initially, it was \$710K, but MnDOT actually gave us an extra \$300K to help make sure we could fund as much of this project as possible through their Local Partnership Program grants. So, the City is still only looking at a little under \$200K for this construction of a cost share, and that we would fund through our MSA Funding. So, we wouldn't be looking to fund that through general levy or taxes. Considering all of that and when you look at these higher bids, there's a couple of things that could have gone into it: The time of year that we ended up bidding it; it was quite a process to get through to get through all the different approvals at the State level and the grants; it is a very challenging project because we have to build it basically day by day with lane closures, almost like what you're seeing with the bridge right now down at Innovation Road, so we actually have to do some work in each stage, do a little bit of that concrete work. It's a challenging project to estimate, and that could have gone into it as well. Knowing that we have that MSA Funding we'll be able to tap into once the East Point project is done, we are comfortable recommending we award this bid. Unfortunately, we are in a little bit of a time crunch because we do have to award a project by the end of this month to tap into those grant funds as well. Director Burfeind stated with that, we're recommending acceptance of the bid, and I'll stand for any questions.

Council Member Olsen stated I'm glad you brought up the fact that we'll be able to utilize MSA Funding for that; you and I know what that means, but there might be people watching who don't. He asked Director Burfeind to take a minute to explain what that Municipal State Aid (MSA) Funding is.

Director Burfeind replied regarding MSA Funds, cities and counties get them, and we can use them for either projects on our own State Aid roads, like 80th Street, East Point Douglas, and Jamaica, or we can use them when we're working on a higher-level road, like a County Road or a State Highway, in this case. They do come through the gas tax, which is where that funding is received from, and it's split out based on the size of your community. Like I mentioned, we're really been using the current funds each year for our East Point and Jamaica project, which of course we're wrapping up this year, so we'll have that funding available then to tap into once that project is complete and paid off.

Council Member Olsen stated perfect, thank you very much. I just wanted to make sure for anybody watching at home if they had any questions understood that we do get those MSA Funds allocated to us on an annualized basis. They are available to us for projects like this because otherwise that would put quite the burden on the taxpayer here in the City of Cottage Grove.

Council Member Thiede stated just out of curiosity, you said we're basically getting funded \$1,010,000 of that; Director Burfeind confirmed that just over \$1M will be grant funding paying for that project.

Council Member Thiede asked if that's a combination of State and Federal; Director Burfeind replied that is a grant through the State of Minnesota, so the Local Partnership Program is the name of the grant. So, it's for MnDOT partners of local agencies to fund projects like this.

Council Member Thiede stated I was also curious as it's also a U.S. Highway, whether there would have been any other monies or could be any other monies even to take up that other \$200K.

Director Burfeind replied so we reached out, Mayor and Council, to MnDOT to see if there could be additional funding. They kind of did a somewhat unique thing in awarding an additional \$300K already, so that was really I think what we could get. We did look at the different pots when this project came up; it was actually driven by some challenges in that area with some crashes, not as severe, a couple years ago, and MnDOT really directed us to this grant fund that was the most acceptable. With that additional \$300K, that was really the most we could get for the project.

Council Member Thiede asked what was the base for the grant, who's sponsoring that grant or where does that money come from again? Director Burfeind replied that's a State grant. Council Member Thiede stated that's also the State, okay.

Council Member Khambata stated so every time we upgrade a road, I probably ask this question, but the current style of interchange was acceptable up to a certain volume. Highway 61 has been in its current configuration for as long as I can remember, so as volume has increased, it's become more and more unsafe, which is preempting what we're doing now. What's the life expectancy of this type of improvement in terms of volume, and in terms of infrastructure investment, is this something that will kind of last unless

or until there needs to be some sort of like metered interchange there? Or is there another next step if we see volume increases beyond what are projected?

Director Burfeind replied that's a good question. So, this will be the first one in this area; I think you will actually see MnDOT start to and continue to look at installing these along Highway 61, down in Denmark Township, we certainly have other intersections. It definitely will have a longer life cycle; the safety's always there, that safety improvement, then it really becomes access. We're growing, Hastings is growing, so you're going to see more and more traffic that will make the actual physical access harder. You would not see signals at any of these intersections just for this type of speed; there are two at Manning and 10. Really, as Cottage Grove continues to develop, and this is obviously far down the road in that area, you'd likely see more of a system of frontage roads and continued interchanges, like we have at Innovation Road, 80th Street, 70th Street. One of those would likely be somewhere down the road at Manning Avenue and potentially another one in this area. Now, that's pretty far out, but that would be the next step. Unfortunately, it's a challenge with these freeways, as they are there to move traffic fast and efficiently. We're really fortunate that MnDOT is working with us on this type of project because otherwise they'd just close the median, and then cars would have to go down to Manning and turn around. So, I can't give an exact answer for the life cycle just because it'll always work, it's just a matter of the longer delays. You really have to see development come through this area, our future growth, to have those frontage roads and interchanges.

Council Member Khambata stated all right, so there is a plan for what happens next; Director Burfeind replied yes, that would be the next step. It's pretty far out, but it's like what we saw down to the Innovation interchange.

Motion by Council Member Olsen to Adopt Resolution 2024-096 awarding the TH 61 River Oaks RCUT Project to Pember Companies, Inc. in the amount of \$1,203,803.45; second by Council Member Garza. Motion carried: 5-0.

11. REGULAR AGENDA - None.

12. COUNCIL COMMENTS AND REQUESTS

Council Member Khambata stated the only request I have is that leading into the holiday weekend, everyone have a safe and fun and responsible holiday.

Council Member Olsen thanked Council Member Thiede and the rest of the members of the Strawberry Fest Committee for all of their hard work and effort putting on this year's Strawberry Fest event. It was made more challenging for them this year due to the weather. There have been years where we've had some rain, and there have been several years where we've had really great weather; the rain never makes it easy, but the team was out there working hard. I know that the Strawberry Fest Marketplace was packed full, even though it was raining, and you can tell when you look at the fields out there. But that whole team worked very, very hard to bring us to this point, get us through this point, and what you may not know is now that it's over, the work doesn't stop, because now they're already planning for next year. So, thank you to all of the Strawberry Fest Committee Members. I also want to thank all of our Strawberry Fest Ambassadors, who served for the last year, who represented the City of Cottage Grove, including Council Member Garza's daughter. They had their time in the sun, and now I believe they had the coronation on Monday night, so now we have a new batch of Strawberry Fest Ambassadors, and I'm sure they will be just as wonderful as the past batch. We were very pleased to have all of those folks representing our community for the last year.

Council Member Olsen stated again a reminder, July 4th, 5:00 p.m., Kingston Park, for this year's family friendly Fourth of July event. Thanks again to all of our vendors who have agreed to come, and all of the Cottage Grove Lions members who are going to be there to make it a really fun event, and thank you to all of those who made donations, as Mayor Bailey mentioned earlier, so that we could have a great event.

Council Member Olsen stated I also want to say thanks to our City staff for all of the hard work and effort they put forth with respect to Strawberry Fest. People may not realize it because they just sort of see the end result of the work, but we had Parks people there working the entire festival, whether or not it was raining, emptying garbage cans, making sure that all of the waste receptacles were available, making sure that the recycle receptacles were available and taken care of. We had just a bunch of our Public Safety folks there, police, fire, EMS, and a lot of the City staff were there, representing the various elements of the City, including *Discover Cottage Grove*; they were part of the Strawberry Fest Marketplace. So, this is all work that they're doing in addition to their "day job," and they deserve a lot of gratitude and a lot of credit for being there for us for Strawberry Fest. So, thank you again. I know in many cases the departments sort of put a kibosh on whether it's a vacation or anything like that so that we have appropriate staffing to keep the park safe and make sure that everybody's having fun.

Council Member Thiede thanked Council Member Olsen, said you kind of stole my thunder there, but the gratitude is definitely worth it, just to thank all of the people on the committees, to also recognize that they are volunteers; none of them get paid for that fun that they have. For the most part, it's all fun, sometimes it gets a little stressful at times for different things, but the gang does a great job. We had a couple new people on the committee and some of the people volunteering, but we definitely can always use more people. So, everybody out there that's listening, let's get involved. Right now, what we'll probably end up doing is just kind of do some review of this year's activity and things of that nature, and then discuss some of the things that we should change for next year. For people wanting to get involved, typically in the fall, be on the lookout as we'll start having some meetings and things like that. Also, obviously, we have our Monster Bash Halloween Parade, as we always do, and that'll be at the end of October, right around Halloween. It's great to start getting involved at that point, too. So, again, thanks and as Council Member Olsen said, to everybody in the City for the time they put in, it's tireless, and it can be exhausting. I haven't got any firm numbers and things like that, but it wasn't too bad; we escaped a fair amount of the rain until Saturday afternoon, and then the skies decided to dump on us for about an hour and a half. That's the reason why the soccer fields now look the way they do because I probably could've taken the canoe out there after the rain got done. But it's great to have a place like that to have that festival, and I know there's just tons of people that really enjoy it. So, thanks to everyone.

Council Member Garza stated I just want to say Strawberry Fest was amazing. The parade was awesome, we had such a great time. Thank you so much for allowing my family to be a part of it, Josie loved her last year as an ambassador, and it was an honor just to be a representative of our community, so she really enjoyed it. She's going to wear her Strawberry Fest jacket proudly, so if you see her out here, make sure you say hello to her because now she can wear it without being with the other ambassadors, so she's very excited about representing our City.

Council Member Garza stated otherwise, have a wonderful weekend, be safe out there; I know the holiday is coming up, so just be safe, keep in mind there's other people on the road, so just be careful out there.

Mayor Bailey stated kudos on the Strawberry Festival, on our outgoing ambassadors, our incoming ambassadors; I think we're in good shape with the new batch coming in, too.

I just want to mention that this coming Friday, June 28, yes, it is going into a holiday weekend, kind of leading up to the Fourth of July, we do have our first event, which is Movies in the Park, *Trolls*, at Highlands Park, close to dusk. There are some events that are happening before that, so if you want to stop in, there's popcorn, a food truck, and some craft things that are happening there. In the event that there is rain, the makeup date for this movie is Friday, July 12; so, we'll keep our fingers crossed that Movies in the Park on this coming Friday is actually going to be rain free.

Mayor Bailey stated there are two workshops this evening; the first is open to the public, and that's an update for the Council from our staff on the Mississippi River-Grey Cloud Island Flooding Update. As we all know, there's been some major flooding happening not just in Minnesota, but throughout the Upper Midwest. There is some effect happening in Cottage Grove so we're going to talk about what we're doing to help with that. We will be going into the Training Room for that.

Shortly thereafter, there will be a second workshop that's closed to the public, and that is regarding Labor Negotiations; that workshop is closed pursuant to Minnesota Statute 13D.03 to consider strategy for labor negotiations as we are going to be negotiating with some labor unions.

So, with that, we will adjourn from here and then Council will meet over in the Training Room.

13. WORKSHOPS - OPEN TO PUBLIC - TRAINING ROOM

A. Mississippi River/Grey Cloud Island Flood Update

Staff Recommendation: Receive current water level conditions on Grey Cloud Island and provide staff with feedback.

City Administrator Jennifer Levitt stated you received my bulleted update as the conditions on the Mississippi River are changing by the hour. This evening, even as we speak, we have police out on the island, going door to door, collecting information about the residents that are there, gaining emergency contact phone numbers, and talking about the plan that we're going to unveil tonight in regards to our emergency response; what will be available and what won't be available, what will be open and what won't be open. So, we're going to first start off with Ryan, he's going to go through the scenario and the situation related to the water elevation, the fact that we had the Corps of Engineers out today evaluating the causeway. As you are aware, we closed the green bridge today as well, as we anticipated. With flooding conditions, it can become very volatile because it can be unpredictable; debris can be a factor, and Ryan will touch on that. Then, we'll turn it over to our Public Safety team, and they'll talk about mutual aid that we have secured. We'll go over our evacuation plan and emergency response efforts that will be available. So, with that, Ryan, I will turn it over to you; I will warn you that Ryan is all about numbers, he stayed up late last night because they kept giving predictions until the wee hours of the morning and then again at 11 o'clock today. Ryan has got spreadsheets upon spreadsheets to provide the interpolation; so, if you want to see a spreadsheet later, Ryan can show it to you.

Director Burfeind displayed a map of the areas involved, here's Grey Cloud Island, which is our real concern. We do talk quite a lot about the River Acres neighborhood with the flooding. There is one home that's more on the eastern end of the neighborhood that had to sandbag a little opening in their berm that they built last year; that's the only home that would have had impact to the actual house. The next one up is about a foot above the predicted crest, so there are no other concerns with River Acres. What's unique this year and different than 2014 and 2019 and last year is in those years we had to close the bridge; our policy is when the water is a foot below the bottom girders and expected to hit it, we close it. We had to put on Jersey barriers to basically weigh down the bridge and ballast it to make sure when all the trees and all the debris in the water are forced on that, it doesn't move the bridge off of its footings. As Jennifer mentioned, that was done today, and that's been done three times in the last ten years prior to this. In all those other years, we never had issues or concerns with the causeway; we call that the second fill, going from Lower Grey Cloud Island to the township. This flood has been changing so rapidly, increasing so quickly, that even just since Monday evening they have increased their predicted crest so much that that's what drove this concern on the causeway. It's been since 2001 that we've actually had to worry about the causeway; at that time, the flood was obviously so drastic it went over the top and created major damage to it. So, we had the Army Corps of Engineers out today; they actually are very experience in this, of course, that's what they do out of the St. Paul office. I'll talk about what the main point of concern and what's really forcing this closure that we need to look at out of the causeway. Just one thing, if you're ever out there, the water is actually two different levels on either side; so, the level on this side actually follows whatever river level is here, and on the upstream side it's actually about two feet higher. So, the causeway is acting kind of like a dam right now, which is not what we want it to do because of the water level here at this point.

The other thing that's kind of impacting things is way up here you've got the County box culvert; that actually has become completely clogged with the debris, a massive tree got stuck against it, and it's now building up behind it. We had a meeting out there at 5:00 p.m., and the County agreed to not remove that debris, which would have washed it right through the culvert and stacked it right against our bridge, which we do not want at this point. It's not actually damaging or causing impacts to their culvert, it's just more of

a nuisance. So, that was a good outcome of the meeting at 5:00 p.m. Earlier today, we had debris on our bridge; we removed that and got Rumpca out there, so we're sitting pretty good at this point from the bridge standpoint.

Just to show how it's been changing, on the left is the bridge and this is the river gauge we looked at, and on the right, this is the gauge that's upstream in that causeway. This was on June 24, and you can see the bridge here it went up almost a foot in a day, on June 25, similar on the upper side of the causeway. On June 26th, it went up about a foot and a half, between that late afternoon and the morning of the 26th, which is today, it's actually gone up another, over half a foot since this morning. So, the water actually went up a foot and a half in a day at our bridge, which we've never really seen before. We have those snow melts, but it's much more gradual and we know those things much more in advance. So, you saw this all on the Minnesota River, that's what's causing our flood is the Minnesota River flood at this point. All of those points, Henderson, Jordan, they're all cresting higher than what was predicted. In some cases, it actually beat the 1965 record, which obviously we are not going to experience here, but it was an extremely high level of the Minnesota River.

Here is some of the debris that was on our bridge, an extremely large tree, which we were able to remove today and get the flow under it. This is all the debris upstream of that County box culvert; there's just a massive tree that obviously has been dead and in the back channel for quite some time. It actually got caught lengthwise on that culvert and it's now stacking up behind it. One thing that the County is watching very closely is this power pole here is actually the power that serves all the township and Lower Grey Cloud Island, so ensuring that that does not get to be damaged; so, Xcel is aware of that and they're watching that closely.

River Forecasts: The St. Paul station is actually kind of what predicts what's going to happen above the causeway, and the Hastings river gauge is what predicts what happens at the bridge. So, this is what we look at closely. They've actually, last night as Jennifer mentioned, they were updating these like every two hours, which I've never seen before in any of our floods. Usually, it's once or twice a day, so things are changing pretty quickly. These I pulled actually just before the meeting, so these are pretty current. You can see in St. Paul it's going to rise about another 2.5 feet, so that's what we're looking at, a similar rise above the causeway. In Hastings, it's real similar, 2.5 feet is what we'll see at the bridge. So, the bridge actually won't go under water, the river will not rise higher than the bridge level itself.

Here are the two areas of the bridge that we closed today, and then here's the causeway. Right in the middle is a large 10 x 10 box culvert and that's really our point of concern, so that's what we had the Army Corps out to look at. So, this is that box culvert, and this is on the upstream side; water is flowing extremely fast through it, and it's actually kind of dipping down as it goes through this box culvert. There's a few things to consider, but actually these are going to happen so quick we're not going to have to do some of their recommendations. The key point is there's this line right here, that's the top of the box culvert, and once water gets to there, the Army Corps is very strongly recommending that we close the road at that point because water can actually seep through this joint and then get under. This road section is just really pavement and rock on top of the concrete, it's not really bonded to it; so, water can get into that road section, destabilize it, and it's just not a situation we can have cars driving on. But actually because of this depression in the water, the actual level today is realistically here; so, probably in the next day we're going to see this come up enough to fully encompass that box culvert and it's going to jump up really fast at that point to get to here. So, this is the key point the Army Corps says we really need to close the road because it's just nice safe to be driving on at that point.

Here are just some other maps to kind of show the effects of the island. Really, all the homes are very high up on the island, like they're 10, 20, 30 feet above even the highest flood that we would ever experience; so, there's actually no issues with the homes. Here's Camp Galilee, all this purple coloring would be more like the 1965 flood, so not what we're going to experience, but there could be some water up on the driveways and such for Camp Galilee, so, we've been communicating with them very closely. And then there's a home on the far eastern end where their driveway actually gets pretty low, so there's going to be three-to-four feet of water over their driveway, which has happened over the recent floods as well, so they're familiar with that and ready for that situation. Like I mentioned, River Acres really any of the homes they really have to be in that purple, which is the 1965 flood, to impact except for the one home right here at 8327, which would have that water up into the basement if they didn't do sandbagging, which they have done.

So, with that, I know I went through a lot of information really quick, but the key thing going back is that box culvert, which I'll go back to. We do anticipate, Gwen's been looking at it, I've been looking at it, and the Army Corps gave a spot river forecast for us because we're between the two gauges. So, we are kind of in no man's land for the river level, and we'll really probably be hitting this point sometime Friday morning where we will be at the top of that headwall, where from a safety perspective, we really have to look at closing the causeway.

Mayor Bailey stated with all this, one question I had it was interesting what I saw with the dam in Mankato and what happened there; I mean, obviously, that in essence can happen here if they're not careful. With the debris that's getting stuck, is there a way to use like a claw. You see how they have those things that pick up logs and stuff, have they thought about doing that at all to try to get that cleared up?

Director Burfeind replied that is what we used with Rumpca Companies, they used an excavator today to remove it from our bridge. The problem now is we actually don't want those excavators on the bridge so they have to kind of go from the edge. The water level, probably by late tonight, is actually going to be above the bottom girders, so it's just going to stop everything, everything that hits that bridge.

Mayor Bailey asked but is it going to matter?

Director Burfeind replied yep, then it won't matter. Really that upper one, we actually want the County to leave it because their intent was to try to remove that, but they can't actually remove it; they have to just kind of bust it loose and let it flow through, which would go right to our bridge. So, we had a meeting with Wayne Sandberg and Doug Berglund from the County, and we all agreed that they're going to leave that, they're obviously going to monitor it daily at this point. They're going to leave their debris in place until the flood comes back down.

Council Member Garza stated thank you for all of the information, there's a lot of stuff happening down there. I'm wondering if we need to close the bridge by Friday, how will the residents go back and forth between?

Director Burfeind replied they will not be able to, at that point they will have no access to the island, and that's a real discussion point because we haven't had to deal with this since 2001, but we're in that situation now; and really, safety dictates that we do that. In terms of the length of that closure, based on the rise and the crest and the recession of the water, it's probably Monday that we would hope we could have the Army Corps back out and our structural engineers do an inspection of this culvert to make sure it's safe and then reopen it. So, you would be looking at three to potentially four days of residents either having to leave the island or just stay.

Council Member Garza asked and so, if there was an emergency on the island, there's a boat?

Director Burfeind replied that question will be answered by Public Safety in the next part.

Council Member Khambata stated you said it has to come up another 1.5 feet and then the water will just push up against the girder on our bridge. So, at that point, what considerations do we have to take before we can reopen our bridge?

Director Burfeind replied that's a good question. So, with our bridge, obviously that will remain closed for longer; we're probably looking at next Thursday to Friday to have a point where we could reopen it. We also have to do an inspection with our bridge engineer. So, they would be ready to come out as soon as the level is low enough to reopen it, do an inspection, make sure none of the trees damaged the bridge, make sure the bridge didn't move on its footings at all, and then we remove the barricades and reopen it. I guess that's probably next Thursday or Friday. Obviously, there's rain forecast this Thursday and Friday, which isn't a lot, fortunately, but there's more rain forecast next Monday, Tuesday. That probably won't increase the crest at this point, but we talked to the Army Corps today and it could extend that a little bit. So, that could move back the reopening.

Council Member Olsen thanked Director Burfeind for addressing the upcoming forecast because I was going to ask you to do that. So, I'm sure we've been in contact with our friends in Newport and St. Paul Park; are they experiencing similar challenges? I know in Newport sometimes that levee has been problematic for them, because depending on how they manage their stuff, that could have an impact on how we manage our stuff.

Director Burfeind replied yes, and I do think they have the impacts with the levee, and it's probably down where the boat ramp is; that wouldn't necessarily change our river levels, but I do know with this crest they're going to have challenges down there. I don't know if they've been sandbagging or anything like that in that area, but I believe it's mostly around the park.

Council Member Olsen stated and the reason I bring it up is because you mentioned mutual aid partners; they are mutual aid partners, but they might have their hands full, so I'm sure Nick and Pete will talk about that in a little bit.

I also wanted to ask about the bridge. We've had inspections done on that bridge several times in my time on the Council, and I know that it's not bad but it's not awesome either. So, do we have any concerns about structure or anything like that?

Director Burfeind replied no, not at this time, so we did that major rehab project the previous year that really fixed a lot of our issues. We talk about it as a fracture critical bridge, which sounds like there is an issue with it. What that means is it's a steel truss bridge, and there's a certain member, and if that member were to fail and causes the whole bridge to fall in, that's above the water level so we're not anticipating any damage from trees or along that line.

Council Member Olsen said with respect to the residents, whether it's on the island or River Acres, are we putting out a bat signal for sandbaggers or are they okay? Do you know what we need? Because obviously if they need help down there, I know our church has helped in the past, and I've been down there several times myself.

Director Burfeind replied there are no issues with sandbagging on the island, due to the height of the structures. For River Acres, the good thing at this home, 8327, they used to need a much bigger sandbag operation because they had to build their sandbag wall around the entire property to protect the house. But the new homeowner actually built a berm to actually protect the house two years ago, and they left out about ten feet; that way their property can drain during normal times. We actually did our usual, we delivered sandbags and poly last Friday, and it's just a small effort that they were able to just manage it themselves.

Council Member Olsen stated the home on the island, I think you were talking about Mr. Bell's house, where the driveway is going to be under water. Do they need any help over there?

Director Burfeind replied there's really no way to prevent that driveway water, it's just going to happen because that is actually where they have the main channel flow coming through.

Mayor Bailey stated I went down and looked at it today, and I know the kayak trailer is down there. Are we pulling, or are they pulling that out of there, or did they build that so that is safe?

Parks and Recreation Director Zac Dockter replied yes, I'll call them to see if we need to pull that out or not. Mayor Bailey stated I just didn't want that to be floating away, I did see it was still there. Director Burfeind stated elevation wise, that'll be fine. Mayor Bailey asked it will be fine? Director Burfeind replied yes.

Council Member Olsen stated when I drove down there, I didn't see any issues with the new construction or anything like that, everything appeared to be okay there. So, we're not having any flooding concerns on that piece of land or anything?

Director Dockter replied no.

Pete Koerner, Public Safety Director, stated Deputy Fire Chief Nick Arrigoni and I will probably be going back and forth, as I stole him away from the REP Drill we're doing at the high school tonight.

Director Koerner stated there are a lot of moving pieces here, and I'll just start with the decision's made that we are going to close the causeway on Friday; there's going to be extremely limited Public Safety Services on the island. Captain Rinzel is down there right now, going door to door. I see there are probably a couple residents here, so afterwards we'll speak. We have a contact list, so the first thing we want to do is obviously encourage people to evacuate before the causeway is closed. If they choose on their own to stay there, we do want contact information, whether they stay or not, but we're going to keep track of who plans on staying and who leaves. If they give us their cell phone carrier, we're able to do a Code Red notification for the residents so we can give very up-to-date notifications to them.

Today, things rapidly changed. Captain Rinzel was down there with Brian and Gary, and our plans kind of keep changing. As far as any kind of police response needed, it would be limited. Our best plan of action right now is we're going to have our UTV placed at the Hazen P. Mooers there because then our squads can at least get down there, and there's enough room on the iron brick for our UTV to get across. Once the causeway is closed, we don't want to be going that way. Deputy Chief Arrigoni will cover what we're going to do as far as EMS because we have been working with Holcim so we have staging and everything there. As far as police response, very, very limited. I've had a lot of people ask about State Patrol; yes, they have a helicopter, but they don't bring personnel in. We do have the rescue boat or the air boat, and Nick will talk about that. With the rushing water, it's just not safe to have responding officers who are not trained in water rescues; that falls more on Fire and other mutual aid partners. As far as police, we won't have staff staged on the island for the weekend, but we will have access for extreme emergencies, but we don't want to put our responders there into that danger either. So, Nick has a lot to cover.

Deputy Chief Arrigoni stated obviously today has been real fluid. I've been in contact with Newport Fire Chief Wylie and St. Paul Park Fire Chief Kramer. What happened today is I got a call from Captain Martin this morning, saying hey, I'm down south and we need some help; I said, okay, what do you need? So, the first thing that we had to do was find out how we're going to best get access if both the causeway and the bridge is completely impassable. So, the airboat went out with one of our firefighters and a Newport firefighter, and they did a little bit of recon, and I'll kind of show you here. Initially, we did not know if the first fill under the bridge was going to be accessible at all. It sounds like the UTV will be able to pass and that's going to be Option #1. The same thing as the P.D., if we get a medical emergency or a fire down there, we'll have medic gear staged, and I was fortunate enough to be at the REP Drill, so I got to brief the majority of the Fire Department on the operations for this weekend and the people that will be staffing the station. So, Option #1 would be very similar: We would go down to that UTV, we'd hop into that, and we could respond to the home. Here at Aggregate, I spoke with Joe, their plant manager, and he gave us pretty much free capacity to use whatever areas we need there, so that's really awesome of them. This is going to be the launch access; so the airboat today came from Lions Levee, which is closed but is accessible for us, we were able to launch effectively and relatively quickly. From the airboat, they came down to this launch access. They were able to get the boat up on the landing in a dry area, which is great, and then turn around, go back into the water, and go back up to Lions Levee if that becomes our only option. It took them 10 or 15 minutes once they were in the water to get from Lions Levee to Aggregate; obviously, it took them much longer to get from Aggregate back to the Lions Levee, so that was about 20 or 25 minutes. If this is our only method of access, in this parking lot we're looking at staging one of our fire engines for fire suppression abilities, which was again our limiting factor there is response time. St. Paul Park has also offered to give up an engine for the weekend, but again, much like the police, they won't be staffed. We will also have one of our Fire Explorer vehicles, some sort of squad there. If we use the airboat, go off in the squad, they will respond in the house. We're going to have ALS gear ready for them so anything that would usually come in the ambulance will be accessible. They will treat, the only change is obviously they would not be transported in an ambulance back to the boat, it would be in that squad they would go in the boat to land where an ambulance would be waiting for them there.

If the bridge idea, which is our first option, holds, it would be a UTV either to the house or we could stage one of those squads on the other side of the bridge, same with an engine. The benefit of putting it at Aggregate is they lock the gate over the weekend, and some of our equipment is a little bit out of sight, out of mind. I'm working with Aggregate to get a key for access for that tomorrow. What I will do then is come up with a final plan, and the whole Fire Department will be briefed on that.

We obviously know that if any of this happens, it's going to tax our resources pretty heavily, so I've been in contact with Chief Wylie; they will have people ready to operate the airboat all weekend. What that will look like is that will just be through Dispatch, a Newport Fire page, they will get notified that we need the airboat at Lions Levee, and we'll meet them there. So, hopefully, we're all kind of coming together at the same time. Chief Kramer also understands what's going on; they do have a boat that's in the water, however it's like an outboard engine boat, which really limits them when we start getting into the back channels. So, I would not anticipate that's going to be a good option for us. I've also reached out to Hastings Fire Department in terms of mutual aid, so we know that if anything happens that's going to

leave our City a little bit vulnerable for a period of time, so they're offering to give us mutual aid as needed, the same with Newport, St. Paul Park, and Woodbury.

Council Member Olsen asked have you guys talked to the refinery?

Deputy Chief Arrigoni replied we have not talked to the refinery. I will reach out to them. I know they have limited fire suppression capability, but if it's an option, we'll absolutely use it.

Director Koerner stated I left a message with Chief John Wright, too, though if there was anything they could help us with.

Deputy Chief Arrigoni stated I will obviously be available all weekend as a point of contact for anything that happens. I've told all the crews that if there is a medical for whatever reason on the lower part of the island that's likely to be closed, I will respond and try to be the Incident Commander for that as well. He asked Director Koerner if I missed anything.

Administrator Levitt asked can you just talk about what our fire suppression capacity is with the two apparatus that we'll have on hand.

Deputy Chief Arrigoni replied yes, I've decided that we're going to bring our engine tender down to the island, so that gives us 2,000 gallons of water, which is much better than our typical 750 on our engines or 500 gallons on our ladder truck. I also want to keep our ladders in our town, as they're specialty equipment, and we would never need that down there. Depending on what St. Paul Park brings, if they bring their tender, we'll have upwards of 4,000 or 5,000 gallons of water for fire suppression, but with that, we have to make a decision if we take our tender out of the City, I'm likely going to want St. Paul Park's in their town as well. So, they would provide us with an engine, 750 gallons of water, when it's all said and done, 2,750 to 3,000 gallons of water. We do have pending, because we're going to have to do a little bit more recon, and this is what I'm going to work on tomorrow when we finalize kind of the Fire EMS plan, we do have the ability to draft out of the river. With that being said, we're going to have to kind of troubleshoot that, as the Mississippi has so much sediment. We have not done it since I've been on the Fire Department. It's something that I don't know if it's actually feasible. If it was a very clean, clear body of water, that would be a for sure thing to be able to draft and then we'd have endless amounts of water, but that's kind of to be determined. But for sure, almost 3,000 gallons of water for fire suppression.

Administrator Levitt asked Deputy Chief Arrigoni when would we use helicopters.

He replied so, helicopters, luckily for us Aggregate has multiple landing sites. This would be the primary, and this is the secondary. We'd use helicopters for anything that's a critical medical; so, something that we'd normally transport by ambulance, a heart attack, a stroke, anything that's time sensitive. So, if they need to get to the hospital for surgical intervention as soon as possible, something that we normally would not call a helicopter for, we can in this situation. I've briefed the majority of the paramedics on the Fire Department, and I want to make sure I hit the rest tomorrow. In conjunction with myself, it will be their call that if they think they need to start a helicopter, we could call LifeLink, and they will be able to get to the hospital much faster, especially if the bridge is not passable. Hopefully, that stays accessible for us with the UTV; that will cut off probably 45 minutes to get more definitive care, but as this is just very fluid, we're just going to kind of make the call as the weekend plays along.

Director Koerner said we have been in communication with LifeLink; Captain Martin spoke with them earlier this morning, so they're well aware of it. We didn't want to get ahead of ourselves too much today, but we had already reached out to Camp Galilee also. They had a retreat planned for this weekend, so they're already cancelling that. Obviously, our last piece was to get in front of the Council and now communicate with the residents. Again, Captain Rinzel is down there right now, and we have some residents here, too, so I can speak with you before you leave.

Mayor Bailey asked are we also communicating with the Grey Cloud Township people or is it just Cottage Grove?

Director Burfeind replied I spoke with Dick Polta today. Those in the township they don't have any major impacts, they have one home that has a driveway that would be inundated with water, but obviously they're able to continue to get out through that upper causeway and that upper box culvert the County owns, and there's no concerns involving that.

Mayor Bailey stated so, they'll be okay; Director Burfeind confirmed that.

Director Koerner stated the emergency manager for Washington County, Doug Berglund, has been involved in many of our conversations yesterday and today, too.

Administrator Levitt stated the other thing, too, is Holcim is actually extending the holiday week to their employees, so they're actually closing down operations on the island. So, they will not be present or need to have any people on site.

Mayor Bailey stated in the past, whether it's situations like this or when we had our PFC water issue, we declared an emergency. Is it your thought that we should do that in this case? The reason I'm saying that is because declaring an emergency, that gets us in line for Federal and State funds to help pay for whether it's the repairs or anything. What's our plan for that?

Administrator Levitt replied we're intending that we would declare; obviously, the State has already declared, and we heard that Washington County is going to declare on Friday. So, at this point in time, we would probably, depending if we do interviews on July 8 or on July 10, we would formally adopt that declaration, and it's okay that it's postdated because we're in an emergency. So, at this point, the fact that the State and the County have both declared, it'll make it a lot easier for us.

Council Member Olsen stated and we don't see a need for any National Guard support or anything like that.

Administrator Levitt replied for us, it's going to be if there's any damage to the bridge or the causeway that there'd be funds that we would need to recover at that time.

Council Member Garza asked what time on Friday, if it closes on Friday, what time will that happen?

Director Burfeind replied our recommendation is noon on Friday that it would be closed for the causeway. One thing I've been meaning to mention because this can make it frustrating, based on the river forecast, they just did the evening update right now and it stayed the same. The water probably will not overtop that causeway, it's really that huge safety concern of the water getting under the road section and destabilizing it is why we have to close it. So, it probably won't go over the top, which is good because if it goes over the top, that's the major damage scenario. So, just so you're aware of that, people are going to see this road, it's kind of water on the side, you're going to see it come up on the edge of the road but not actually go over the top.

Council Member Garza asked will there be concrete barricades or something so that wouldn't encourage people?

Director Burfeind replied yes, so, we are going to do concrete barricades on the causeway. Gary Roloff was here when we had the one flood, and the biggest trouble was with the gawkers and onlookers, they were moving all the barricades back then to get down there to see it better. So, we will be placing Jersey barriers at noon on Friday.

Council Member Garza stated it was pretty busy down there last night.

Director Burfeind stated there's heavy traffic, my guys were having a hard time getting through there because there's so much traffic down there today.

Administrator Levitt stated and that will also help security; if people choose to evacuate, then we won't have additional people on the island.

Mayor Bailey stated so when we're reaching out to all of the residents of Cottage Grove down there, if somebody doesn't have the ability to stay at a hotel or something like that, are we providing feedback to the American Red Cross or anything like that?

Director Koerner replied what I got from Captain Martin today is if they are told they should evacuate and they choose to stay, then it's less likely that the Red Cross would be involved with that.

Mayor Bailey stated I understand that, but if they say, hey, I'm not able to afford to leave.

Director Koerner stated Administrator Levitt and I had talked about that; we were going to reach out to Washington County tomorrow about maybe some housing options if people don't have the ability, where do they go? So, we're working on that right now.

Mayor Bailey stated yes, I just want to be able to share with them that there's that option if they're not able to afford to move.

Council Member Olsen stated the Armory had an emergency shelter in the past.

Mayor Bailey stated but I do know Washington County does normally provide funds for people, like if you have a house fire or something like that, they'll provide them a hotel for a period of time through their emergency services. So, you will know, though, who's staying on the island?

Director Koerner replied we hope to, yes, Captain Rinzel is going door to door tonight. We didn't want to just leave a door hanger, and he's very well versed on what's going on here, too, if residents have questions.

Council Member Khambata asked are you aware of anyone on the island that has any specific medical needs that could need special attention?

Director Koerner stated on our form we're asking if they have a home alarm system in case for some reason we start getting trips to that or something, but then we also ask about any special needs or concerns, medical conditions, mobility, or transportation issues. So, all those questions will be asked of the residents.

Deputy Chief Arrigoni stated I was able to look today to see if there was anybody in that part that's going to be affected, like was transported previously, but also severe chronic medical issues, and there was nothing of concern.

Council Member Garza stated I know you mentioned the Red Cross, but did we check with our two local hotels and motels to see if there's an opportunity maybe to offer our residents a discount or something, encourage them to come over?

Mayor Bailey replied they're usually aware of that and that's usually where they'll end up going. Council Member Garza said I thought we could maybe encourage them to offer discounts to those residents.

Mayor Bailey stated since you're here and came to listen, do you have any questions for us here?

A gentleman stated we're from Camp Galilee, so we're just here factfinding, more than anything else. My question is we've got some campers out there, we're trying to get them off, most of them will have left, but there's one individual we're working with, that's their home; they're not there right now, they're on the road, so we're working with that individual. My question is there a possibility that that road would close, that bridge would close before Friday noon?

Director Burfeind replied that's a million dollar question. We really do our best to dial this in with the Army Corps, like I said, they actually gave like a spot forecast for the river crest and how high it'll get, and it actually matches up pretty well with what I saw last night. So, that would be noon on Friday. The real challenge is it can change quicker, it's hard to make it perfect in these backwaters, as the backwaters just act differently than the main channel. I think we're as confident as we can be that Friday is the date. We're obviously watching it very closely. If we see it going up faster, we're not just going to wait to see it; we'll probably be laying eyes on this every hour or two hours, just to make sure nothing changes quicker. If it does, we'll be notifying folks immediately.

Director Koerner stated Captain Martin has been communicating today with Aaron and Eric, the caretakers.

The gentleman said my other concern is if the bridge is closed, that's great, that will eliminate the riffraff; we get a lot of riffraff out there, on that part of the island. If we all evacuate and there's nobody there, there's nobody to stop them. Nobody knows how to read private property anymore, so. He asked how long would you anticipate that bridge being closed again?

Director Burfeind replied our hope, based on even the most current update, is Monday when we can get the Army Corps back out there because they want a reinspection of the culvert. We'll be watching that closely every day, but Monday we'd reinspect it and look to reopen on Tuesday.

An unidentified woman stated we also heard reports that the power might be shut off to the island.

Director Burfeind stated I've been in communication with Trisha Duncan from Xcel and Michael, whom she works with. So, in 2019, they had told us if we were closing off both roads, they were going to cut power to the island. Today they confirmed that it's not a set policy; what they have to confirm is there's no underground infrastructure because they would have to deenergize any underground power lines if we close off both roads. I'm not aware of any underground, so I have the contact information for the head person of their control center; they're out right now just verifying all their equipment that they have and if any of it is underground. As long as it's all overhead, they will not be cutting power. I do not believe from all of our experience that there's underground.

Mayor Bailey stated it looks like what she sent me is they will not cut power off unless the pole gets damaged.

Director Burfeind stated that was definitely a concern for like an hour, earlier on, but we can confirm that's not the case.

The unidentified woman asked if that is the pole by the causeway. Director Burfeind confirmed that and said that would affect the township and Lower Grey Cloud Island.

The unidentified gentleman asked has Xcel done anything to try to support that?

Director Burfeind replied it still has all of the guide wires in place, stable, and that's really what's holding it. It's actually off to the side. There's actually a really nice big log, sitting against it, it's actually protecting it from all the other debris. So, right now, it's about as good as it can get. There was some talk about maybe putting some riprap around it to armor it, but they were more concerned that that would do more damage than good.

Mayor Bailey stated thank you for keeping us up to date. Council will take a brief recess, then we'll move into the closed session.

14. WORKSHOPS - CLOSED TO PUBLIC - TRAINING ROOM

A. Closed Workshop - Labor Negotiation

Staff Recommendation: Closed meeting pursuant to Minnesota Statute 13D.03 to consider Strategy for labor negotiations.

15. ADJOURNMENT

Motion by Council Member Thiede, second by Council Member Olsen, to adjourn the meeting at 9:13 p.m. Motion carried: 5-0.

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



City Council Action Request

7.C.

Meeting Date	7/17/2024		
Department	Administration		
Agenda Category	Action Item		
Title	City Council Special (Closed) Meeting Minutes (2024-06-26)		
Staff Recommendation	Approve the June 26, 2024, Special (Closed) Meeting Minutes.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>2024-06-26 City Council Meeting (Closed)</td></tr></table>	1.	2024-06-26 City Council Meeting (Closed)
1.	2024-06-26 City Council Meeting (Closed)		

MINUTES

COTTAGE GROVE CITY COUNCIL

June 26, 2024

COUNCIL CHAMBER
12800 RAVINE PARKWAY SOUTH

SPECIAL MEETING (CLOSED)

Training Room

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a special meeting on June 26, 2024, at Cottage Grove City Hall, 12800 Ravine Parkway.

2. Agenda

A. Closed Workshop – Labor Negotiations

Mayor Bailey asked for a motion to close the special meeting pursuant to Minn. Stat. 13D.03 to consider strategy for labor negotiations.

Motion by Council Member Olsen, seconded by Council Member Thiede, to close the meeting at 8:20 p.m.

Motion by Council Member Thiede and seconded by Council Member Garza to open the meeting at 9:12 p.m.

Motion by Council Member Thiede and seconded by Council Member Olsen to adjourn the meeting at 9:13 p.m.

Minutes prepared by Tamara Anderson, City Clerk.



City Council Action Request

7.D.

Meeting Date 7/17/2024

Department Administration

Agenda Category Action Item

Title City Council Special Meeting Minutes (2024-07-08)

Staff Recommendation Approve the July 8, 2024, Special Meeting Minutes.

Budget Implication N/A

Attachments	1. 2024-07-08 City Council Special Meeting
--------------------	--

COTTAGE GROVE CITY COUNCIL

July 8, 2024

12800 RAVINE PARKWAY SOUTH

COTTAGE GROVE, MN 55016

SPECIAL MEETING - TRAINING ROOM - 6:00 P.M

1. CALL TO ORDER

Mayor Bailey called the Special Meeting to order.

2. ROLL CALL

Joe Fischbach, Human Resources Manager, called the roll: Council Member Khambata-Here; Council Member Olsen-Here; Mayor Bailey-Here; Council Member Thiede-Here; Council Member Garza-Here.

Also present: Jennifer Levitt, City Administrator; Joe Fischbach, Human Resources Manager.

3. AGENDA

A. Emergency Declaration

Staff Recommendation: Approve Resolution 2024-102 declaring a State of Emergency and directing City departments to operate and support the 2024 flood event under the direction of the Emergency Management Division.

Mayor Bailey stated regarding the Emergency Declaration, as you can see, staff is recommending we accept the motion.

Motion by Council Member Olsen to Approve Resolution 2024-102 declaring a State of Emergency and directing City departments to operate and support the 2024 flood event under the direction of the Emergency Management Division; second by Council Member Thiede. Motion carried: 5-0.

B. Communication Manager Interviews

Staff Recommendation: Conduct interviews and evaluate candidates for the Communication Manager position.

City Council and staff interviewed two qualified candidates for the Communication Manager position. The two candidates were Daniel Fanning and Phil Jents. Candidates underwent an extensive panel interview process. After the interviews Council agreed to offer the Communications Manager position to Mr. Fanning, subject to a background investigation.

4. ADJOURNMENT

Motion by Council Member Olsen and seconded by Council Member Thiede. The meeting was adjourned at 8:25 p.m.

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



City Council Action Request

7.E.

Meeting Date	7/17/2024		
Department	Economic Development		
Agenda Category	Action Item		
Title	Economic Development Regular Meeting Minutes (2024-04-09)		
Staff Recommendation	Approve the April 09, 2024, Economic Development Regular Meeting Minutes.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>4-09-2024 EDA Meeting Minutes</td></tr></table>	1.	4-09-2024 EDA Meeting Minutes
1.	4-09-2024 EDA Meeting Minutes		



MINUTES

April 9, 2024

**CITY OF COTTAGE GROVE
ECONOMIC DEVELOPMENT AUTHORITY (EDA) MEETING
12800 East Ravine Parkway
Cottage Grove, MN 55016**

Pursuant to due call and notice thereof, a meeting of the Economic Development Authority was held on the 9th day of April, 2024, at 7:30 a.m.

1. CALL TO ORDER

The meeting was called to order at 7:30 a.m. by EDA President Bailey.

2. ROLL CALL

Alexa Anderson, Administration Specialist, called the roll: EDA President Bailey-Here; EDA Vice President Olsen-Here; EDA Member Carey-Here; EDA Member Jean-Baptiste-Here; EDA Member Myers-Arrived after Roll Call; EDA Member Scott-Here; EDA Member Tschida-Here.

Members Absent: None.

Staff Present: Gretchen Larson, Economic Development Director
Brenda Malinowski, Finance Director
Alexa Anderson, Administration Specialist

Others Present: Ann Bailey, DARTS
Jan Hicks, DARTS
Charlie Cannon, NorthPoint Development

3. APPROVAL OF MINUTES

3.1 Approval of February 13, 2024 EDA Meeting Minutes

EDA Vice President Olsen made a motion to approve the February 13, 2024 EDA Meeting Minutes. Motion was seconded by EDA Member Tschida. Motion passed unanimously (6-to-0 vote).

4. BUSINESS ITEMS

4.1 DARTS Presentation

EDA President Bailey stated Jan Hicks and Ann Bailey will be giving a presentation on DARTS, after which EDA Members will be welcome to share any questions.

Ann Bailey, President at DARTS, stated we wanted to give you an update this morning because we've been operating a loop in Cottage Grove for four years now. It's always nice to give you an update to see how that is going, and we've also added some additional services. DARTS is turning 50 this year so it's a happy birthday. We continue to help seniors live independently and we support the caregivers of seniors. We do this through a variety of programs, as well as using a lot of volunteers. Our mission is Creating Connections that Enrich Aging; that enrich portion is more than providing a service to an older adult, it's also making sure that those older adults still have a place in our community and can get out and about in the southeast metro. Ms. Bailey stated we really are about

just in time services, and that's not by design, that's by how life works. We can tell people as many times as we want that we're here, we're able to support people, and you don't retain the information until the day you need it; so, we are there to help people who often are at a point of crisis, a decision point in their lives or in the lives of the person they're caring for. You can see in 2023 we served just over 2,000 clients in the southeast metro, and this is a distribution of where the services fell, where people were registered for services. About $\frac{1}{4}$ of our folks use more than one DARTS service; so, they may use transportation and home cleaning or something like that. So, transportation still is the lion's share, but home services, which includes outdoor chores, cleaning, and home repairs is the next runner up. She stated I haven't mentioned service coordination. That is where we help somebody, in some cases we're on site in CDA-operated buildings in Dakota County, in some cases we just go to people's individual homes to provide the information that they need to get the services they need to continue to live successfully. An example might be that somebody's living independently, and they come down and say well, I don't really feel like cooking anymore, and we help get them the appropriate meal service so that they can continue to be successful living in their own home.

Ms. Hicks stated she is the Director of Programs, so really I'm the Director of Transportation and the Director of Home Services, which are a couple of our bigger services that we offer. You all are probably familiar with our community loop service, which runs every Tuesday, so it will be running here in a couple hours. It goes to more of your densely populated senior locations, including Legends, Norris Square, Woodland Park, and then that whole little area in Hinton and Hearthside. Then it goes to places like Hy-Vee and Walmart and pretty much up and down East Point Douglas Road; as usual, Walmart is the most popular destination. For seniors in particular, here in Cottage Grove, getting from quite a bit north down to Walmart is no easy task; so, we're a really easy low fee, \$3, and we never turn anyone away for inability to pay. They can hop on the bus and they can ride along all day for four-or-five hours and go to as many places as they want. So, that's really going well. Later this week, I've got a meeting with the Basic Needs Food Pantry, so we're going to start using the loop to pick up individuals who are in need of food support. We'll pick them up in the Woodland Hills area, over by the library, and then take them down to the food pantry. So, that's going to be kind of an interesting new thing, and we'll give you updates on that. We also offer group rides for individuals. So, somebody might want to go to the Twins game or the senior population might want to spend the day going to the arboretum or somewhere else in that area. Individual rides: We do have quite a few Cottage Grove residents, but I'm not familiar with how your Metro Mobility status works here, if you're an on-call area or if you are in the ADA-required area. EDA President Bailey stated unfortunately, no. Ms. Hicks stated that is something that we do offer, and we've got affordable rides through the Older Americans Act that your residents can call for transportation. It requires a little bit of registration, but anybody 60 or over qualifies for some of our funding programs. So, that's really handy and the loop provided 647 rides in 2023, and I don't have the number of how many people took individual rides, but there were quite a few.

Ms. Hicks stated the other big service that we offer is Home Services: Home cleaning, home modification and repairs, and outdoor chores. We've had some forays into outdoor chores here where we have some volunteers who help people with fall cleanup, lawn mowing, and we were lucky to find a snow removal contractor this year, who was able to help several of your residents with snow removal. What I really want to hit on is our home modification and repairs; this is a first for a lot of older adults. They're not able to get on a ladder anymore, and something as simple as changing out the batteries in smoke detectors and carbon monoxide detectors can be a big barrier. Something like a grab bar can help with accessibility in a shower. We offer very affordable home repair prices; it's \$100 for the first hour and then \$70 after that. We offer some subsidies for those who cannot afford it,

a sliding scale. We focus on three major areas: Safety, Accessibility, and Independent Living. Safety is obviously smoke detectors, maybe enhancements to stairways so that somebody can walk up the stairs. Accessibility is things like grab bars and handheld showers, and we can offer something simple like fixing a couple of deck boards to make it safer for somebody. Independent Living: One of the things that we don't always think about with this is like hanging some curtains or artwork because it makes a home feel nicer. When my home feels nice and my home looks good, I feel better about myself and I'm able to stay in that home because my overall self esteem is up. So, that's one of the things that we can do with our home repair. I think right now our time is 1 to 1.5 weeks before we can get somebody scheduled, but I would highly suggest offering that as something that's available for your folks.

Ms. Bailey stated to your individual ride question, about 2% of the services that we provided in Cottage Grove were individual rides. Ms. Hicks said we did have some home repairs here, too. Ms. Hicks stated we do have volunteer opportunities; Ann will speak about Learning Buddies and Pen Pals. Ms. Bailey stated Learning Buddies and Pen Pals is a program where we have older volunteers partner with elementary schools to provide whatever the teacher needs in the classroom: Tutoring, reading, and help. Our Learning Buddies program coordinator has actually spoken with a couple of the elementary schools, and we have commitments that there are teachers in the elementary schools in Cottage Grove that would like this assistance. So, we will be doing a bigger push for volunteers for next school year so that we have enough volunteers to help out those classrooms. It's one of those things that every so often we survey every volunteer and every client annually; to quote one volunteer, the Learning Buddies gave meaning to my life. I think a lot of times when people retire, they lose that little compass point, and having a meaningful volunteer opportunity really makes a difference. So, we're excited to be able to bring that into the Cottage Grove area.

Part of the reason for the expansion of home services into the southern Washington County area has been because for the last two years, the Department of Human Services has a Live Well at Home grant; that's how we've been able to fund the expansion into southern Washington County and offer a sliding fee or adjustable rates to people. Ms. Hicks stated we should say that these are available for the whole Highway 61 corridor; we're not going to Woodbury, but we like Cottage Grove, St. Paul Park and Newport. So, any of those areas. She asked if there were any questions for us, but none were asked.

EDA President Bailey said thank you for coming in and sharing this information. I think when we set this in motion a few years back, obviously it's been successful for the seniors that need that support. I do know our Washington County Commissioner is having a transportation workshop this afternoon. One of the things that she is really interested in is trying to get some additional, maybe DARTS, services in Cottage Grove that would actually go to the food shelf, as an example, in St. Paul Park. So, I believe she's going to be speaking on that to the Washington County Board later on this afternoon.

Ms. Bailey stated we sent her the same data, so she should have that. The thank you really reflects back to you, as a Council, you took a chance on saying this was an important service to provide and we thank you. I think that it's a really augmented service, and it really speaks volumes to what you feel about all the residents of Cottage Grove; you're really focusing on any age, so thank you again very much for remembering our older residents.

EDA President Bailey stated thank you for coming in today. Ms. Bailey stated older, mind you, is defined as 50 and up, so that's me; EDA President Bailey stated that's me, too. Thank you.

4.2 ECONOMIC DEVELOPMENT UPDATE/BUSINESS INQUIRY

Gretchen Larson, Economic Development Director, gave the Beige Book report: Employment, Prices, and Consumer Spending: They're all either slightly down or modestly okay, as far as increases. Construction Activity: Is down. Commercial Real Estate Activity: Is kind of flat. Office Market Sector: Is soft. Residential Real Estate: Remains subdued. The theme for the day is the economy is okay, but it's not going gangbusters, essentially. Manufacturing Activity: Increased slightly. Agricultural Conditions: Sales fell. Minority and Women-Owned Businesses: Reported lower sales and profits since the last report. So, this quarter we're struggling a little bit, but hopefully it's going to be turning around. You'll probably hear a few things in the upcoming presentations that will explain some of that as well. **Cottage Grove Construction Updates**: Hohenstein's: Their drive-through cooler has been installed, and the interior office framing has begun. So, obviously, the really nice weather this winter has caused all the construction activities to exponentially be completed faster than they probably originally intended or could have done. Low-Zone Water Treatment Plant: The footings are in, the slab is poured, and of course the walls are going up. If you've driven over there, it's moving along quickly. Chase Bank: The walls are up, the building is taking shape. The parking lot has been dug up, and now they're working on some of the interior and exterior completions on the building and the landscaping. O2B Kids: They are moving along really rapidly, interior framing is continuing, and interior trade work has started. They are ahead of schedule as well. Okoruwa Pediatric Dental: You are finally going to have a pediatric dental office in Cottage Grove. Dr. Okoruwa has applied for a permit for a new office space in the Summerhill Building, so that's going to move along rapidly. He's still working with MCCD on some financing. Bluestem Senior Apartments: The building permit has been issued. The City Council saw in their last report photos of it, so it's moving along rapidly; that's located just across from Grove80, and that's the affordable senior housing project. Norhart Apartments: They're building plans have been reviewed, and a review letter provided to the new market-rate apartment building. It will be located at Hadley Avenue.

4.3 3RD AMENDMENT TO AMENDED AND RESTATED CONTRACT FOR PRIVATE DEVELOPMENT (NORTHPOINT)

Director Larson stated you've already approved two amendments to the agreement; the first one was back in May 2022, the second one was in February 2023. All of them are essentially for the same reason, the market is still soft in the industrial area and the projects are just not moving along as fast as they had hoped because they can't secure the tenants that they need. Generally, when you secure the tenant, then you build the building. So, in January they met with the Mayor, the City Administrator, and staff, and they said they're still delayed; they're not getting the tenants that they had hoped for. Director Larson stated that Charlie Cannon with NorthPoint is here in case there are any questions after I've finished presenting the request. As a part of this 3rd Amendment request, we had our financial consultants and TIF attorney look at the request and if approved, it would result in some changes to their plans as follows:

- Commencement and completion dates will change for Phase 1a and also for Phases 2-4.
- Building sizes will also change with the net (88,000 Square Feet lower); the building size for Phase1a is substantially lower, but some of the other ones are larger. In a development of 3.4 million square feet, that's really not a lot of difference. There are other things going on in the Business Park that may also change this as well.
- The jobs created will decrease from the projected 1,870 to approximately 1,200.
- The amount of the TIF generated will decrease from approximately \$12.5M to \$7.6M.
- This request will also result in a note that will never be paid off because of the timeframe of the actual TIF District, which Director Malinowski confirmed yesterday was 8 years.
- The ability to decertify the District early will likely not happen because of the timing as they have pushed their timeline for completion out to 2028.

Charlie Cannon, Development Associate with NorthPoint Development, stated he's fairly new to this project, but he's been with NorthPoint for a couple years now. He spoke about the two existing buildings. Building 1: Lumbermen's signed a lease a couple months ago they are moving all their product and getting situated, which is good news. That leaves about 90,000 square feet in Building 1 vacant. Building 2: Is 500,000 square feet and is still vacant.

EDA President Bailey asked if the EDA Members had any questions:

EDA Member Jean-Baptiste stated he had a question and needed some clarification. If I understand this correctly, the TIF is being reduced, but then it's nonrecoverable, correct?

Director Larson replied the TIF is being reduced because the increment will not be created because of the delay in the buildings. So, you operate under a pay-as-you-go system, so it's just going to reduce the amount that NorthPoint would eventually get in their payout, and that could reduce to zero depending on how long this takes.

EDA Member Jean-Baptiste asked how much of that previous amount would have been recovered, of the \$12.5M. EDA Member Carey stated it notes here the request will also result in a note that will never be paid off; he asked EDA Member Jean-Baptiste if that's what he's referring to. EDA Member Jean-Baptiste replied yes. EDA Member Carey asked if it could be clarified what that means to the City and the taxpayer.

Director Larson stated Brenda Malinowski, our Finance Director, will clarify that. Director Malinowski stated when a TIF District is created and a Development Agreement is done, there are certain things that are thought will happen; so, at that point, we thought that available tax increment would be \$12.5M. Because of the delay in the project, the tax increment that will be able to be created over the life of the District has now been reduced to \$7.6M. So, with a Pay-As-You-Go (PAYGO) note, such as is with NorthPoint, the developer pays those upfront TIF expenditures. For example, the street improvements in that area that they were responsible for as part of their Development Agreement, they pay those costs, and then the City or the EDA pays them back, with that tax increment. So, because of the delay in the project, we know that the tax increment that will be generated will be less; that is why that note has been reduced.

Recommendation

By motion: Approve the Third Amendment to the Amended and Restated Contract for Private Development by and between the Cottage Grove Economic Development Authority and NP BGO Cottage Grove Logistics Park, LLC, as presented.

EDA Vice President Olsen made a motion to Approve the Third Amendment to the Amended and Restated Contract for Private Development by and between the Cottage Grove Economic Development Authority and NP BGO Cottage Grove Logistics Park, LLC, as presented. Motion was seconded by EDA Member Scott. Motion passed unanimously (7-to-0 vote).

4.4 Tax Increment Revenue Note (Up North Plastics)

Director Larson stated Up North Plastics has been in the City's Business Park since 1981. You approved the creation of TIF 1-19 in January 2019, as they wanted to expand their business operation. They added a 428,000 square-foot facility, and they created the 200 jobs that were a part of their TIF Agreement. In 2019, they also applied for the Minnesota Investment Fund and the Job Creation Fund; both of those were closed out last Fall, so they've gotten their money there as well.

Their entire project is complete, their paperwork has been certified by Ehlers, our City financial consultants. There's a TIF Note now to be issued, not to exceed \$892,000, and their first payment will be due on August 1, 2024, and then February 1 and August 1 of every year thereafter, with their final payment on February 1, 2030. We'd be happy to answer any questions about that, but essentially this just closes out that project, and you have a recommendation before you; no questions were asked.

Recommendation

By motion: Approve Resolution 2024-04 approving the issuance of, and providing the form, terms, covenants, and directions for the issuance of a taxable Tax Increment Revenue Note, series 2024-A, in an aggregate principal amount not to exceed \$892,000.

EDA Member Myers made a motion to Approve Resolution 2024-04 approving the issuance of, and providing the form, terms, covenants, and directions for the issuance of a taxable Tax Increment Revenue Note, Series 2024-A, in an aggregate principal amount not to exceed \$892,000. Motion was seconded by EDA Member Carey. Motion passed unanimously (7-to-0 vote).

4.5 TERMINATION OF CONTRACT FOR PRIVATE DEVELOPMENT MODERN AUTOMOTIVE PERFORMANCE (MAP)

EDA Member Carey stated I'll be recusing myself from this discussion.

Director Larson stated Modern Automotive Performance (MAP) was the tenant in the building at 9800 Hemingway Avenue. In May 2019, you created TIF District 1-18 and they made the capital investment and created the agreed-upon jobs, per the TIF Agreement. However, in late 2023, MAP determined that they would allow their lease to expire on the building in early 2024. Staff then went over to the building, visited with the brokers, and confirmed that MAP was no longer open for walk-in business, per the signs on their door in January 2024. So, that began the process of the TIF decertification because once you lose the tenant, then it's not operating according to the TIF Agreement originally provided. So, the building owner of 9800 Hemingway Avenue was notified in January of the default event because the tenant was leaving and/or had left. They were given 30 days to cure the default; they haven't found a tenant that we could even possibly consider transferring a TIF to, so that did not work out. So, now before you is a consideration to terminate that agreement and the Taxable Increment note and then decertify taxing entity TIF 1-18. That's the recommendation before you, and we're happy to answer any questions.

EDA Member Tschida stated I guess I'm a little new to TIF. If they find a new tenant later on, I guess we're turning it off now, are they able to turn the TIF back on if they do find a new tenant? Or is this the end for them? Director Larson replied no, this would end this district..

EDA President Bailey stated it was funny because before this meeting started I said this is one of those weird meetings where we have three different, separate TIF-type items happening. So, I was asking staff to be prepared for some questions because it's different than we normally deal with.

Director Larson stated they had their PAYGO and they were receiving their payments, the District itself has collected enough money so that the City will not be out anything, and that's the value of PAYGO's. The only entity who obviously doesn't get anything is the person who owns the building because it ceases. They've gotten approximately half of the PAYGO, and now the rest will just cease because the increment will cease.

EDA Member Tschida said okay, fair enough.

EDA Member Jean-Baptiste stated in the event that this was done, they broke the agreement a while back at a point in time where the City was kind of upside down in their financials, do we have anything moving forward in our agreements that would allow us to recoup anything so that we are not out any money?

Director Larson replied yes, you do, you have either lookback or claw back provisions or both, depending on the type and style of the note. So, the City's financial consultants and our City Administrator and Finance Director always make sure we're covered.

Recommendation

By motion: Approve Resolution 2024-05 terminating the contract for private development and Tax Increment Financing note for Modern Automotive Performance in TIF District 1-18.

Approve Resolution 2024-06 Requesting Decertification of Tax Increment Financing District 1-18 and direct EDA staff and consultants to send the Resolution to the Washington County Auditor to decertify TIF District 1-18.

EDA Member Scott made a motion to Approve Resolution 2024-05 terminating the contract for private development and Tax Increment Financing note for Modern Automotive Performance project in TIF District 1-18. Motion was seconded by EDA Tschida. Motion passed unanimously (6-to-0 vote).

EDA Member Jean-Baptiste made a motion to Approve Resolution 2024-06 Requesting Decertification of Tax Increment Financing District 1-18 and direct EDA staff and consultants to send the Resolution to the Washington County Auditor to decertify TIF District 1-18. Motion was seconded by EDA Member Myers. Motion passed unanimously (6-to-0 vote).

4.6 PROPOSAL TO PREPARE A HOUSING NEEDS ASSESSMENT

Director Larson stated in January 2024, the City Council accepted the staff recommendation at our Strategic Planning workshop for completion of a housing study. Discussed at the workshop was that a study was needed so that we could know: Who was moving in, who was moving out, why they're moving out, if the housing is affordable enough, do we have enough market-rate versus affordable. So, we thought the time had come to make a recommendation to actually have an official study done. Staff researched options, and the team at Maxfield Research comes highly recommended; they do over 100 housing studies every year. The study will take approximately 120 days to complete, and the cost for the study is \$22,875. You'll see on your screen the flowchart: They look at our policies, our housing stock, they do the demographics and employment, they do an economic development analysis, and they have a demand gap analysis. So, what do we have, what don't we have, what could we use, and how is any of the housing being used. Then they'll make some recommendations to the staff and then we'll bring the report back to the EDA for review. We'd be happy to answer any questions.

EDA President Bailey stated I'll just make a quick plug, and maybe EDA Vice President Olsen could, too. What we hear a lot in the community in various venues, avenues, social media is that either we're growing too fast, we're not growing fast enough, we don't have enough of this, don't have enough of that. Do people want small houses, big houses; I mean, this is going to kind of give us an idea on all of that to make sure that we have our finger on the pulse of what the future looks like from a growth standpoint. Are we looking to build certain types of homes, apartment buildings, affordability,

etc. From what I hear, we're doing pretty good compared to our friends to the north on affordable housing, but we need to understand what that means for the citizens of Cottage Grove and people who want to move here. So, that's a part of the discussion that Council had at our workshop in January, making sure that we have a good, solid understanding of what the future holds looking down the road for the types of housing, what's changing, and what's happening for the future.

EDA Vice President Olsen stated with respect to housing, it's a complicated issue in many regards because what you see depends on where you sit; hence, the reason to have an objective third party do this study for us so that we can strategically and tactically attack the problem, if there is a problem, in the appropriate manner. To the Mayor's point about folks sharing their opinions on all the various social media sites or when we're at a meeting or when we're at an event, we frequently hear about housing stock in the community. Those of us who've grown up here know that for years and years and years the affordable housing in the City was considered to be the Thompson-Grove side, and the Mayor and I grew up over there. But even the properties that were original Orrin Thompson homes on that side of the highway are kind of breaking over that \$300,000 mark for purchasing; so, the perception of what's affordable and what isn't changes, it fluctuates year over year. I think that's another argument for the study to be done by an objective third party. We are mandated as a community to have a certain amount of affordable housing, that's mandated by the Metropolitan Council, and so are all the other communities in the area. So, making sure that we're doing our part is a critical element of what we do with regard to our zoning and our planning. And you've all read the news, supposedly the Twin Cities is short 100,000 domiciles at the moment for people who actually want to live in the Twin Cities. Development continues to be one of those sort of hot-button issues, what should it look like, where should it go, so on and so forth. Something that I found interesting in digging into this topic a little bit was from approximately 1980 to 2010, the City of Cottage Grove grew from a population perspective or from a development perspective somewhere in the neighborhood of about 2.75% annually, on average. Since 2010, that number has dropped significantly, to about 1.5% annually. So, the City is not growing nearly as fast as it did in its heyday. But we are still growing; we're trying to grow intelligently, we're trying to be wise about where we put housing and what sort of housing we put there. This study's going to help us maintain focus on that and move forward in the appropriate manner, and it is necessary. The City is going to continue to grow, it just is, and as I said earlier, there's certain things that we have to follow relative to our Comprehensive Plan and the Metropolitan Council. We want to follow that, we want to be inline with the guidance that we get from the State, from the Metropolitan Council, etc., but we want to do it smart. We want to make sure that we're wise. This study will certainly help us do that, so I'm all in favor.

EDA President Bailey asked if there were any questions or suggestions from the EDA Members:

EDA Member Tschida asked if we had ever done a study like this before?

Director Larson replied not to her knowledge; however, Council Member Olsen noted that one was done before Director Larson worked for the City, but it was a long time ago and he felt a new study was needed.

EDA Member Tschida stated I agree that this is completely necessary because I love talking about housing. I love the idea of a third-party study, I think it's really important to know what we're looking for. When you talk to builders, they say it's government regulations that are a problem, and when you talk to government, they say it's the builders not building what people want. So, a third party is fantastic if they're looking into that. Now, I'm excited about it and I'm excited in 120 days to see what we get back.

EDA Vice President Olsen stated I just want to respond to the question of whether we've done this before with a little more color for you. Several years ago, I want to say 2012-ish timeframe, we

had a housing summit, so to speak, down at River Oaks. We brought in realtors, we brought in developers, we brought in homebuilders, etc. We got everybody in the room, and we spent a number of hours talking through exactly what you just suggested about sort of what came first, the chicken or the egg; is it regulations, is it building materials, is it lot sizes, what have you, because we truly wanted to understand. I'm going to give credit to the Mayor here because when we stepped into our current roles in 2008, the economy was in a really bad place, and one of the things that we had to do our first year is we had to cut about \$900,000 out of our budget in the first year that he started as Mayor and I as a City Council Member. It was a tough time. But one of the things that the Mayor stated at that time to the Council and to the staff was we know that the economy is going to turn around, and we want to be prepared for that. We want to be out in front, we want to make sure that we have all our ducks in a row when things change so that we can move forward quickly, and we did, and that study was part of that; that conversation was a part of that so that we had a better feel for how do we make sure that builders, developers, etc. feel like Cottage Grove is open for business and we're ready to go to work. And so we streamlined our permitting process, we took a very hard look at some of our ordinances, which we just did again this year, and we made some pretty significant changes in the way that we do business. That led to what we're experiencing now, which is what I would describe as intelligent growth, but growth nonetheless, and very consistent growth, year over year over year over year. So, we definitely dug deep, but as you know, the markets change constantly, they're always fluctuating. So, we felt like it was a good time to sit down and do that again, and we meet with those folks regularly, we try very hard to understand their points of view, while still maintaining the integrity of the community in a way that we feel is appropriate. I think this will definitely help us take the next step, and then I'm certain that eight-to-ten years from now we'll take another step and so on, just to make sure that we're still on track with the market. That information that we got was good information, but it's kind of old right now. So, new information's good. I hope that's helpful.

Recommendation

By motion: Approve the attached agreement with Maxfield Research & Consulting for the creation of a Housing Needs Assessment for the city in an amount not to exceed \$22,875.

EDA Member Tschida made a motion to approve the attached agreement with Maxfield Research & Consulting for the creation of a Housing Needs Assessment for the city in an amount not to exceed \$22,875. Motion was seconded by EDA Member Jean-Baptiste. Motion passed unanimously (7-to-0 vote).

4.7 GROW MINNESOTA! PARTNERSHIP PROGRAM

Director Larson stated the Grow Minnesota! Program is part of the Minnesota Chamber of Commerce. Economic Development Agencies, and other organizations in the business of economic development can join Grow MN! however, they're not a member of the Chamber. We thought in reviewing this that it kind of really complements the reigniting of our BR&E Program and what we're going to talk about in the workshop here in just a little bit. Some of the services that we think kind of stand out is they have specialized software to tabulate survey results, so that's something in your plan we won't have to purchase. They'll provide assistance on BR&E visits, they will produce customizable reports of Statewide business trends and demographics, and our businesses can use their supplier match program database to find local suppliers that might more fit with their business needs, rather than trying to go out of state for certain things. Overall, we think it's a real complement

to what we're doing, so we'd like to try it out for a year, and then we'll do an evaluation and see if it gave us everything that we thought we were going to get, including like shared surveys and online surveys and those sorts of things. Again, we'll talk more about that in the workshop. The annual cost for the Advanced Partnership is \$1,000 and we would recommend our participation.

EDA President Bailey asked if the EDA Members had any questions:

EDA Member Tschida asked do we know how many other cities or EDAs are utilizing this; I assume it's something that most local Chambers of Commerce are doing.

Director Larson replied, interestingly enough, I asked that question just the other day, and there are 80 organizations of various forms who cannot be members of the Chamber but are Economic Development Agencies. So, 80 is pretty good in this area. They've conducted over 14,000 business visits and surveys over the past five years that they've been doing the concentrated program effort. Our local Chamber actually benefits from this partnership because they are allowed to have access; so, we have to coordinate it with them, but they're allowed to have access to the same things we have access to without an additional charge to them because they're a member of the Chamber itself. So, we see it as kind of a really neat partnership because then the Chamber can reach to their membership base, which helps us because there are only so many business visits we can make in a year.

EDA Member Myers had a clarifying question as a former president of the Chamber: Does that benefit mutually flip if the Cottage Grove Chamber spends this \$1,000 next year and in the future, is that something to work with Laurie on to continue to support the City?

Director Larson replied sure, we can talk about that. EDA Member Myers stated I was just curious because I talk with Laurie; Director Larson stated I have no idea why it wouldn't work that way. EDA Member Myers stated I know she is involved in the Minnesota Chamber; I'm just wondering if this has been filtered to her. Director Larson stated yes, we've actually had group meetings with Sean O'Neil, our point person at Grow MN, with Laurie; so, Laurie knows that they're going to get access to this and then it's just a matter of the coordination because, obviously, we don't want to try to visit or survey the same businesses.

Recommendation

By motion: Authorize participation in the Grow Minnesota! Program at the Advanced Partnership Level in the amount of \$1,000.

EDA Member Myers made a motion to authorize participation in the Grow Minnesota! Program at the Advanced Partnership Level in the amount of \$1,000. Motion was seconded by EDA Member Jean-Baptiste. Motion passed unanimously (7-to-0 vote).

4.8 DOMINION CERTIFICATION OF COMPLIANCE

Director Larson stated this is not an action item, this is just a report to the EDA. For those of you who are newer to the EDA, one of the requirements of the Dominion TIF Agreement that the EDA entered into with them was that they would report annually and make sure that they are in compliance with their TIF. Their TIF requires that 80% of the housing units be affordable senior housing and another 20% is affordable but not necessarily restricted to seniors. If any of you recall some of the previous conversations in either City Council Meetings or elsewhere, you can't say it's just senior housing; the Federal government requires that a percentage of the housing be utilized by people who may not be seniors but otherwise would be considered disadvantaged and qualify for affordable

housing. On February 13, we received a Certificate of Compliance from Dominion, it was in your packet, along with the Tax Credit Project Report, Unit Status, but that report is not in your packet because it's confidential information; it's literally everything about the tenants, so that one you don't see, but it will stay on file with the City. Staff reviewed those documents, discussed it with the Finance Department, and we concur that they are in compliance with their Development Agreement. Again, no action is needed, but we're happy to answer any questions about it.

EDA President Bailey asked if there were any questions from the EDA Members:

EDA Vice President Olsen stated with regard to Dominion and their certification process, I'm curious if we have gotten any additional information from them on their rental increases for this year. I know that the last couple of years there was some noise about overly egregious increases in rent. One of the things that Dominion shared with us in both of those circumstances was they were simply following the law, HUD sort of guides that process for entities like Dominion. Has there been any dialogue this year about rental increases?

Director Larson stated there has been an increase for 2024 and she had asked them the other day to confirm the increase and they have not. However, at meetings with the City Administrator, the Mayor, and I with one of the owners of Dominion he said the increase for the 2024 is 4%, but you can't tell that by what they produced unless we literally compared every single unit, which we did not do. I'll get that answer back to you if they confirm that it was more than 4%.

EDA President Bailey stated if the public or the EDA Members understand, Dominion has been in the news because there have been some concerns about the high rates of the rents, how much they went up, and then there are some concerns about parking fees and more electrical fees.

Director Larson stated they so seem to have a lot of add-on fees, so that would affect the percentage increase in rates.

EDA President Bailey stated I actually worked with a tenant to kind of provide some data and some information that they're getting, and then also provided it to the County. Jointly, the City of Woodbury, Cottage Grove, and the County submitted a letter of concern to the Attorney General's Office; we just want to make sure that seniors everywhere are not being gouged when it comes to all of these extra service fees that get placed on some of these charges that they get.

One of the other things I will say is affordability is also kind of a slippery slope. The reason I say that is what is deemed affordable in Washington County is not the same as what may be affordable in Hennepin County, Ramsey County, or Dakota County; it's all based on the Area Median Income (AMI) in that county. Ironically, Washington County has some of the highest AMI in the State of Minnesota. So, of course, what's considered affordable in our community or Washington County is a higher number than if somebody were to move to a different county or different city. So, that's been the challenge, trying to educate and understand why it's so much more to live at a Dominion subsidized housing product in Cottage Grove than maybe somewhere else within the metro.

Director Larson stated as a Council, you've done a great job; you've had Trellis and Roers Companies come in, and those are going to be very affordable. The Council has been transmitting their philosophy that they want affordable to be affordable and have done a lot of things that have caused builders to think they better pay attention to that. So, that's a good thing.

EDA Member Tschida stated I guess Dominion says they've raised rents 4%; can we try to verify that?

Director Larson said yes, we are trying and will advise what we hear back.

EDA Member Tschida stated that'll be really great if you can. Do we know what the increase in Social Security was last year, because they're on fixed incomes, their income doesn't go up on AMI.

Director Larson replied Brenda is looking it up right now. It's not a lot, it's like a couple hundred dollars a month for the person who is just on Social Security. Brenda stated the increase was actually 3.2%.

EDA Member Tschida stated it was 3.2%, and it's a 4% rent increase, so that's close.

EDA Member Jean-Baptiste stated so, as part of that, I know they're kind of guided by HUD, as far as what their rent increases can be. Do we have the opportunity to kind of say if you're going to be in this City, this is your new rent increase, and make sure that they're not going above and beyond a certain amount?

Director Larson replied well, yes and no. It's a good question, but it's complicated, and the two Council Members have been through many times. According to our City Attorney, you can't place rent controls on builders because some things are mandated by state law which takes precedent. HUD has their mandatory range and right now you can raise rent as much as 12.5%. But just because you can, should you? And those are the types of conversations that the Council has with people who want to do affordable housing; I know you can, but should you? So, when they were discussing this with Trellis for example, Trellis shared that have never raised their rents more than 3% in any given year. They even showed us proof of that, so, it's a different philosophy for them.

EDA President Bailey stated it's a great question because using Trellis as an example, we are as a City EDA giving some cash, not TIF, but cash, am I correct?

Director Malinowski replied we're giving a forgivable loan of cash, but it is from one of our old decertified TIF Districts, TIF 1-8, which was a housing district.

EDA President Bailey stated and the purpose behind that was to make sure that percent of AMI is 30%, which is extremely low compared to everyone else. When they came in and said that, they told us if we could help them with this bit of money, and it's not significant, they could keep that number that low. We said absolutely, that makes more sense. Actually, at one point we discussed or verified with The Legends, Dominion, just to make sure they were following, which is why you're seeing this; we wanted to make sure that they are doing what they're supposed to do. There might be some other things in there that we might be concerned about, but the reality is from a TIF Certification of Compliance, they've actually been achieving it. I think the Council and the EDA have been much more aware now of what is truly affordable, and if there are certain things we can do as a community, a City, and EDA to help bring better projects to town that are much more affordable, then we're more willing to entertain that.

5 PUBLIC HEARINGS - None.

6 OTHER BUSINESS

6.1 EDA CALENDAR

EDA President Bailey stated the EDA Calendar has been provided.

6.2 EDA COMMENTS

EDA Vice President Olsen stated there was a lot of good stuff on the agenda today. If you'll notice, pretty much everything revolved around TIF. I'm new to the body this year, I've been on the body previously, but I'm new to this group. What I don't know is whether there's ever been any training from our TIF attorney on what TIF is, how it works, why we use it, etc. Further, understanding that TIF is just one tool in the toolbox, as it relates to economic development: Some cities love to use TIF, it's their preferred method, others don't. Some communities like to use tax forfeiture, tax abatement, or loans. So, I'm wondering would there be any value at some point having a workshop with our TIF attorney and/or Ehlers to just explain to the body these are some of the tools that are available to us. This is what we're doing currently with TIF, this is why, just to make sure everybody's

up to speed because it can get complicated, it can be difficult. When you talk about increment, what is an increment? What does it mean, how does it occur, those kinds of things. I just wanted to suggest that maybe there's a conversation there about doing some training; maybe not, maybe it's already been done, but I just wanted to share that. I had a resident reach out to me about something the other day that I thought was interesting. On our City website, if you're looking to get information on a specific project, it's a little bit cumbersome. The suggestion that the resident made was wouldn't it be neat if we had a "What's New" page. Just here's what's new, here's what's going on in terms of economic development in the City; whether it's a road project or the new Chase Bank, so on and so forth. Because I think the #1 thing we get asked as Council Members, and I know the Mayor does, because he puts little updates out on his Facebook page, hey, what's coming to town, when is it coming to town? What about this, when will that happen, how come Kwik Trip's not here yet, what are we doing with this and that? So, maybe a What's New homepage on our website where people could then click through to look at either a packet or drawings or whatever might be a way to really ensure that #1, we're being as transparent as possible with the public, but also #2, they can just find it without needing to kind of wonder and then figure out which packet it was in, if it was a Planning Commission meeting or was it an EDA meeting. I just wanted to suggest that as something that came my way from a resident. I know we have an outstanding Communications staff, so maybe that's something they could think about.

EDA Member Myers stated just to reply to that, we did get some high-level tutorial early on, probably when we started, but it has been a while since like TIF 101 was explained to this group.

EDA Vice President Olsen stated yes, and it can be complicated, depending on how you format your TIF; it also has to be approved by the State, you can't just do it. There are things that people I think should know. As members of this body, if somebody were to ask you, I would hope we could respond appropriately and have the information we need; EDA Member Myers agreed with that.

Director Larson stated you just brought up the two subjects that are on our task list to address. The new members did receive some initial training but it was from the City Attorney about how the EDA body functions but not about TIF and other incentives in any detail. We recently discussed with the City Administrator that we should have a workshop with Ehlers to review our business subsidy program with the board.

EDA Vice President Olsen stated they did my training years ago, and it was amazing.

Director Larson stated regarding the "What's New" page we're discussing an Economic Development newsletter or projects update page and how to keep it fresh and up to date.

EDA Vice President Olsen stated all you have to do is look at the Mayor's Facebook page; when he puts out updates on things, it gets shared, it gets liked, he gets yelled at. There are definitely many responses. EDA Vice President Olsen stated it's just something a resident brought up that I thought was relevant; Director Larson stated absolutely we agree and will update as we are working through the process with the communications team.

EDA President Bailey stated two things for the group here. Ironically, since we've been talking a lot about housing, with staff's help there was an article in the paper I believe it was last week regarding the Missing Middle legislation that was going through. It is my understanding that the Missing Middle legislation is now dead; can you confirm that?

EDA Member Tschida replied I know it's not moving at the moment; nothing's ever dead.

EDA President Bailey stated that's true up at the Capitol until the session's done, but word has it that there's not support predominantly it sounds like from suburban counties, suburban mayors, me included. And it isn't that we're against it, especially as we talked about affordable housing, it was the way that they're going about doing it, which was of extreme concern. In essence, you could build duplexes, or depending on where you're located, fourplexes, sixplexes next to a single-family home, and the City of Cottage Grove couldn't do a thing about it. We couldn't stop it, we couldn't say what

kind of materials were on the building, we couldn't say you have to have parking for all those tenants; they would be allowed to be on the street, which means in winter months we'd have to change our plowing situation in the community. So, we were very adamantly against it, basically, with the other communities. EDA President Bailey stated so I just thought I would share that with you that that's been discussed quite extensively. We believe that there is, and I think the City does, too, that there is another way to do this. Part of it maybe like we talked about the housing study and things like that to better understand, but I think it was mentioned earlier, like each other blames the other one, right? The developers and the builders blame the cities, and the cities say you're not building or you're gouging. Somewhere in the middle is probably where we need to be, but this particular bill was not, in my opinion, the way to go.

EDA President Bailey stated the other one, ironically, speaking of housing, is just giving everybody an update. I know it got brought up here, if you weren't aware, the Mississippi Dunes Golf Course sold, and they closed, and they started removing trees and the houses, I think there were two down there. If you saw it on the news, there was an attempt to stop it by the Friends of Grey Cloud group. They wanted an immediate injunction, but the judge denied it. Now, there is still kind of a court case, but I think it's out until May; so, by the time the court case were to even come, if it even goes anywhere, I don't know what's left because the project is already in the process of moving forward. The good news I want to share with all of us, and I'll say it again, is 54% of the entire property is going to be park and open space, which is unheard of in developments within our City. Normally, we have to kind of piecemeal stuff together, and we did piecemeal some stuff here, but we worked with our partners, the DNR and Washington County, in order to gain as much of the land as we possibly could. I think the only one that's left right now in that process is the DNR still has to close on the two parcels that we recommended that they purchase as part of the SNA Dunes area there. I just thought I'd share that with the EDA group here that that is proceeding, everything's moving forward.

Lastly, don't forget is this Volunteer Month, and we have a Volunteer Banquet. I'm hoping all of you are going to be able to be there; if not, thank you for volunteering on the EDA. Our banquet is this Thursday at River Oaks Golf Course at 6:00 p.m. I'm going to be doing a little State of the City just to kind of share some of the things that everybody likes to hear about, what's going on here in our community, just before we have dinner, which will be served around 7:00. We will have our presentation after that. It's just our little way of thanking all the volunteers, whoever you are, that make our community great, so, thank you!

6.3 RESPONSE TO PREVIOUS EDA COMMENTS - None.

7 WORKSHOP - St. Croix Room

7.1 BUSINESS RETENTION AND EXPANSION PROGRAM WORKSHOP

EDA President Bailey said he has to leave, so EDA Vice President Olsen will chair that workshop today. We won't adjourn in here, but will do the adjournment in the St. Croix Room. He looks forward to seeing the information that is shared about the BR&E Program and if there are any changes or adjustments that you want to make. With that, have a good day.

Director Larson presented a brief overview of the BR&E program in the workshop stating that the program has both long-term and short-term goals and objectives.

Program Goals:

- To build relationships, we want to find out what businesses need, how they're growing and expanding, and what we can help with.

- To know what our weaknesses are in the community, what it is that we're not doing that people think we should address.
- To bring good jobs to the city with higher wages.
- Create a consensus about what does BR&E look like, what services do we need, what things do the City Council and all of the Boards and Commissions need to be working on, including the EDA.

Short-Term Objectives:

- We want to support the business.
- Help improve profitability if we can.
- We want businesses to know that we value them in the community and all the things that they're doing.
- We want to make sure that we have an implementation plan to improve the business climate. This City has worked really, really hard on improving the relationships and fostering a good relationship.
- Compile an inventory of existing businesses with contact information.

EDA Member Carey stated that he had to leave shortly so asked to share his thoughts about the fact that some visits are important but perhaps sending postcards or emails to literally every business in Cottage Grove, suggesting them to at least do the survey. Then, from the survey, maybe that's how you can determine who are the most-interested businesses versus like us trying to select who those are, but not knowing.

Director Larson stated exactly, that's part of the homework. Once you've had the chance to read all of this we will follow up and refine the plan and report back.

EDA Member Meyer said what I envision is if we were to send me a postcard or email, I'd be like this is the City, we want to help provide support and improve your profitability, please let us know how to do it. I'm going to answer that survey and give you some feedback.

EDA Vice President Olsen stated we also work through various organizations that some of our businesses may be part of the Chamber came up earlier. We can work through the Chamber and make connections to inform them about this. In the past, when we've done this, we worked with State agencies, like DEED, and we've also worked with some of the tech agencies. That's actually how we got focused on our Business Park for development several years ago. We used to send postcards; however, we found that other methods of communication tended to be a bit more effective such as emails so I think that we definitely need to keep doing that.

Director Larson stated part of the homework is also to determine if you want to go on the visits as well. As for the survey we should ask ourselves things like are we asking too many questions, not enough questions? Are we asking questions that we really couldn't follow up on, even if they answered the question? Now is the time to really look with a critical eye about what we ask them and why we ask them certain things. Two different surveys are included in your packets for review. Director Larson stated so, as we move along, we will be reaching out to you because you're going to get a follow up email: Did you do your homework, have you read everything, and what are you thinking? Do we need to meet again?

EDA Vice President Olsen stated just as a note for the body here, the City, the EDA has been doing BR&E for longer than I was on the City Council. It evolves, but some programs that you might be familiar with, that have been a result of BR&E are: DARTS, the Façade Improvement Plan, and during the pandemic, we did some grants for some restaurants in town to help them maintain their staffing level and pay their people, etc. Those were all offshoots of the feedback that we got. It seems

like maybe this is just one more thing we have to do, but the fact of the matter is there's been a lot of value to it.

Director Larson stated the Program Summary will just give you that brief history of the very things that EDA Vice President Olsen just said, which is what did they do after they did the visits, and what have we changed. Things have changed, there's more fiber and broadband in the area, more is coming, more businesses have been added to the Business Park, businesses in the Business Park like Renewal and Van Meter have expanded. So, all of those things that came out of BR&E to begin with are happening with all those connections being made, the Business over Breakfast, where they could just talk to one another because they don't ever get out of those big buildings half the time.

EDA Member Carey shared that he built his business by participating in the process. So, there's just a lot of things that have positively occurred, and now as the City makes these strategic plans to develop the properties along Highway 61 and all the way up to 70th, headed towards Woodbury things will change even more.

EDA Vice President Olsen asked if there were any questions for Director Larson or the staff.

EDA Member Tschida asked should we respond to the questions being asked today.

Director Larson stated we'll send you a follow up email in a week or so after you've had a chance to review all of the information and get feedback on the survey, visits and your preferred involvement in the process.

8 PRESENTATIONS - None.

9 ADJOURNMENT

EDA Member Jean-Baptiste made a motion to adjourn. Motion was seconded by EDA Member Meyer. Motion passed unanimously (6-to-0 vote). The meeting was adjourned at 8:56 a.m.

Respectfully submitted,

Gretchen Larson
Economic Development Director

/jag



City Council Action Request

7.F.

Meeting Date	7/17/2024				
Department	Community Development				
Agenda Category	Action Item				
Title	Rental License Approvals				
Staff Recommendation	Approve the issuance of rental licenses to the properties in the attached table.				
Budget Implication	N/A				
Attachments	<table><tr><td>1.</td><td>Memo - Rental License Approvals CC</td></tr><tr><td>2.</td><td>Rental License Approvals Table</td></tr></table>	1.	Memo - Rental License Approvals CC	2.	Rental License Approvals Table
1.	Memo - Rental License Approvals CC				
2.	Rental License Approvals Table				

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

FROM: Samantha Drewry, Code Enforcement Officer

DATE: July 11, 2024

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 \$180, 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 in the attached table.

2024 RENTAL LICENSES
CITY COUNCIL APPROVAL - JULY 17, 2024

RENTAL LICENSE NUMBER	PROPERTY STREET #	PROPERTY STREET NAME	PROPERTY OWNER
RENT-001969	8525	Ivywood Avenue South	BRIDGE SFR IV Borrower LLC
RENT-002172	7655	Hyde Avenue South	IH3 Property Minnesota L.P.
RENT-002243	8598	Janero Avenue South	Walsh, Patrick
RENT-002409	7957	77th Street Court South	Johnson, Michael & Gayle
RENT-002410	6995	Timber Ridge Drive South	Yang, Kee Tongpia
RENT-002411	6737	Jody Avenue South	Military Keats, LLC
RENT-002412	6764	Jody Avenue South	Military Keats, LLC
RENT-002413	6812	Jody Avenue South	Military Keats, LLC

MULTI-FAMILY

The Woodlands, 7920 Hearthside Avenue: 6 Buildings, 180 Units



City Council Action Request

7.G.

Meeting Date	7/17/2024		
Department	Administration		
Agenda Category	Action Item		
Title	Tobacco License Application - 6990 80th Street South, Suite #100		
Staff Recommendation	Approve the Tobacco license application for Sherif Elbarawi, First Smoke Shop, LLC, located at 6990 80th Street South, Suite #100, Cottage Grove, Minnesota.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>Memo - Public Safety</td></tr></table>	1.	Memo - Public Safety
1.	Memo - Public Safety		



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

FROM: Tammy Anderson

DATE: July 17, 2024

RE: Tobacco License Application - 6990 80th Street South, Suite #100

Discussion

Minnesota State Law and City Ordinance 3-5-1 mandate that all establishments in Cottage Grove authorized to sell tobacco products require a license issued by the City Clerk.

On June 4, 2024, Sherif Elbarawi submitted an application for a tobacco license for the business, First Smoke, LLC. The business will be located at 6990 80th Street South, Suite #100, in Cottage Grove, Minnesota.

After signing the purchase agreement, Elbarawi will also take responsibility for the leased space (6990 80th Street South, Suite #100) previously held by Zaid Alshammaa, who owned the business before.

The application is complete and in accordance with our ordinance as submitted and includes a copy of the purchase agreement. Public Safety conducted background checks and discovered no evidence that would prevent Sherif Elbarawi from receiving a tobacco license for sales at First Smoke Shop, LLC (6990 80th Street South, Suite #100).

Recommendation

Approve the Tobacco license application for Sherif Elbarawi, First Smoke Shop, LLC, located at 6990 80th Street South, Suite #100, Cottage Grove, Minnesota.

Attachments

1.	Memo - Public Safety
----	----------------------



**City of Cottage Grove
Public Safety – Police/Fire/EMS**

Memo

To: Director of Public Safety Pete Koerner
From: Detective Ryan Pierre
Date: June 17th, 2024
Subject: Tobacco License Application-First Smoke Shop LLC

APPLICANTS

Sherif Elbarawi - 930 University Ave SE Apt# 522, Minneapolis, MN 55414

BACKGROUND

Pursuant to City Ordinance, Sherif Elbarawi, on behalf of First Smoke Shop LLC, to be located at 6990 80th Street South Suite #100, Cottage Grove, Minnesota, has submitted an application for a tobacco license. The Department of Public Safety is required to conduct a police records review of the applicant.

DISCUSSION

The application, as submitted, is complete and in compliance with our ordinance.

We have reviewed records on the applicant and have not found any facts which would constitute a basis for denial of a license to sell tobacco under the provisions of the City Tobacco Ordinance or Minnesota Statutes relating to tobacco.

RECOMMENDATION

With the current information collected there is a recommendation that the City Council approve the Tobacco License application for First Smoke Shop LLC. The previous business owner, Zaid Alshammaa, is selling to Sherif Elbarawi, who started First Smoke Shop LLC on 5/7/2024. A purchase agreement was also included with the application.

Detective Ryan Pierre
Background Investigator



City Council Action Request

7.H.

Meeting Date 7/17/2024

Department Public Works

Agenda Category Action Item

Title Sale of Surplus Property

Staff Recommendation Authorize Public Works to advertise and sell surplus property on Cranky Ape.

Budget Implication

Attachments

1.	Memo - Cranky Ape 2024
----	------------------------



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

From: Adam Moshier, Facilities and Fleet Maintenance Manager

Date: July 8, 2024

RE: Sale of Surplus Property

Introduction

Public Works is requesting this property be sold. This equipment was replaced in 2024.

Unit Number	Equipment	Asset Number
41-7010-06	Enclosed Trailer	3106

Requested Action

Authorize Public Works to advertise and sell surplus property on Cranky Ape.



City Council Action Request

7.I.

Meeting Date	7/17/2024		
Department	Public Works		
Agenda Category	Action Item		
Title	Utility & Engineering Building Change Orders		
Staff Recommendation	Approve the June 2024 Change Order Requests for the Utility & Engineering Building Project.		
Budget Implication	\$14,382.96 - Dedicated project contingency funds, funded through Water & Sewer Utility Funds		
Attachments	<table border="1"><tr><td>1.</td><td>Change Order Request - CGU&E_Kraus-Anderson CORs June_17_2024_Combined Final CO1</td></tr></table>	1.	Change Order Request - CGU&E_Kraus-Anderson CORs June_17_2024_Combined Final CO1
1.	Change Order Request - CGU&E_Kraus-Anderson CORs June_17_2024_Combined Final CO1		



KRAUS-ANDERSON®

Kraus-Anderson Construction
501 South 8th Street
Minneapolis, MN 55404

Phone: (612) 332-7281
Web: www.krausanderson.com

July 9, 2024

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

Re: Change Order Requests for June 2024
City of Cottage Grove Utility & Engineering Building
10795 Ideal Avenue South
Cottage Grove, Minnesota

Dear Mr. Burfeind,

We respectfully submit the following change order requests (COR) for approval at the Cottage Grove City Council meeting on July 17, 2024:

- **COR #1 – \$451.00**
 - PCO 05, PR #2 – Revisions to canopy column pier at grid A-1.
- **COR #2 – \$4,963.16**
 - PCO 06, PR #4 – Modifications to doors, frames and wood blocking.
- **COR #3 – (\$3,538.20)**
 - PCO 08, PR #5 – Credit. Removing windows (3). Add 45-min fire resistive label at doors.
- **COR #4 – \$8,357.00**
 - PCO 04, PR #1: Changing wood doors (15) to hollow metal doors. Window removal (1).
- **COR #5 – \$7,855.00**
 - PCO 07, PR #3: New mockup for changing finish of precast concrete wall panels.
- **COR #6 – (\$2,450.00)**
 - PCO 11, RFI #2 – Credit. Removing interior garage striping from contractor scope.
- **COR #7 – (\$1,255.00)**
 - PCO 13, PR #7 – Credit. Window removal (1) on west elevation of garage.

The COR's noted above combine to an added project cost of \$14,382.96. The remaining owner's contingency (orig. \$214,000) less pending COR's 1-7 above is \$199,617.04.

To have questions answered or schedule a time to meet and discuss the attached COR's further, please contact Ben Albrecht at 763.401.2465 (ben.albrecht@krausanderson.com).

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



KRAUS-ANDERSON®
Construction Company

Change Order Request

Project: 2310312-
Cottage Grove UE Building
1087 Ideal Avenue S
Cottage Grove, MN 55016

COR # 1.00

Date: 5/16/2024

To: Owner City Of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

From: Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

Description: Revisions to column pier at grid A-1.

PCO # 5 - Wold PR #2: Canopy Column Pier Revision

Item #	Description	Vendor	Amount
1	No cost change per Wold PR #2.	Axel H. Ohman, Inc.	\$0.00
2	Steel per Wold PR #2.	Construction Systems, Inc.	\$451.00
Total For Change Order			\$451.00

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____



KRAUS-ANDERSON®
Construction Company

Change Order Request

Project: 2310312-02
Cottage Grove UE Building
1087 Ideal Avenue S
Cottage Grove, MN 55016

COR # 1.00

Date: 5/16/2024

To: Owner City Of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

From: Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

Description: Revisions to column pier at grid A-1.

PCO # 5 - Wold PR #2: Canopy Column Pier Revision

Item #	Description	Vendor	Amount
1	No cost change per Wold PR #2.	Spartan Steel Erectors, Inc.	\$0.00
Total For Change Order			\$0.00

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____

Struckman, Rachel

From: Jordan Boeser <Jordan@axelohman.com>
Sent: Monday, February 19, 2024 9:24 AM
To: Struckman, Rachel
Cc: Albrecht, Ben; Kjellberg, Dan
Subject: RE: Cottage Grove Utility Building - PCO 5_PR 2 Canopy Column Pier Revision

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.

I will update my plan set, let me know if not approved.

Minimal costs for me, I am not charging anything.

Thanks

JORDAN BOESER
ESTIMATOR / PROJECT MANAGER



HQ 612-861-6025 FAX 612-861-3247 www.axelohman.com
247 West 61st Street, Minneapolis, MN 55419

Cell: 612-490-3724

Jordan@AxelOhman.com



From: Struckman, Rachel <rachel.struckman@krausanderson.com>
Sent: Friday, February 16, 2024 3:57 PM
To: Jordan Boeser <Jordan@axelohman.com>; 'andrew.stumne@molin.com' <andrew.stumne@molin.com>; 'Perry Haberer' <perryh@csiminnesota.net>; 'jon@spartansteelco.com' <jon@spartansteelco.com>; 'Ben Mach' <bmach@ebertcompanies.com>; 'David M. Bobo' <Dave.Bobo@syinc.us>; 'Paula Jackson' <paula@jaaroofing.com>; 'sam.edwards@jaaroofing.com' <sam.edwards@jaaroofing.com>; 'kevin@jaaroofing.com' <kevin@jaaroofing.com>; 'Jennifer Harmon' <jennifer@jaaroofing.com>; 'Michael Carl' <mcarl@cadsdoor.com>; 'nick@northernglassinc.com' <nick@northernglassinc.com>; 'craig@commercialdrywall.net' <craig@commercialdrywall.net>; 'Rick Olsen' <rolsen@cfs-floors.com>; 'Jaina@tcacoustics.com' <Jaina@tcacoustics.com>; 'Shawn Fiedler' <SFiedler@mcicarpetone.com>; 'troy@steinbrecherpainting.com' <troy@steinbrecherpainting.com>; 'chad@novafire.com' <chad@novafire.com>; 'Jesse.Widmer@scr-mn.com' <Jesse.Widmer@scr-mn.com>; 'Fobbe Electric' <fe@fobbeelectric.com>; 'mindy.hackett@millerexc.com' <mindy.hackett@millerexc.com>; 'Mike McNamara' <m.mcnamara@mcnamaracontracting.com>; 'Toby Helgeson' <thelgeson@ebertcompanies.com>; 'Joe Grygelko' <joe grygelko@gmail.com>; 'Dayton Bredemus' <dayton@bredemus.com>; 'Joshua M' <joshuam@csiminnesota.net>
Cc: Kjellberg, Dan <dan.kjellberg@krausanderson.com>; Albrecht, Ben <ben.albrecht@krausanderson.com>; Jacob Wollensak <jwollensak@woldae.com>; 'Kayla Simpson' <ksimpson@woldae.com>; 'Lee.Mann@stantec.com' <Lee.Mann@stantec.com>; 'rburfeind@cottagegrovemn.gov' <rburfeind@cottagegrovemn.gov>; Schauer, Dan <dan.schauer@krausanderson.com>
Subject: Cottage Grove Utility Building - PCO 5_PR 2 Canopy Column Pier Revision



CONSTRUCTION SYSTEMS, INC.

Your Construction Steel Specialist

March 21, 24

KRAUS ANDERSON
Dann K / Rachel S.

PROJECT: Cottage Grove Util Bldg
Cottage Grove, MN

PCO #S PRZ
Modified Connections
Added Abras & GAW

Detailing Redraw

Steel modif.

GAW

Subtotal

10%

Total

\$ 160 -

\$ 188 -

\$ 62. -

\$ 410 -

41

\$ 451. -

Struckman, Rachel

From: Jon Jochims <jon@spartansteelco.com>
Sent: Tuesday, February 20, 2024 12:55 PM
To: Struckman, Rachel
Subject: Re: Cottage Grove Utility Building - PCO 5_PR 2 Canopy Column Pier Revision

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.

Good afternoon,

Looks like no change for us. Let me know if you have any questions.

On Fri, Feb 16, 2024 at 3:57 PM Struckman, Rachel <rachel.struckman@krausanderson.com> wrote:

Team,

Please see the attached PCO #5 regarding Wold PR #2 – Canopy Column Pier Revision.

Known Affected Work Scopes:

- Axel
- Construction Systems
- Spartan Steel

If this PCO affects your work scope please respond within (7) days including appropriate back-up or this will be a zero cost change.

Thank you,

Rachel Struckman | Senior Project Coordinator

rachel.struckman@krausanderson.com | direct 612-255-2378

KRAUS-ANDERSON CONSTRUCTION COMPANY

501 South Eighth Street, Minneapolis, MN 55404



KRAUS-ANDERSON®
Construction Company

501 South Eighth Street
Minneapolis, MN 55404

Request For Proposal

Project:	2310312- Cottage Grove UE Building 1087 Ideal Avenue S Cottage Grove, MN 55016	PCO #:	5
		Date:	02/16/2024

To: Dan Schauer, Kraus-Anderson Construction Company
Ben Albrecht, Kraus-Anderson Construction Company
Ryan Burfeind, City Of Cottage Grove
Lee Mann, Stantec
Jordan Boeser, Axel H. Ohman, Inc.
Jacob Wollensak, Wold Architects & Engineers
Kayla Simpson, Wold Architects & Engineers
Perry Haberer, Construction Systems, Inc.
Jon Jochims, Spartan Steel Erectors

Please provide a cost breakdown in accordance with the Contract Documents and a Summary for the Change described herein and on the attachments (if any) listed. All responses are required within seven (7) days.

This is not an authorization to proceed with the work described herein unless and until approved by the Owner. On approval, this change will be included in a Change Order, which will provide the formal Contract Change.

DESCRIPTION OF PROPOSAL:

Please provide a cost estimate per the attached Wold Architects PR #2 dated February 6, 2024 regarding canopy column pier revision.

Attachments: Wold PR #2 dated 2/6/24

☐ We have reviewed the PCO and acknowledge that it is a "no change" item and does not affect our completion date.

Signed By: _____ Date: _____

Company Name: _____



PROPOSAL REQUEST

City of Cottage Grove	Cottage Grove Utility Building
Kraus-Anderson	Attn: Dan Kjellberg/Rachel Struckman
501 South Eighth Street	
Minneapolis, MN 55404	
612.332.7281	
dan.kjellberg@krausanderson.com / rachel.struckman@krausanderson.com	

Submit an itemized (labor and material) quotation for the proposed modifications to the contract documents as described herein within 21 days of receipt. If a cost is not submitted within 21 days, this Proposal Request can be accepted at no additional cost. Written approval is required prior to proceeding with this change. COST EXPECTATIONS: ☐ DEDUCT ☐ NO COST ☐ ADD	PR: 02
	Comm: 232010
	Const. Pkg: [Status]

Distribution:

- ☒ Ryan Burfeind, CG
- ☐ Adam Moshier, CG
- ☒ Dustin Phillips, KA
- ☒ Ben Albrecht, KA
- ☒ Jake Wollensak, Wold
- ☒ Kayla Simpson, Wold
- ☒ Pat Jansen, Wold
- ☒ Ryan Rossborough, Wold
- ☐ Sean McNamara, Wold
- ☐ Doug Galloway, Wold
- ☐ Derek Peterson, Wold
- ☒ Kal Jackman, BKBM
- ☒ James Dorr, BKBM
- ☒ Kyle Kucharski, BKBM
- ☐ Lee Mann, Stantec
- ☐ Dave Sanocki, Stantec
- ☐ Eric Vidden, Stantec

Item	Description
1	Canopy Column Pier Revision
1.1	See plan on sheet S2.01a for revised top of pier elevation.
1.2	Refer to sheet S5.201 for modified pier detail.
1.3	Refer to sheet S6.201 for modified steel column schedule.

Attachments: S2.01a, S5.201, S6.201

Issued By: Kayla Simpson

Date: 2/6/24

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

**PLANNERS
ARCHITECTS
ENGINEERS**

NEW UTILITY & ENGINEERING BUILDING

XXXX IDEAL AVENUE
COTTAGE GROVE, MN 55016

CITY OF COTTAGE GROVE
12800 RAVINE PKWY
COTTAGE GROVE, MN 55016



WOLD ARCHITECTS
AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

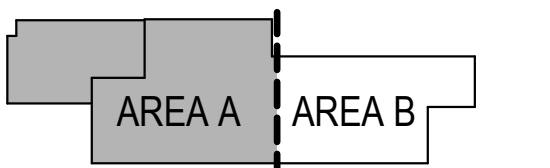
woldae.com | 651 227 7773



501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612.332.7281

BKBM
© 2023 BKBM Engineers
Bakke Kopp Bailey & McFarlin, Inc.
All rights reserved.
This document is an instrument of service and is the property of BKBM Engineers and may not be used or copied without prior written consent.
BKBM Project No. 23293.00

KEYPLAN



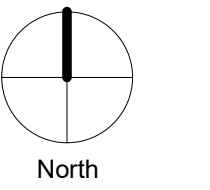
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

James E. Dorr
James E. Dorr

License Number: 52566 Date: 10/26/2023

Description	Revisions	
	Date	Num
PR #2	02/07/2024	2

Comm: 232010
Date: 10/26/2023
Drawn: KLC
Check: KTK



FOOTING AND FOUNDATION PLAN - AREA A

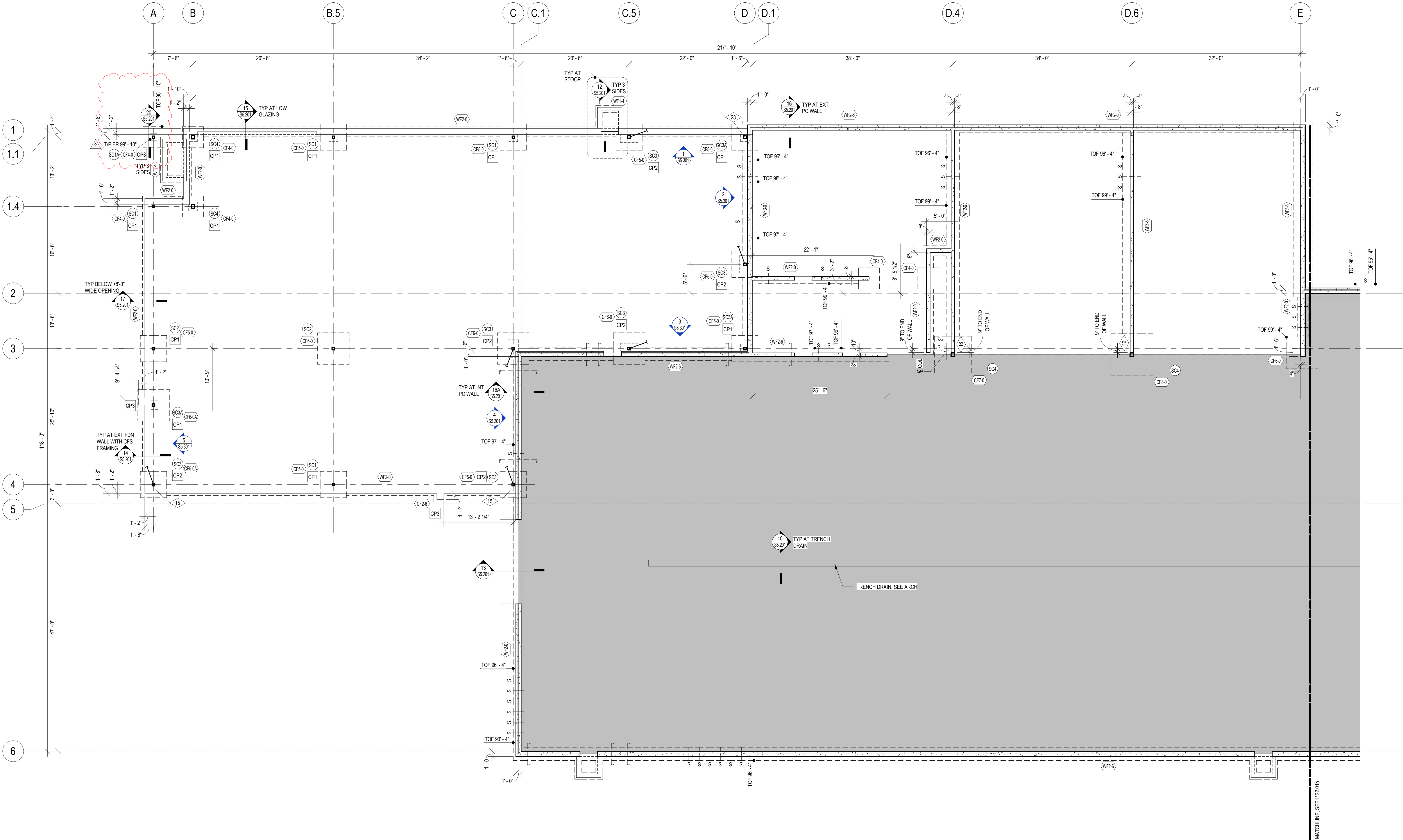
S2.01a

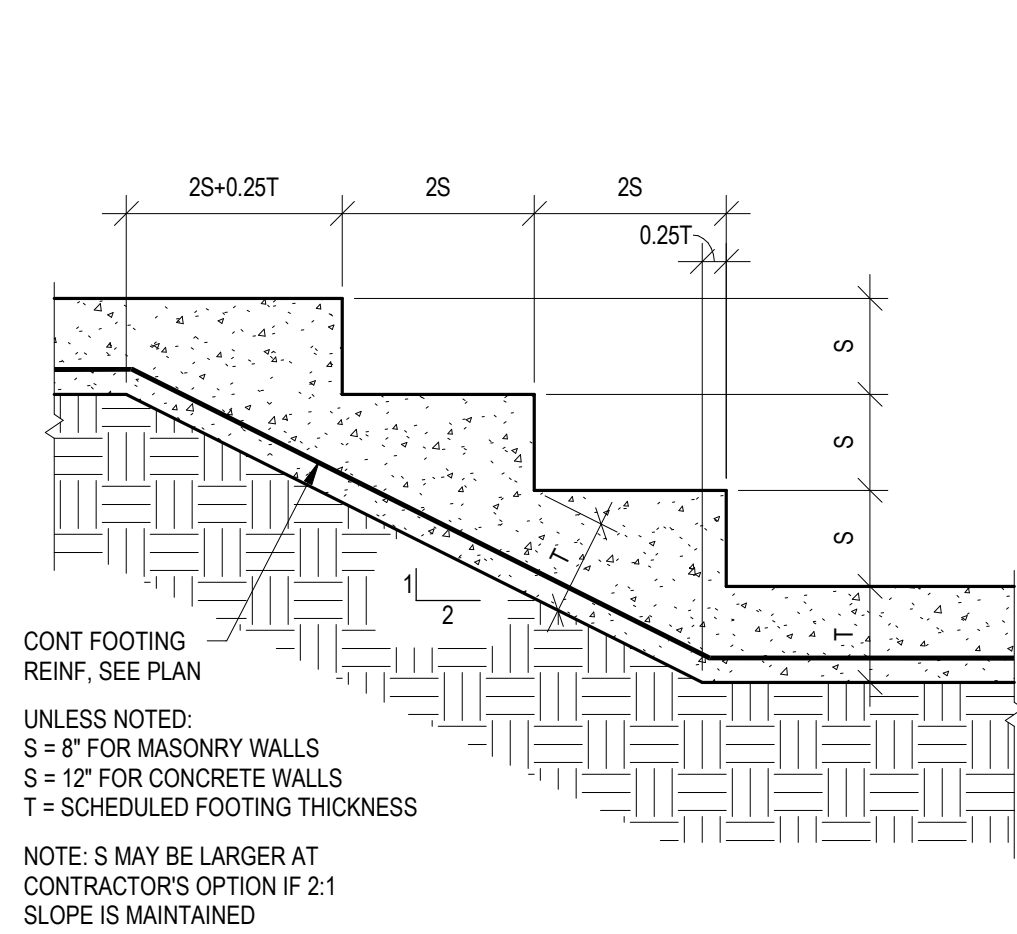
KEYNOTES

- OVER CONCRETE PIER EXTENTS. FOUR TIEBARS WALL UP TO TIEBARS TO ALLOW FOR BRACED FRAME ANCHOR RODS AND BASEPLATE TO BE INSTALLED PER PLAN. STEEL STUD SUPPLIER TO DESIGN STUD BOTTOM TRACK TO SPAN/CANTILEVER OVER PIER EXTENTS, AS REQUIRED.
- PRECAST SUPPLIER TO NOTCH BOTTOM OF WALL AROUND STEEL COLUMN BASE PLATE AND ANCHORS. COORDINATE WITH STEEL SUPPLIER.
- CONTRACTOR TO COORDINATE WORK SEQUENCES SUCH THAT BRACED FRAME WELDS ARE PROVIDED AND INSPECTED PRIOR TO PRECAST WALL ERECTION.

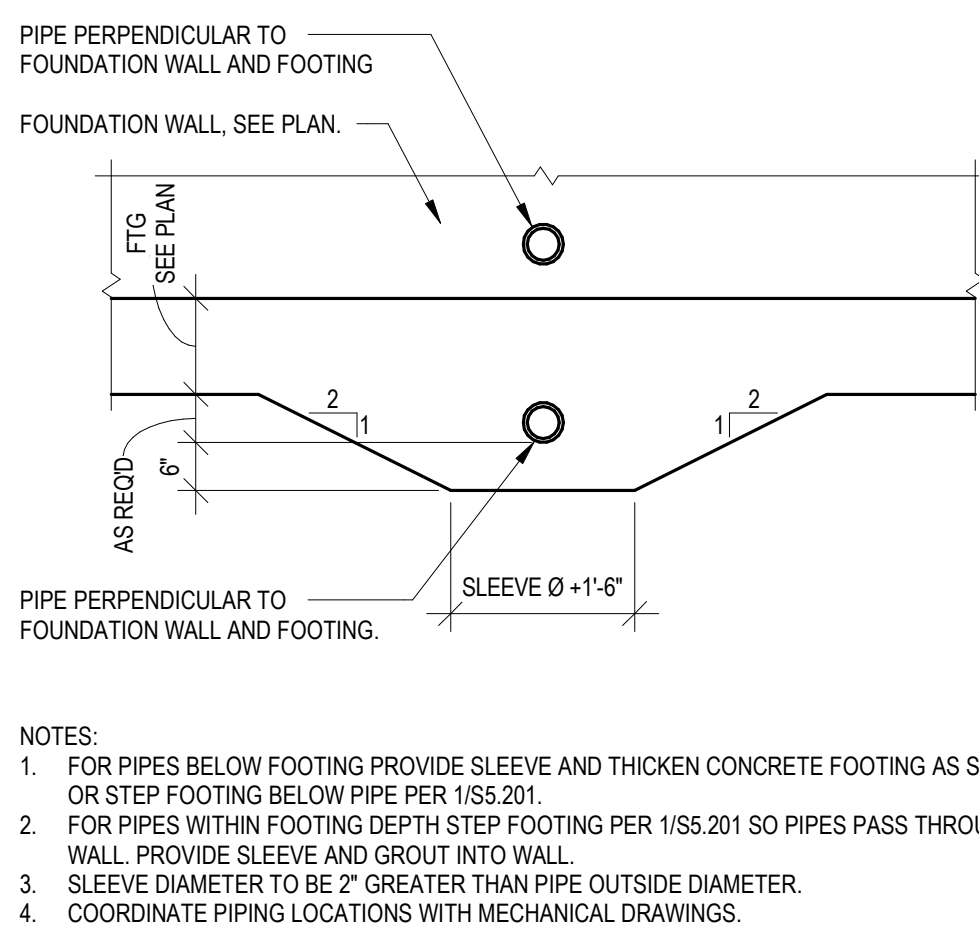
1 FOOTING AND FOUNDATION PLAN - AREA A

- UNLESS NOTED OTHERWISE:
 - SEE SHEET S0.000 FOR GENERAL STRUCTURAL NOTES, ABBREVIATIONS AND SYMBOLS.
 - SEE SHEET SS.201 FOR TYPICAL FOOTING AND FOUNDATION DETAILS.
 - SEE SHEET SS.201 FOR SCHEDULES.
 - TOP OF SLAB ELEVATION = 100'-0".
 - PROVIDE 4" SLAB ON GRADE W/MICRO FIBER REINFORCING (MINIMUM 1.5 POUNDS PER CUBIC YARD). SEE SECTION SSS.201 FOR THICKENED SLABS BELOW NON-BEARING MASONRY WALLS.
 - INDICATES REGION OF 8" SLAB ON GRADE W/MICRO FIBER REINFORCING (MINIMUM 5 POUNDS PER CUBIC YARD).
 - TOP OF EXTERIOR FOOTING ELEVATION (TOF) AT WALLS AND COLUMNS = 96'-4".
 - TOP OF INTERIOR FOOTING ELEVATION (TOF) AT WALLS AND COLUMNS = 99'-4".
 - PROVIDE SLEEVES FOR ALL PIPES THAT INTERSECT BUILDING FOUNDATIONS. STEP OR THICKEN FOOTINGS AS SHOWN IN SECTION SSS.201 AND DETAIL 2/SS.201. SEE 3/SS.201 FOR PIPES RUNNING ADJACENT TO FOOTINGS. COORDINATE LOCATIONS AND ELEVATIONS WITH CIVIL AND MECHANICAL.
 - TOP OF PIER AND FOUNDATION WALL ELEVATION = 99'-4".
 - PROVIDE THE FOLLOWING CONCRETE FROST WALL REINFORCING:
 - WALLS: #4@18"OC VERTICAL, #4@18"OC HORIZONTAL CENTERED IN WALL
 - WALLS: #4@18"OC VERTICAL, #4@12"OC HORIZONTAL CENTERED IN WALL
 - WALLS: #4@18"OC VERTICAL, #4@10"OC HORIZONTAL CENTERED IN WALL
 - WALLS: #4@18"OC VERTICAL EACH FACE, #4@16"OC HORIZONTAL EACH FACE
 - WALLS: #4@18"OC VERTICAL EACH FACE, #4@14"OC HORIZONTAL EACH FACE
 - WALLS: #4@18"OC VERTICAL EACH FACE, #5@18"OC HORIZONTAL EACH FACELAP REINFORCING AS FOLLOWS:
 - 1'-8"
 - 2'-1"PROVIDE DOWELS FROM FOOTING INTO CONCRETE WALLS TO MATCH VERTICAL WALL REINFORCING SIZE AND SPACING. PROJECT INTO WALL TO MATCH VERTICAL REINFORCING LAP SPICE. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
 - FOOTINGS FOR WALLS NOT NOTED SHALL BE 12" THICK WITH A MINIMUM PROJECTION OF 4" EACH SIDE. REINFORCE WITH 2-#5 CONTINUOUS. ADD 1-#5 CONTINUOUS FOR EACH 6" WIDTH OVER 24".
 - PLACE ALL STOOP SLABS ON CLEAN GRANULAR FILL MATERIAL THAT EXTENDS DOWN TO BOTTOM OF FOOTING.
 - SEE ARCHITECTURAL DRAWINGS FOR FIRE RATINGS OF STRUCTURAL MASONRY WALLS AND FOR LOCATIONS AND FIRE RATINGS OF NON-BEARING MASONRY WALLS.
 - SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RAMPS, SLAB SLOPES, STEPPED SLABS AND PARTITION WALLS.
 - REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND DIMENSIONS.

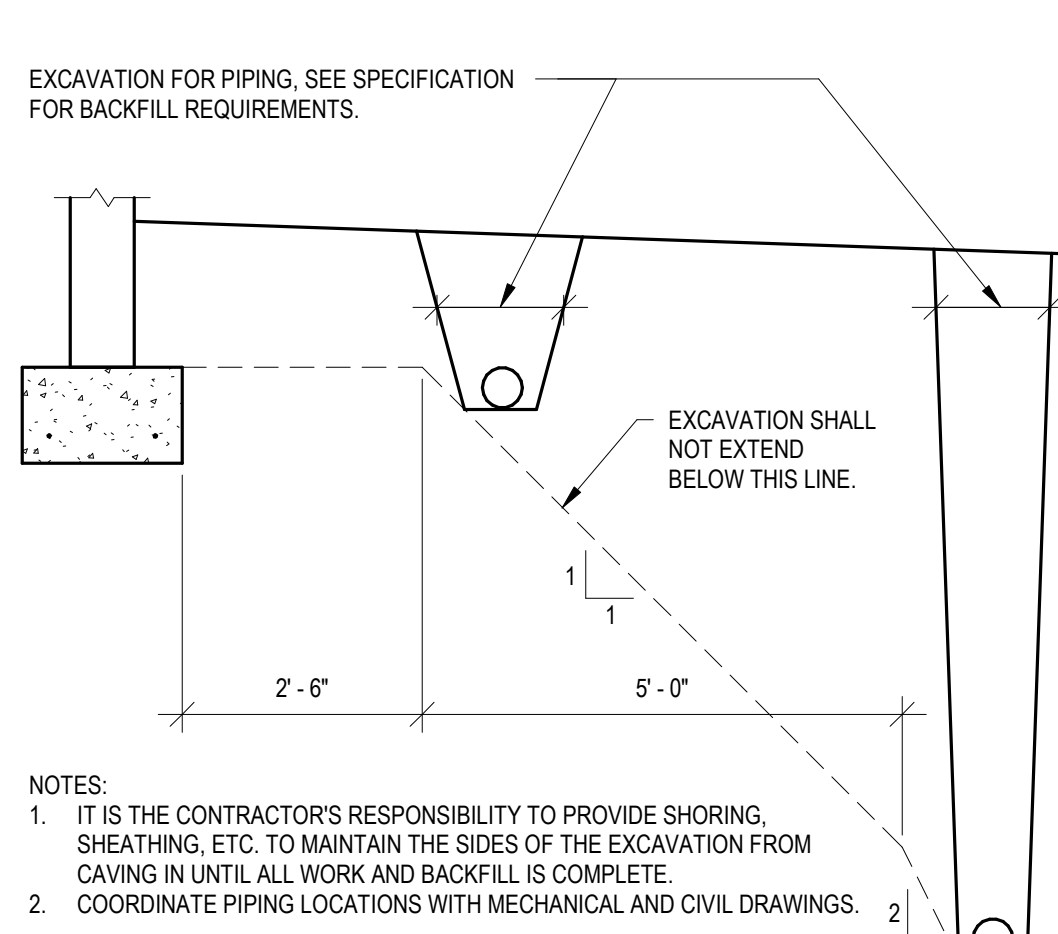




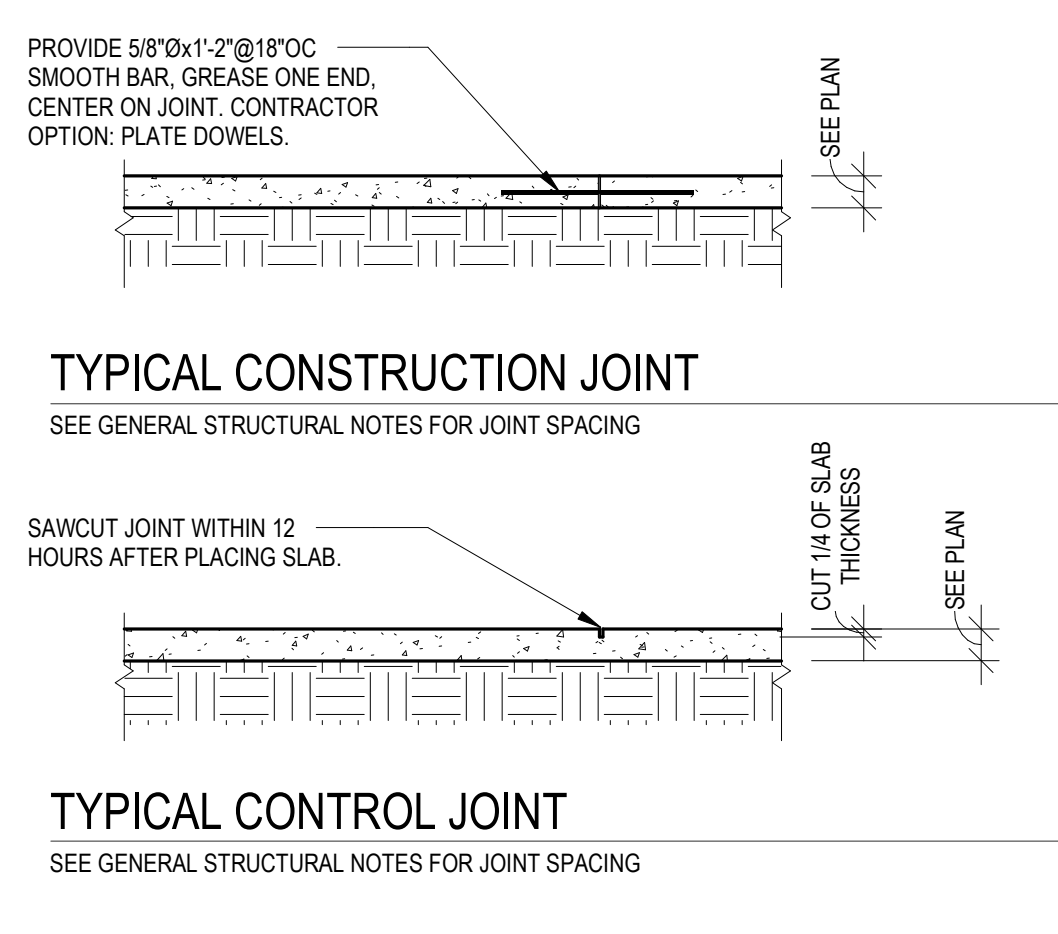
1 TYPICAL FOOTING STEP SECTION
SS.201



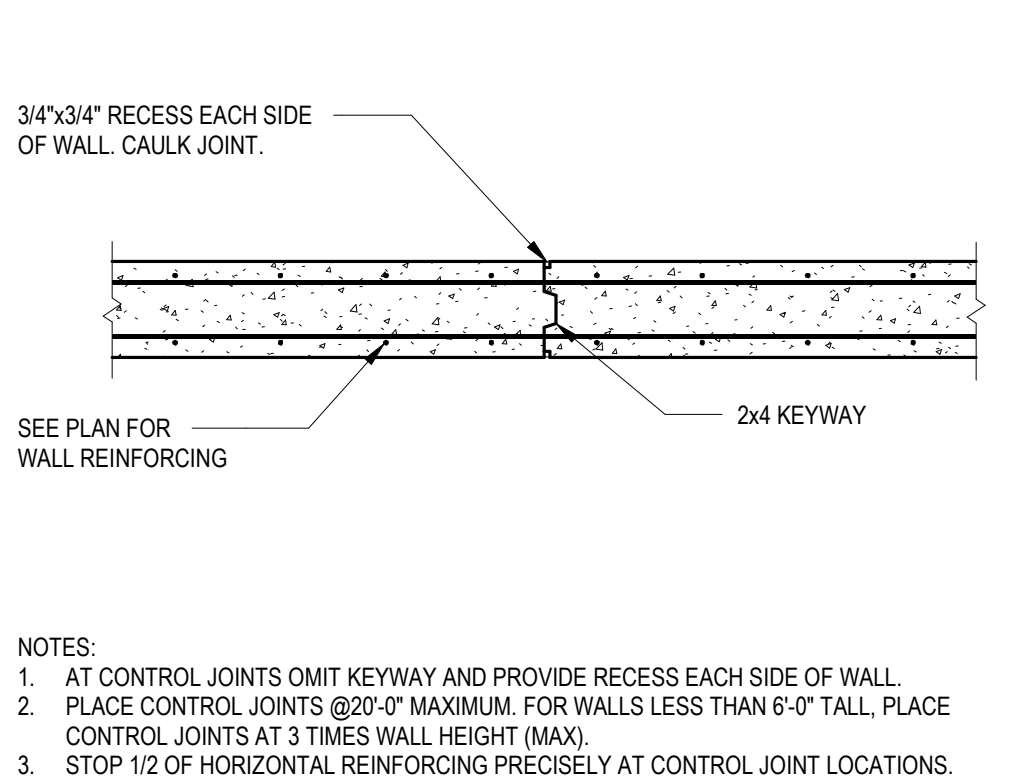
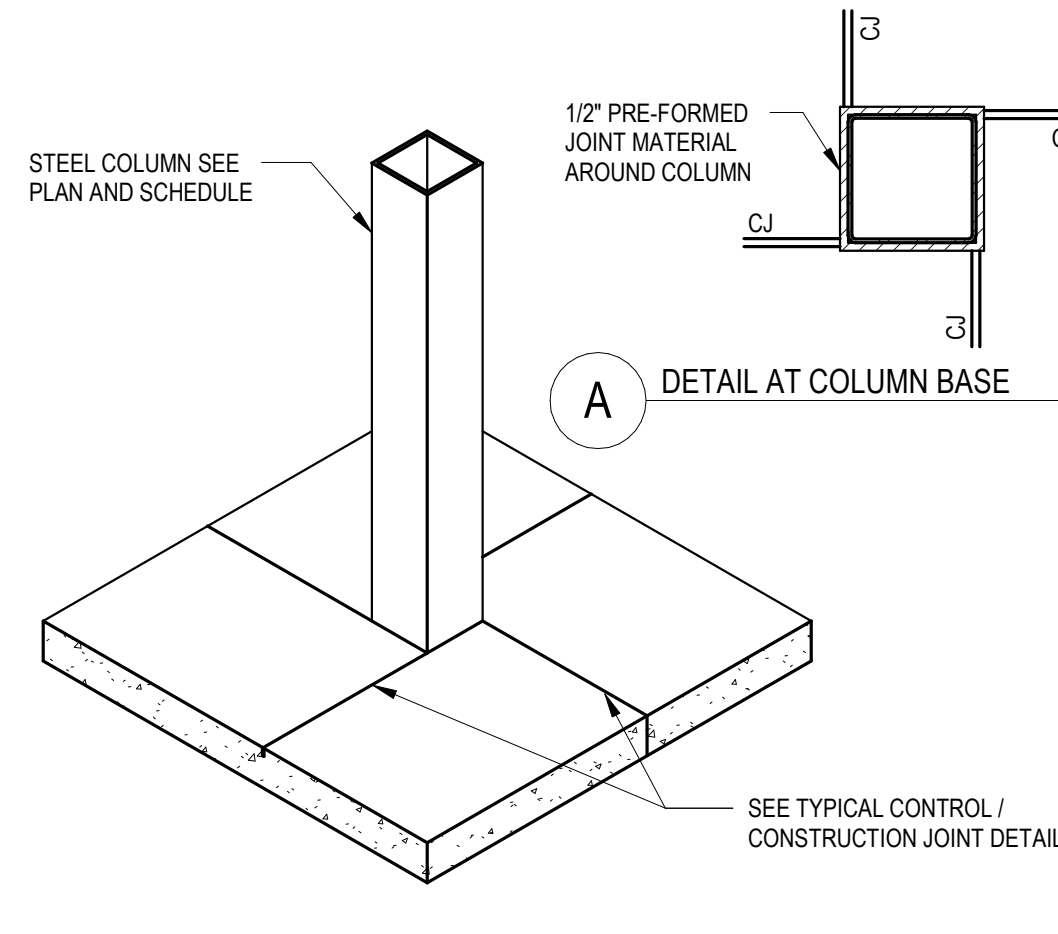
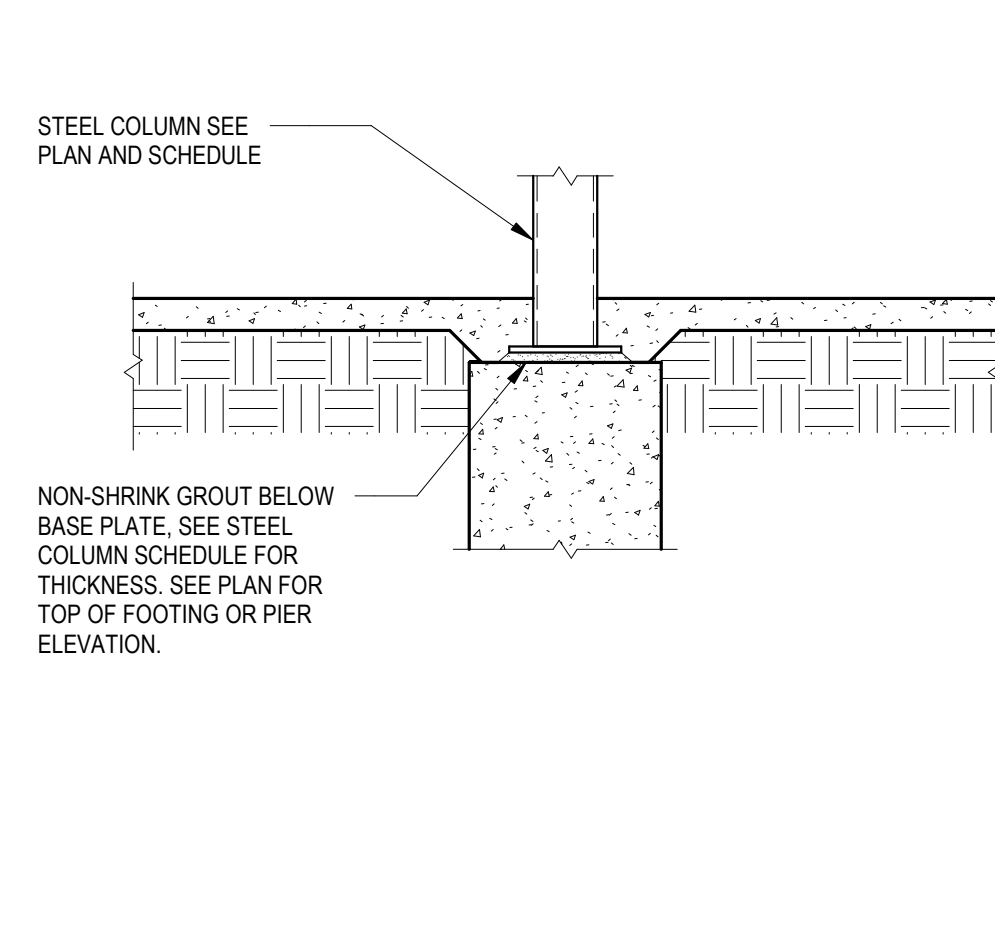
2 DETAIL
SS.201



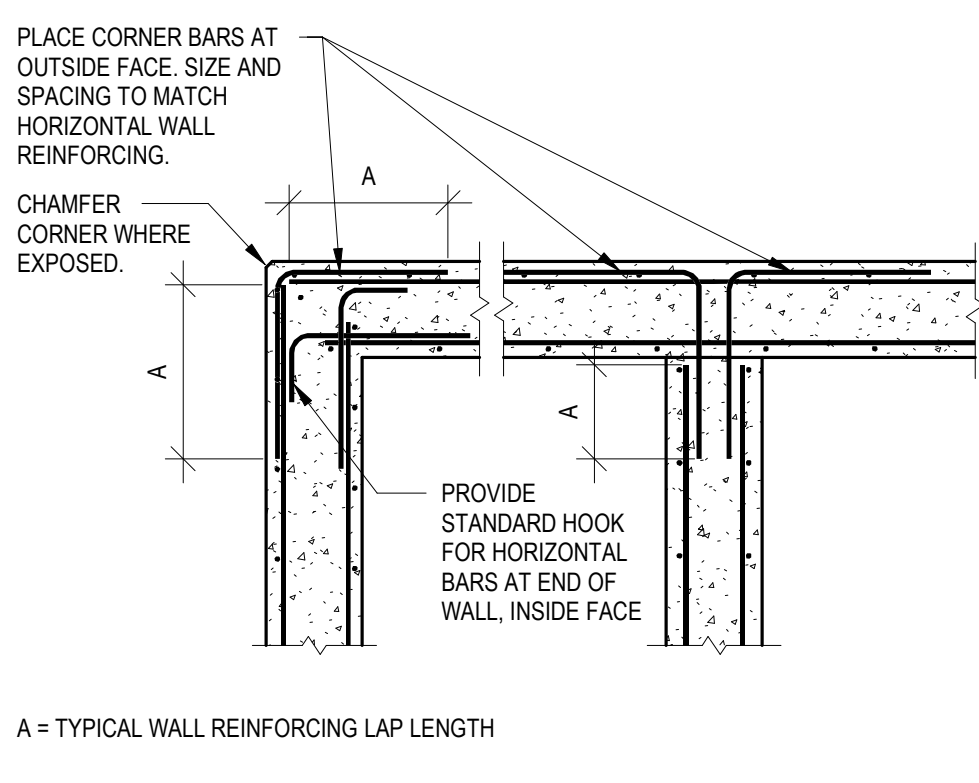
3 PIPING EXCAVATION ADJACENT TO FOOTINGS
SS.201



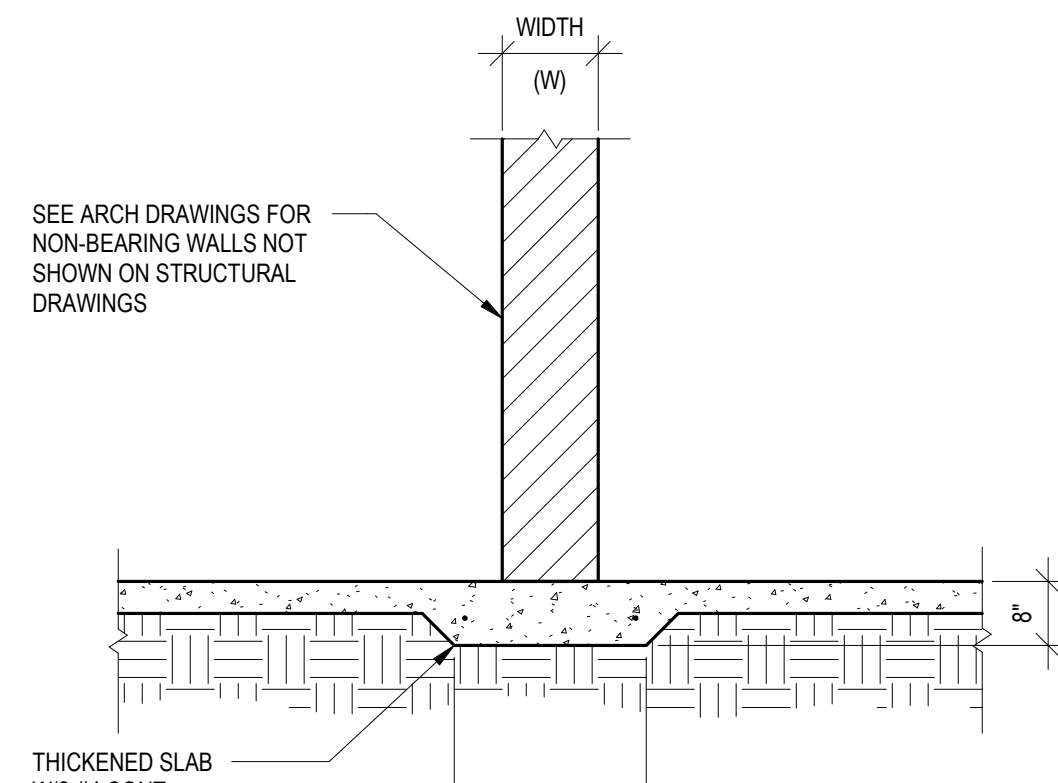
4 TYPICAL CONTROL/CONSTRUCTION JOINT
SS.201



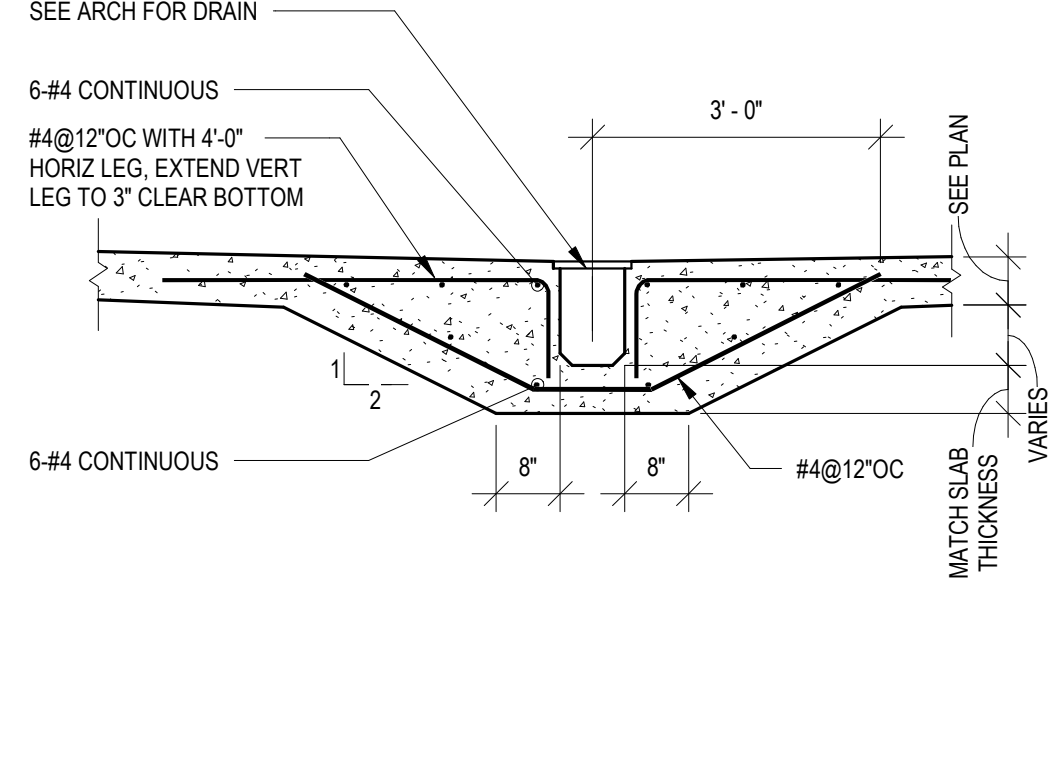
7 TYPICAL VERTICAL CONTROL/CONSTRUCTION JOINT IN CONC WALL
SS.201



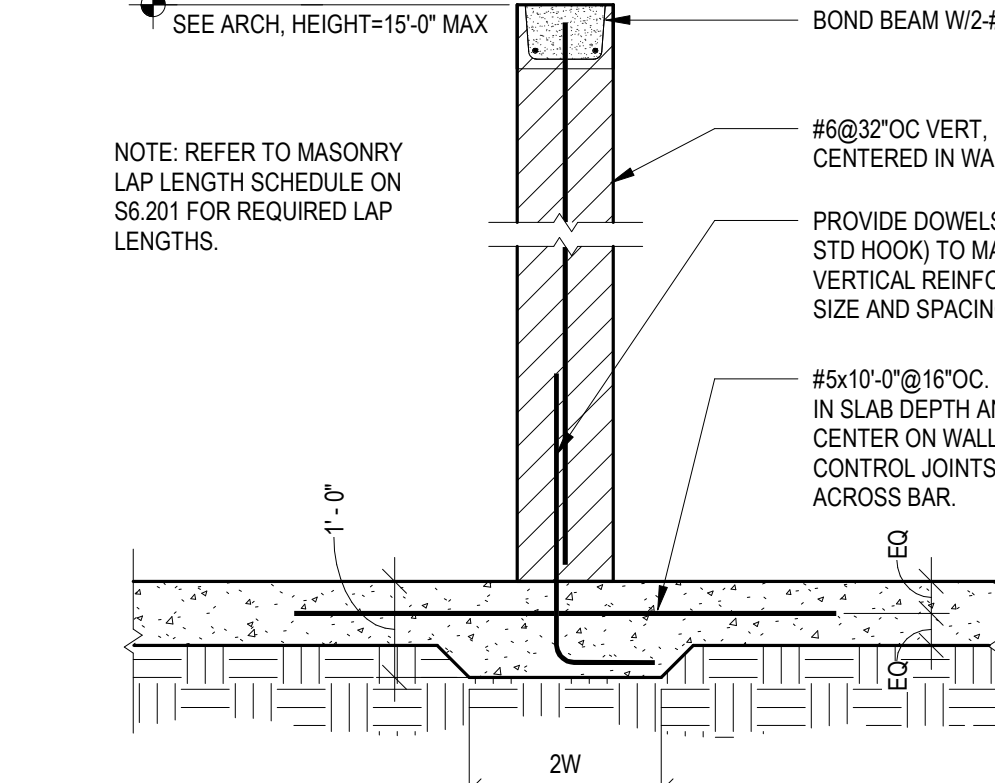
8 TYPICAL CONCRETE WALL INTERSECTION REINFORCING - PLAN
SS.201



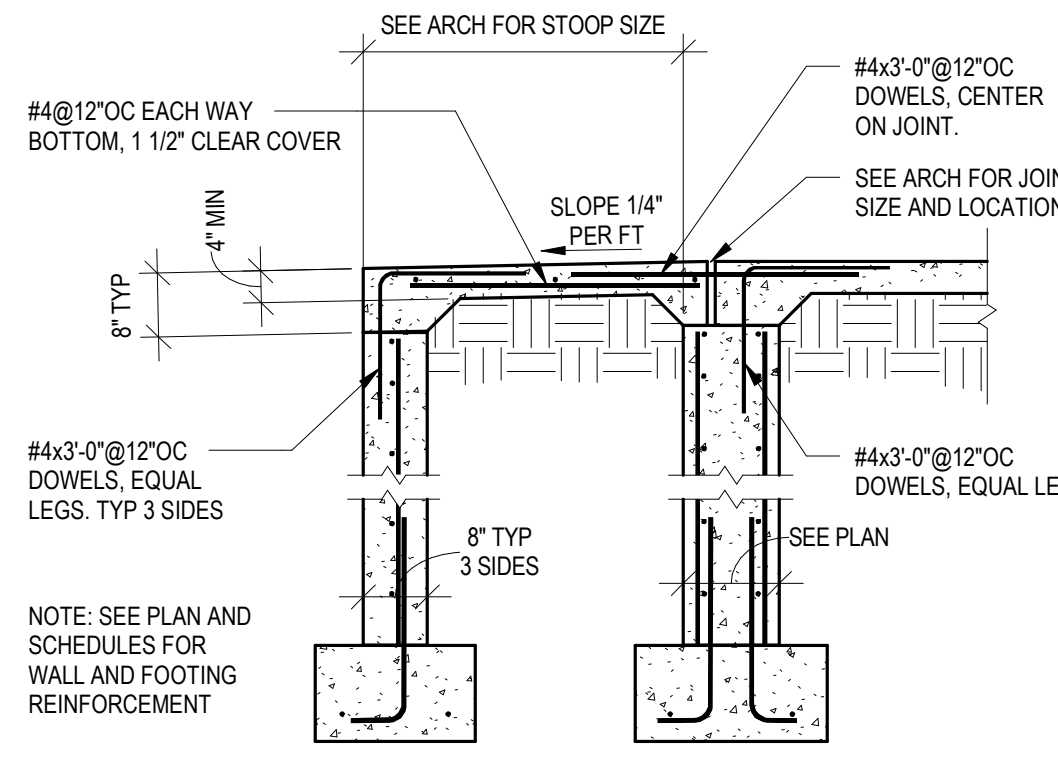
9 TYPICAL NON-STRUCTURAL CMU WALL SUPPORT AT 4" SOG
SS.201



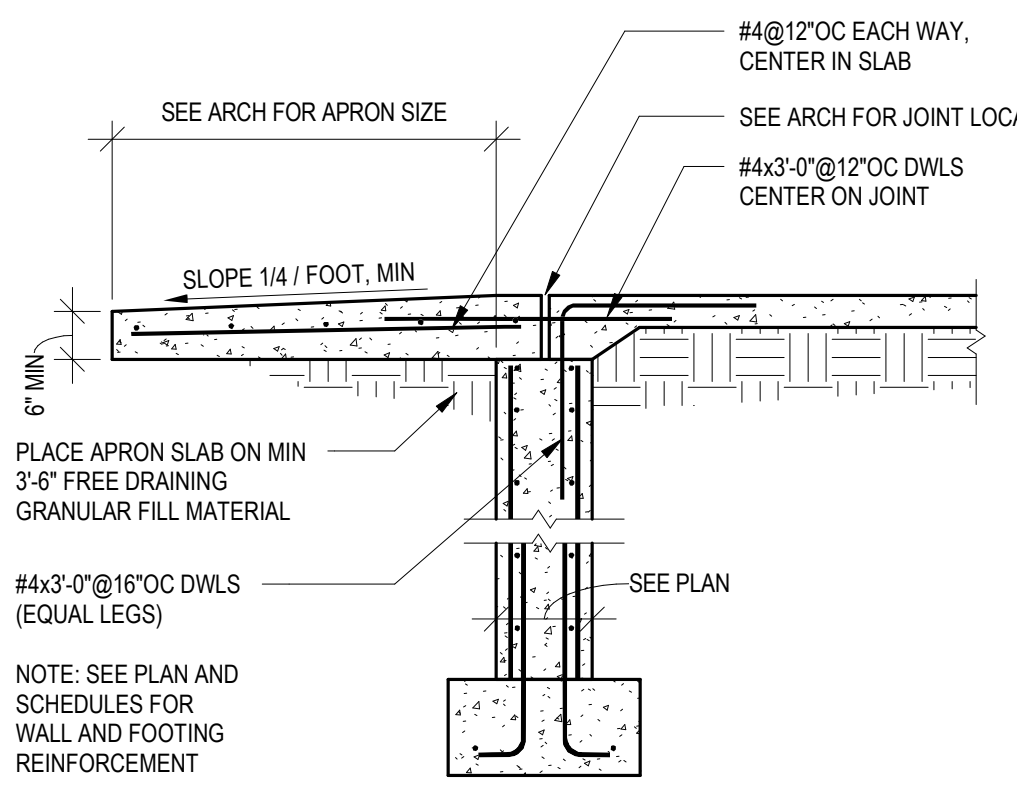
10 SECTION
SS.201



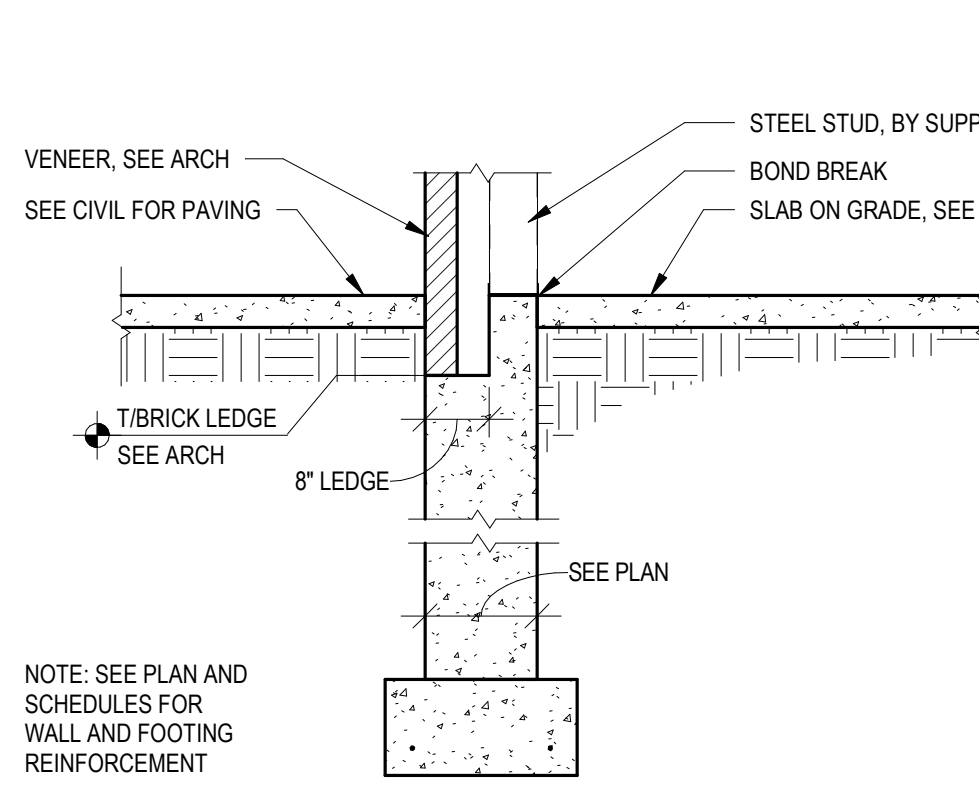
11 SECTION
SS.201



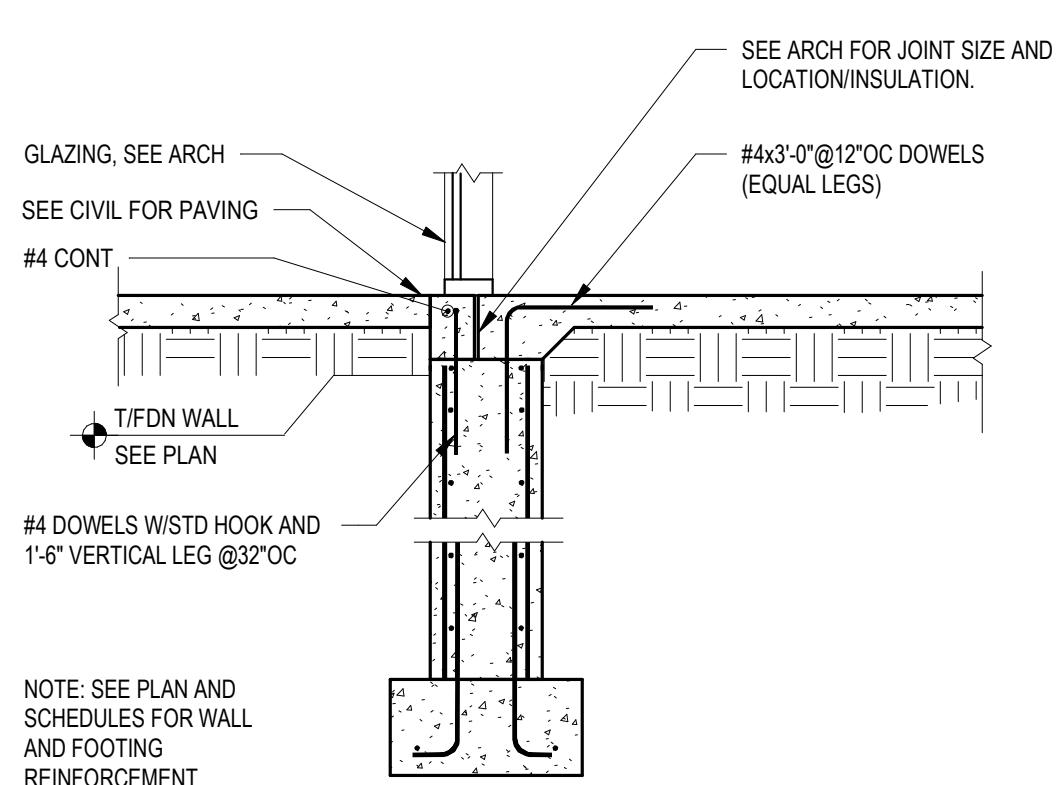
12 TYPICAL STOOP
SS.201



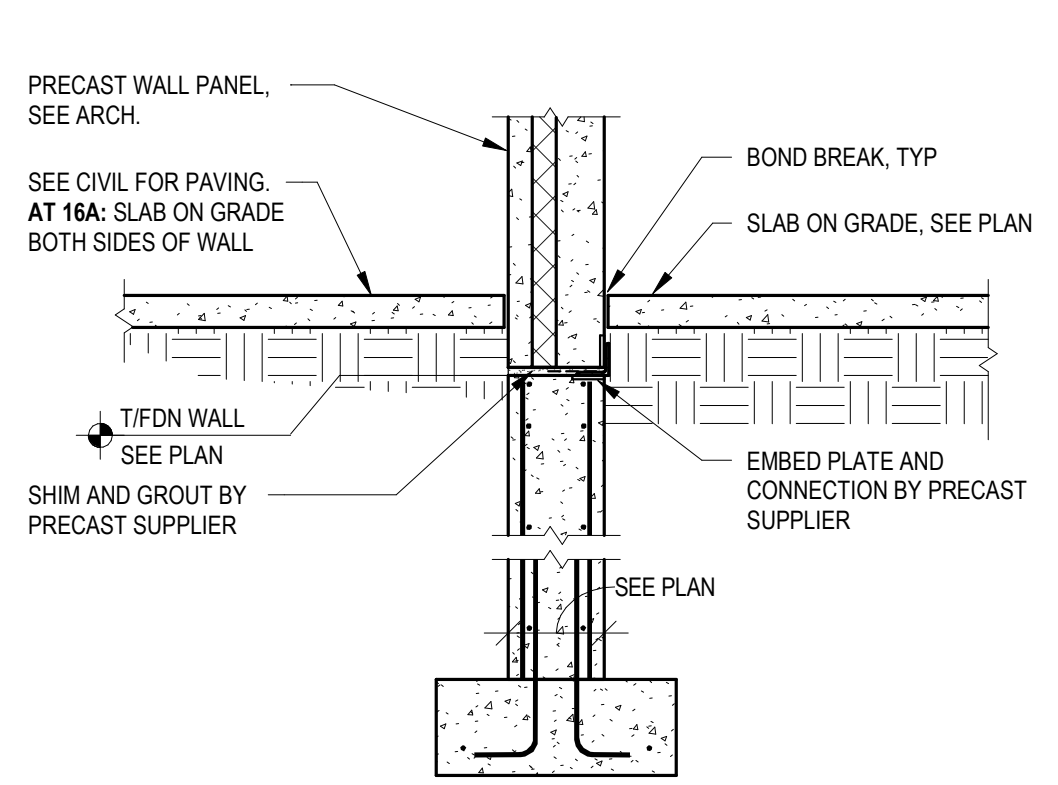
13 TYPICAL APRON SLAB
SS.201



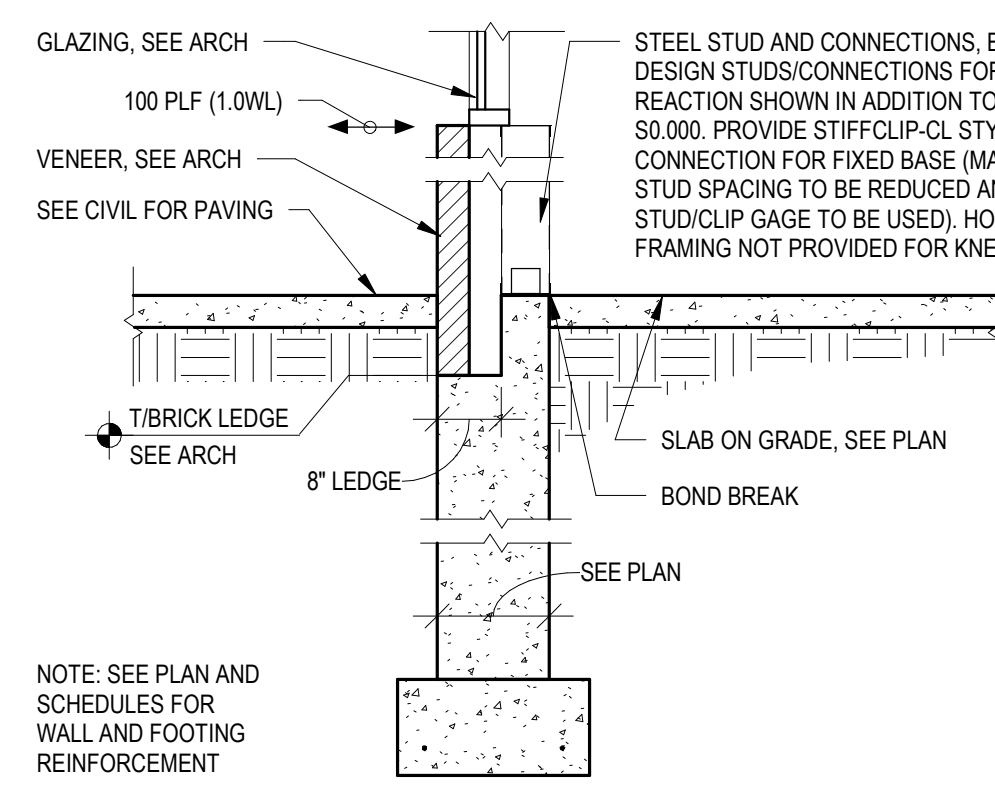
14 SECTION
SS.201



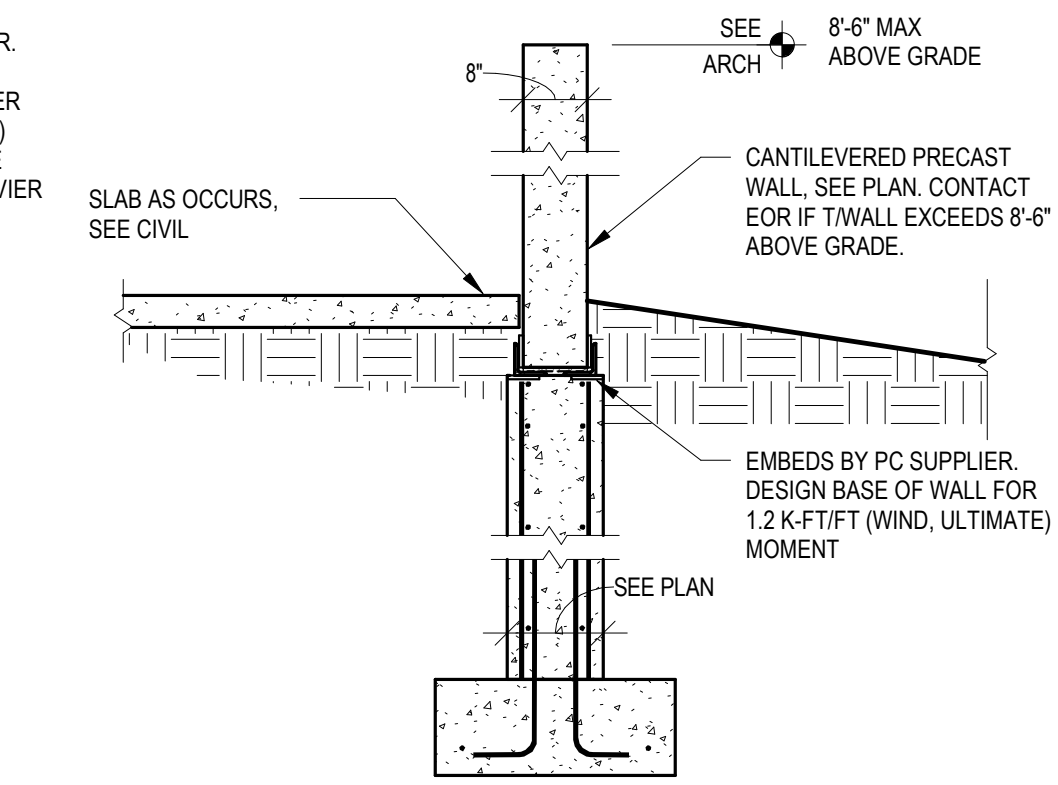
15 SECTION
SS.201



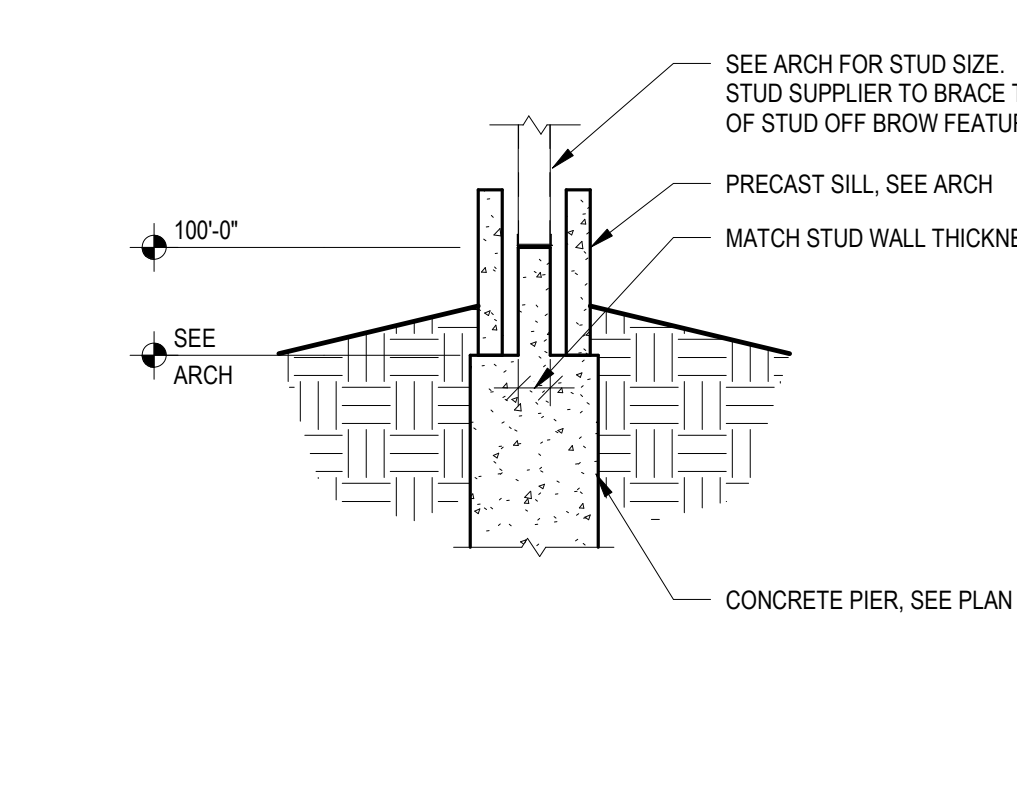
16 16A SECTION
SS.201



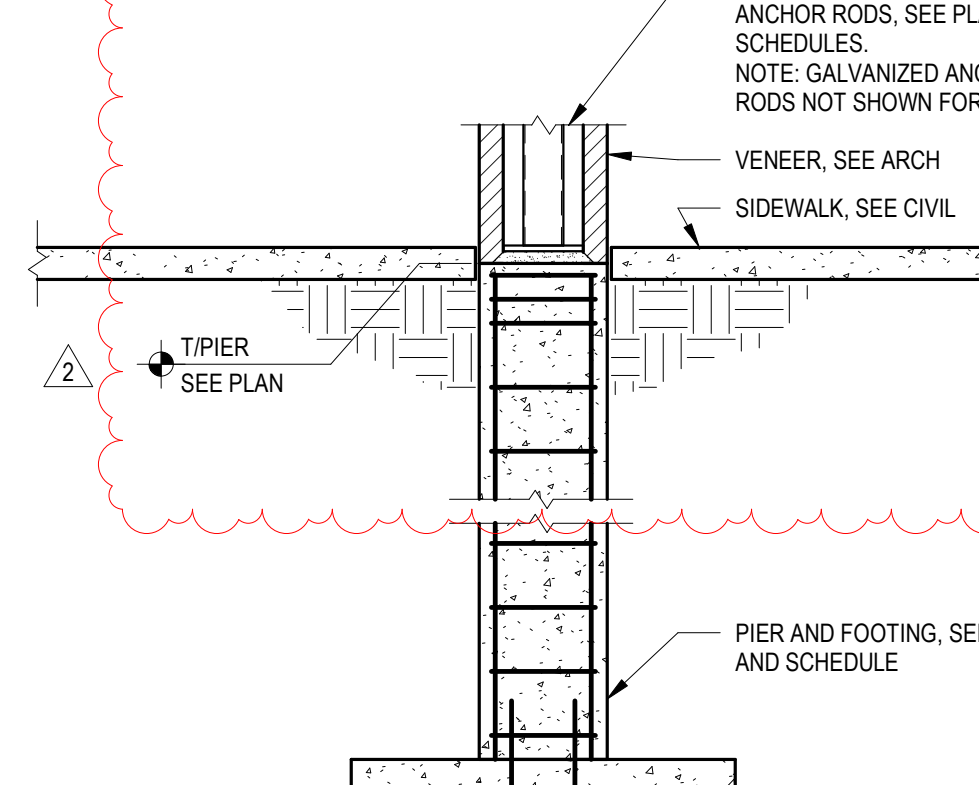
17 SECTION
SS.201



18 SECTION
SS.201



19 SECTION
SS.201

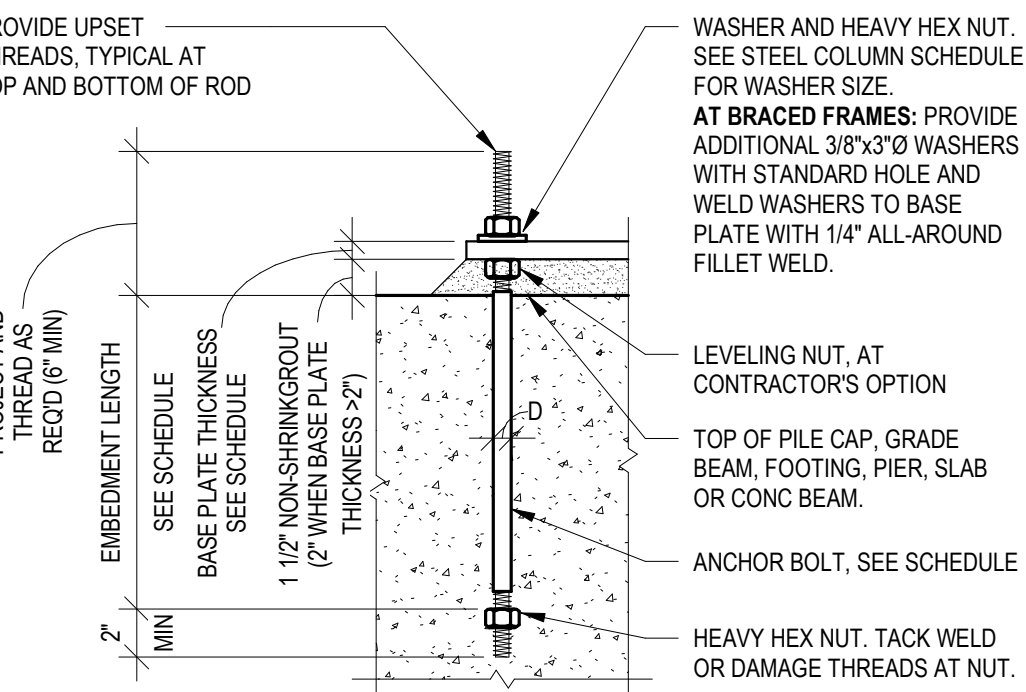
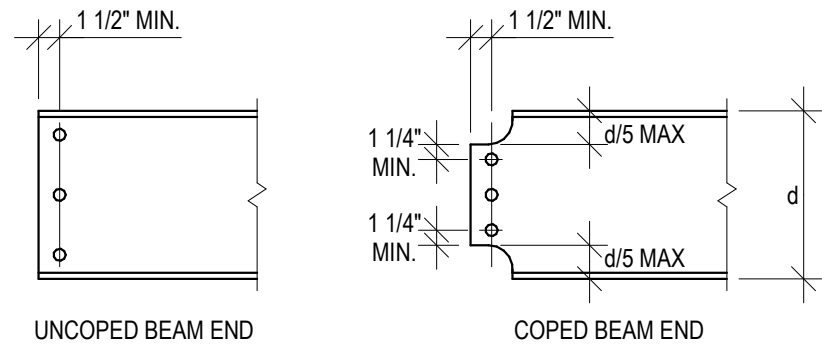


20 SECTION
SS.201

Description	Revisions	
	Date	Num
PR #2	02/07/2024	2

SINGLE PLATE CONNECTION TABLE					REMARKS
BEAM SIZE	# OF BOLT ROWS	Ø Rn COPED	Ø Rn UNCOPED		
W8x10-W8x31, W10x12-W10x22	2	19 (13K FOR W8x10, 17K FOR W8x31)	25	WEB STIFFENER REQUIRED FOR DOUBLE COPED BEAMS IF COPE LENGTH >0'-3" (MAX CAPACITY=7K W/OUT STIFFENER)	
W8x35-W8x48, W10x25-W10x44	2	25	25	WEB STIFFENER REQUIRED FOR DOUBLE COPED BEAMS IF COPE LENGTH >0'-3" (MAX CAPACITY=13K W/OUT STIFFENER)	
W8x58-LARGER, W10x60-LARGER	2	25	25	WEB STIFFENER REQUIRED FOR DOUBLE COPED BEAMS IF COPE LENGTH >0'-3" (MAX CAPACITY=19K W/OUT STIFFENER)	
W12x14-W12x30, W14x22-W14x30	3	39 (32K FOR W12x14, 38K FOR W12x16)	43	WEB STIFFENER REQUIRED FOR DOUBLE COPED BEAMS IF COPE LENGTH >0'-3" (MAX CAPACITY=20K W/OUT STIFFENER)	
W12x35-LARGER, W14x34-LARGER	3	43	43	WEB STIFFENER REQUIRED FOR DOUBLE COPED BEAMS IF COPE LENGTH >0'-3" (MAX CAPACITY=28K W/OUT STIFFENER)	
W16x26-W16x40, W18x35-W18x40	4	58	62	WEB STIFFENER REQUIRED FOR DOUBLE COPED BEAMS IF COPE LENGTH >0'-3" (MAX CAPACITY=45K W/OUT STIFFENER)	
W16x45-LARGER, W18x46-LARGER	4	62	62		
ALL W21 AND W24	5	80	80	USE ONLY WHERE NOTED FOR W24'S	
ALL W27 AND W30	6	95	95	USE ONLY WHERE NOTED	
ALL W33 AND W36	7	111	111	USE ONLY WHERE NOTED	

UNLESS NOTED OTHERWISE:
 *ASSUMES ALSO STANDARD CONNECTION CONFIGURATION.
 1. ALL BOLTS 3/4"Ø A325-N. PLATE WELDS 2-1/4" FULL LENGTH FILLET WELDS.
 2. ALL PLATES 5/16" THICK ASTM A36. ALL BEAMS ASTM A992.
 3. FOR COPED BEAMS: L_{min}1' 1/2" MINIMUM, L_{max}1' 1/4" MINIMUM (PARAMETERS PER AISC 15TH EDITION). MAXIMUM COPE LENGTH = 5". MAXIMUM COPE DEPTHS = 20% OF BEAM DEPTH.
 4. HORIZONTAL SHORT SLOTTED HOLES PERMITTED IN BEAM WEB.
 5. COORDINATE PLATE LENGTH WITH DRAWINGS AND COORDINATE BOLT LOCATIONS FOR ERECTION PURPOSES.
 6. BEAMS REQUIRING ADDITIONAL BOLTS WILL BE NOTED ON THE DRAWINGS THUS: "SP-X" (X=NUMBER OF ROWS OF BOLTS).
 7. CAPACITIES SHOWN REPRESENT MINIMUM CONNECTION CAPACITY FOR THE RANGE OF SIZES GIVEN.
 8. AT PURLIN TO HSS COLUMN CONNECTIONS, MINIMUM HSS TUBE WALL THICKNESS IS 1/4". PROVIDE DOUBLE ANGLE CONNECTION OR CONTACT EOR IF MINIMUM IS NOT MET.

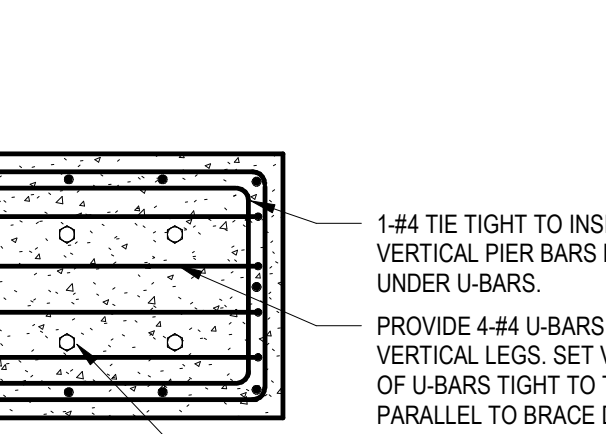
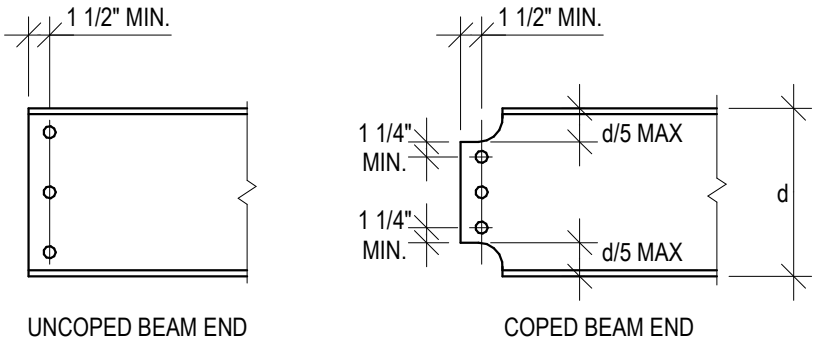


NOTE: SEE PLAN NOTES AND COLUMN SCHEDULE NOTES FOR EXCEPTIONS.

1 TYPICAL ANCHOR ROD
S6.201

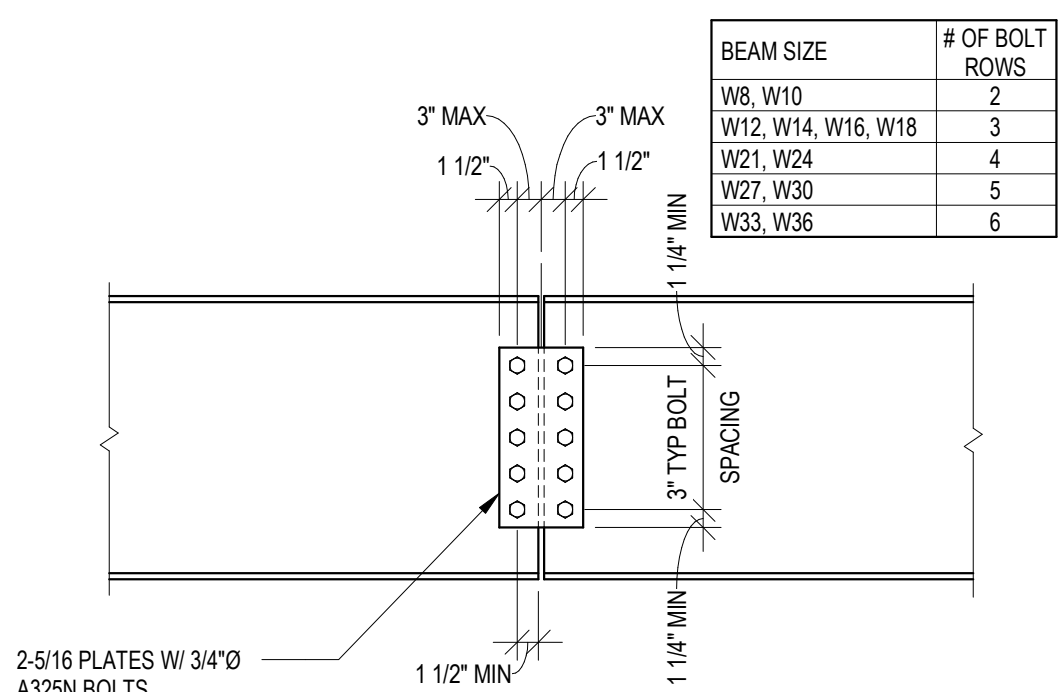
BOLTED - DOUBLE ANGLE CONNECTION TABLE				
BEAM SIZE	# OF BOLT ROWS	Ø Rn COPED	Ø Rn UNCOPED	REMARKS
W8x10-W8x31, W10x12-W10x22	2	19 (13K FOR W8x10, 17K FOR W8x13)	40 (30K FOR W8x10, 35K FOR W10x12)	WEB STIFFENER REQUIRED FOR DOUBLE COPED BEAMS IF COPE LENGTH >0'-3" (MAX CAPACITY=7K W/OUT STIFFENER)
W8x35-W8x48, W10x25-W10x49	2	27	51 (46K FOR W10x26)	WEB STIFFENER REQUIRED FOR DOUBLE COPED BEAMS IF COPE LENGTH >0'-3" (MAX CAPACITY=13K W/OUT STIFFENER)
W8x58-LARGER, W10x64-LARGER	2	41	61	WEB STIFFENER REQUIRED FOR DOUBLE COPED BEAMS IF COPE LENGTH >0'-3" (MAX CAPACITY=19K W/OUT STIFFENER)
W12x14 W12x26, W14x22	3	36 (32K FOR W12x14)	58 (53K FOR W12x14)	WEB STIFFENER REQUIRED FOR DOUBLE COPED BEAMS IF COPE LENGTH >0'-3" (MAX CAPACITY=20K W/OUT STIFFENER)
W12x30-W12x40 W14x26-W14x43, W16x26-W16x40, W18x35-W18x40	3	43	66	WEB STIFFENER REQUIRED FOR DOUBLE COPED BEAMS IF COPE LENGTH >0'-3" (MAX CAPACITY=25K W/OUT STIFFENER)
W12x45-LARGER, W14x48-LARGER, W16x45-LARGER, W18x46-LARGER	3	58	88	WEB STIFFENER REQUIRED FOR DOUBLE COPED BEAMS IF COPE LENGTH >0'-3" (MAX CAPACITY=33K W/OUT STIFFENER)
ALL W21 AND W24	4	81	123	WEB STIFFENER REQUIRED FOR DOUBLE COPED BEAMS IF COPE LENGTH >0'-3" (MAX CAPACITY=73K W/OUT STIFFENER)
ALL W27 AND W30	5	136	156	
ALL W33 AND W36	6	187	187	
BEAMS AS NOTED	7	193 (165K FOR W24)	217	UNCOPED CAPACITY ASSUMES tw=0.36
BEAMS AS NOTED	8	222	247	UNCOPED CAPACITY ASSUMES tw=0.36
BEAMS AS NOTED	9	256	278	UNCOPED CAPACITY ASSUMES tw=0.36
BEAMS AS NOTED	10	308	308	UNCOPED CAPACITY ASSUMES tw=0.36

UNLESS NOTED OTHERWISE:
 *ASSUMES ALSO STANDARD CONNECTION CONFIGURATION.
 1. ALL BOLTS 3/4"Ø A325-N.
 2. ALL ANGLES MINIMUM 5/16" THICK ASTM A36. ALL BEAMS ASTM A992.
 3. FOR COPED BEAM: L_{min}1' 1/2" MINIMUM, L_{max}1' 1/4" MINIMUM (PARAMETERS PER AISC 15TH EDITION). MAXIMUM COPE LENGTH = 5". MAXIMUM COPE DEPTH 20% OF BEAM DEPTH.
 4. HORIZONTAL SHORT SLOTTED HOLES PERMITTED IN BEAM WEB.
 5. COORDINATE ANGLE LENGTHS WITH DRAWINGS AND COORDINATE BOLT LOCATIONS FOR ERECTION PURPOSES.
 6. BEAMS REQUIRING ADDITIONAL BOLTS WILL BE NOTED ON THE DRAWINGS THUS: "DA-X" (X=NUMBER OF ROWS OF BOLTS).
 7. CAPACITIES SHOWN REPRESENT MINIMUM CONNECTION CAPACITY FOR THE RANGE OF SIZES GIVEN.



NOTE: SEE COLUMN SCHEDULE FOR ANCHOR BOLT SIZES AND QUANTITIES (VARIES)

2 DETAIL
S6.201



NOTE:
 1. WHERE TWO BEAMS OF DIFFERENT SIZE ARE SPICED, USE NUMBER OF BOLTS FOR LARGER BEAM UP TO MAXIMUM NUMBER OF BOLTS THAT WILL FIT IN SMALLER BEAM.
 2. SPICES REQUIRING ADDITIONAL BOLTS WILL BE NOTED AS SPL-X WHERE 'X' IS THE NUMBER OF ROWS OF BOLTS.

3 DETAIL
S6.201

CLASS 'A' TENSION LAP SPlice TABLE									
BAR SIZE	f'c (psi)								
	2500	3000	3500	4000	5000	6000	7000	8000	
#3	1'-6"	1'-5"	1'-4"	1'-3"	1'-1"	1'-0"	1'-0"	1'-0"	
#4	2'-0"	1'-10"	1'-9"	1'-7"	1'-5"	1'-4"	1'-3"	1'-2"	
#5	2'-6"	2'-4"	2'-2"	2'-0"	1'-10"	1'-8"	1'-6"	1'-5"	
#6	3'-0"	2'-9"	2'-7"	2'-5"	2'-2"	2'-0"	1'-10"	1'-9"	
#7	4'-5"	4'-0"	3'-9"	3'-6"	3'-2"	2'-10"	2'-8"	2'-6"	
#8	5'-0"	4'-7"	4'-3"	4'-0"	3'-7"	3'-3"	3'-0"	2'-10"	
#9	5'-9"	5'-2"	4'-10"	4'-6"	4'-0"	3'-8"	3'-5"	3'-2"	
#10	6'-4"	5'-9"	5'-4"	5'-0"	4'-6"	4'-1"	3'-9"	3'-6"	
#11	7'-1"	6'-4"	5'-10"	5'-6"	4'-11"	4'-6"	4'-2"	3'-11"	

CLASS 'B' TENSION LAP SPlice TABLE									
BAR SIZE	f'c (psi)								
	2500	3000	3500	4000	5000	6000	7000	8000	
#3	1'-11"	1'-10"	1'-8"	1'-7"	1'-5"	1'-4"	1'-2"	1'-2"	
#4	2'-7"	2'-5"	2'-3"	2'-1"	1'-11"	1'-9"	1'-7"	1'-6"	
#5	3'-3"	3'-0"	2'-9"	2'-7"	2'-4"	2'-2"	2'-0"	1'-10"	
#6	3'-11"	3'-7"	3'-4"	3'-1"	2'-10"	2'-7"	2'-4"	2'-3"	
#7	5'-9"	5'-3"	4'-10"	4'-6"	4'-1"	3'-9"	3'-5"	3'-3"	
#8	6'-6"	6'-0"	5'-6"	5'-2"	4'-8"	4'-3"	3'-11"	3'-8"	
#9	7'-4"	6'-9"	6'-3"	5'-10"	5'-3"	4'-9"	4'-5"	4'-2"	
#10	8'-3"	7'-6"	6'-11"	6'-6"	5'-9"	5'-3"	4'-11"	4'-7"	
#11	9'-2"	8'-2"	7'-7"	7'-1"	6'-4"	5'-10"	5'-5"	5'-0"	

NOTES:
 1. THESE TABLES SHOW LENGTHS FOR PLAIN, BOTTOM ASTM A615 GRADE 60 BARS IN NORMAL WEIGHT CONCRETE, MEETING THE SPACING AND COVER LIMITATIONS GIVEN BELOW. MULTIPLY THESE LENGTHS BY ALL OF THE APPLICABLE FACTORS GIVEN FOR OTHER CONDITIONS. SPECIFIC EMBEDMENT, LAP, OR PROJECTION LENGTHS SHOWN ON DRAWINGS GOVERN OVER THESE TABLES.
 2. SPACING AND COVER REQUIREMENTS:
 a. CLEAR SPACING BETWEEN BARS AT SPlice ≥2db AND CLEAR COVER ≥db OR
 b. CLEAR SPACING BETWEEN BARS AT SPlice ≥db AND CLEAR COVER ≥db AND STIRRUPS/TIES OVER FULL LENGTH OF SPlice. STIRRUPS/TIES TO BE SPACED SUCH THAT:
 s ≤ 16" FOR #3 TIES/STIRRUPS
 s ≤ 15" FOR #4 TIES/STIRRUPS
 s ≤ 14" FOR #5 TIES/STIRRUPS
 s ≤ 13" FOR #6 TIES/STIRRUPS
 s ≤ 12" FOR #7 TIES/STIRRUPS
 s ≤ 11" FOR #8 TIES/STIRRUPS
 s ≤ 10" FOR #9 TIES/STIRRUPS
 s ≤ 9" FOR #10 TIES/STIRRUPS
 s ≤ 8" FOR #11 TIES/STIRRUPS
 3. MULTIPLY GIVEN SPlice LENGTHS BY ALL THE FOLLOWING APPLICABLE FACTORS:
 a. MULTIPLY BY 1.5 IF SPACING OR COVER REQUIREMENTS ARE NOT MET.
 b. MULTIPLY BY 1.3 FOR TOP BARS. TOP BARS ARE DEFINED AS HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE BELOW THE BAR.
 c. MULTIPLY BY 1.2 FOR #3 OR #4 EPOXY COATED BARS SPACED 4" MIN OC WITH 1 1/2" MIN CLEAR COVER.
 d. MULTIPLY BY 1.31 FOR OTHER EPOXY COATED TOP BARS.
 e. MULTIPLY BY 1.5 FOR OTHER EPOXY COATED BARS (EXCEPT TOP BARS).
 f. MULTIPLY BY 1.3 FOR LIGHTWEIGHT CONCRETE.
 g. MULTIPLY BY 1.0 FOR BARS WITH YIELD STRESS ≥60 KSI.
 4. USE CLASS 'B' TENSION LAP SPICES UNLESS SPECIFICALLY NOTED OTHERWISE.
 5. COMPRESSION LAP LENGTH, ONLY WHERE NOTED, TO BE 30db. INCREASE TO 44db FOR Fy = 75 KSI, AND 57db FOR Fy = 90 KSI.

MASONRY VERTICAL REINFORCING LAP LENGTH SCHEDULE - F _m = 2000 PSI	
BAR SIZE	LAP LENGTH
#3	12"
#4	16"
#5	20"
#6	24"

UNLESS NOTED OTHERWISE:
 1. BASED ON Fy = 60 KSI.
 2. MULTIPLY LAPS BY 1.5 FOR EPOXY COATED REINFORCEMENT (MINIMUM LAP IS 18").
 3. #6 BAR CENTERED IN 12" AND LARGER WALLS MAY BE REDUCED TO 26".
 4. SEE GENERAL STRUCTURAL NOTES FOR LAP LENGTH OF HORIZONTAL REINFORCING.
 5. LAP LENGTHS ARE VALID FOR 8" (AND LARGER) SINGLY REINFORCED OR 10" (AND LARGER) DOUBLY/CENTRICALLY REINFORCED WALLS WHERE DISTANCE FROM CENTER OF BAR TO OUTSIDE FACE OF CMU IS ≥3". FOR OTHER CONDITIONS, CONFIRM LAP WITH ENGINEER.

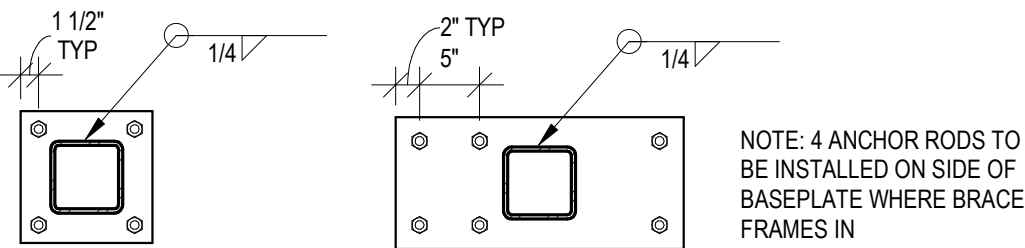
CONTINUOUS WALL FOOTING SCHEDULE				
MARK	FOOTING SIZE		REINFORCING	
	WIDTH	THICKNESS		
WF1-4	1'-4"	1'-0"	2-#5 BOTTOM, CONT	
WF2-0	2'-0"	1'-0"	2-#5 BOTTOM, CONT	
WF3-6	3'-0"	1'-0"	3-#5 BOTTOM, CONT	
WF3-6	3'-0"	1'-4"	4-#5 BOTTOM, CONT	

COLUMN FOOTING SCHEDULE				
MARK	FOOTING SIZE			REINFORCING
	WIDTH	LENGTH	THICKNESS	
CF2-6	2'-6"	2'-8"	1'-0"	4-#4 BOTTOM, EA WAY
CF4-0	4'-0"	4'-0"	1'-2"	4-#5 BOTTOM, EA WAY
CF5-0	5'-0"	5'-0"	1'-4"	6-#5 BOTTOM, EA WAY
CF5-0A	5'-0"	5'-0"	1'-4"	6-#5 TOP AND BOTTOM, EA WAY
CF6-0	6'-0"	6'-0"	1'-6"	6-#5 BOTTOM, EA WAY
CF6-0A	6'-0"	6'-0"	1'-6"	6-#5 TOP AND BOTTOM, EA WAY
CF7-0	7'-0"	7'-0"	1'-8"	7-#6 BOTTOM, EA WAY
CF8-0	8'-0"	8'-0"	1'-10"	9-#6 BOTTOM, EA WAY
CF8-0A	8'-0"	8'-0"	4'-0"	9-#6 TOP & BOT, EA WAY

STEEL COLUMN SCHEDULE		
MARK	SIZE	BASE PLATE
SC1	HSS6x6x1/8	12x14x1/2" SEE DETAIL 'A'
SC1A	HSS6x6x1/8	11x13x1/2" SEE DETAIL 'A' AND SEE DETAIL 20SS.201
SC2	HSS8x8x1/8	12x14x1/2" SEE DETAIL 'A'
SC3	HSS8x8x3/8	11x12x2'-0" W/ 6-1/8" ANCHOR RODS, MIN 12" EMBED. SEE DETAIL 'B'. SEE 1/56.201 FOR ADDITIONAL REQUIREMENTS AT BRACED FRAME.
SC3A	HSS8x8x3/8	11x14x2'-11" SEE DETAIL 'A'. SEE 1/56.201 FOR ADDITIONAL REQUIREMENTS AT BRACED FRAME.
SC4	HSS8x8x3/8	14x14x1/2" SEE DETAIL 'A'

UNLESS NOTED OTHERWISE:
 1. PROVIDE 4-3/4"Ø UNHEADED ANCHOR RODS WITH HEX NUT AT EMBED END, SEE 1/56.201. EXTEND 9" INTO CONCRETE TO TOP OF NUT.
 2. PROVIDE 1/2" NON-SHRINK GROUT BELOW BASE PLATE.
 3. PROVIDE 2"x1/4" THICK WASHER AND NUT ON TOPSIDE OF BASE PLATE. CIRCULAR OR SQUARE WASHERS ARE ACCEPTABLE.
 4. USE 1/2" COLUMN CAP PLATE AT TOP.

BASE PLATE DETAILS



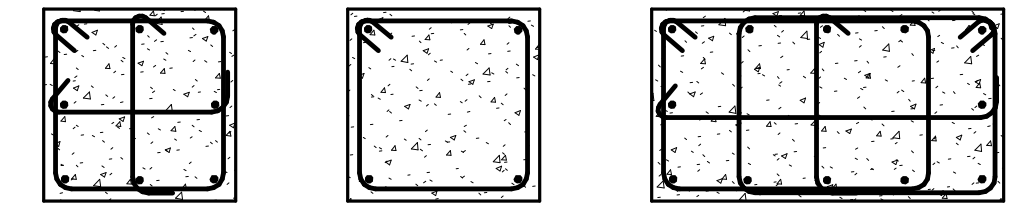
DETAIL A

DETAIL B

CONCRETE PIER SCHEDULE			
MARK	SIZE	REINFORCING	REMARKS
CP1	20'x20'	4-#9 VERTS W/ #3 TIES @18"OC	SEE DETAIL 'B'
CP2	40'x24'	12-#9 VERTS W/ #4 TIES @10"OC	SEE DETAIL 'C'. SEE 2/56.201 FOR U-BARS
CP3	16'x16'	4-#6 VERTS W/ #3 TIES @12"OC	SEE DETAIL 'B' FOR REINFORCING LAYOUT. DETAIL 19SS.201 FOR ADDITIONAL INFORMATION.

UNLESS NOTED OTHERWISE:
 1. PROVIDE PIER TYPE CP1 FOR BEAM BEARINGS AND OPENING JAMBS WHERE PIER IS NOT SHOWN. CONFIRM WITH ENGINEER PRIOR TO PLACEMENT.
 2. PROVIDE HOOKED DOWELS INTO FOOTING TO MATCH VERTICAL REINFORCING. PROJECT INTO PIER PER CLASS B TENSION LAP SPlice TABLE. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
 3. PROVIDE CROSSTIES AS SHOWN WITH 90° HOOK ONE END AND 135° HOOK OTHER END. SIZE TO MATCH TIES. ALTERNATE TIE CONFIGURATIONS MEETING ACI 318, SECTION 25.7.2.3 ARE ACCEPTABLE.
 4. PROVIDE FIRST TIE MAXIMUM OF ONE-HALF TIE SPACING ABOVE TOP OF FOOTING.
 5. EXTEND TIES TO WITHIN ONE-HALF TIE SPACING OF TOP OF PIER. PROVIDE MINIMUM OF 2-#4 OR 3-#3 TIES WITHIN 5' OF TOP OF PIER.
 6. EXTEND VERTICAL REINFORCEMENT TO 2" CLEAR TOP OF PIER.

CONCRETE PIER BAR PLACEMENT DETAILS



DETAIL A

DETAIL B

DETAIL C

NEW UTILITY & ENGINEERING BUILDING

XXXX IDEAL AVENUE
COTTAGE GROVE, MN 55016

CITY OF COTTAGE GROVE

12800 RAVINE PKWY
COTTAGE GROVE, MN 55016



WOLD ARCHITECTS AND ENGINEERS
 332 Minnesota Street, Suite W2000
 Saint Paul, MN 55101

woldcae.com | 651.227.7773



501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612.332.7281

BKBM
 6120 Earle Brown Drive, Suite 700
 Minneapolis, MN 55426
 Phone: (763) 843-0420
 Fax: (763) 843-0421
 www.bkbm.com
 © 2023 BKBM Engineers
 Bakke Kopp Bakke & McFarlin, Inc.
 All rights reserved.
 This document is an instrument of service and is the property of BKBM Engineers and may not be used or copied without prior written consent.
 BKBM Project No. 23293.00

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.

James E. Dorr

James E. Dorr
 License Number: 52566 Date: 10/26/2023

Revisions		
Description	Date	Num
PR #2	02/07/2024	2

Comm: 232010
 Date: 10/26/2023
 Drawn: KLC
 Check: KTK

SCHEDULES AND DETAILS

S6.201



KRAUS-ANDERSON®
Construction Company

Change Order Request

Project: 2310312-
Cottage Grove UE Building
1087 Ideal Avenue S
Cottage Grove, MN 55016

COR # 2.00

Date: 5/16/2024

To: Owner City Of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

From: Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

Description: Doors and frames revisions per PR#4.

PCO # 6 - Wold PR #4: Doors & Frames Revision

Item #	Description	Vendor	Amount
1	No cost change per Wold PR #4.	Axel H. Ohman, Inc.	\$0.00
2	Door and hardware changes	Bredemus Hardware Company, Inc.	\$4,650.45
3	No cost change per Wold PR #4.	Commercial Drywall, Inc.	\$0.00
Total For Change Order			\$4,650.45

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____



KRAUS-ANDERSON®
Construction Company

Change Order Request

Project: 2310312-02
Cottage Grove UE Building
1087 Ideal Avenue S
Cottage Grove, MN 55016

COR # 2.00

Date: 5/16/2024

To: Owner City Of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

From: Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

Description: Doors and frames revisions per PR#4.

PCO # 6 - Wold PR #4: Doors & Frames Revision

Item #	Description	Vendor	Amount
1	Carpentry per Wold PR #4.	Ebert Construction	\$312.71
Total For Change Order			\$312.71

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____

Struckman, Rachel

From: Jordan Boeser <Jordan@axelohman.com>
Sent: Thursday, March 21, 2024 3:19 PM
To: Struckman, Rachel
Cc: Albrecht, Ben; Kjellberg, Dan
Subject: RE: Cottage Grove Utility Building - PCO 6_PR 4 Doors & Frames Revision

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.

I will update my plan set, no cost changes for me.

Let me know if not approved.

Thanks

JORDAN BOESER
ESTIMATOR / PROJECT MANAGER



HQ 612-861-6025 FAX 612-861-3247 www.axelohman.com
247 West 61st Street, Minneapolis, MN 55419

Cell: 612-490-3724

Jordan@AxelOhman.com



From: Struckman, Rachel <rachel.struckman@krausanderson.com>

Sent: Thursday, March 21, 2024 1:52 PM

To: Jordan Boeser <Jordan@axelohman.com>; 'andrew.stumne@molin.com' <andrew.stumne@molin.com>; 'Perry Haber' <perryh@csiminnnesota.net>; 'jon@spartansteelco.com' <jon@spartansteelco.com>; 'Ben Mach' <bmach@ebertcompanies.com>; 'David M. Bobo' <Dave.Bobo@syinc.us>; 'Paula Jackson' <paula@jaaroofing.com>; 'sam.edwards@jaaroofing.com' <sam.edwards@jaaroofing.com>; 'kevin@jaaroofing.com' <kevin@jaaroofing.com>; 'Jennifer Harmon' <jennifer@jaaroofing.com>; 'Michael Carl' <mcarl@cdsdoor.com>; 'nick@northernglassinc.com' <nick@northernglassinc.com>; 'craig@commercialdrywall.net' <craig@commercialdrywall.net>; 'Rick Olsen' <rolsen@cfs-floors.com>; 'Jaina@tcacoustics.com' <Jaina@tcacoustics.com>; 'Shawn Fiedler' <SFiedler@mcicarpetone.com>; 'troy@steinbrecherpainting.com' <troy@steinbrecherpainting.com>; 'Jesse.Widmer@scr-mn.com' <Jesse.Widmer@scr-mn.com>; 'Fobbe Electric' <fe@fobbeelectric.com>; 'mindy.hackett@millerexc.com' <mindy.hackett@millerexc.com>; 'Mike McNamara' <m.mcnamara@mcnamaracontracting.com>; 'Toby Helgeson' <thelgeson@ebertcompanies.com>; 'Joe Grygelko' <joe grygelko@gmail.com>; 'Dayton Bredemus' <dayton@bredemus.com>; 'Joshua M' <joshuam@csiminnnesota.net>; Griffin Rahm <griffin@novafire.com>

Cc: Kjellberg, Dan <dan.kjellberg@krausanderson.com>; Albrecht, Ben <ben.albrecht@krausanderson.com>; Jacob Wollensak <jwollensak@woldae.com>; 'Kayla Simpson' <ksimpson@woldae.com>; 'Lee.Mann@stantec.com' <Lee.Mann@stantec.com>; 'rburfeind@cottagegrovemn.gov' <rburfeind@cottagegrovemn.gov>; Schauer, Dan

City of Cottage Grove New Utility & Engineering Building

COMPANY NAME & LOGO

Contact Info and Address

Bredemus Hardware Co.

1285 Sylvan St.

St. Paul, MN 55117

Date : 3/25/24

PCO #: 6

PR/SI # 4

Project Manager: Dayton Bredemus

COST SUMMARY

Description	Cost	Notes/Attachments
Labor Total	\$ -	(Auto Fill from Sub-Total Below)
Materials and Equipment Total		(Auto Fill from Sub-Total Below)
Tax on Materials and Equipment Only	\$ -	<<< Provide Sales/Use Tax Total
Self Performed Subtotal	\$ -	
10% Overhead and Profit	\$ -	(10% is the max fee allowed on CO's)
Self Performed Total	\$ -	
Subcontractors	\$ 4,429.00	Auto Fill from Sub-Total Below
5% Overhead and Profit on Subs	\$ 221.45	(5% is the max allowed on subcontractors)
Subcontractor Total	\$ 4,650.45	
TOTAL COST OF CHANGE	\$ 4,650.45	

Signature: _____

Contractor acknowledges no other Costs associated with this PCO.

PROVIDE DETAIL BREAKDOWN BELOW:

Labor By Task		Qty	Unit	Unit Cost	Total Cost
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total					\$ -
Materials and Equipment By Task		Qty	Unit	Unit Cost	Total Cost
			EA		
Add Vertical & Horizontal Mullions to Frame FR2		5	EA	655	\$ 3,275.00
Change Frame FR2 From 2" Sill to 4" Sill		5	EA	88	\$ 440.00
Add 4" Head to Single Door Frame		7	EA	55	\$ 385.00
Add 4" Head to Pair of Doors Frame		2	EA	77	\$ 154.00
Change Window Size In Door Type FG		5	EA	35	\$ 175.00
					\$ -
					\$ -
Sub-Total					\$ 4,429.00
Sub-Contractor Proposals		Description of Work			Total Cost
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total		(Attach Sub-Contractor Proposals)			\$ -



23350 County Road 10
Corcoran, MN 55357
Ph : 763-498-7844

Change Proposal

To: Kraus Anderson Const Co
501 South Eighth Street
Minneapolis, MN 55404
Ph: 612-332-7281

Number: 2
Date: 3/29/24
Job: 66055 City of Cottage G-Util-6A Carp
Phone:

Description: PR #4

Proposed are the following changes:
Please see pricing below for PR #4.

The total amount to provide this work is \$312.71
(Please refer to attached sheet for details.)

If you have any questions, please contact me at 763-498-7844.

Pricing subject to review/change if not approved within 14 days of receipt.

Submitted by:

Approved by: _____
Date: _____



23350 County Road 10
Corcoran, MN 55357
Ph : 763-498-7844

Change Proposal 2 Price Breakdown Continuation Sheet

Description: PR #4

Description	Labor	Material	Equipment	Subcontract	Other	Price
Rough Carpentry	\$190.00	\$94.28				\$284.28
Subtotal:						\$284.28
OH&P Work Self Performed				\$284.28	10.00%	\$28.43
						\$0.00
Total:						\$312.71



EBERT CONSTRUCTION	
Prepared By:	Kevin Roehl



KRAUS-ANDERSON®
Construction Company

**501 South Eighth Street
Minneapolis, MN 55404**

Request For Proposal

Project:	2310312- Cottage Grove UE Building 1087 Ideal Avenue S Cottage Grove, MN 55016	PCO #:	6
		Date:	03/21/2024

To: Dan Schauer, Kraus-Anderson Construction Company
Ben Albrecht, Kraus-Anderson Construction Company
Ryan Burfeind, City Of Cottage Grove
Lee Mann, Stantec
Jordan Boeser, Axel H. Ohman, Inc.
Dayton Bredemus, Bredemus Hardware Company, Inc.
Jacob Wollensak, Wold Architects & Engineers
Kayla Simpson, Wold Architects & Engineers
Jesse Widmer, SCR Central Division
Craig Moeller, Commercial Drywall, Inc.

Please provide a cost breakdown in accordance with the Contract Documents and a Summary for the Change described herein and on the attachments (if any) listed. All responses are required within seven (7) days.

This is not an authorization to proceed with the work described herein unless and until approved by the Owner. On approval, this change will be included in a Change Order, which will provide the formal Contract Change.

DESCRIPTION OF PROPOSAL:

Please provide a cost estimate per the attached Wold Architects and Engineers PR #4 dated March 19, 2024 regarding doors & frames revision.

Attachments: Wold PR #4 dated 3/19/24

☐ We have reviewed the PCO and acknowledge that it is a "no change" item and does not affect our completion date.

Signed By: _____ Date: _____

Company Name: _____



PROPOSAL REQUEST

City of Cottage Grove	Cottage Grove Utility Building
Kraus-Anderson	Attn: Dan Kjellberg/Rachel Struckman
501 South Eighth Street	
Minneapolis, MN 55404	
612.332.7281	
dan.kjellberg@krausanderson.com / rachel.struckman@krausanderson.com	

Submit an itemized (labor and material) quotation for the proposed modifications to the contract documents as described herein within 21 days of receipt. If a cost is not submitted within 21 days, this Proposal Request can be accepted at no additional cost. Written approval is required prior to proceeding with this change. COST EXPECTATIONS: ☐ DEDUCT ☐ NO COST ☐ ADD	PR: 04
	Comm: 232010
	Const. Pkg: [Status]

Distribution:

☒ Ryan Burfeind, CG
☐ Adam Moshier, CG
☒ Dustin Phillips, KA
☒ Ben Albrecht, KA
☒ Jake Wollensak, Wold
☒ Kayla Simpson, Wold
☒ Pat Jansen, Wold
☒ Ryan Rossborough, Wold
☐ Sean McNamara, Wold
☐ Doug Galloway, Wold
☐ Derek Peterson, Wold
☒ Kal Jackman, BKBM
☒ James Dorr, BKBM
☒ Kyle Kucharski, BKBM
☐ Lee Mann, Stantec
☐ Dave Sanocki, Stantec
☐ Eric Vidden, Stantec

Item	Description
1	Doors & Frames Revision
1.1	See Door / Opening Schedules on sheets A2.01a and A2.02a for modified frame type, overall width, and mounting conditions.
1.2	Refer to plan on sheet A2.01a for modified interior wall type in room A126 and overall width of doors A104, A105, A106, A107, and A108.
1.3	Refer to sheets A2.901 for modified door types, frame types, and louver types.
1.4	Refer to interior elevation on sheet A4.101 for revised frame type on doors A126B, A130A, A131A, A275, A276.
1.5	Refer to north elevation on sheet A5.101 for revised overall height of door A115A.

Attachments: A2.01a, A2.02a, A2.901, A4.101, A5.101

Issued By: Kayla Simpson

Date: 3/19/24

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

**PLANNERS
ARCHITECTS
ENGINEERS**

MN

DOOR / OPENING SCHEDULE - MEZZ LEVEL - AREA A															
DOOR NO	DOOR / OPENING					LABEL / RATING	OVERALL WIDTH	FRAME			MOUNTING CONDITIONS			HOW GRP	REMARKS
	TYPE	QTY	WIDTH	HEIGHT	MATL			TYPE	DEPTH	MATL	GL	HEAD	JAMB		
A275	F	1	3'-6"	7'-0"	HM	--	3'-10"	FR 3	--	HM	--	B4/A4.801	B6/A4.801	--	16
A276	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 3	--	HM	--	B4/A4.801	B6/A4.801	--	22 1

DOOR SCHEDULE REMARKS

- CARD READER, SEE ELECTRICAL.
- PROVIDE FIRE NUMBER AT EXTERIOR DOORS DOOR NUMBER N --.
- EXTEND DOOR FRAME WIDTH BE 3/4" WIDER TO ACCOUNT FOR THICKNESS OF WOOD PANEL.
- SEE F1/A2.016 FOR OPENING WIDTH.

DOOR SCHEDULE GENERAL NOTES

- ALL DOORS ARE 1 3/4" THICK UNLESS OTHERWISE NOTED.
- FOR FRAME DEPTH, ONLY EXCEPTIONS TO THE FOLLOWING TABLE ARE SCHEDULED:
GYPSUM BOARD PARTITIONS: THROAT OF FRAME TO MATCH WALL THICKNESS.
MASONRY PARTITIONS:
4" WALL: 3 3/4" FRAME
6" WALL: 5 3/4" FRAME
8" AND GREATER WALL: 7 3/4" FRAME
FRAME DEPTHS ARE SCHEDULED IN NOMINAL DIMENSIONS. SEE FRAME/ DOOR TYPES (DETAIL SECTION 5100) FOR CORRESPONDING ACTUAL DIMENSIONS.
- FOR GLASS TYPES, ONLY EXCEPTIONS TO THE FOLLOWING TABLE ARE SCHEDULED:
INTERIOR NON RATED:
CLEAR (SAFETY WHEN REQUIRED BY TABLE IN GLAZING SPECIFICATION)
INTERIOR AND EXTERIOR RATED:
FIRE RATED
EXTERIOR NON-RATED:
CLEAR INSULATED (SAFETY INSULATED WHEN REQUIRED BY TABLE IN GLAZING SPECIFICATION.)
- SEE SHEET A2.901 FOR FRAME TYPES.
- SEE SHEET A2.901 FOR DOOR TYPES.
- AT DOOR SCHEDULE, LABEL DESIGNATION "4520" INDICATES:
FOR ALL OPENINGS WITH SIDE LITES AND SCHEDULED TO BE RATED FOR 20 MINUTES, THE DOOR AND ANY GLASS WITHIN THE DOOR IS TO BE RATED FOR 20 MINUTES. THE FRAME AND ADJACENT SIDELITE(S) GLASS AND FRAME IS TO BE RATED FOR 45 MINUTES.

ROOM FINISH SCHEDULE												
ROOM NO	ROOM NAME	FLOOR	BASE	N WALL - TYP		E WALL		S WALL		W WALL		REMARKS
				MATL	FIN	MATL	FIN	MATL	FIN	MATL	FIN	
A275	MECHANICAL ROOM	TT	TT	CONC	PT-6E	CMU	PT-6E	CONC	PT-6E	CONC	PT-6E	6
A276	DATA ROOM	S. CONC	---	CONC	PT-6E	CMU	PT-6E	CMU	PT-6E	CMU	PT-6E	6
A277	MEZZANINE STORAGE	S. CONC	---	CONC	PT-6E	CONC	PT-6E	---	---	CMU	PT-6E	6

ROOM FINISH SCHEDULE REMARKS

- SEE INTERIOR ELEVATIONS FOR LOCATIONS OF PAINTED BLOCK, TILE AND PAINT.
- PROVIDE TILE TO A HEIGHT OF 4'-6" WITH EPOXY PAINT ABOVE. PROVIDE FULL HEIGHT TILE ON ANY WALL WITH PLUMBING FIXTURES. PROVIDE FULL HEIGHT TILE AT ALL SHOWER WALLS.
- PROVIDE GYPSUM BOARD SOFFIT ABOVE CASEWORK. (SEE CASEWORK ELEVATIONS AND REFLECTED CEILING PLANS.)
- SEE A5.1 STAIR DETAILS, ELEVATIONS, AND SECTIONS FOR FINISH MATERIALS.
- SEE DETAIL E4/A4.706 FOR TILE PATTERN INFORMATION.
- PAINT CEILING AND ALL EXPOSED STRUCTURE, PIPING, CONDUIT, MECHANICAL DUCTS AND VENTS.
- PROVIDE VINYL BASE AT CASEWORK UNLESS OTHERWISE NOTED.
- PROVIDE TACK WALL FINISH ON ENTIRE INDICATED WALL - SEE PLANS FOR LOCATIONS. PROVIDE FORM FINISHED FLOOR TO 4" ABOVE THE CEILING, WALL TO WALL.
- PROVIDE EPOXY PAINT AT ALL WALLS THROUGHOUT THIS ROOM.
- PROVIDE CUT TILE AT BASE WITH WAINSCOT TRIM AT TOP OF CUT TILE THROUGHOUT ROOM.
- SLOPE CONC. FLOOR TOWARDS EXTERIOR DOOR. SEE PLANS FOR FLOOR SLOPING INFORMATION.
- SEE DETAIL F4/A4.706 FOR TILE PATTERN INFORMATION.
- SEE INTERIOR ELEVATIONS FOR LOCATIONS OF PAINT.
- PT-6A/ PT-6E, SEE F2/A4.101

FLOOR PLAN KEY NOTES:

- DOOR ACTUATORS
- BOLLARD - SEE DETAIL C5/A5.702
- TUB SINK - SEE MECHANICAL
- NEW CONCRETE STOOP, SEE DETAIL F6/A5.502
- EMERGENCY EYE WASH. SEE MECH.
- CABINET UNIT HEATER, SEE DETAIL C4/A4.706 SEE MECH. FOR SPECIFICATIONS, COORDINATE LOCATION WITH MECH.
- NEW CONCRETE APRON, SEE STRUCTURAL
- LOCATION OF SEMI-RECESSED DEFIBRILLATOR CABINET.
- LOCATION OF WASHER AND DRYER (NIC)
- SQUARE BRICK ACCENT - SEE ELEVATIONS/ SECTIONS FOR ADDITIONAL INFORMATION
- BASE MOUNTED CRANE SYSTEM
- ELEC FLOOR BOX, SEE ELEC.
- CONCRETE PAD, COORDINATE SIZE AND LOCATION WITH MECHANICAL. SEE DETAILS: B7/A4.706 E7/A4.706 C7/A4.706
- HOLD OPEN
- ALTERNATE NO. 1: PROVIDE ACCESS PANEL (AP-1) FOR MANIFOLD/SNOW MELT SYSTEM. SEE MECH. COORDINATE EXACT LOCATION WITH MECH. CONTRACTOR.
- PROVIDE SHUT OFF VALVE ON HOSE CONNECTION. SEE MECH.
- TRENCH DRAIN, SEE DETAIL E2/A4.705
- PROVIDE FIRE TREATED PLYWOOD BACKING AS REQUIRED FOR OWNER PROVIDED TECHNOLOGY. COORDINATE WITH OWNER/ARCHITECT ON EXACT LOCATION.
- FRP FROM FLOOR TO 8'-0" AFF.
- STAINLESS STEEL CORNER GUARD UP TO 7'-2".
- STAINLESS STEEL CORNER GUARD UP TO BOTTOM OF BENCH.
- FLAG POLE. SEE SPEC FOR HEIGHT. SEE ELECTRICAL FOR LIGHTING.
- LOCATION OF FIRE EXTINGUISHER CABINET (SEMI-RECESSED IN RM. A110).
- CONCRETE SPLASH BLOCK; SEE DETAIL C7/A5.702.
- CARD READER GOOSE NECK PEDESTAL FOR OH DOOR OPERATION. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION. SEE ELECTRICAL.

NEW UTILITY & ENGINEERING BUILDING

10875 IDEAL AVENUE S.
COTTAGE GROVE, MN 55016

CITY OF COTTAGE GROVE

12800 RAVINE PKWY
COTTAGE GROVE, MN 55016



WOLD ARCHITECTS
AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

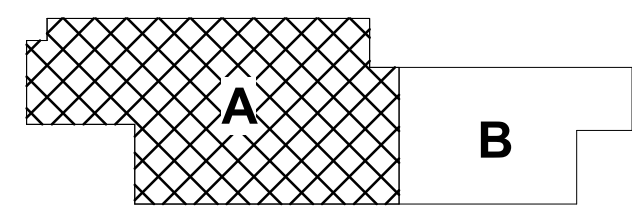
woldac.com | 651 227 7773



501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612 332 7281

PLAN GENERAL NOTES

- ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF WALL. WALL THICKNESSES ARE SHOWN NOMINAL. SEE WALL TYPES FOR ACTUAL THICKNESS.
- ALL GYP. 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 UNITS FOR OPENINGS. SEE UNITS. 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 MECHANICAL AND ELECTRICAL EQUIPMENT PADS.
- ALL DOOR/SIDELITE OPENINGS TO BEGIN 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- ALL GYP. WALLS ARE CENTERED ON GRID UNLESS OTHERWISE NOTED.
- FIRE RATED WALLS ARE INDICATED ON CODE PLANS.



KEY PLAN

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

ARCHITECT

under the laws of the State of Minnesota

John McNamara
John McNamara
License Number: 24281 Date: 10/26/2023

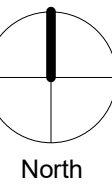
Description	Revisions	
	Date	Num
Addendum No. 1	11/14/2023	1
PR #01	2/5/2024	2
PR #04	3/19/24	3

Comm: 232010

Date: 10/26/2023

Drawn: KH

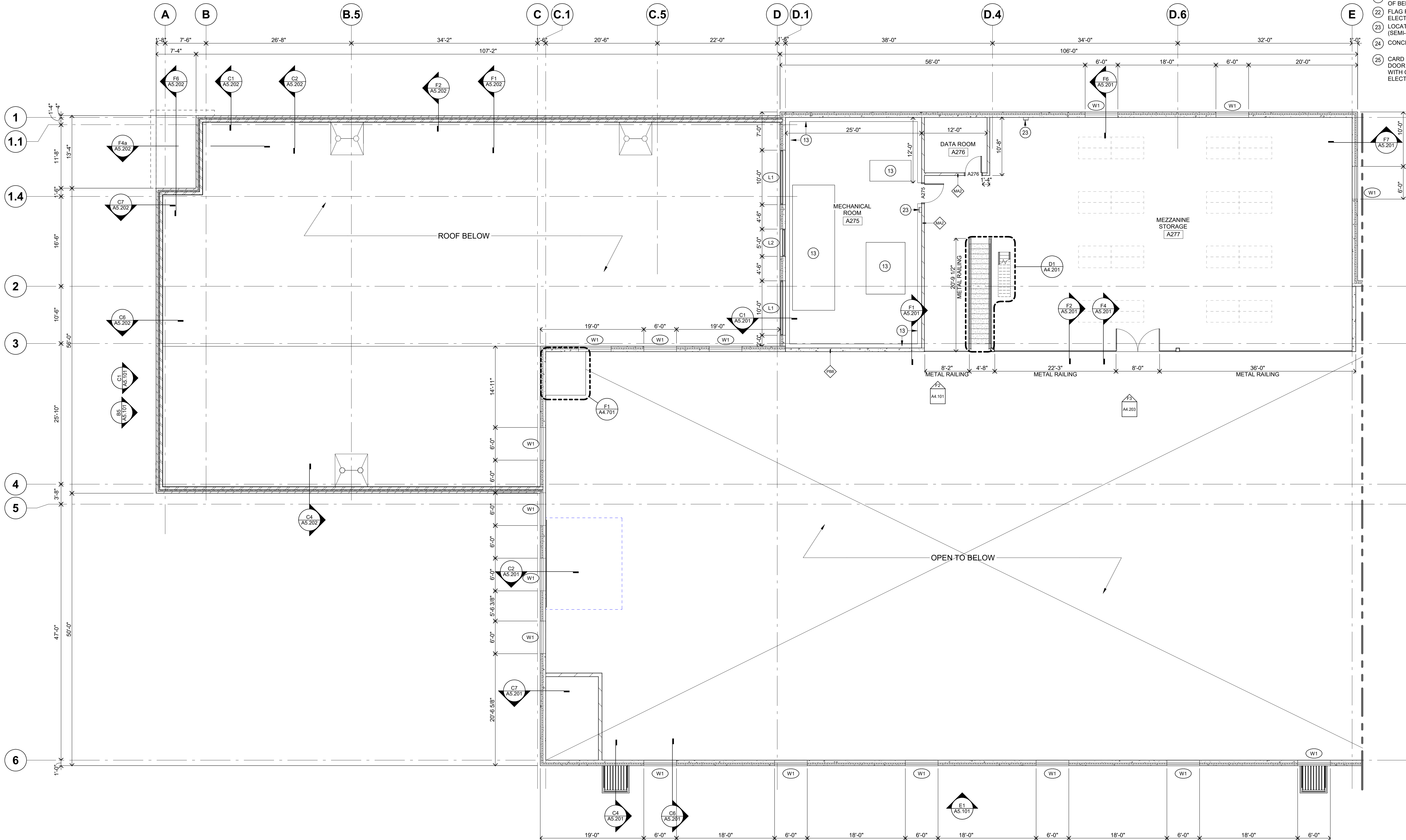
Check: JW



MEZZANINE LEVEL FLOOR PLAN - AREA A

Scale: As indicated

A2.02a



F1 MEZZANINE LEVEL AREA A
1/8" = 1'-0"

MN

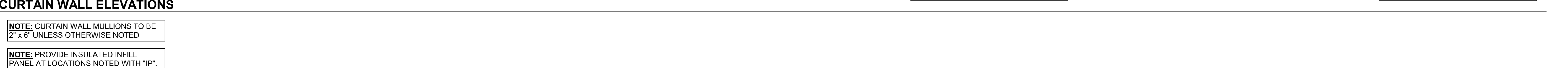
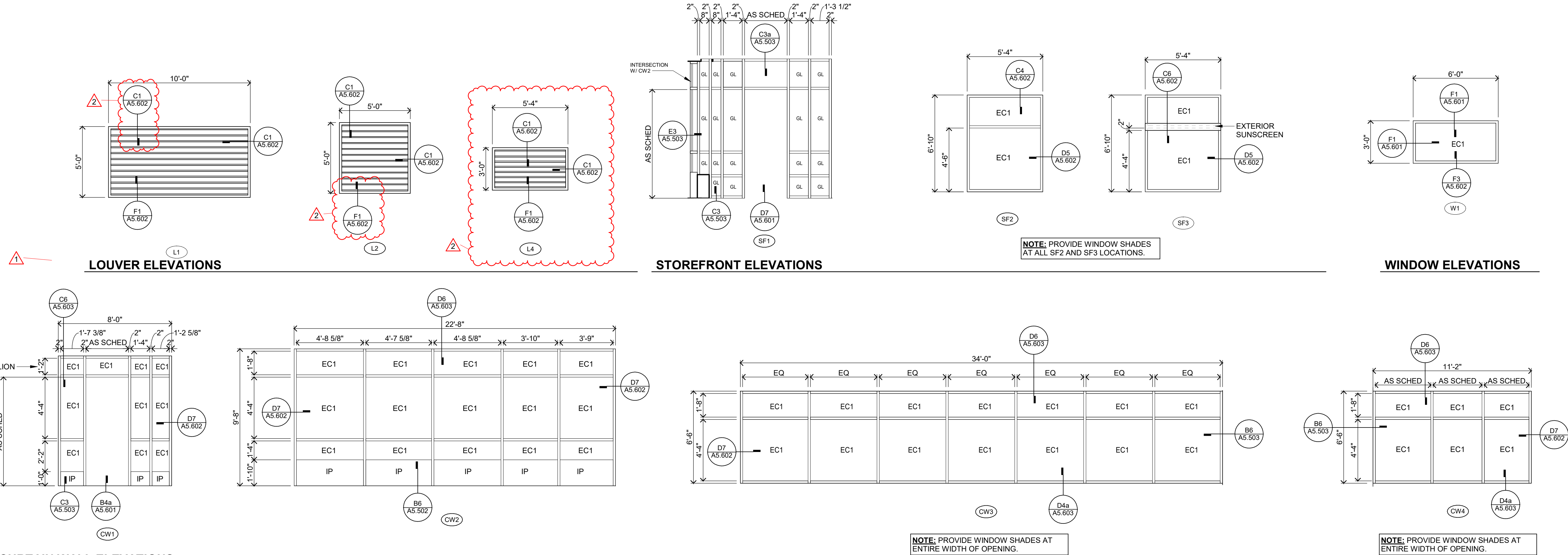
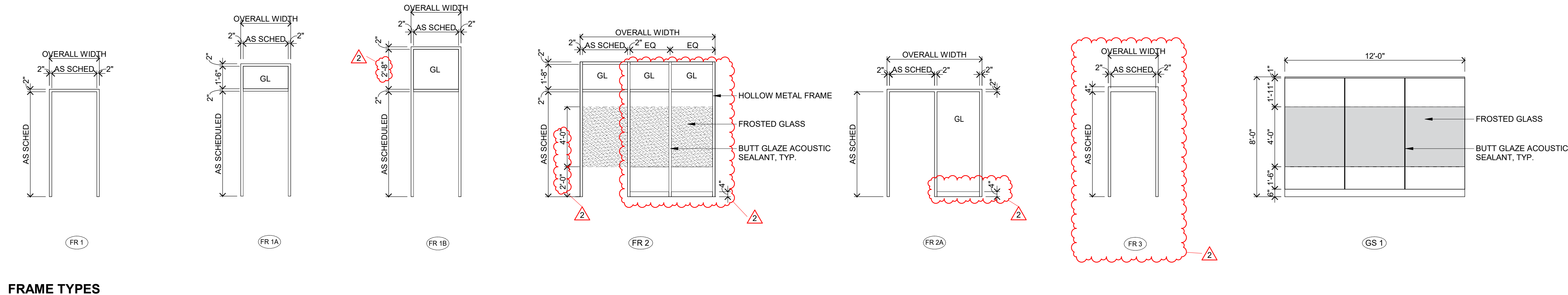
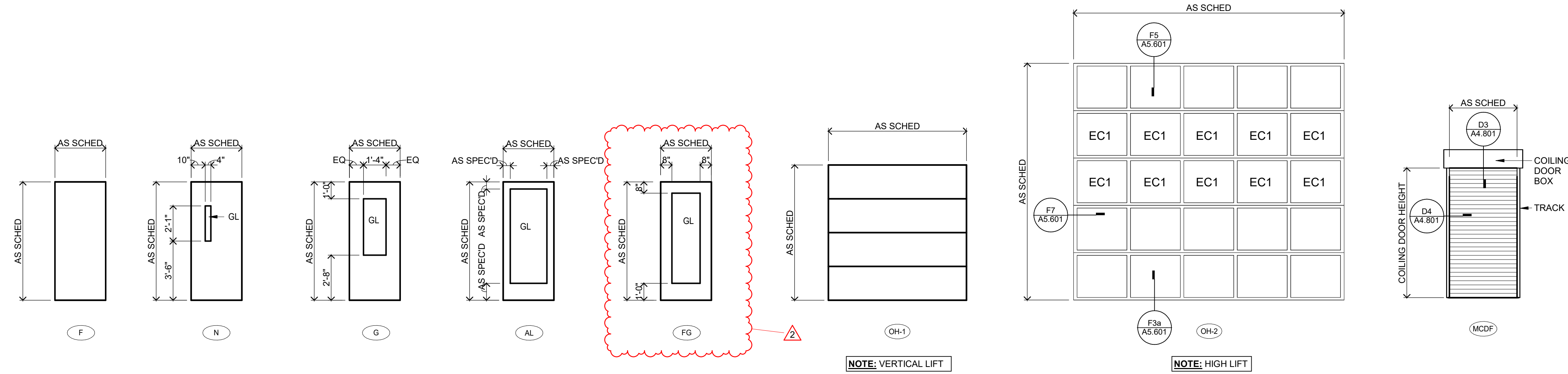


WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldae.com | 651 227 7773



501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612 332 7281



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 ARCHITECT under the laws of the State of Minnesota

John McNamara
License Number: 24281 Date: 10/26/2023

Description	Revisions	
	Date	Num
SI #01	1/18/2024	1
PR #04	3/19/24	2

Comm: 232010
Date: 10/26/2023
Drawn: KHMS
Check: JW

OPENING TYPES

Scale: 1/4" = 1'-0"

A2.901

MN

ABBREVIATIONS

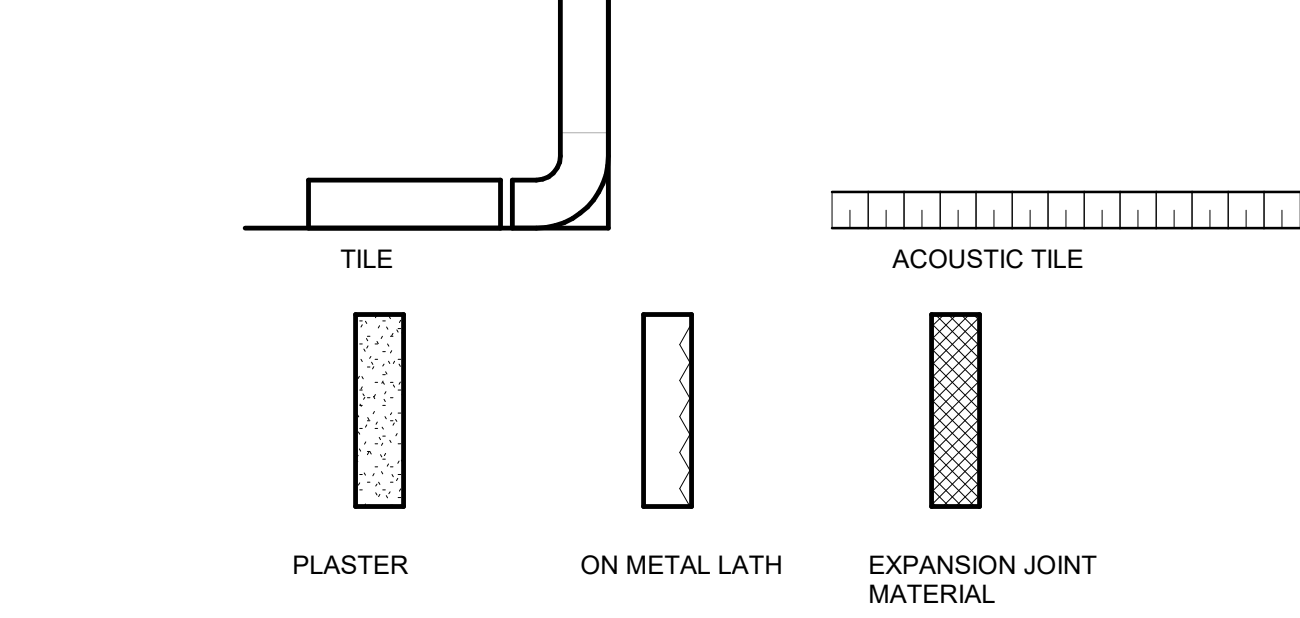
&	AND	FE	FIRE EXTINGUISHER	RD	ROOF DRAIN
@	AT	FFE	FIXTURES	RES	RESILIENT
ACT	ACOUSTICAL CEILING TILE	FRP	FINISHED FLOOR ELEVATION	RF	RESINIOUS FLOORING
AF	ACCESS FLOORING	FRP	FIBERGLASS REINFORCED PANEL	RFT	RUBBER FLOOR TILE
AFF	ABOVE FINISHED FLOOR	G BLK	GLAZED CONCRETE BLOCK	RM	RELIEF HOOD
ALT #	ALTERNATE NUMBER	GA	GAUGE	RTU	ROOM
ALUM	ALUMINUM	GB	GRAB BAR	RUB	ROOF TOP UNIT
AP	ACCESS PANEL	GRD BLK	GROUND FACE CONCRETE BLOCK	RUB	RUBBER
AWC	ACOUSTICAL WALL COVERING	GST	GLAZED STRUCTURAL TILE	RWL	RAIN WATER LEADER
AWF	ACOUSTICAL WALL FABRIC	GWB	GYPSPUM BOARD	SBD	SMART BOARD
AWP	ACOUSTICAL WALL PANEL	HCAP	HANDICAPPED	SCHD	SCHEDULE
B BLK	BURNISHED CONCRETE BLOCK	HM	HOLLOW METAL	SD	SOAP DISPENSER
BLDG	BUILDING	HT	HOMOGENEOUS TILE	SF	SQUARE FOOT (FEET)
BRK	BRICK	ID	INSIDE DIAMETER	SF-___(F)	STOREFRONT TYPE
C BLK	CONCRETE BLOCK	INSUL	INSULATION	SGL	SECURITY GLASS
CG	CORNER GUARD	L-___(F)	LOUVER TYPE	SHM	SECURITY HOLLOW METAL
CIP	CAST-IN-PLACE	LAV	LAVATORY	SIM	SIMILAR
CJ	CONTROL JOINT	LFD	LINEAR FLOOR DRAIN	SND	SANITARY NAPKIN DISPENSER
CL	CENTER LINE	LNO	LINOLEUM	SNR	SANITARY NAPKIN RECEPTOR
CLG	CEILING	LVT	LUXURY VINYL TILE	STN	STONE
CM	CULTURED MARBLE	M/S	MIRROR WITH SHELF	STRUC	STRUCTURAL
CMU	CONCRETE MASONRY UNIT	MATL	MATERIAL	TBD	TACKBOARD
CONC	CONCRETE	MAX	MAXIMUM	TEMP	TEMPORARY
CONT	CONTINUOUS	MECH	MECHANICAL	TERR	TERRAZZO
CPT	CARPET	MEF	MOAIC EPOXY FLOORING	TPH	TOILET PAPER HOLDER
CRF	CHEMICAL RESISTANT FLOORING	MIN	MINIMUM	TWC	TACKABLE WALLCOVERING
CT	CERAMIC TILE	MIR	MIRROR	TYP	TYPICAL
CTP	COUNTERTOP	MISC	MISCELLANEOUS	UL	UNDERWRITERS LABORATORY
CU	CONDENSING UNIT	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
CUH	CABINET UNIT HEATER	NO	NUMBER	UR	URINAL
CW-___(F)	CURTAINWALL TYPE	NSF	NON-SLIP FLOORING	URE	URETHANE SLURRY FLOORING
DEMO	DEMOLITION	NTS	NOT TO SCALE	V PLAS	VENER PLASTER
DF	DIAMETER	OH	OVERHEAD	VAT	VINYL ASBESTOS TILE
DIA	DIAMETER	P LAM	PLASTIC LAMINATE	VCT	VINYL COMPOSITION TILE
DN	DOWN	P TILE	PORCELAIN TILE	VIF	VERIFY IN FIELD
E PT	EPOXY PAINT	PLAS	PLASTER	VTR	VENT THROUGH ROOF
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	PT	PAINT	VWC	VINYL WALLCOVERING
EJ	EXPANSION JOINT	PTD	PAINTED	VWF	VINYL WALL FABRIC
ELEC	ELECTRICAL	PVC	POLYVINYL CHLORIDE	W-___(F)	WINDOW TYPE
ELEV	ELEVATION	PWP	PLASTIC (PHENOLIC) WALL PANEL	WC	WATER CLOSET
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	QRT	QUARTZ	WD	WOOD
EWC	ELECTRIC WATER COOLER	QT	QUARRY TILE	WISCT	WAINSCOT
EXIST	EXISTING	R	RADIUS	WWF	WELED WIRE FABRIC
EXP	EXPOSED	RAF	RESILIENT ATHLETIC FLOORING		
FD	FLOOR DRAIN	RCP	REFLECTED CEILING PLAN		

SYMBOLS

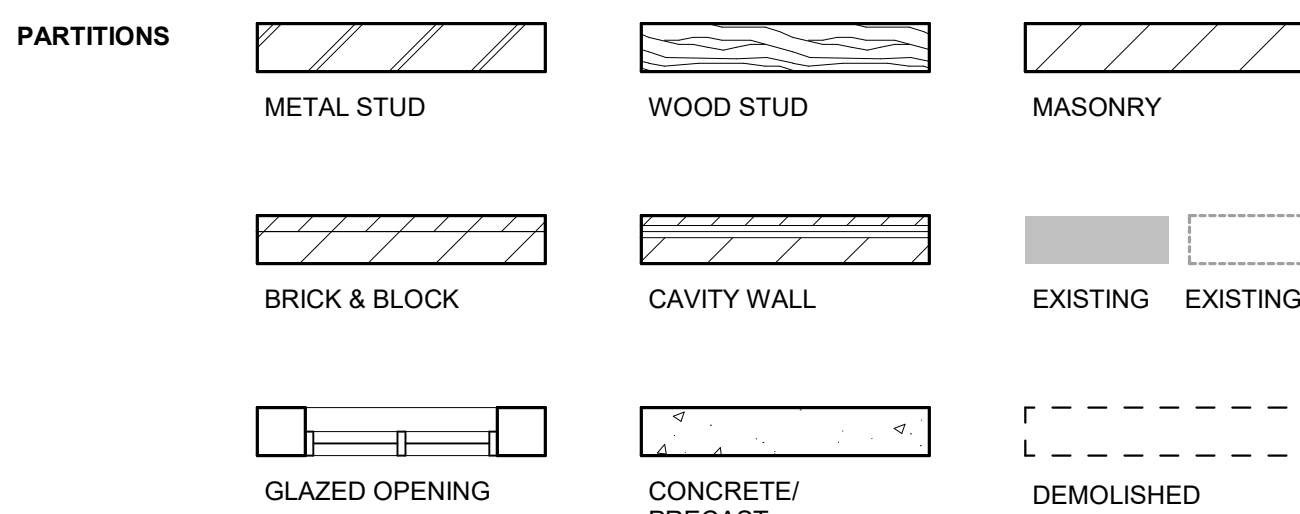
EARTH	EARTH	GRANULAR FILL	SAND
CONCRETE	CONCRETE/ PRECAST	TERRAZZO	TOPPING
MASONRY/ STONE	BLOCK	BRICK	MORTAR NET
METAL	FERROUS	ALUMINUM	CUT STONE
WOOD	CONSTRUCTION LUMBER	FINISHED	PLYWOOD
INSULATION	BATT	RIGID	PARTICLE BOARD
MISCELLANEOUS	EXISTING	EXISTING	DEMOLISHED

SYMBOLS

MISCELLANEOUS



SYMBOLS



SYMBOLS

SYMBOLS

SECTIONS	DETAIL NO	ELEVATION
GRIDS	DRAWING NO	REVISIONS
ELEVATIONS	INTERIOR	ROOM NAME
OPENINGS, DEPRESSIONS OR AS NOTED	EXTERIOR	ROOM NUMBER
DETAIL REFERENCE	DETAIL NO	OWNER INFO, AS NEEDED
NOTES, DIMENSIONS & DETAIL KEYS APPLY FROM NOTED DETAIL	DRWG NO	CEILING HEIGHT
MARKERBOARDS, TACKBOARDS, MAP RAILS	DETAIL NO	CEILING MATU/ FIN
LENGTH MATERIAL TYPE	DRAWING NO	DOOR OR WDW SWING & NO
MATCHLINE	DETAIL NO	BORROWED LIGHT
	DRAWING NO	EXISTING WALL/ DOOR/ OTHER
	DRAWING NO	DEMOLISHED WALL/ DOOR/ OTHER
	DRAWING NO	HINGE SIDE
	DRAWING NO	WALL TYPES - INTERIOR
	DRAWING NO	WALL TYPES - EXTERIOR
	DRAWING NO	EXTERIOR WINDOWS
	DRAWING NO	STOREFRONT
	DRAWING NO	CURTAINWALL
	DRAWING NO	LOUVER

SYMBOLS

INTERIOR MATERIAL FINISH/ COLOR SCHEDULE

Key	Item	Manufacturer	Color/ Finish
03 45 00	Architectural Precast Concrete		
	Portland cement	As specified	Color: Color mix to match mortar sample.
	Aggregate-Color	As specified	Color: To match sample supplied by Architect
	Aggregate-Size	As specified	Color: To match sample supplied by Architect
	Finish	As specified	Acid Etched
04 20 00	Unit Masonry		
BRK-1	Brick 1	As specified	Color to match sample supplied by Architect
	Mortar Colorant	As specified	Color to match sample supplied by Architect
06 40 00	Architectural Woodwork (Benches)		
	Hardwood - Stained	Sherwin Williams	Color to match sample supplied by Architect
06 65 10	Solid Surface Fabrications		
SSF-1	Solid Surface Fabrications	Corian	Color: Weathered Aggregate
08 14 00	Wood Doors		
	Prefinished Stained Wood Door	Masonite	Color: Natural Birch Nutmeg
08 40 00	Aluminum Entrances, Storefronts, and Curtain Walls		
	Sealant-CW/SF	As specified	Color: To match sample supplied by Architect
08 51 13	Aluminum Windows		
	Sealant-Window	As specified	Color: To match sample supplied by Architect
08 71 00	Finish Hardware		
	Butt Hinges-Exterior	As specified	US32D on stainless steel
	Butt Hinges-Interior	As specified	US26D on steel
	Flush Bolts	As specified	US26D on brass or bronze
	Exit Devices	As specified	US26D on brass or bronze
	Locks	As specified	US26D on brass or bronze
	Pulls And Push Plates/ Bars	As specified	US32D on stainless steel
	Coordinators	As specified	USP on steel
	Closers	As specified	Sprayed AL on cast iron or aluminum
	Protective Plates	As specified	US32D on stainless Steel
	Overhead Stops	As specified	US26D on brass, bronze, or steel
	Wall Stops	As specified	US26D on brass, bronze, or steel
	Magnetic Holders	As specified	Sprayed SA on cyclopac
	Thresholds	As specified	Mill aluminum
	Weatherstrips And Sweep Strips	As specified	Clear anodized aluminum
	Key Cabinets	As specified	Gray enamel on steel
	Miscellaneous	As specified	US26D on brass or bronze
08 91 00	Louvers		
	Prefinished Aluminum	Ruskin	Custom color to match the material in which louver occurs
09 21 16	Gypsum Board		
	Painted Reveal Trim	Fry Reglet	Color: Dark Bronze
09 30 00	Tile		
P TILE-1	Porcelain Floor Tile	Ergon Engineered Stone	Color: Architect Resin/ New York Sand
P TILE-2	Porcelain Wall Tile - Field	Ergon Engineered Stone	Color: Architect Resin/ E2EH London Smoke
P TILE-3	Porcelain Wall Tile - Accent 1	Ergon Engineered Stone	Color: Architect Resin/ E26L New York Sand Nat.
P TILE-4	Porcelain Wall Tile - Accent 2	Ergon Engineered Stone	Color: Architect Resin/ E2GL London Smoke Nat.
P TILE-5	Porcelain Shower Tile	Ergon Engineered Stone	Color: Architect Resin/ E2G2 London Smoke Lapp.
	Grout- Porcelain Floor Tile	As specified	Color: As selected by Architect

INTERIOR MATERIAL FINISH/ COLOR SCHEDULE

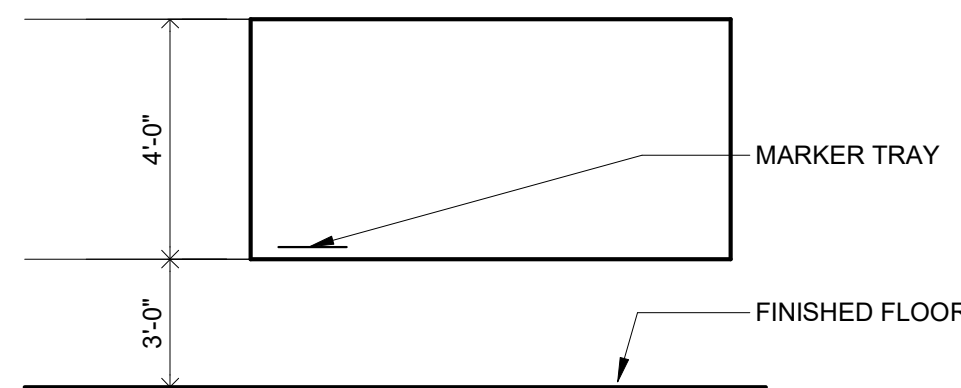
Key	Item	Manufacturer	Color/ Finish
09 65 00	Resilient Flooring		
VB-1	Vinyl Base	Tarkett	Color: TA4 Gateway
09 68 00	Carpet		
CPT-1	Carpet	J + J Flooring	Pattern/ Color: Invision Tempo/ 1758 Finale
CPT-2	Carpet	J + J Flooring	Pattern/ Color: Invision Tone/ 1758 Finale
09 83 13	Acoustic Wall Panels		
AWP-1	Acoustic Wall Panel	Kirei	Color: EchoTile Sync/ 444 Smoke
AWP-2	Acoustic Wall Panel	Kirei	Color: EchoTile Sync/ 442 Grey
AWP-3	Acoustic Wall Panel	Kirei	Color: EchoTile Sync/ 365 Navy
09 91 00	Painting		
PT-1	PT 1-Exterior HM doors and frames	Sherwin Williams	Color: Black Magic SW6991
PT-2	PT 2-Exterior Misc. Metals, Mech. Piping, Equipment	Sherwin Williams	Color: Black Magic SW6991
PT-3	PT 3-Exterior Rooftop Equipment	Sherwin Williams	Color: Black Magic SW6991
PT-4A	PT 4A-Interior HM Frames	Sherwin Williams	Color: Black Magic SW6991
PT-4B	PT 4B-Interior HM Doors	Sherwin Williams	Color: Black Magic SW6991
PT-5	PT 5-Interior Misc. Metals	Sherwin Williams	Color: Black Magic SW6991
PT-6A	PT 6A-Walls	Sherwin Williams	Color: Repose Gray SW7015
PT-6B	PT 6B-Walls Accent	Sherwin Williams	Color: Granite Peak SW6250
PT-6C	PT 6C-Walls Accent	Sherwin Williams	Color: Gauntlet Gray SW7019
PT-6D	PT 6D-Walls Accent	Sherwin Williams	Color: Dovelet SW7018
PT-6E	PT 6E-Walls Accent	Sherwin Williams	Color: Marshmallow SW7001
PT-7	PT 7-Soffits	Sherwin Williams	Color: Marshmallow SW7001
PT-8	PT 8-Ceilings	Sherwin Williams	Color: Marshmallow SW7001
10 11 00	Visual Display Boards		
	Anodized Aluminum Trim	As specified	Color: Clear
	Tackboard	Narin Cork	Color: Tan
10 14 19	Dimensional Letter Signage		
	Anodized Aluminum Letters/ Numbers	As specified	Color: Clear
	Painted Letters/ Numbers	As specified	Color:
10 26 13	Wall Surface Protection Systems		
CG-1	Corner Guard	InPro	Color:
12 21 13	Horizontal Louver Blinds		
	Blinds	Levelor	Color:
12 32 16	Plastic Laminate Casework		
	Plastic Laminate Vert Surface	Wilsonart	Color: Oiled Legno 8846-58
	PVC Edging-Countertop	Wilsonart	Color: Oiled Legno 8846-58
	PVC Edging-Casework	Wilsonart	Color: Oiled Legno 8846-58
	Grand total: 304		

NON-BEARING WALL LINTEL SCHEDULE					
CLR MAS OPENING	MASONRY LINTELS		STEEL LINTELS		
	4'-0" OR LESS	4'-1" TO 8'-0"	4'-0" OR LESS	4'-1" TO 8'-0"	8'-1" TO 12'-0"
4" WALL	1-#4 BOTTOM	NA	4" WALL	L3 1/2x3 1/2x5/16	L5x3 1/2x5/16 LLV
6" WALL	1-#4 BOTTOM	1-#5 BOTTOM	6" WALL	2-L2 1/2x 3 1/2x5/16 LLV	2-L5x3x5/16 LLV
8" WALL	2-#4 BOTTOM	2-#5 BOTTOM	8" WALL	2-L3 1/2x3 1/2x5/16	2-L5x3 1/2x5/16 LLV
10" WALL	2-#4 BOTTOM	2-#5 BOTTOM	10" WALL	2-L3 1/2x3 1/2x5/16	2-L5x3 1/2x5/16 LLV
12" WALL	2-#4 BOTTOM	2-#5 BOTTOM	12" WALL	2-L5x3 1/2x5/16 LLV + 5/16x11 PLATE	2-L5x3 1/2x5/16 LLV + 5/16x11 PLATE
16" WALL			16" WALL	W8x10+ 5/16x15 PLATE	W8x10+ 5/16x15 PLATE

UNLESS NOTED OTHERWISE:

- MASONRY LINTELS MAY BE USED FOR MASONRY WALL OPENINGS UNDER THE FOLLOWING CONDITIONS:
A. THE HEIGHT OF THE MASONRY ABOVE THE OPENING IS AT LEAST EQUAL TO THE CLEAR WIDTH OF THE OPENING.
B. THE LENGTH OF THE WALL AND DISTANCE TO THE NEAREST CONTROL JOINT ON EACH SIDE OF THE OPENING IS AT LEAST EQUAL TO THE CLEAR OPENING WIDTH.
- USE STEEL LINTELS AT NON-BEARING WALL OPENINGS NOT MEETING MASONRY CONDITIONS. STEEL LINTELS BY MISCELLANEOUS METALS.
- MASONRY LINTELS ARE 8" TALL LINTEL BLOCK FILLED WITH 3,000 PSI CONCRETE W/4 1/2" MIN FROM TOP OF LINTEL TO REINFORCING.
- BEAR LINTELS 8" MINIMUM EACH SIDE OF OPENING, THEREFORE CLEAR OPENING PLUS 1'-4".
- PROVIDE LINTELS FOR ALL OPENINGS NOT TIGHT TO DECK, INCLUDING MECHANICAL AND ELECTRICAL PENETRATIONS THROUGH MASONRY WALLS, INCLUDING DUCT OPENINGS, UNIT VENTILATORS, UNIT HEATERS, LOUVERS.
- STEEL LINTEL PLATES SHOULD BE CENTERED IN THE WALL. EDGE OF PLATES SHALL BE A MINIMUM 5/16" FROM EACH SIDE.
- REFER TO STRUCTURAL DRAWINGS FOR MASONRY BEARING WALL LINTELS.
- WHERE STEEL LINTELS ARE EXPOSED, SOAP CONCRETE BLOCK ON EITHER SIDE TO CONCEAL LINTEL IN MASONRY WALLS.

LINTEL SCHEDULE



OFFICES

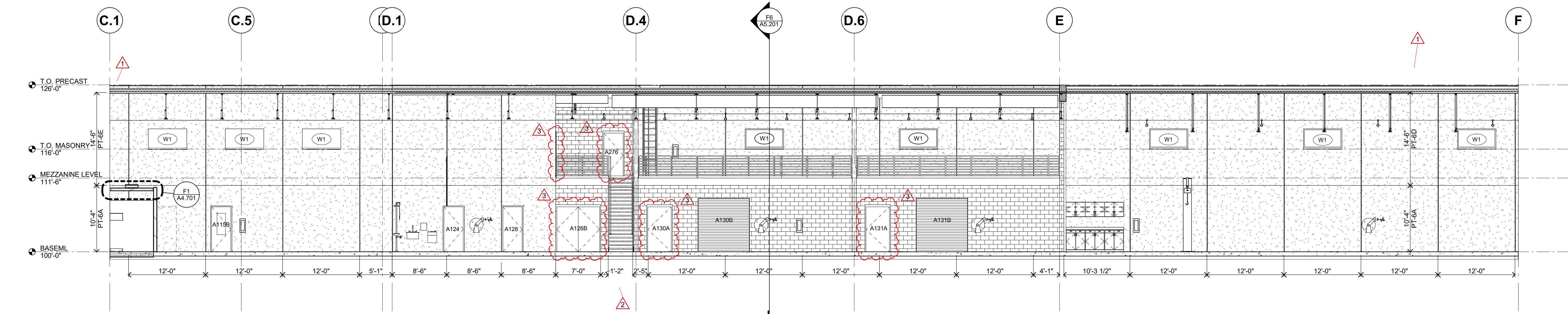
TACKBOARD / MARKERBOARD GENERAL NOTES:

- WHEN MARKERBOARDS ARE PLACED IN A SERIES.
- MARKERBOARDS ARE TO BE CENTERED ON A WALL OR WITHIN A SPACE TYPICALLY, UNLESS OTHERWISE NOTED. SEE INTERIOR ELEVATIONS FOR TYPICAL LAYOUTS.

MOUNTING TYPES

1/4" = 1'-0"

0 3' 6'



A134 - VEHICLE GARAGE NORTH ELEVATION

1/8" = 1'-0"

0 6' 12'

NEW UTILITY & ENGINEERING BUILDING

10875 IDEAL AVENUE S.
COTTAGE GROVE, MN 55016

CITY OF COTTAGE GROVE

12800 RAVINE PKWY
COTTAGE GROVE, MN 55016

Wold

WOLD ARCHITECTS AND ENGINEERS

332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldac.com | 651 227 7773

KRAUS-ANDERSON

501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612 332 7281

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

ARCHITECT

under the laws of the State of Minnesota

John McNamara
License Number: 24281 Date: 10/26/2023

Description	Date	Num
Addendum No. 1	11/14/2023	1
PR #01	2/5/2024	2
PR #04	3/19/24	3

Comm: 232010

Date: 10/26/2023

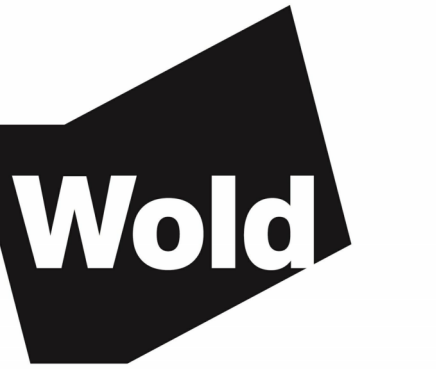
Drawn: KH

Check: JW

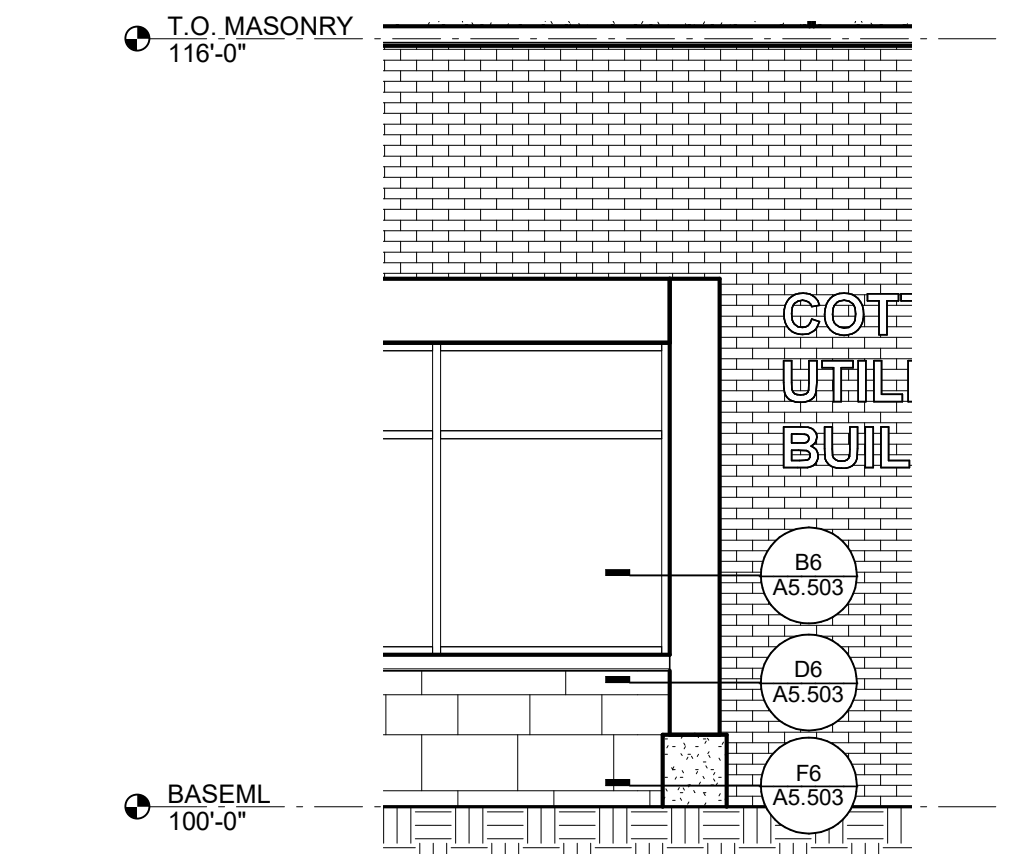
DETAILS - GENERAL

Scale: As indicated

A4.101



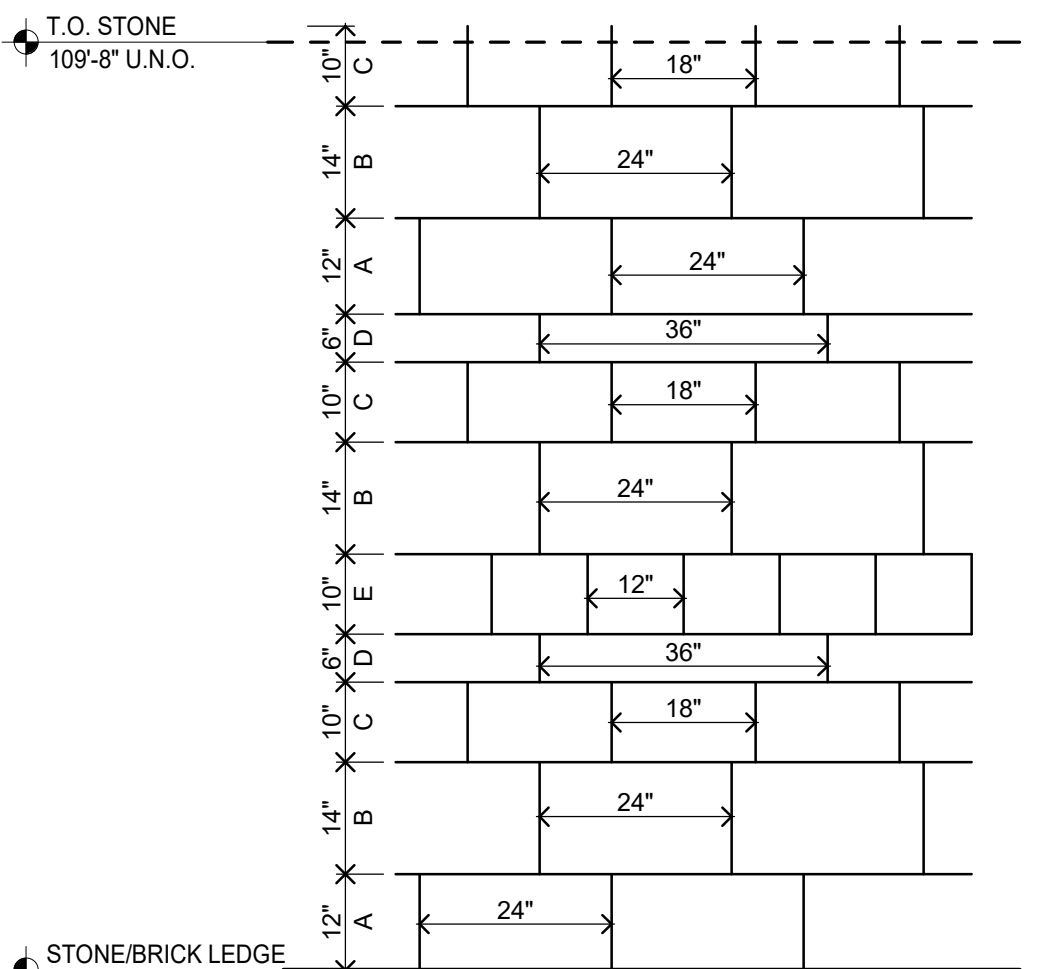
MATERIALS KEY	
KEY	MATERIAL
03.03	PRECAST STRUCTURAL CONCRETE (ACCENT: SANDBLAST FINISH)
03.04	PRECAST STRUCTURAL CONCRETE (FIELD: ACID WASH FINISH)
03.05	PRECAST STRUCTURAL CONCRETE PANEL JOINT
03.06	ARCHITECTURAL PRECAST CONCRETE
04.01	BRICK 1
04.06	PREFINISHED METAL FLASHING
04.18	STONE MASONRY VENEER
07.04	PREFINISHED METAL COPING
07.07	ANODIZED ALUMINUM PANEL
07.92	PREFABRICATED CANOPY
08.02	HOLLOW METAL DOOR (08-11-13)
08.06	ANODIZED ALUMINUM FRAME
08.11	SECTIONAL METAL OVERHEAD DOOR
08.30	PREFINISHED ALUMINUM WINDOW
08.58	EXTERIOR GLAZING
08.59	PREFINISHED METAL LOUVER
10.06	ANODIZED ALUMINUM DIMENSION LETTER SIGNAGE
22.98	ROOF DRAIN DOWNSPOUT (SEE MECH.)
26.02	EXTERIOR LIGHT FIXTURE



B5 ENLARGED ELEVATION AT METAL FIN WALL

1/4" = 1'-0"

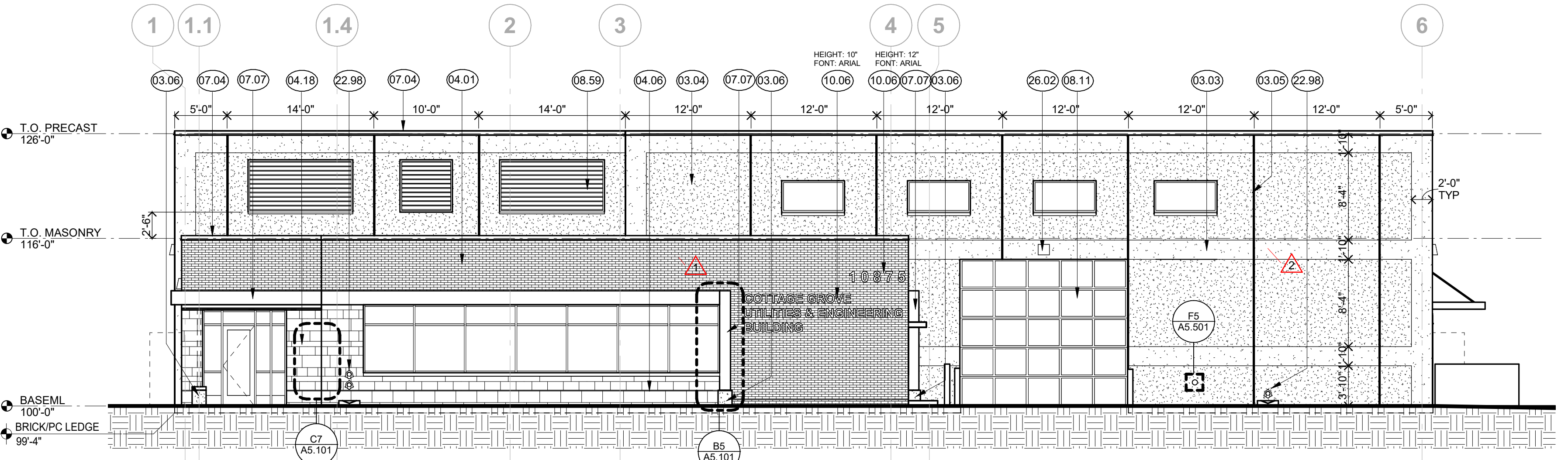
0 3' 6'



C7 STONE VENEER COURSING PATTERN

1/2" = 1'-0"

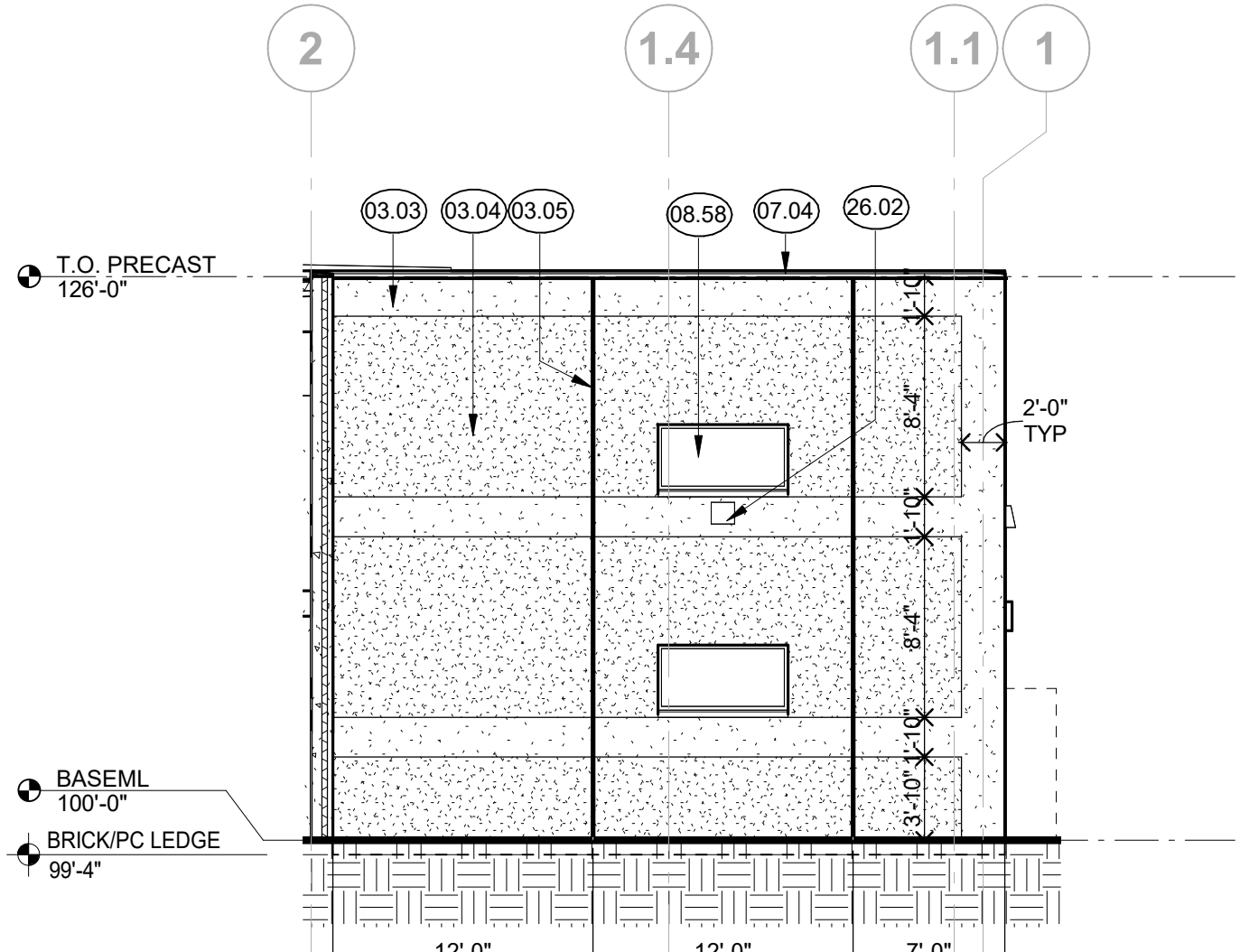
0 1'-6" 3'



C1 WEST ELEVATION

1/8" = 1'-0"

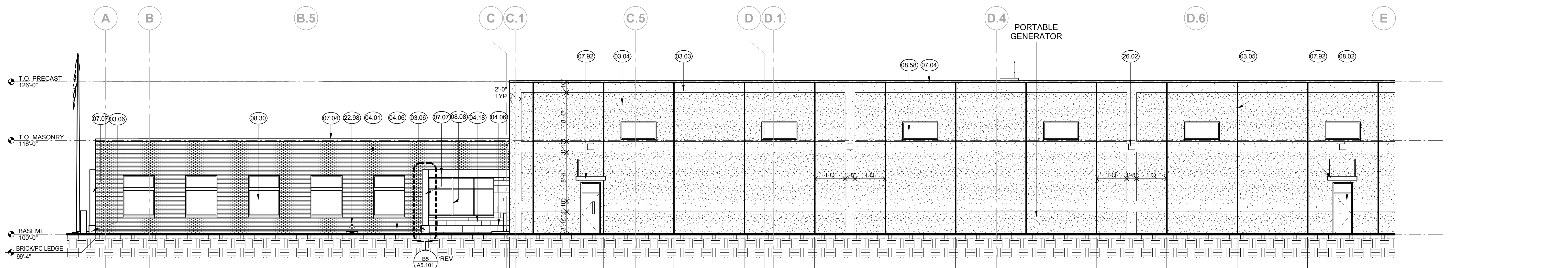
0 6' 12'



C5 EAST ELEVATION

1/8" = 1'-0"

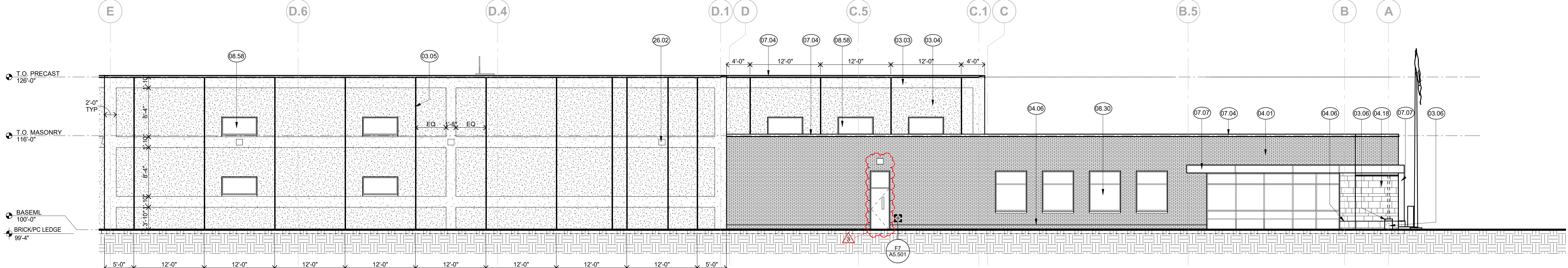
0 6' 12'



E1 SOUTH ELEVATION - AREA A

1/8" = 1'-0"

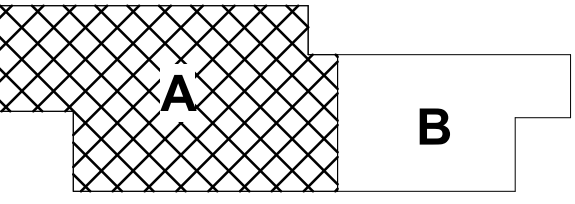
0 6' 12'



F1 NORTH ELEVATION - AREA A

1/8" = 1'-0"

0 6' 12'



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 ARCHITECT under the laws of the State of Minnesota

John McNamara
License Number: 24281 Date: 10/26/2023

Revisions		
Description	Date	Num
SI #01	1/18/2024	1
SI #02	1/26/2024	2
PR #04	3/19/24	3

Comm: 232010
Date: 10/26/2023
Drawn: KHMS
Check: JW

EXTERIOR ELEVATIONS - AREA A

Scale: As indicated

A5.101



KRAUS-ANDERSON®
Construction Company

Change Order Request

Project: 2310312-
Cottage Grove UE Building
1087 Ideal Avenue S
Cottage Grove, MN 55016

COR # 3.00

Date: 5/16/2024

To: Owner City Of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

From: Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

Description: Window credit and added door labels per PR #5.

PCO # 8 - Wold PR #5: Plan Review Comments

Item #	Description	Vendor	Amount
1	No cost change per Wold PR #5.	Molin Concrete Products Company, Inc.	\$0.00
2	Door hardware changes per Wold PR #5.	Bredemus Hardware Company, Inc.	\$226.80
3	Windows per Wold PR #5.	Northern Glass & Glazing, Inc.	(\$3,765.00)
Total For Change Order			(\$3,538.20)

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____

Struckman, Rachel

From: Andrew Stumne <andrew.stumne@molin.com>
Sent: Thursday, May 9, 2024 1:22 PM
To: Struckman, Rachel
Cc: Albrecht, Ben
Subject: Cottage Grove Utility: PCO Responses.

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.

Molin has zero cost change for PCO #8 and #9. Thank you,



Andrew Stumne
Sr. Project Manager
Direct: (651) 203 1422
Cell: (763) 645 3749
415 Lilac Street
Lino Lakes, MN 55014
www.molin.com



Confidentiality Statement

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email.

City of Cottage Grove New Utility & Engineering Building

COMPANY NAME & LOGO

Contact Info and Address

Bredemus Hardware Co.

1285 Sylvan St.

St. Paul, MN 55117

Date : **4/8/24**

PCO #: **8**

PR/SI # **5**

Project Manager: Dayton Bredemus

COST SUMMARY

Description	Cost	Notes/Attachments
Labor Total	\$ -	(Auto Fill from Sub-Total Below)
Materials and Equipment Total		(Auto Fill from Sub-Total Below)
Tax on Materials and Equipment Only	\$ -	<<< Provide Sales/Use Tax Total
Self Performed Subtotal	\$ -	
10% Overhead and Profit	\$ -	(10% is the max fee allowed on CO's)
Self Performed Total	\$ -	
Subcontractors	\$ 216.00	Auto Fill from Sub-Total Below
5% Overhead and Profit on Subs	\$ 10.80	(5% is the max allowed on subcontractors)
Subcontractor Total	\$ 226.80	
TOTAL COST OF CHANGE	\$ 226.80	

Signature: _____

Contractor acknowledges no other Costs associated with this PCO.

PROVIDE DETAIL BREAKDOWN BELOW:

Labor By Task		Qty	Unit	Unit Cost	Total Cost
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total					\$ -
Materials and Equipment By Task		Qty	Unit	Unit Cost	Total Cost
					\$ -
Add 45 Minute Fire Rating to Single HM Door & Frame		3	EA	\$72.00	\$ 216.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total					\$ 216.00
Sub-Contractor Proposals		Description of Work			Total Cost
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total		(Attach Sub-Contractor Proposals)			\$ -

**Northern Glass & Glazing, Inc**

165 W 88th St
Bloomington, MN 55420
(952) 888-6327
FAX: (952) 888-6542

CHANGE ORDER PROPOSAL

DATED: APRIL 16, 2024
TO: KRAUS ANDERSON

PROJECT: COTTAGE GROVE UE BUILDING
LOCATION: COTTAGE GROVE, MN

WE PROPOSE TO FURNISH:

PER PCO #8 - PR #05

- DELETE THREE W1 WINDOWS (72" X 36")

FOR THE NET SUM OF: DEDUCT THREE THOUSAND SEVEN HUNDRED FIFTY DOLLARS

\$-3,765.00

NOT INCLUDED: FINAL CLEANING OR PROTECTION

SUBJECT TO THESE CONDITIONS: Work will be executed as promptly as possible upon receipt of order subject to any condition beyond our control as strikes, acts of God etc. An extra charge will be made for all overtime work. We do not replace breakage or damaged unless directly caused by our employees. We reserve the right to correct any clerical errors prior to acceptance.

DATE:

NILK MCGAHEY

FOR PROPOSAL

Insert Owner Logo

City of Cottage Grove New Utility & Engineering Building

Northern Glass & Glazing
165 W 88th St, Bloomington, MN 55420

Date : 4/16/24

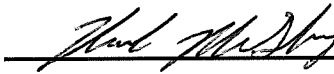
Project Manager: Nick McGahey

PCO #: 8

PR/SI # 5

Description	Cost	Notes/Attachments
Labor Total	\$ 1,500.00	(Auto Fill from Sub-Total Below)
Materials and Equipment Total	\$ 1,800.00	(Auto Fill from Sub-Total Below)
Tax on Materials and Equipment Only	\$ 135.00	<<< Provide Sales/Use Tax Total
Self Performed Subtotal	\$ 3,300.00	
10% Overhead and Profit	\$ 330.00	(10% is the max fee allowed on CO's)
Self Performed Total	\$ 3,630.00	
Subcontractors	\$ -	Auto Fill from Sub-Total Below
5% Overhead and Profit on Subs	\$ -	(5% is the max allowed on subcontractors)
Subcontractor Total	\$ -	
TOTAL COST OF CHANGE	\$ 3,765.00	

Signature: _____



Contractor acknowledges no other Costs associated with this PCO.

Labor By Task		Qty	Unit	Unit Cost	Total Cost
Glaier		12		\$ 125.00	\$ 1,500.00
					\$ -
					\$ -
					\$ -
Sub-Total					\$ 1,500.00
Materials and Equipment By Task		Qty	Unit	Unit Cost	Total Cost
W1 Window		3		600	\$ 1,800.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total					\$ 1,800.00
Sub-Contractor Proposals		Description of Work			Total Cost
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total		(Attach Sub-Contractor Proposals)			\$ -



KRAUS-ANDERSON®
Construction Company

501 South Eighth Street
Minneapolis, MN 55404

Request For Proposal

Project:	2310312- Cottage Grove UE Building 1087 Ideal Avenue S Cottage Grove, MN 55016	PCO #:	8
		Date:	04/03/2024

To: Dan Schauer, Kraus-Anderson Construction Company
Ben Albrecht, Kraus-Anderson Construction Company
Ryan Burfeind, City Of Cottage Grove
Lee Mann, Stantec
Dayton Bredemus, Bredemus Hardware Company, Inc.
Andrew Stumne, Molin Concrete Products Company, Inc.
Nick McGahey, Northern Glass & Glazing, Inc.
Jacob Wollensak, Wold Architects & Engineers
Kayla Simpson, Wold Architects & Engineers

Please provide a cost breakdown in accordance with the Contract Documents and a Summary for the Change described herein and on the attachments (if any) listed. All responses are required within seven (7) days.

This is not an authorization to proceed with the work described herein unless and until approved by the Owner. On approval, this change will be included in a Change Order, which will provide the formal Contract Change.

DESCRIPTION OF PROPOSAL:

Please provide a cost estimate per the attached Wold Architects and Engineers PR #5 dated March 21, 2024 regarding plan review comments.

Attachments: Wold PR #5 dated 3/21/24

☐ We have reviewed the PCO and acknowledge that it is a "no change" item and does not affect our completion date.

Signed By: _____ Date: _____

Company Name: _____



PROPOSAL REQUEST

City of Cottage Grove	Utility & Engineering Building
Kraus-Anderson	Attn: Dan Kjellberg/Rachel Struckman
501 South Eighth Street	
Minneapolis, MN 55404	
612.332.7281	
dan.kjellberg@krausanderson.com / rachel.struckman@krausanderson.com	

Submit an itemized (labor and material) quotation for the proposed modifications to the contract documents as described herein within 21 days of receipt. If a cost is not submitted within 21 days, this Proposal Request can be accepted at no additional cost. Written approval is required prior to proceeding with this change. COST EXPECTATIONS: ☐ DEDUCT ☐ NO COST ☐ ADD	PR: 05
	Comm: 232010
	Const. Pkg: [Status]

Distribution:

- ☐ Ryan Burfeind, CG
- ☐ Adam Moshier, CG
- ☐ Dustin Phillips, KA
- ☒ Ben Albrecht, KA
- ☒ Jake Wollensak, Wold
- ☒ Kayla Simpson, Wold
- ☐ Pat Jansen, Wold
- ☐ Ryan Rossborough, Wold
- ☐ Sean McNamara, Wold
- ☐ Doug Galloway, Wold
- ☐ Derek Peterson, Wold
- ☐ Kal Jackman, BKBM
- ☐ James Dorr, BKBM
- ☐ Kyle Kucharski, BKBM
- ☐ Lee Mann, Stantec
- ☐ Dave Sanocki, Stantec
- ☐ Eric Vidden, Stantec

Item	Description
5	Plan Review Comments
5.1	See revised sheet A0.001 – CODE PLAN for no cost clarifications in response to the plan reviewers comments.
5.2	See revised sheet A2.01a – MAIN LEVEL FLOOR PLAN AREA ‘A’ for added 45 minute fire resistive label at doors A115B, A125, and A126A. Provide cost for added label to doors/frames.
5.3	See revised sheet A2.02a MEZZANINE LEVEL FLOOR PLAN AREA ‘A’ and A5.101 EXTERIOR ELEVATIONS for removed windows. Provide credit for the (3) removed windows.

Attachments: A0.001, A2.01a, A2.01b, and A5.101

Issued By: Jake Wollensak

Date: 03/21/2024

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

**PLANNERS
ARCHITECTS
ENGINEERS**

MN

BUILDING # 1

CODE ANALYSIS (IBC 2018)
FULLY SPRINKLERED

1. OCCUPANCY CLASSIFICATIONS

A. SECTION 304, BUSINESS:

B. SECTION 311, STORAGE:

GROUP B

GROUPS S-2

SECTION 302

2. INCIDENTAL USE AREAS

FURNACE ROOM (400,000 BTU)
BOILER ROOM (15 PSI OR 10 HP)
STATIONARY LEAD-ACID BATTERY SYSTEMS FOR STANDBY,
EMERGENCY OR UNINTERRUPTED POWER SUPPLIES

TABLE 509

1 HR OR SPRINKLER AND CONST. RESISTING SMOKE
1 HR OR SPRINKLER AND CONST. RESISTING SMOKE
1 HR (GROUP B, S)

3. MIXED OCCUPANCIES

A. SEPARATIONS

TABLE 508.4

SECTION 508

1. NOTES:

NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES
OR THE MAIN OCCUPANCY PER 508.2.4
PER 508.2, ACCESSORY OCCUPANCIES ARE DEFINED AS NOT OCCUPYING
MORE THAN 10% OF MAIN OCCUPANCY, SMALL ASSEMBLY AREAS OF LESS
THAN 750 S.F. (303.1.2).

4. CONSTRUCTION TYPE / FIRE RESISTANCE

TABLE 601 / 602

A. TYPE II-B

BUILDING ELEMENT
STRUCTURAL FRAME
EXT. BEARING WALLS
INT. BEARING WALLS
EXT. NON-BEARING WALLS
INT. NON-BEARING WALLS
FLOOR CONSTRUCTION
ROOF CONSTRUCTION
VERTICAL SHAFTS
CORRIDORS (TABLE 1020 / 708)
EXIT ACCESS STAIRWAY (1009.3)
INTERIOR EXIT STAIRWAY (1023)

FIRE RESISTANCE
0 HR
0 HR (OR PER TABLE 602)
0 HR
0 HR
0 HR
0 HR
1 HR - 4 STORIES; 2 HR - 4 STORIES +
1 HR - 4 STORIES; 2 HR - 4 STORIES +
1 HR - 4 STORIES; 2 HR - 4 STORIES +
1 HR - 4 STORIES; 2 HR - 4 STORIES +

5. GENERAL BUILDING HEIGHT AND AREA

SECTION 504 / 506

A. ALLOWABLE HEIGHT AND AREAS

GROUP	CONST TYPE	ALLOWABLE HEIGHT TABLE 504.3	ALLOWABLE NUMBER OF STORIES	ALLOWABLE AREA TABLE 506.2	MOST RESTRICTIVE OCCUPANCY 508.3
B	II B	75 FT	4 STORIES	92,000 S.F.	X
S-2	II B	75 FT	4 STORIES	104,000 S.F.	

6. ALLOWABLE AREA MODIFICATIONS

SECTION 506

A. MIXED OCCUPANCY, ONE-STORY BUILDING 506.2.2

1. GROUP B

EQUATION 5-1 (506.2.1):
 $A_{adj} = A_{allow} - (A_{allow} - A_{mezz}) \times \frac{A_{mezz}}{A_{allow}}$
 $A_{adj} = 92,000 + (15,000 \times 0.32)$
 $A_{adj} = 96,800$ SF

EQUATION 5-5 (506.3.3): AREA INCREASE DUE TO FRONTAGE
 $W = (F/F - 0.25) \times W(0)$
 $W = (0.57 - 0.25) \times 30/30$
 $W = 0.32$

2. GROUP S-2

EQUATION 5-1 (506.2.1):
 $A_{adj} = A_{allow} - (A_{allow} - A_{mezz}) \times \frac{A_{mezz}}{A_{allow}}$
 $A_{adj} = 104,000 + (15,000 \times 0.32)$
 $A_{adj} = 108,800$ SF

EQUATION 5-5 (506.3.3): AREA INCREASE DUE TO FRONTAGE
 $W = (F/F - 0.25) \times W(0)$
 $W = (0.57 - 0.25) \times 30/30$
 $W = 0.32$

3. MIXED OCCUPANCY RATIO

GROUP B
ACTUAL AREA / ALLOWABLE AREA
6,780 / 96,800 (0.07)

GROUP S-2
ACTUAL AREA / ALLOWABLE AREA
29,253 / 108,800 (0.27)

<1
0.34

B. ACTUAL AREA

GROUP MAIN LEVEL * MEZZANINE
B 6,780 SF
S-2 29,253 SF
TOTALS 36,033 SF

NOTES: * THE MEZZANINE IS LESS THAN 1/3 THE AREA OF THE ROOM IT SERVES AND IS NOT COUNTED SQUARE FOOTAGE
OR A STORY OF THE ROOM IT SERVES PER 505.2.

7. MEANS OF EGRESS

CHAPTER 10

A. BUILDING OCCUPANT LOAD

TABLE 1004.5

1. MAIN LEVEL

FUNCTION	S.F. / OCCUPANT	S.F. / SPACE	OCCUPANCY / SPACE
STORAGE, MECH	300 GROSS	4611	15
ASSEMBLY			
LOOSE TABLES & CHAIRS	15 NET	557	37
BUSINESS	150 GROSS	4,940	32
LOCKER ROOMS	50 GROSS	1034	20
PARKING GARAGES	200 GROSS	24,871	124
TOTAL MAIN LEVEL		36,013	228

2. MEZZANINE LEVEL

FUNCTION	S.F. / OCCUPANT	S.F. / SPACE	OCCUPANCY / SPACE
STORAGE, MECH	300 GROSS	4510	15
TOTAL MEZZ. LEVEL			15

B. EGRESS WIDTH

1005.3.1, 1005.3.2

1. MAIN LEVEL OCCUPANCY: 228

A. OTHER

FACTOR	REQUIRED WIDTH	DR WIDTH	# DOORS REQUIRED
15	34"	/ 32"	2

2. MEZZANINE LEVEL OCCUPANCY: 15

A. STAIRS

FACTOR	REQUIRED WIDTH	# STAIRS	WIDTH PER STAIR **
2	3"	1	48"

B. OTHER

FACTOR	REQUIRED WIDTH	DR WIDTH	# DOORS REQUIRED
15	2.25"	/ 32"	1

* MINIMUM DOOR WIDTH TO BE 36" TO ACHIEVE 32" CLEAR WIDTH PER 1010.1.1.

** MINIMUM STAIRWAY WIDTH TO BE 44" PER 1009.2 (INCLUDING LANDING WIDTH) UNLESS SERVING
LESS THAN 50 OCCUPANTS PER 1011.2 FOR ACCESS TO UNOCCUPIED ROOFS AND INTERIOR MECHANICAL
ROOMS: 1008.3

C. TRAVEL DISTANCES / EXIT SYSTEMS

1. COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1) = 100 FT.
(TO A POINT WHERE OCCUPANT HAS TWO MEANS OF EGRESS.)

2. EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2
(TRAVEL DISTANCE TO AN EXIT OR A RATED EXIT SYSTEM))

OCCUPANCY

W/ SPRINKLER

B

300'

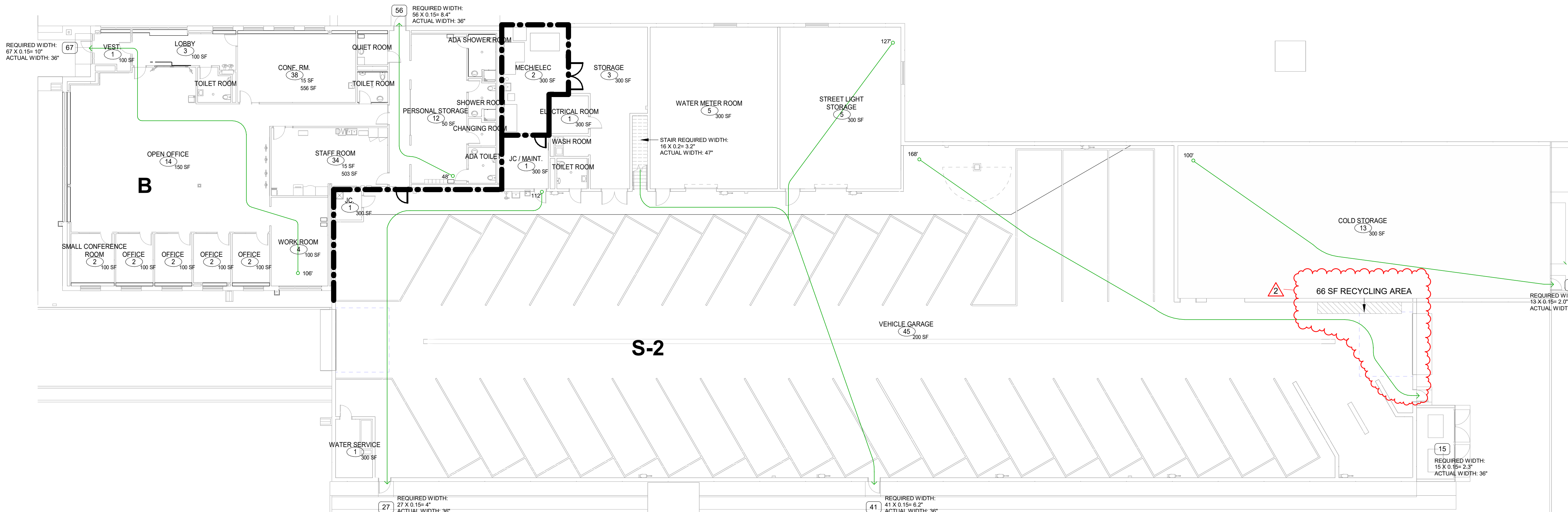
S-2

400'

3. CORRIDORS

1020

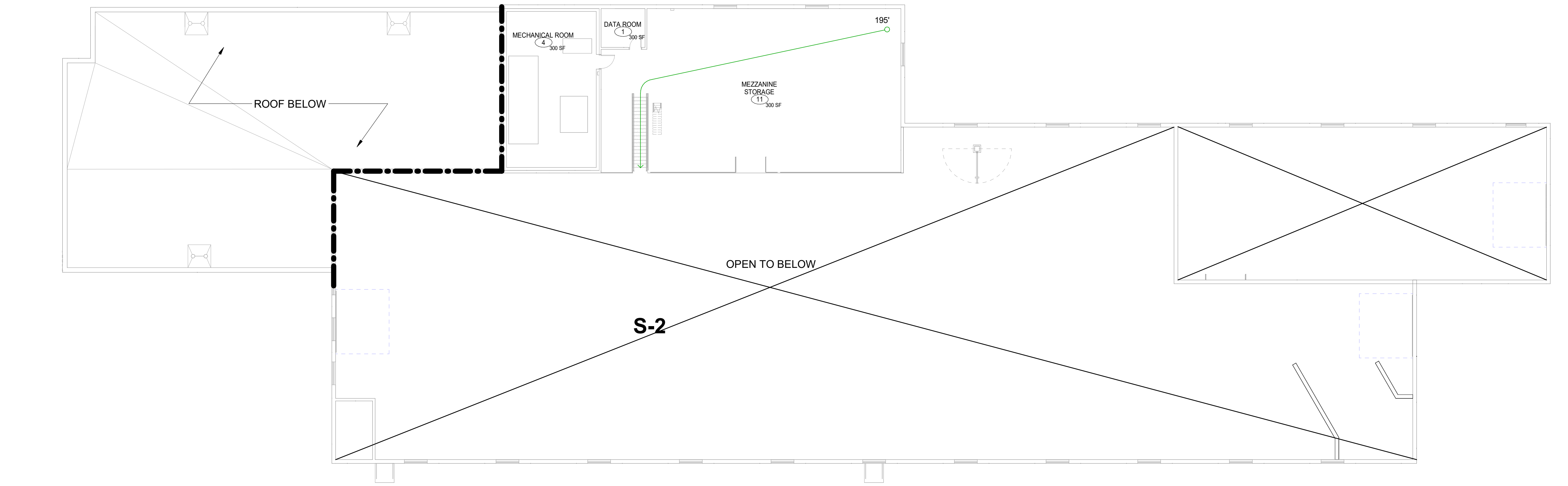
MINIMUM WIDTH OF THE DEAD-END CORRIDOR SHALL BE 44" FOR CEILING HEIGHTS OF 10 FEET OR LESS.
ENDS MUST BE 26" IN ALL GROUPS EXCEPT A AND H WITH SPRINKLERED CONSTRUCTION;
OR
LENGTH = 2.5 TIMES THE LEAST WIDTH OF THE DEAD-END CORRIDOR.



10. MAIN LEVEL - CODE PLAN

1/16" = 1'-0"

0 12' 24'



11. MEZZANINE LEVEL - CODE PLAN

1/16" = 1'-0"

0 12' 24'

8. WALL AND CEILING FINISHES

TABLE 803.13

SPRINKLERED / NON-SPRINKLERED

GROUP	EXIT ENCLOSURES AND EXIT PASSAGEWAYS	CORRIDORS	ROOMS AND ENCLOSED SPACES
B	B / A	C / B	C / C
S	C / B	C / B	C / C

9. RECYCLING SPACE

MN CODE 1303.15

TABLE 1A

USE	FACTOR	S.F. / USE	S.F. REQUIRED
CONFERENCE ROOMS (PARKING GARAGE (AND ACCESSORY))	0.0025	555	1.39
LOCKER ROOMS	0.001	21,191	21.19
MECHANICAL EQUIP ROOM	0.001	1,690	1.69
OFFICES (AND ACCESSORY)	0.0025	5,241	13.10
STORAGE ROOMS	0.0025	10,882	27.21
TOTAL RECYCLING SPACE REQUIRED			65.54 S.F.

10. PLUMBING FIXTURE COUNT

TABLE 2902.1

A. "B" OCCUPANCY

1. OCCUPANTS	MEN	WOMEN	TOTAL
44	44	45	40
2. FIXTURE RATIO	WC	URINAL	LAV
1:25 1ST 50 THEN 1:50	<20 OF WC THEN 1:50	1:40 1ST 80 THEN 1:80	1:40 1ST 80 THEN 1:80
3. FIXTURES REQUIRED	2	NONE	2
4. ACTUAL FIXTURES	4	4	7

* URINALS ARE BEING SUBSTITUTED FOR 0 MEN'S WATER CLOSETS.

B. "S-2" OCCUPANCY

1. OCCUPANTS	MEN	WOMEN	TOTAL
70	70	69	40
2. FIXTURE RATIO	WC	URINAL	LAV
1:25 1ST 50 THEN 1:50	<20 OF WC THEN 1:50	1:40 1ST 80 THEN 1:80	1:40 1ST 80 THEN 1:80
3. FIXTURES REQUIRED	3	NONE	2
4. ACTUAL FIXTURES	1	1	1

* URINALS ARE BEING SUBSTITUTED FOR 0 MEN'S WATER CLOSETS.

12. ENERGY CODE

THE ENERGY CODE USED FOR THIS PROJECT IS

2018 INTERNATIONAL ENERGY CONSERVATION CODE

THE BUILDING IS IN ZONE # 6

CODE LEGEND

EXIT LOAD
OCCUPANT LOAD
OCCUPANT FACTOR

NEW 1 HOUR FIRE BARRIER
(SHAFT ENCLOSURES: 707.3.1, INCIDENTAL USE AREAS: 509, OCCUPANCY SEPARATIONS: 508.4,
INTERIOR EXIT STAIRWAY 1023.2/ EXIT ACCESS STAIRWAY: 1009.3.1)

DOOR OPENINGS: 60 MIN. (SHAFT ENCLOSURES)
GLAZING: 45 MIN. (INCIDENTAL USE AREAS, OCCUPANCY SEPARATIONS)
DUCTWORK: 60 MIN. OPENINGS: 100 SQ IN MAX, 36" MAX HT, 10" MAX WIDTH
45 MIN. OPENINGS: 1296 SQ IN MAX, 54" MAX HT, 54" MAX WIDTH
90 MIN. FIRE DAMPER (NOT REQUIRED WITH DUCTED HVAC)
90 MIN. FIRE / SMOKE DAMPER (AT SHAFT ENCLOSURES)

CONSTRUCTION CAPABLE OF RESISTING THE PASSAGE OF SMOKE
(509.4.2 MIN PRO-1)

GAPS < 1/16"
GAPS > 1/16"
DOOR CLOSERS REQ'D:
TRANSFER DUCTS:
STANDARD DUCTS:

MINERAL WOOL OR FIRE SAFING
SMOKE SEALANT
(SMOKE GASKETING NOT REQUIRED)
SMOKE DAMPER
SMOKE / FIRE DAMPER NOT REQUIRED

NEW ZERO RATED CORRIDOR
(1018.1 WITH SPRINKLER SYSTEM)

OPENINGS: 0 MIN.
GLAZING: 0 MIN.
DUCTWORK: CORRIDOR CANNOT BE USED AS SUPPLY, RETURN, EXHAUST,
RELIEF OR VENTILATION AIR DUCTS.
RETURN AIR PLENUMS ARE ALLOWED. (1018.5.1)

NEW 1 HOUR FIRE BARRIER
(SHAFT ENCLOSURES: 707.3.1, INCIDENTAL USE AREAS: 509, OCCUPANCY SEPARATIONS: 508.4,
INTERIOR EXIT STAIRWAY 1023.2/ EXIT ACCESS STAIRWAY: 1009.3.1)

DOOR OPENINGS: 60 MIN. (SHAFT ENCLOSURES)
GLAZING: 45 MIN. (INCIDENTAL USE AREAS, OCCUPANCY SEPARATIONS)
DUCTWORK: 60 MIN. OPENINGS: 100 SQ IN MAX, 36" MAX HT, 10" MAX WIDTH
45 MIN. OPENINGS: 1296 SQ IN MAX, 54" MAX HT, 54" MAX WIDTH
90 MIN. FIRE DAMPER (NOT REQUIRED WITH DUCTED HVAC)
90 MIN. FIRE / SMOKE DAMPER (AT SHAFT ENCLOSURES)

NEW UTILITY & ENGINEERING BUILDING

10875 IDEAL AVENUE S.
COTTAGE GROVE, MN 55016

CITY OF COTTAGE GROVE
12800 RAVINE PKWY
COTTAGE GROVE, MN 55016



WOLD ARCHITECTS
AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldac.com | 651 227 7773



501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612 332 7281

EFFECTIVE CODE REFERENCES

2020 MINNESOTA STATE BUILDING CODE
(MSBC), CHAPTER 1305, WHICH ADOPTS AND
AMENDS THE 2018 INTERNATIONAL BUILDING
CODE (IBC)

2020 MINNESOTA STATE MECHANICAL AND
FUEL GAS CODE, CHAPTER 1348

2020 NATIONAL ELECTRICAL CODE (NEC)

2015 MINNESOTA STATE PLUMBING CODE,
CHAPTER 4714

2020 MINNESOTA STATE FIRE CODE, WHICH
ADOPTS AND AMENDS THE 2018
INTERNATIONAL FIRE CODE

2020 MINNESOTA COMMERCIAL ENERGY CODE,
CHAPTERS 1322 & 1323

2020 MINNESOTA ACCESSIBILITY CODE,
CHAPTER 1341

2020 MINNESOTA ELEVATOR AND RELATED
DEVICES CODE, CHAPTER 1307

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

ARCHITECT
under the laws of the State of Minnesota
John McNamara
License Number: 24281 Date: 10/26/2023

Description	Revisions	
	Date	Num
Addendum No. 1	11/14/2023	1
PR #05	03/20/2024	2

Comm: 232010
Date: 10/26/2023
Drawn: Author
Check: Checker

CODE PLAN

Scale: 1/16" = 1'-0"

A0.001

MN

A

DOOR / OPENING SCHEDULE - MAIN LEVEL - AREA A																
DOOR NO	TYPE	DOOR / OPENING		LABEL / RATING	OVERALL WIDTH	FRAME		GL	MOUNTING CONDITIONS			HWD	GRP	REMARKS		
		QTY	WIDTH			HEIGHT	MATL		DEPTH	MATL	HEAD				JAMB	SILL
A100	AL	1	3'-0"	7'-8"	AL	--	3'-0"	CW1	--	AL	--	SEE ELEV.	SEE ELEV.	SEE ELEV.	01	1
A101	AL	1	3'-0"	7'-8"	AL	--	3'-0"	SF 1	--	AL	--	SEE ELEV.	SEE ELEV.	SEE ELEV.	02	1
A102	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	09	
A103	G	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	19	1
A104	FG	1	3'-0"	7'-0"	A-WD	--	9'-0"	FR 2	--	HM	--	D6/A4.801	D6/A4.801	--	13	
A105	FG	1	3'-0"	7'-0"	A-WD	--	9'-0"	FR 2	--	HM	--	D6/A4.801	D6/A4.801	--	13	
A106	FG	1	3'-0"	7'-0"	A-WD	--	9'-0"	FR 2	--	HM	--	D6/A4.801	D6/A4.801	--	13	
A107	FG	1	3'-0"	7'-0"	A-WD	--	9'-0"	FR 2	--	HM	--	D6/A4.801	D6/A4.801	--	13	
A108	FG	1	3'-0"	7'-0"	A-WD	--	9'-0"	FR 2	--	HM	--	D6/A4.801	D6/A4.801	--	13	
A110A	N	1	3'-0"	7'-0"	A-WD	--	5'-4"	FR 2A	--	HM	--	D6/A4.801	D6/A4.801	--	07	
A110B	G	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	07	
A111A	G	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	20	1, 3
A111B	F	1	3'-0"	7'-0"	A-WD	--	5'-4"	FR 2A	--	HM	--	D6/A4.801	D6/A4.801	--	18	1
A112	F	1	3'-0"	7'-0"	WD	--	5'-4"	FR 2A	--	HM	--	D6/A4.801	D6/A4.801	--	08	
A113	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	09	
A114	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	09	
A115A	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1B	--	HM	--	C2/A5.602	D2/A5.602	B7a/a5.601	03	1
A115B	G	1	3'-0"	7'-0"	HM	45	3'-4"	FR 1	--	HM	--	E3/A5.601	E5/A5.601	--	05	
A116	--	--	12'-0"	8'-0"	--	--	12'-0"	GS 1	--	AL	--	--	--	--	--	
A117	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	10	
A118	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	10	
A119	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	11	
A121	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	09	
A123	G	1	3'-0"	7'-0"	HM	--	3'-4"	FR 3	--	HM	--	B4/A4.801	B6/A4.801	--	06	
A124	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	E3/A5.601	E5/A5.601	--	14	
A125	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	E3/A5.601	E5/A5.601	--	23	
A126A	F	2	3'-6"	7'-0"	HM	45	7'-4"	FR 3	--	HM	--	B4/A4.801	B6/A4.801	--	24	
A126B	F	2	3'-4"	7'-0"	HM	--	7'-0"	FR 3	--	HM	--	B4/A4.801	B6/A4.801	--	04	
A127	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	B4/A4.801	B6/A4.801	--	17	
A128	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	E3/A5.601	E5/A5.601	--	12	
A130A	F	1	3'-8"	7'-0"	HM	--	4'-0"	FR 3	--	HM	--	B4/A4.801	B6/A4.801	--	21	1
A130B	MCDF	1	8'-0"	8'-4"	HM	--	8'-4"	CFD	--	HM	--	D3/A4.801	D4/A4.801	--	--	
A131A	F	1	3'-8"	7'-0"	HM	--	4'-0"	FR 3	--	HM	--	B4/A4.801	B6/A4.801	--	22	
A131B	MCDF	1	8'-0"	8'-4"	HM	--	8'-4"	CFD	--	HM	--	D3/A4.801	D4/A4.801	--	--	1
A132	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 3	--	HM	--	B4/A4.801	B6/A4.801	--	15	
A134A	OHG-2	1	14'-0"	14'-0"	AL	--	14'-0"	OH-2	--	AL	--	F3/A5.601	F7/A5.601	F3a/A5.601	--	
A134B	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1A	--	HM	--	E3/A5.601	E5/A5.601	B7a/a5.601	03	1, 2
A134C	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1A	--	HM	--	E3/A5.601	E5/A5.601	B7a/a5.601	03	1, 2

DOOR SCHEDULE GENERAL NOTES

- ALL DOORS ARE 1 3/4" THICK UNLESS OTHERWISE NOTED.
- FOR FRAME DEPTH, ONLY EXCEPTIONS TO THE FOLLOWING TABLE ARE SCHEDULED:
GYPSUM BOARD PARTITIONS: THROAT OF FRAME TO MATCH WALL THICKNESS.
MASONRY PARTITIONS:
4" WALL: 3 3/4" FRAME
6" WALL: 5 3/4" FRAME
8" AND GREATER WALL: 7 3/4" FRAME
FRAME DEPTHS ARE SCHEDULED IN NOMINAL DIMENSIONS. SEE FRAME/DOOR TYPES (DETAIL SECTION 5100) FOR CORRESPONDING ACTUAL DIMENSIONS.
- FOR GLASS TYPES, ONLY EXCEPTIONS TO THE FOLLOWING TABLE ARE SCHEDULED:
INTERIOR NON-RATED:
CLEAR (SAFETY WHEN REQUIRED BY TABLE IN GLAZING SPECIFICATION)
INTERIOR AND EXTERIOR RATED:
FIRE RATED
EXTERIOR NON-RATED:
CLEAR INSULATED (SAFETY INSULATED WHEN REQUIRED BY TABLE IN GLAZING SPECIFICATION)
- SEE SHEET A2.901 FOR FRAME TYPES.
- SEE SHEET A2.901 FOR DOOR TYPES.
- AT DOOR SCHEDULE, LABEL DESIGNATION "4520" INDICATES:
FOR ALL OPENINGS WITH SIDE LITES AND SCHEDULED TO BE RATED FOR 20 MINUTES, THE DOOR AND ANY GLASS WITHIN THE DOOR IS TO BE RATED FOR 20 MINUTES. THE FRAME AND ADJACENT SIDELITES GLASS AND FRAME IS TO BE RATED FOR 45 MINUTES.

DOOR SCHEDULE REMARKS

- CARD READER, SEE ELECTRICAL.
- PROVIDE FIRE NUMBER AT EXTERIOR DOORS.
- EXTEND DOOR FRAME WIDTH BE 3/4" WIDER TO ACCOUNT FOR THICKNESS OF WOOD PANEL.
- SEE F1/A2.015 FOR OPENINGS WIDTH.

ROOM FINISH SCHEDULE - AREA A - MAIN LEVEL														
ROOM NO	ROOM NAME	FLOOR	BASE	N WALL - TYP		E WALL		S WALL		W WALL		REMARKS		
				MATL	FIN	MATL	FIN	MATL	FIN	MATL	FIN			
A100	VEST.	PTILE-1	PTILE-1	SF	...	SF	...	GWB	PT-6A	SF	...	1, 10		
A101	LOBBY	PTILE-1	PTILE-1	SF	...	SF	...	GWB	PT-6A	SF	...	1, 3, 10		
A102	TOILET ROOM	PTILE-1	PTILE-1	GWB	PTILE-2	GWB	PTILE-3	GWB	PTILE-2	GWB	PTILE-3	2, 5		
A103	OPEN OFFICE	CPT-1/CPT-2	VB-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	3, 13		
A104	SMALL CONFERENCE ROOM	CPT-2	VB-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A			
A105	OFFICE	CPT-2	VB-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A			
A106	OFFICE	CPT-2	VB-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A			
A107	OFFICE	CPT-2	VB-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A			
A108	OFFICE	CPT-2	VB-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A			
A109	WORK ROOM	CPT-2	VB-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A			
A110	STAFF ROOM	PTILE-1	PTILE-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	3, 10		
A111	CONF. RM.	CPT-2	VB-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A			
A112	CIRC.	CPT-1	VB-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A			
A113	TOILET ROOM	PTILE-1	PTILE-1	GWB	PTILE-2	GWB	PTILE-3	GWB	PTILE-2	GWB	PTILE-3	2, 5		
A114	QUIET ROOM	CPT-1	VB-1	GWB	PTILE-3	GWB	PTILE-3	GWB	PTILE-3	GWB	PTILE-3			
A115	CIRC.	CPT-1	VB-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	10		
A116	PERSONAL STORAGE	CPT-1	VB-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A			
A117	ADA SHOWER ROOM	PTILE-1	PTILE-1	GWB	PTILE-2	GWB	PTILE-3	GWB	PTILE-2	GWB	PTILE-3	2, 5, 12		
A118	SHOWER ROOM	PTILE-1	PTILE-1	GWB	PTILE-2	GWB	PTILE-3	GWB	PTILE-2	GWB	PTILE-3	2, 5, 12		
A119	CHANGING ROOM	PTILE-1	PTILE-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	10		
A121	ADA TOILET	PTILE-1	PTILE-1	GWB	PTILE-2	GWB	PTILE-3	GWB	PTILE-2	GWB	PTILE-3	2, 5		
A123	JC.	S. CONC	...	CONC	PT-6A	CMU	PT-6A	CMU	PT-6A	CONC	PT-6A	6		
A124	JC / MAINT.	S. CONC	...	CONC	PT-6A	CMU	PT-6A	CMU	PT-6A	CONC	PT-6A	6		
A125	MECH/ELEC	S. CONC	...	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	6		
A126	STORAGE	S. CONC	...	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	6		
A127	ELECTRICAL ROOM	S. CONC	...	CONC	PT-6A	CMU	PT-6A	CONC	PT-6A	CONC	PT-6A	6		
A128	TOILET ROOM	S. CONC	...	CONC	PT-6A	GWB	PT-6A	CONC	PT-6A	CONC	PT-6A	6		
A130	WATER METER ROOM	S. CONC	...	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	6		
A131	STREET LIGHT STORAGE	S. CONC	...	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	6		
A132	WATER SERVICE	S. CONC	...	CONC	PT-6A	CMU	PT-6A	CONC	PT-6A	CONC	PT-6A	6, 14		
A134	VEHICLE GARAGE	S. CONC	...	CONC	PT-6A	CMU	PT-6A	CONC	PT-6A	CONC	PT-6A	6		
A136	WASH ROOM	S. CONC	...	CONC	PT-6A	CMU	PT-6A	CONC	PT-6A	CONC	PT-6A	6		

ROOM FINISH SCHEDULE REMARKS

- SEE INTERIOR ELEVATIONS FOR LOCATIONS OF PAINTED BLOCK, TILE AND PAINT.
- PROVIDE TILE TO A HEIGHT OF 4'-6" WITH EPOXY PAINT ABOVE. PROVIDE FULL HEIGHT TILE ON ANY WALL WITH PLUMBING FIXTURES. PROVIDE FULL HEIGHT TILE AT ALL SHOWER WALLS.
- PROVIDE GYPSUM BOARD SOFFIT ABOVE CASEWORK. (SEE CASEWORK ELEVATIONS AND REFLECTED CEILING PLANS.)
- SEE AS.1 STAIR DETAILS, ELEVATIONS, AND SECTIONS FOR FINISH MATERIALS.
- SEE DETAIL E4/A4.706 FOR TILE PATTERN INFORMATION.
- PAINT CEILING AND ALL EXPOSED STRUCTURE, PIPING, CONDUIT, MECHANICAL DUCTS AND VENTS.
- PROVIDE VINYL BASE AT CASEWORK UNLESS OTHERWISE NOTED.
- PROVIDE TACK WALL FINISH ON ENTIRE INDICATED WALL - SEE PLANS FOR LOCATIONS. PROVIDE FORM FINISHED FLOOR TO 4" ABOVE THE CEILING, WALL TO WALL.
- PROVIDE EPOXY PAINT AT ALL WALLS THROUGHOUT THIS ROOM.
- PROVIDE CUT TILE AT BASE WITH WAINSCOT TRIM AT TOP OF CUT TILE THROUGHOUT ROOM.
- SLOPE CONC. FLOOR TOWARDS EXTERIOR DOOR. SEE PLANS FOR FLOOR SLOPING INFORMATION.
- SEE DETAIL F4/A4.706 FOR TILE PATTERN INFORMATION.
- SEE INTERIOR ELEVATIONS FOR LOCATIONS OF PAINT.
- PT-6A/PT-6E, SEE F2/A4.101

FLOOR PLAN KEY NOTES:

- DOOR ACTUATORS
- BOLLARD - SEE DETAIL C5/A5.702
- TUB SINK - SEE MECHANICAL
- NEW CONCRETE STOOP. SEE DETAIL F6/A5.502
- EMERGENCY EYE WASH. SEE MECH.
- CABINET UNIT HEATER. SEE DETAIL C4/A4.706 SEE MECH. FOR SPECIFICATIONS, COORDINATE LOCATION WITH MECH.
- NEW CONCRETE APRON. SEE STRUCTURAL
- LOCATION OF SEMI-RECESSED DEFIBRILLATOR CABINET
- LOCATION OF WASHER AND DRYER (NIC)
- SQUARE BRICK ACCENT - SEE ELEVATIONS/ SECTIONS FOR ADDITIONAL INFORMATION
- BASE MOUNTED CRANE SYSTEM
- ELEC FLOOR BOX, SEE ELEC.
- CONCRETE PAD, COORDINATE SIZE AND LOCATION WITH MECHANICAL. SEE DETAILS: B7/A4.706 E7/A4.706 F7/A4.706
- HOLD OPEN
- ALTERNATE NO. 1: PROVIDE ACCESS PANEL (AP-1) FOR MANIFOLD/SNOW MELT SYSTEM. SEE MECH. COORDINATE EXACT LOCATION WITH MECH. CONTRACTOR.
- PROVIDE SHUT OFF VALVE ON HOSE CONNECTION. SEE MECH.
- TRENCH DRAIN. SEE DETAIL E2/A4.705
- PROVIDE FIRE TREATED PLYWOOD BACKING AS REQUIRED FOR OWNER PROVIDED TECHNOLOGY. COORDINATE WITH OWNER/ARCHITECT ON EXACT LOCATION.
- FRP FROM FLOOR TO 8'-0" AFF.
- STAINLESS STEEL CORNER GUARD UP TO 7'-2".
- STAINLESS STEEL CORNER GUARD UP TO BOTTOM OF BENCH.
- FLAG POLE. SEE SPEC FOR HEIGHT. SEE ELECTRICAL FOR LIGHTING.
- LOCATION OF FIRE EXTINGUISHER CABINET (SEMI-RECESSED IN RM. A110).
- CONCRETE SPLASH BLOCK. SEE DETAIL C7/A5.702.
- CARD READER GOOSE NECK PEDESTAL FOR OH DOOR OPERATION. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION. SEE ELECTRICAL.

NEW UTILITY & ENGINEERING BUILDING

10875 IDEAL AVENUE S.
COTTAGE GROVE, MN 55016

CITY OF COTTAGE GROVE

12800 RAVINE PKWY
COTTAGE GROVE, MN 55016



WOLD ARCHITECTS AND ENGINEERS

332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

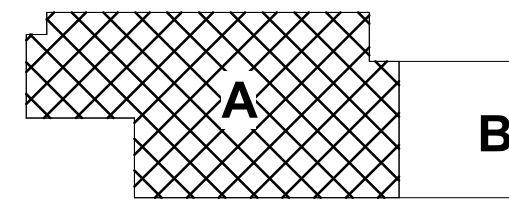
woldae.com | 651.227.7773

KRAUS-ANDERSON

501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612.332.7281

PLAN GENERAL NOTES

- ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF WALL. WALL THICKNESSES ARE SHOWN NOMINAL. SEE WALL TYPES FOR ACTUAL THICKNESS.
- ALL GYP. 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 UNITS FOR OPENINGS. SEE UNITS 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 MECHANICAL AND ELECTRICAL EQUIPMENT PADS.
- ALL DOOR/SIDELITE OPENINGS TO BEGIN 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- ALL GYP. WALLS ARE CENTERED ON GRID UNLESS OTHERWISE NOTED.
- FIRE RATED WALLS ARE INDICATED ON CODE PLANS.



KEY PLAN

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

ARCHITECT

under the laws of the State of Minnesota

John McNamara

License Number: 24281 Date: 10/26/2023

Revisions

Description Date Num

Addendum No. 1 11/14/2023 1

PR #01 02/05/2024 2

PR #04 03/18/2024 3

PR #05 03/20/2024 4

Comm: 232010

Date: 10/26/2023

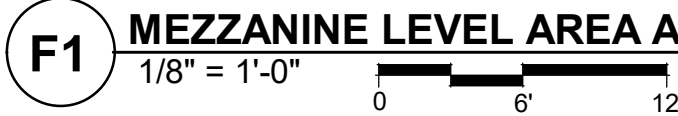
Drawn: KH

Check: JW

North

1.

A2.02a

[illegible]

MN

NEW UTILITY & ENGINEERING BUILDING

10875 IDEAL AVENUE S.
COTTAGE GROVE, MN 55016

CITY OF COTTAGE GROVE
12800 RAVINE PKWY
COTTAGE GROVE, MN 55016



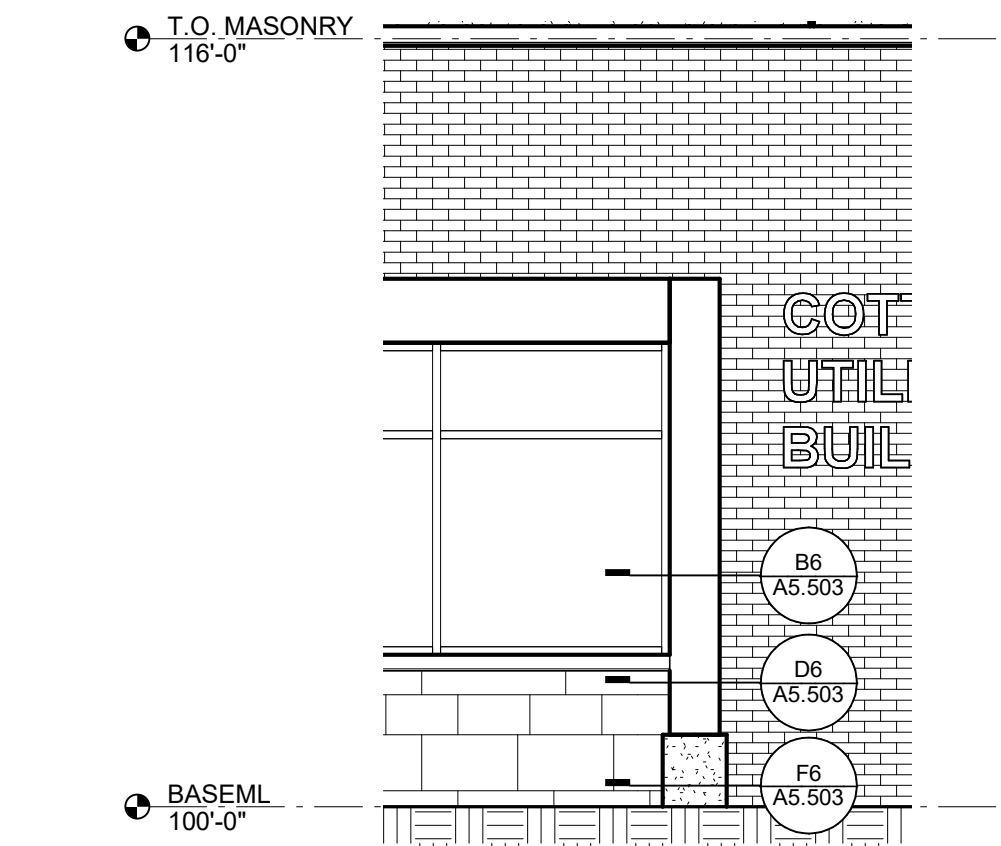
WOLD ARCHITECTS
AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldac.com | 651 227 7773



501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612 332 7281

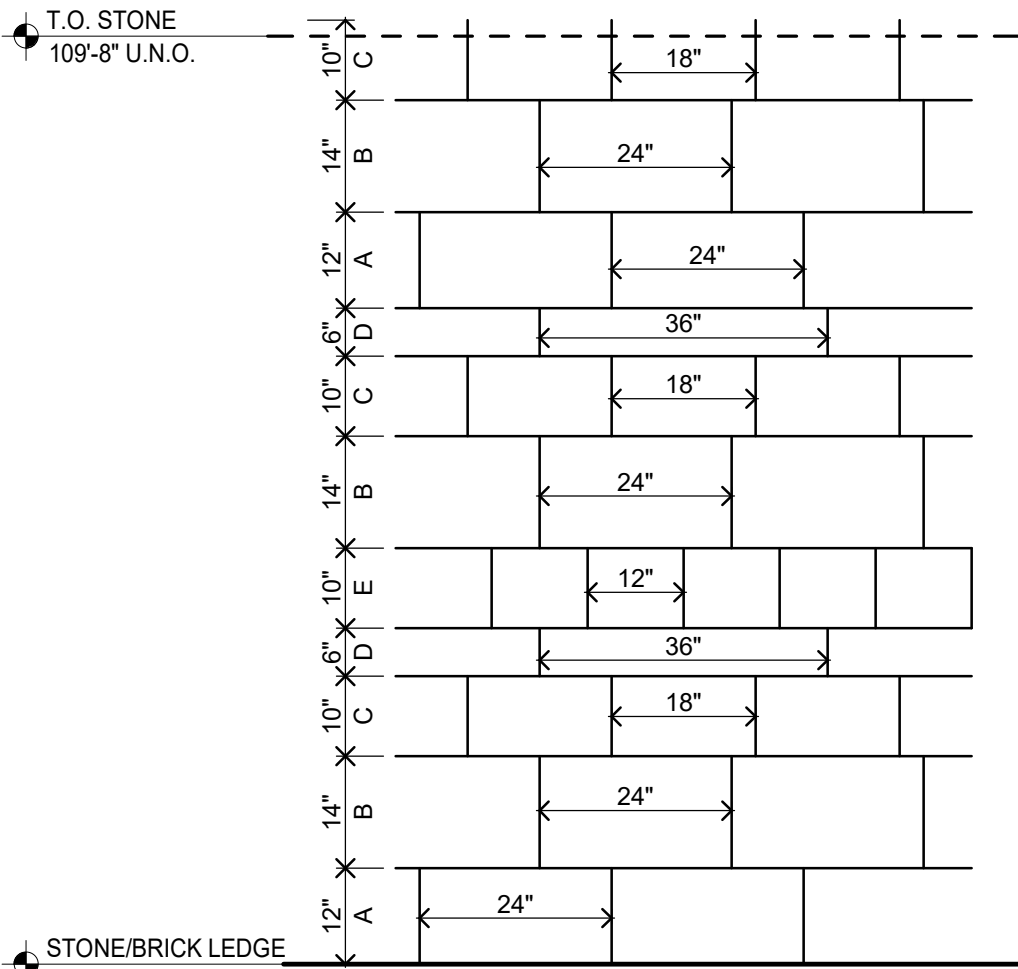
MATERIALS KEY	
KEY	MATERIAL
03.03	PRECAST STRUCTURAL CONCRETE (ACCENT: SANDBLAST FINISH)
03.04	PRECAST STRUCTURAL CONCRETE (FIELD: ACID WASH FINISH)
03.05	PRECAST STRUCTURAL CONCRETE PANEL JOINT
03.06	ARCHITECTURAL PRECAST CONCRETE
04.01	BRICK 1
04.06	PREFINISHED METAL FLASHING
04.18	STONE MASONRY VENEER
07.04	PREFINISHED METAL COPING
07.07	ANODIZED ALUMINUM PANEL
07.92	PREFABRICATED CANOPY
08.02	HOLLOW METAL DOOR (08-11-13)
08.06	ANODIZED ALUMINUM FRAME
08.11	SECTIONAL METAL OVERHEAD DOOR
08.30	PREFINISHED ALUMINUM WINDOW
08.58	EXTERIOR GLAZING
08.59	PREFINISHED METAL LOUVER
10.06	ANODIZED ALUMINUM DIMENSION LETTER SIGNAGE
22.98	ROOF DRAIN DOWNSPOUT (SEE MECH.)
26.02	EXTERIOR LIGHT FIXTURE



B5 ENLARGED ELEVATION AT METAL FIN WALL

1/4" = 1'-0"

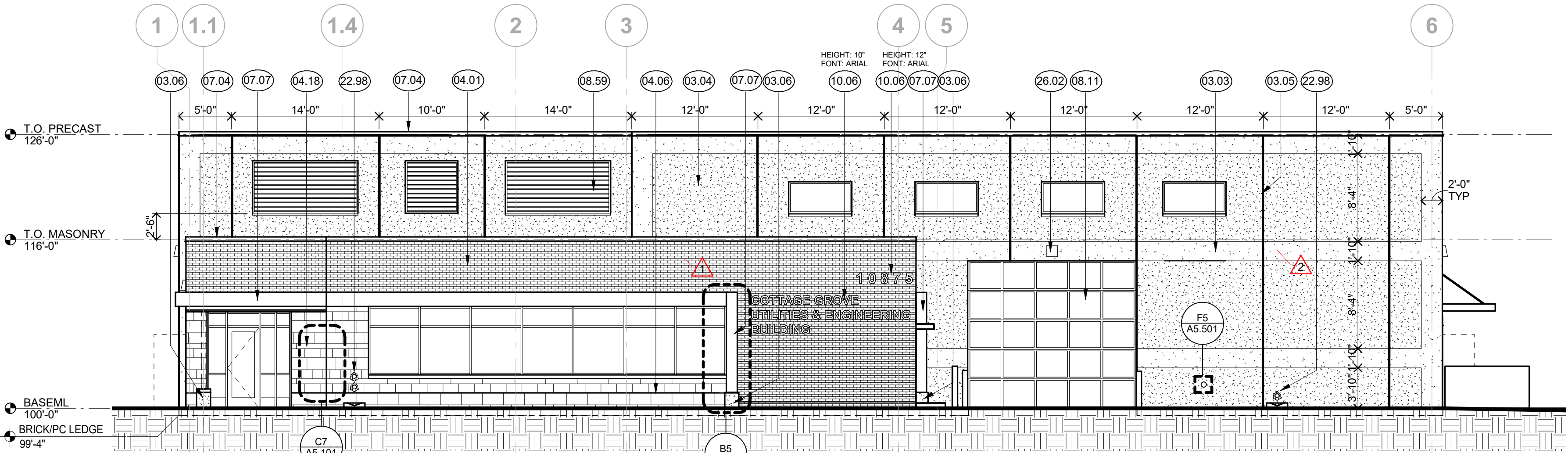
0 3' 6'



C7 STONE VENEER COURSING PATTERN

1/2" = 1'-0"

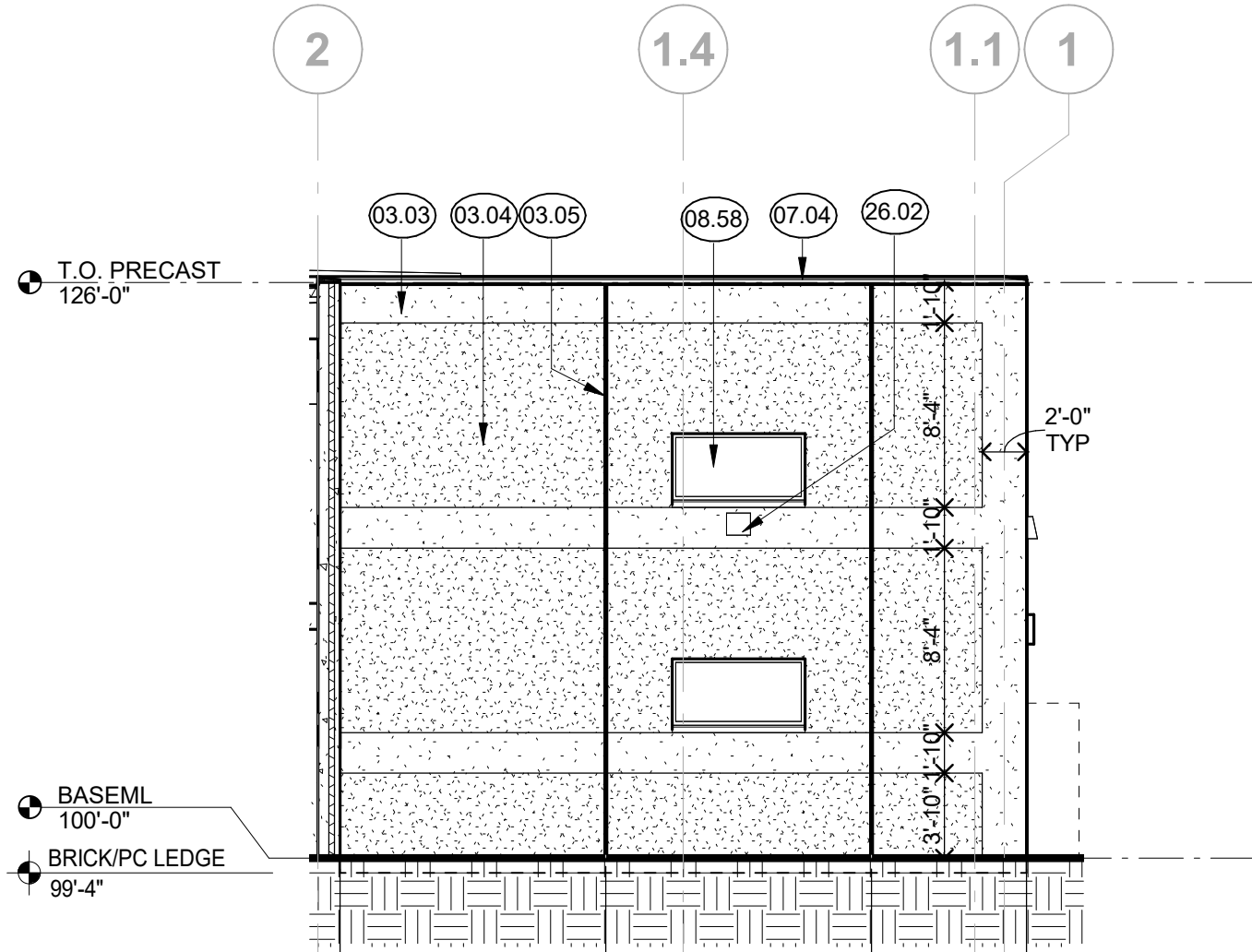
0 1'-6" 3'



C1 WEST ELEVATION

1/8" = 1'-0"

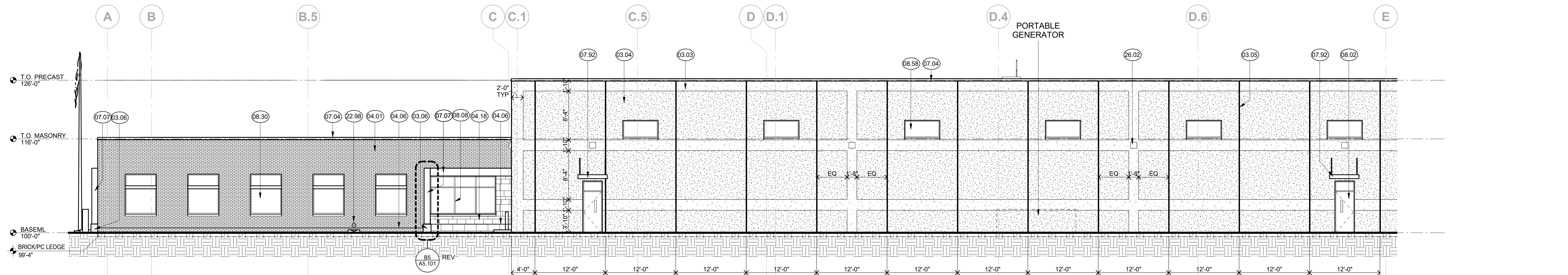
0 6' 12'



C5 EAST ELEVATION

1/8" = 1'-0"

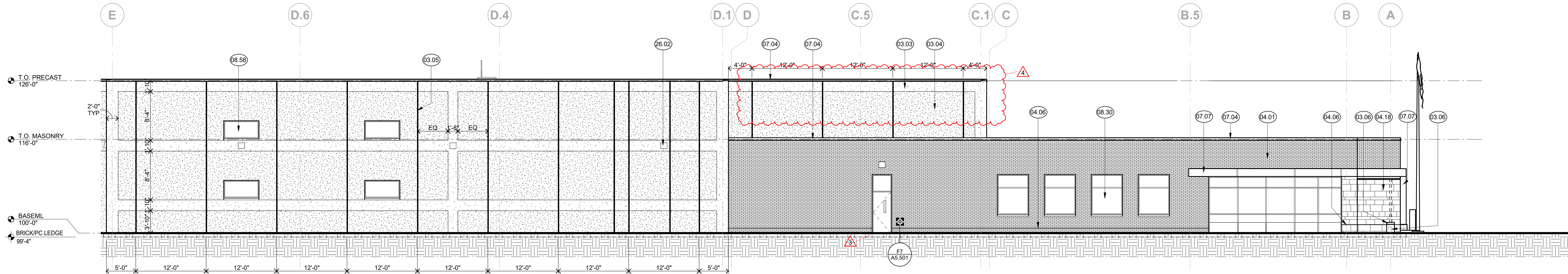
0 6' 12'



E1 SOUTH ELEVATION - AREA A

1/8" = 1'-0"

0 6' 12'



F1 NORTH ELEVATION - AREA A

1/8" = 1'-0"

0 6' 12'

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

ARCHITECT

under the laws of the State of Minnesota

John McNamara
License Number: 24281 Date: 10/26/2023

Revisions		
Description	Date	Num
SI #01	1/18/2024	1
SI #02	01/26/2024	2
PS #04	03/18/2024	3
PR #05	03/20/2024	4

Comm: 232010

Date: 10/26/2023

Drawn: KHMS

Check: JW

EXTERIOR ELEVATIONS - AREA A

Scale: As indicated

A5.101



KRAUS-ANDERSON®
Construction Company

Change Order Request

Project: 2310312-
Cottage Grove UE Building
10875 Ideal Ave S
Cottage Grove, MN 55016

COR # 4.00

Date: 6/14/2024

To: Owner City Of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

From: Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

Description:

This change order includes changing fifteen (15) wood doors to hollow metal doors, and removing one (1) W1 window.

PCO # 4 - Wold PR 1: Door Revision & Window-Louver Revision

Item #	Description	Vendor	Amount
1	No cost change per Wold PR #1.	Axel H. Ohman, Inc.	\$0.00
2	No cost change per Wold PR #1.	Molin Concrete Products Company, Inc.	\$0.00
3	Door hardware per Wold PR #1.	Bredemus Hardware Company, Inc.	\$9,612.00
4	Windows per Wold PR #1.	Northern Glass & Glazing, Inc.	(\$1,255.00)
5	No cost change per Wold PR #1.	SCR Central Division	\$0.00
Total For Change Order			\$8,357.00

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____

Struckman, Rachel

From: Andrew Stumne <andrew.stumne@molin.com>
Sent: Thursday, March 21, 2024 6:01 AM
To: Albrecht, Ben; Nate Mitchell
Cc: Kjellberg, Dan; Struckman, Rachel
Subject: RE: Cottage Grove Utility Building - PCO 4_PR 1 Door-Window-Louver Revision

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.

No cost change. Thank you,



Andrew Stumne
Sr. Project Manager
Direct: (651) 203 1422
Cell: (763) 645 3749

From: Albrecht, Ben <ben.albrecht@krausanderson.com>
Sent: Thursday, March 21, 2024 5:45 AM
To: Andrew Stumne <andrew.stumne@molin.com>; Nate Mitchell <NateM@molin.com>
Cc: Kjellberg, Dan <dan.kjellberg@krausanderson.com>; Struckman, Rachel <rachel.struckman@krausanderson.com>
Subject: FW: Cottage Grove Utility Building - PCO 4_PR 1 Door-Window-Louver Revision

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.

Gentlemen,

Any cost from Molin on PR1 that we should be expecting? I want to get this reviewed and pushed through.

Thanks,
Ben

Ben Albrecht | Assistant Project Manager
ben.albrecht@krausanderson.com | direct 612.255.2513
KRAUS-ANDERSON CONSTRUCTION COMPANY
501 South Eighth Street, Minneapolis, MN 55404
Office 612.332.7281 | Cell 763.401.2465 | krausanderson.com

Together, strengthening the communities we serve



City of Cottage Grove New Utility & Engineering Building

COMPANY NAME & LOGO

Bredemus Hardware Co.

Date : 2/28/24

Contact Info and Address

1285 Sylvan St.

St. Paul, MN 55117

PCO #: 4

Project Manager: Dayton Bredemus

PR/SI #

COST SUMMARY

Description	Cost	Notes/Attachments
Labor Total	\$ -	(Auto Fill from Sub-Total Below)
Materials and Equipment Total		(Auto Fill from Sub-Total Below)
Tax on Materials and Equipment Only	\$ -	<<< Provide Sales/Use Tax Total
Self Performed Subtotal	\$ -	
10% Overhead and Profit		(10% is the max fee allowed on CO's)
Self Performed Total		
Subcontractors	\$ 9,154.29	Auto Fill from Sub-Total Below
5% Overhead and Profit on Subs	\$ 457.71	(5% is the max allowed on subcontractors)
Subcontractor Total	\$ 9,612.00	
TOTAL COST OF CHANGE	\$ 9,612.00	

Signature: _____

Contractor acknowledges no other Costs associated with this PCO.

PROVIDE DETAIL BREAKDOWN BELOW:

Labor By Task		Qty	Unit	Unit Cost	Total Cost
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total					\$ -
Materials and Equipment By Task		Qty	Unit	Unit Cost	Total Cost
Hollow Metal Doors		15	ea	\$1,120.00	\$16,800.00
Wood Doors		15	ea	-\$509.71	-\$7,645.71
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total					\$ 9,154.29
Sub-Contractor Proposals		Description of Work			Total Cost
					\$ 9,154.29
					\$ -
					\$ -
					\$ -
Sub-Total		(Attach Sub-Contractor Proposals)			\$ 9,154.29

CGUEB PCO 4 - PR 1
PRICING BREAKOUT

REMOVE WOOD DOOR A115A: -\$586.59
ADD HM DOOR A115A: +\$1,500.55

REMOVE WOOD DOOR A115B: -\$516.57
ADD HM DOOR A115B: +\$987.55

REMOVE WOOD DOOR A123: -\$516.57
ADD HM DOOR A123: +\$987.55

REMOVE WOOD DOOR A124: -\$373.29
ADD HM DOOR A124: +\$746.91

REMOVE WOOD DOOR A125: -\$396.24
ADD HM DOOR A125: +777.34

REMOVE WOOD DOOR A126B: -\$902.20
ADD HM DOOR A126B: +1,715.01

REMOVE WOOD DOOR A127: -\$373.29
ADD HM DOOR A127: +\$746.91

REMOVE WOOD DOOR A128: -\$373.29
ADD HM DOOR A128: +\$746.91

REMOVE WOOD DOOR A132: -\$373.29
ADD HM DOOR A132: +\$746.91

REMOVE WOOD DOOR A134B: -\$586.59
ADD HM DOOR A134B: +\$1,500.55

REMOVE WOOD DOOR A134C: -\$586.59
ADD HM DOOR A134C: +\$1,500.55

REMOVE WOOD DOOR B133C: -\$586.59
ADD HM DOOR B133C: +\$1,500.55

REMOVE WOOD DOOR B134A: -\$586.59
ADD HM DOOR B134A: +\$1,500.55

REMOVE WOOD DOOR A275: -\$421.77
ADD HM DOOR A275: +\$879.73

REMOVE WOOD DOOR A276: -\$466.25
ADD HM DOOR A276: +\$962.43

WOOD DOOR TOTAL: \$7,645.71

HM DOOR TOTAL: \$16,800.00

SUBTOTAL: \$9,154.29

+5%

TOTAL: \$9,612.00

City of Cottage Grove New Utility & Engineering Building

COMPANY NAME & LOGO

NORTHERN GLASS & GLAZING

Date : 2/27/24

Contact Info and Address

165 W 88TH ST, BLOOMINGTON, MN 55420

PCO #: 4

Project Manager:

NICK MCGAHEY

PR/SI #

Description	Cost	Notes/Attachments
Labor Total	\$ (500.00)	(Auto Fill from Sub-Total Below)
Materials and Equipment Total	\$ (600.00)	(Auto Fill from Sub-Total Below)
Tax on Materials and Equipment Only	\$ (45.00)	<<< Provide Sales/Use Tax Total
Self Performed Subtotal	\$ (1,100.00)	
10% Overhead and Profit	\$ (110.00)	(10% is the max fee allowed on CO's)
Self Performed Total	\$ (1,210.00)	
Subcontractors	\$ -	Auto Fill from Sub-Total Below
5% Overhead and Profit on Subs	\$ -	(5% is the max allowed on subcontractors)
Subcontractor Total	\$ -	
TOTAL COST OF CHANGE	\$ (1,255.00)	

Signature:



Contractor acknowledges no other Costs associated with this PCO.

Labor By Task		Qty	Unit	Unit Cost	Total Cost
GLAZIER		4		\$ 125.00	\$ 500.00
					\$ -
					\$ -
					\$ -
Sub-Total					\$ 500.00
Materials and Equipment By Task		Qty	Unit	Unit Cost	Total Cost
W1 WINDOW		1		600	\$ 600.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total					\$ 600.00
Sub-Contractor Proposals		Description of Work			Total Cost
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total		(Attach Sub-Contractor Proposals)			\$ -

**Northern Glass & Glazing, Inc**

165 W 88th St
Bloomington, MN 55420
(952) 888-6327
FAX: (952) 888-6542

CHANGE ORDER PROPOSAL**DATED:** FEBRUARY 27, 2024**TO:** KRAUS ANDERSON**PROJECT:** COTTAGE GROVE UE BUILDING**LOCATION:** COTTAGE GROVE, MN**WE PROPOSE TO FURNISH:**

PER PCO #4 - WINDOW/ LOUVER REVISION

- DELETE ONE W1 WINDOW (72" X 36")

FOR THE NET SUM OF: DEDUCT ONE THOUSAND TWO HUNDRED FIFTY FIVE DOLLARS

\$1,255.00

NOT INCLUDED: FINAL CLEANING OR PROTECTION

SUBJECT TO THESE CONDITIONS: Work will be executed as promptly as possible upon receipt of order subject to any condition beyond our control as strikes, acts of God etc. An extra charge will be made for all overtime work. We do not replace breakage or damaged unless directly caused by our employees. We reserve the right to correct any clerical errors prior to acceptance.

DATE:**FOR PROPOSAL**

Struckman, Rachel

From: Jesse Widmer <Jesse.Widmer@scr-mn.com>
Sent: Monday, February 19, 2024 10:42 AM
To: Struckman, Rachel
Subject: RE: Cottage Grove Utility Building - PCO 4_PR 1 Door-Window-Louver Revision

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.

No change for scr

Jesse Widmer
SCR - Project Manager
Cell Phone 320.492.1964
Jesse.widmer@scr-mn.com

From: Struckman, Rachel <rachel.struckman@krausanderson.com>
Sent: Friday, February 16, 2024 3:51 PM
To: 'Jordan Boeser' <Jordan@axelohman.com>; 'andrew.stumne@molin.com' <andrew.stumne@molin.com>; 'Perry Haberer' <perryh@csiminnnesota.net>; 'jon@spartansteelco.com' <jon@spartansteelco.com>; 'Ben Mach' <bmach@ebertcompanies.com>; 'David M. Bobo' <Dave.Bobo@syinc.us>; 'Paula Jackson' <paula@jaaroofing.com>; 'sam.edwards@jaaroofing.com' <sam.edwards@jaaroofing.com>; 'kevin@jaaroofing.com' <kevin@jaaroofing.com>; 'Jennifer Harmon' <jennifer@jaaroofing.com>; 'Michael Carl' <mcarl@cdsdoor.com>; 'nick@northernglassinc.com' <nick@northernglassinc.com>; 'craig@commercialdrywall.net' <craig@commercialdrywall.net>; 'Rick Olsen' <rolsen@cfs-floors.com>; 'Jaina@tcacoustics.com' <Jaina@tcacoustics.com>; 'Shawn Fiedler' <SFiedler@mcicarpetone.com>; 'troy@steinbrecherpainting.com' <troy@steinbrecherpainting.com>; 'chad@novafire.com' <chad@novafire.com>; Jesse Widmer <Jesse.Widmer@scr-mn.com>; 'Fobbe Electric' <fe@fobbeelectric.com>; 'mindy.hackett@millerexc.com' <mindy.hackett@millerexc.com>; 'Mike McNamara' <m.mcnamara@mcnamaracontracting.com>; 'Toby Helgeson' <thelgeson@ebertcompanies.com>; 'Joe Grygelko' <joe grygelko@gmail.com>; 'Dayton Bredemus' <dayton@bredemus.com>; 'Joshua M' <joshuam@csiminnnesota.net>
Cc: Kjellberg, Dan <dan.kjellberg@krausanderson.com>; Albrecht, Ben <ben.albrecht@krausanderson.com>; Jacob Wollensak <jwollensak@woldae.com>; 'Kayla Simpson' <ksimpson@woldae.com>; 'Lee.Mann@stantec.com' <Lee.Mann@stantec.com>; 'rburfeind@cottagegrovemn.gov' <rburfeind@cottagegrovemn.gov>; Schauer, Dan <dan.schauer@krausanderson.com>
Subject: Cottage Grove Utility Building - PCO 4_PR 1 Door-Window-Louver Revision

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.

Team,

Please see the attached [PCO #4](#) regarding [Wold PR #1 – Door-Window-Louver Revisions](#).

Known Affected Work Scopes:

- Axel
- Molin
- Bredemus
- Northern Glass
- SCR



KRAUS-ANDERSON®
Construction Company

501 South Eighth Street
Minneapolis, MN 55404

Request For Proposal

Project:	2310312- Cottage Grove UE Building 1087 Ideal Avenue S Cottage Grove, MN 55016	PCO #:	4
		Date:	02/16/2024
To:	Dan Schauer, Kraus-Anderson Construction Company Ben Albrecht, Kraus-Anderson Construction Company Ryan Burfeind, City Of Cottage Grove Lee Mann, Stantec Jordan Boeser, Axel H. Ohman, Inc. Dayton Bredemus, Bredemus Hardware Company, Inc. Andrew Stumne, Molin Concrete Products Company, Inc. Nick McGahey, Northern Glass & Glazing, Inc. Jacob Wollensak, Wold Architects & Engineers Kayla Simpson, Wold Architects & Engineers Jesse Widmer, SCR Central Division		

Please provide a cost breakdown in accordance with the Contract Documents and a Summary for the Change described herein and on the attachments (if any) listed. All responses are required within seven (7) days.

This is not an authorization to proceed with the work described herein unless and until approved by the Owner. On approval, this change will be included in a Change Order, which will provide the formal Contract Change.

DESCRIPTION OF PROPOSAL:

Please provide a cost estimate per the attached Wold Architects PR #1 dated February 5, 2024 regarding door revision & window/louver revision.

Attachments: Wold PR #1 dated 2/5/24

☐ We have reviewed the PCO and acknowledge that it is a "no change" item and does not affect our completion date.

Signed By: _____ Date: _____

Company Name: _____



PROPOSAL REQUEST

City of Cottage Grove	Cottage Grove Utility Building
Kraus-Anderson	Attn: Dan Kjellberg/Rachel Struckman
501 South Eighth Street	
Minneapolis, MN 55404	
612.332.7281	
dan.kjellberg@krausanderson.com / rachel.struckman@krausanderson.com	

Submit an itemized (labor and material) quotation for the proposed modifications to the contract documents as described herein within 21 days of receipt. If a cost is not submitted within 21 days, this Proposal Request can be accepted at no additional cost. Written approval is required prior to proceeding with this change. COST EXPECTATIONS: ☐ DEDUCT ☐ NO COST ☐ ADD	PR: 01
	Comm: 232010
	Const. Pkg: [Status]

Distribution:

- ☒ Ryan Burfeind, CG
- ☐ Adam Moshier, CG
- ☒ Dustin Phillips, KA
- ☒ Ben Albrecht, KA
- ☒ Jake Wollensak, Wold
- ☒ Kayla Simpson, Wold
- ☒ Pat Jansen, Wold
- ☒ Ryan Rossborough, Wold
- ☐ Sean McNamara, Wold
- ☐ Doug Galloway, Wold
- ☐ Derek Peterson, Wold
- ☒ Kal Jackman, BKBM
- ☒ James Dorr, BKBM
- ☒ Kyle Kucharski, BKBM
- ☐ Lee Mann, Stantec
- ☐ Dave Sanocki, Stantec
- ☐ Eric Vidden, Stantec

Item	Description
1	Door Revision & Window/Louver Revision
1.1	See Door / Opening Schedules on sheets A2.01a, A2.01b, A2.02a for modified door materials.
1.2	Refer to plan on sheet A2.01a and elevation on sheet A4.101 for revised dimension of door A126B.
1.3	Refer to plans on sheets A2.01b, A2.02b and elevation on sheet A5.102 for revised louver sill height. Provide credit for removed window.

Attachments: A2.01a, A2.01b, A2.02a, A2.02b, A4.101, A5.102

Issued By: Kayla Simpson

Date: 2/5/24

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

**PLANNERS
ARCHITECTS
ENGINEERS**

MN

DOOR / OPENING SCHEDULE - MAIN LEVEL - AREA A															
DOOR NO	DOOR / OPENING				LABEL / RATING	OVERALL WIDTH	FRAME			MOUNTING CONDITIONS			HDW GRP	REMARKS	
	TYPE	QTY	WIDTH	HEIGHT			DEPTH	MATL	GL	HEAD	JAMB	SILL			
A100	AL	1	3'-0"	7'-8"	AL	3'-0"	CW1	--	AL	--	SEE ELEV.	SEE ELEV.	SEE ELEV.	01	1
A101	AL	1	3'-0"	7'-8"	AL	3'-0"	SF 1	--	HM	--	SEE ELEV.	SEE ELEV.	SEE ELEV.	02	1
A102	F	1	3'-0"	7'-0"	WD	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	09	
A103	G	1	3'-0"	7'-0"	WD	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	19	1
A104	FG	1	3'-0"	7'-0"	A-WD	3'-0"	FR 2	--	HM	--	D6/A4.801	D6/A4.801	--	13	
A105	FG	1	3'-0"	7'-0"	A-WD	3'-0"	FR 2	--	HM	--	D6/A4.801	D6/A4.801	--	13	
A106	FG	1	3'-0"	7'-0"	A-WD	3'-0"	FR 2	--	HM	--	D6/A4.801	D6/A4.801	--	13	
A107	FG	1	3'-0"	7'-0"	A-WD	3'-0"	FR 2	--	HM	--	D6/A4.801	D6/A4.801	--	13	
A108	FG	1	3'-0"	7'-0"	A-WD	3'-0"	FR 2	--	HM	--	D6/A4.801	D6/A4.801	--	13	
A110A	N	1	3'-0"	7'-0"	A-WD	5'-4"	FR 2A	--	HM	--	D6/A4.801	D6/A4.801	--	07	
A110B	G	1	3'-0"	7'-0"	WD	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	07	
A111A	G	1	3'-0"	7'-0"	WD	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	20	1, 3
A111B	F	1	3'-0"	7'-0"	A-WD	5'-4"	FR 2A	--	HM	--	D6/A4.801	D6/A4.801	--	18	1
A112	F	1	3'-0"	7'-0"	WD	5'-4"	FR 2A	--	HM	--	D6/A4.801	D6/A4.801	--	08	
A113	F	1	3'-0"	7'-0"	WD	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	09	
A114	F	1	3'-0"	7'-0"	WD	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	09	
A115A	N	1	3'-0"	7'-0"	HM	3'-4"	FR 1B	--	HM	--	D2/A5.601	D2/A5.602	B7/A5.601	03	1
A115B	G	1	3'-0"	7'-0"	HM	3'-4"	FR 1	--	HM	--	E3/A5.601	E5/A5.601	--	05	
A116	--	--	12'-0"	8'-0"	--	12'-0"	GS 1	--	AL	--	--	--	--	--	
A117	F	1	3'-0"	7'-0"	WD	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	10	
A118	F	1	3'-0"	7'-0"	WD	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	10	
A119	F	1	3'-0"	7'-0"	WD	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	11	
A121	F	1	3'-0"	7'-0"	WD	3'-4"	FR 1	--	HM	--	D6/A4.801	D6/A4.801	--	09	
A123	G	1	3'-0"	7'-0"	HM	3'-4"	FR 1	--	HM	--	C4/A4.801	C6/A4.801	--	06	
A124	F	1	3'-0"	7'-0"	HM	3'-4"	FR 1	--	HM	--	E3/A5.601	E5/A5.601	--	14	
A125	F	1	3'-0"	7'-0"	HM	3'-4"	FR 1	--	HM	--	E3/A5.601	E5/A5.601	--	23	
A126A	F	2	3'-4"	7'-0"	HM	7'-0"	FR 1	--	HM	--	C4/A4.801	C6/A4.801	--	04	
A126B	F	2	3'-4"	7'-0"	HM	7'-0"	FR 1	--	HM	--	C4/A4.801	C6/A4.801	--	04	
A127	F	1	3'-0"	7'-0"	HM	3'-4"	FR 1	--	HM	--	C4/A4.801	C6/A4.801	--	17	
A128	F	1	3'-0"	7'-0"	HM	3'-4"	FR 1	--	HM	--	E3/A5.601	E5/A5.601	--	12	
A130A	MDCF	1	3'-8"	7'-0"	HM	4'-0"	FR 1	--	HM	--	C4/A4.801	C6/A4.801	--	21	1
A130B	MDCF	1	3'-8"	8'-4"	HM	8'-4"	CDF	--	HM	--	B3/A4.801	C3/A4.801	--		
A131A	F	1	3'-0"	7'-0"	HM	4'-0"	FR 1	--	HM	--	C4/A4.801	C6/A4.801	--	22	
A131B	MDCF	1	8'-0"	8'-4"	HM	8'-4"	CDF	--	HM	--	B3/A4.801	C3/A4.801	--	--	1
A132	F	1	3'-0"	7'-0"	HM	3'-4"	FR 1	--	HM	--	C4/A4.801	C6/A4.801	--	15	
A134A	OHG-2	1	16'-0"	14'-0"	AL	16'-0"	OH-2	--	AL	--	F5/A5.601	F7/A5.601	F3/A5.601	03	1, 2
A134B	N	1	3'-0"	7'-0"	HM	3'-4"	FR 1A	--	HM	--	E3/A5.601	E5/A5.601	B7/A5.601	03	1, 2
A134C	N	1	3'-0"	7'-0"	HM	3'-4"	FR 1A	--	HM	--	E3/A5.601	E5/A5.601	B7/A5.601	03	1, 2

DOOR SCHEDULE GENERAL NOTES

- ALL DOORS ARE 1 3/4" THICK UNLESS OTHERWISE NOTED.
- FOR FRAME DEPTH, ONLY EXCEPTIONS TO THE FOLLOWING TABLE ARE SCHEDULED:
GYPSUM BOARD PARTITIONS: THROAT OF FRAME TO MATCH WALL THICKNESS.
MASONRY PARTITIONS:
4" WALL: 3 3/4" FRAME
6" WALL: 5 3/4" FRAME
8" AND GREATER WALL: 7 3/4" FRAME
FRAME DEPTHS ARE SCHEDULED IN NOMINAL DIMENSIONS. SEE FRAME/DOOR TYPES (DETAIL SECTION 5100) FOR CORRESPONDING ACTUAL DIMENSIONS.
- FOR GLASS TYPES, ONLY EXCEPTIONS TO THE FOLLOWING TABLE ARE SCHEDULED:
INTERIOR NON RATED:
CLEAR (SAFETY WHEN REQUIRED BY TABLE IN GLAZING SPECIFICATION)
INTERIOR AND EXTERIOR RATED:
FIRE RATED
EXTERIOR NON-RATED:
CLEAR INSULATED (SAFETY INSULATED WHEN REQUIRED BY TABLE IN GLAZING SPECIFICATION)
- SEE SHEET A2.901 FOR FRAME TYPES.
- SEE SHEET A2.901 FOR DOOR TYPES.
- AT ALL OPENINGS WITH SIDE LITES AND SCHEDULED TO BE RATED FOR 20 MINUTES, THE DOOR AND ANY GLASS WITHIN THE DOOR IS TO BE RATED FOR 20 MINUTES. THE FRAME AND ADJACENT SIDELITES GLASS AND FRAME IS TO BE RATED FOR 45 MINUTES.

DOOR SCHEDULE REMARKS

- CARD READER, SEE ELECTRICAL.
- PROVIDE FIRE NUMBER AT EXTERIOR DOORS.
- EXTEND DOOR FRAME WIDTH BE 3/4" WIDER TO ACCOUNT FOR THICKNESS OF WOOD PANEL.
- SEE F1/A2.015 FOR OPENINGS WIDTH.

ROOM FINISH SCHEDULE - AREA A - MAIN LEVEL												
ROOM NO	ROOM NAME	FLOOR	BASE	N WALL - TYP		E WALL		S WALL		W WALL		REMARKS
				MATL	FIN	MATL	FIN	MATL	FIN	MATL	FIN	
A100	VEST.	PTILE-1	PTILE-1	SF	...	SF	...	GWB	PT-6A	SF	...	1, 10
A101	LOBBY	PTILE-1	PTILE-1	SF	...	GWB	PT-6A	GWB	PT-6A	SF	...	1, 3, 10
A102	TOILET ROOM	PTILE-1	PTILE-1	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	2, 5
A103	OPEN OFFICE	CPT-1/CPT-2	VB-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	GWB	PT-6A	GWB	PT-6A	3, 13
A104	SMALL CONFERENCE ROOM	CPT-2	VB-1	GWB	PT-6A	GWB	PT-6B	GWB	PT-6A	GWB	PT-6A	---
A105	OFFICE	CPT-2	VB-1	GWB	PT-6A	GWB	PT-6B	GWB	PT-6A	GWB	PT-6A	---
A106	OFFICE	CPT-2	VB-1	GWB	PT-6A	GWB	PT-6B	GWB	PT-6A	GWB	PT-6A	---
A107	OFFICE	CPT-2	VB-1	GWB	PT-6A	GWB	PT-6B	GWB	PT-6A	GWB	PT-6A	---
A108	OFFICE	CPT-2	VB-1	GWB	PT-6A	GWB	PT-6B	GWB	PT-6A	GWB	PT-6A	---
A109	WORK ROOM	CPT-2	VB-1	GWB	PT-6A	CONC	PT-6B	GWB	PT-6A	GWB	PT-6A	---
A110	STAFF ROOM	PTILE-1	PTILE-1	GWB	PT-6A	GWB	PT-6B	GWB	PT-6A	GWB	PT-6B	3, 10
A111	CONF. RM.	CPT-2	VB-1	GWB	PT-6A	GWB	PT-6B	GWB	PT-6A	GWB	PT-6B	---
A112	CIRC.	CPT-1	CIRC-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	---
A113	TOILET ROOM	PTILE-1	PTILE-1	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	2, 5
A114	QUIET ROOM	CPT-1	VB-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6B	GWB	PT-6A	---
A115	CIRC.	PTILE-1	VB-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	10
A116	PERSONAL STORAGE	CPT-1	PTILE-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	---
A117	ADA SHOWER ROOM	PTILE-1	PTILE-1	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	2, 5, 12
A118	SHOWER ROOM	PTILE-1	PTILE-1	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	2, 5, 12
A119	CHANGING ROOM	PTILE-1	PTILE-1	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	GWB	PT-6A	10
A121	ADA TOILET	PTILE-1	PTILE-1	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3	2, 5
A123	JC.	S. CONC	...	CONC	PT-6A	CMU	PT-6A	CMU	PT-6A	CONC	PT-6A	---
A124	JC / MAINT.	S. CONC	...	CONC	PT-6A	CMU	PT-6A	CONC	PT-6A	CONC	PT-6A	6
A125	MECH/ELEC	S. CONC	...	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	6
A126	STORAGE	S. CONC	...	CONC	PT-6A	CONC	PT-6A	CMU	PT-6A	CMU	PT-6A	6
A127	ELECTRICAL ROOM	S. CONC	...	CMU	PT-6A	CMU	PT-6A	CONC	PT-6A	CMU	PT-6A	6
A128	TOILET ROOM	S. CONC	...	CMU	PT-6A	GWB	PT-6A	CONC	PT-6A	CMU	PT-6A	---
A130	WATER METER ROOM	S. CONC	...	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	6
A131	STREET LIGHT STORAGE	S. CONC	...	CONC	PT-6A	CONC	PT-6A	CMU	PT-6A	CONC	PT-6A	6
A132	WATER SERVICE	S. CONC	...	CMU	PT-6A	CMU	PT-6A	CONC	PT-6A	CONC	PT-6A	6
A134	VEHICLE GARAGE	S. CONC	...	CONC/CMU	PT-6A	---	---	CONC	PT-6A	---	---	6, 14
A136	WASH ROOM	S. CONC	...	CONC	PT-6A	CMU	PT-6A	CMU	PT-6A	CMU	PT-6A	6

ROOM FINISH SCHEDULE REMARKS

- SEE INTERIOR ELEVATIONS FOR LOCATIONS OF PAINTED BLOCK, TILE AND PAINT.
- PROVIDE TILE TO A HEIGHT OF 4'-6" WITH EPOXY PAINT ABOVE. PROVIDE FULL HEIGHT TILE ON ANY WALL WITH PLUMBING FIXTURES. PROVIDE FULL HEIGHT TILE AT ALL SHOWER WALLS.
- PROVIDE GYPSUM BOARD SOFFIT ABOVE CASEWORK. (SEE CASEWORK ELEVATIONS AND REFLECTED CEILING PLANS.)
- SEE A5.1 STAIR DETAILS, ELEVATIONS, AND SECTIONS FOR FINISH MATERIALS.
- SEE DETAIL E4/A4.706 FOR TILE PATTERN INFORMATION.
- PAINT CEILING AND ALL EXPOSED STRUCTURE, PIPING, CONDUIT, MECHANICAL DUCTS AND VENTS.
- PROVIDE VINYL BASE AT CASEWORK UNLESS OTHERWISE NOTED.
- PROVIDE TACK WALL FINISH ON ENTIRE INDICATED WALL - SEE PLANS FOR LOCATIONS. PROVIDE FORM FINISHED FLOOR TO 4" ABOVE THE CEILING, WALL TO WALL.
- PROVIDE EPOXY PAINT AT ALL WALLS THROUGHOUT THIS ROOM.
- PROVIDE CUT TILE AT BASE WITH WAINSCOT TRIM AT TOP OF CUT TILE THROUGHOUT ROOM.
- SLOPE CONC. FLOOR TOWARDS EXTERIOR DOOR. SEE PLANS FOR FLOOR SLOPING INFORMATION.
- SEE DETAIL F4/A4.706 FOR TILE PATTERN INFORMATION.
- SEE INTERIOR ELEVATIONS FOR LOCATIONS OF PAINT.
- PT-6A/PT-6E, SEE F2/A4.101

FLOOR PLAN KEY NOTES:

- DOOR ACTUATORS
- BOLLARD - SEE DETAIL C5/A5.702
- TUB SINK - SEE MECHANICAL
- NEW CONCRETE STOOP, SEE DETAIL F6/A5.502
- EMERGENCY EYE WASH, SEE MECH.
- CABINET UNIT HEATER, SEE DETAIL C4/A4.706 SEE MECH. FOR SPECIFICATIONS, COORDINATE LOCATION WITH MECH.
- NEW CONCRETE APRON, SEE STRUCTURAL
- LOCATION OF SEMI-RECESSED DEFIBRILLATOR CABINET
- LOCATION OF WASHER AND DRYER (NIC)
- SQUARE BRICK ACCENT - SEE ELEVATIONS/ SECTIONS FOR ADDITIONAL INFORMATION
- BASE MOUNTED CRANE SYSTEM
- ELEC FLOOR BOX, SEE ELEC.
- HOLD OPEN
- ALTERNATE NO. 1: PROVIDE ACCESS PANEL (AP-1) FOR MANIFOLD/SNOW MELT SYSTEM, SEE MECH. COORDINATE EXACT LOCATION WITH MECH. CONTRACTOR.
- PROVIDE SHUT OFF VALVE ON HOSE CONNECTION. SEE MECH.
- TRENCH DRAIN, SEE DETAIL E2/A4.705
- PROVIDE FIRE TREATED PLYWOOD BACKING AS REQUIRED FOR OWNER PROVIDED TECHNOLOGY. COORDINATE WITH OWNER/ARCHITECT ON EXACT LOCATION.
- FRP FROM FLOOR TO 8'-0" AFF.
- STAINLESS STEEL CORNER GUARD UP TO 7'-2".
- STAINLESS STEEL CORNER GUARD UP TO BOTTOM OF BENCH.
- FLAG POLE, SEE SPEC FOR HEIGHT, SEE ELECTRICAL FOR LIGHTING.
- LOCATION OF FIRE EXTINGUISHER CABINET (SEMI-RECESSED IN RM. A110).
- CONCRETE SPLASH BLOCK, SEE DETAIL C7/A5.702.
- CARD READER GOOSE NECK PEDESTAL FOR OH DOOR OPERATION. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION. SEE ELECTRICAL.

NEW UTILITY & ENGINEERING BUILDING

10875 IDEAL AVENUE S.
COTTAGE GROVE, MN 55016

CITY OF COTTAGE GROVE

12800 RAVINE PKWY
COTTAGE GROVE, MN 55016



WOLD ARCHITECTS AND ENGINEERS

332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldae.com | 651.227.7773



501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612.332.7281

PLAN GENERAL NOTES

- ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF WALL. WALL THICKNESSES ARE SHOWN NOMINAL. SEE WALL TYPES FOR ACTUAL THICKNESS.
- ALL GYP. 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 UNITS 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 MECHANICAL AND ELECTRICAL EQUIPMENT PADS.
- ALL DOORS/LITES OPENINGS TO BEGIN 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- ALL GYP. WALLS ARE CENTERED ON GRID UNLESS OTHERWISE NOTED.
- FIRE RATED WALLS ARE INDICATED ON CODE PLANS.

KEY PLAN

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

ARCHITECT
under the laws of the State of Minnesota
John McNamara
John McNamara
License Number: 24281 Date: 10/26/2023

Description	Revisions	
	Date	Num
Addendum No. 1	11/14/2023	1
PR #01	2/5/2024	2

Comm: 232010
Date: 10/26/2023
Drawn: KH
Check: JW
North

MAIN LEVEL FLOOR PLAN - AREA A

Scale: As indicated

A2.01a

MN

DOOR / OPENING SCHEDULE - MAIN LEVEL - AREA A													
DOOR NO	DOOR / OPENING			FRAME			MOUNTING CONDITIONS			HDW	GRP	REMARKS	
	TYPE	QTY	WIDTH	HEIGHT	MATL	RATING	WIDTH	TYPE	DEPTH	MATL	GL		
B133A	F	1	4'-0"	7'-0"	HM	--	4'-4"	FR 1	--	HM	--	E3/A5.601	E5/A5.601
B133B	OH-1	1	8'-0"	8'-0"	ST	--	3'-4"	OH-1	--	ST	--	F3/A5.601	E7/A5.601
B133C	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1A	--	HM	--	E3/A5.601	E5/A5.601
B133D	OHG-2	1	16'-0"	14'-0"	AL	--	16'-0"	OH-2	--	AL	--	F5/A5.601	F7/A5.601
B134A	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1A	--	HM	--	E3/A5.601	E5/A5.601
B134B	OHG-2	1	16'-0"	14'-0"	AL	--	16'-0"	OH-2	--	AL	--	F5/A5.601	F7/A5.601

DOOR SCHEDULE REMARKS

- CARD READER. SEE ELECTRICAL.
- PROVIDE FIRE NUMBER AT EXTERIOR DOORS DOOR NUMBER IN " .
- EXTEND DOOR FRAME WIDTH BE 3/4" WIDER TO ACCOUNT FOR THICKNESS OF WOOD PANEL.
- SEE F1/A2.01b FOR OPENING WIDTH.

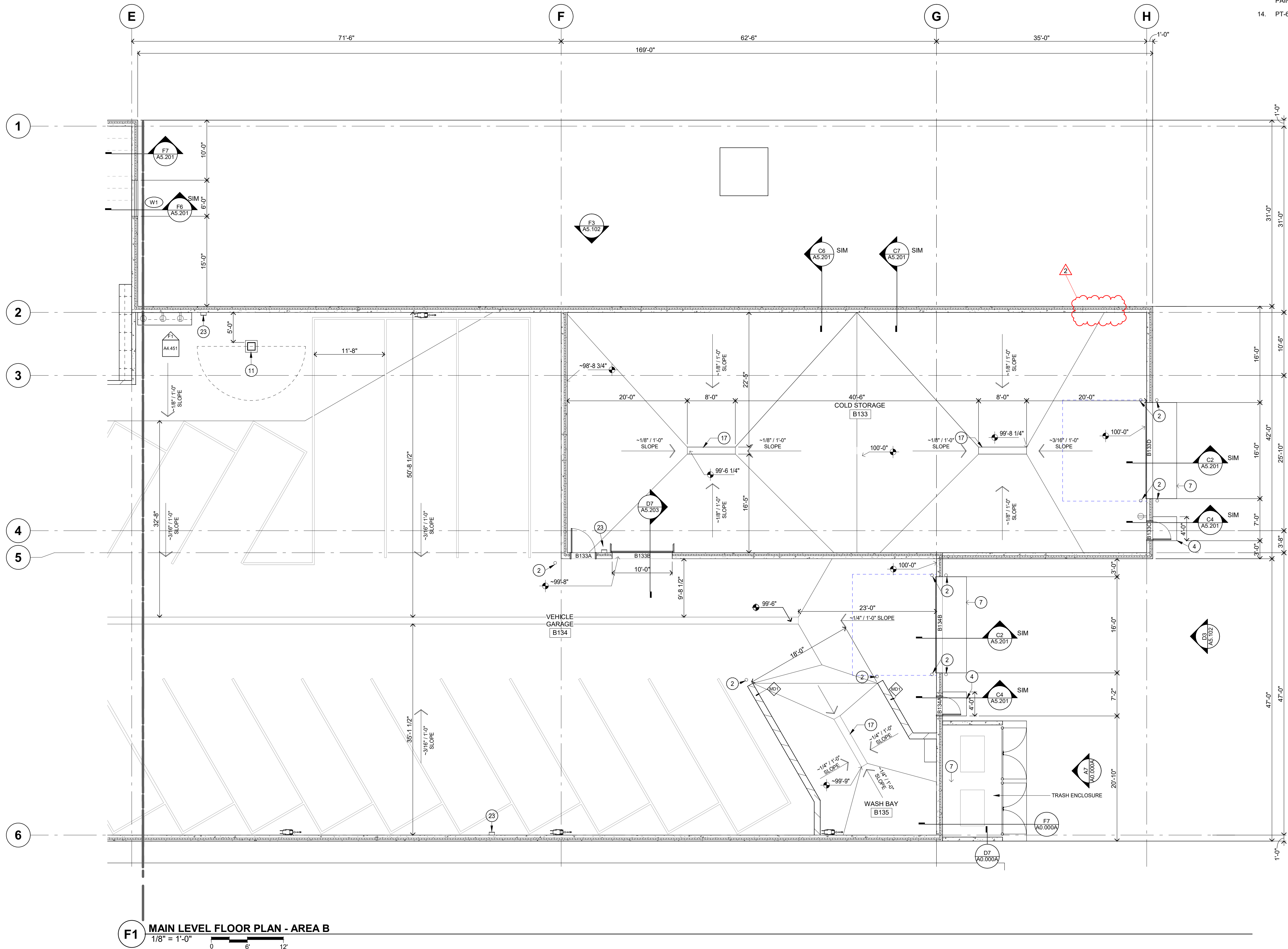
DOOR SCHEDULE GENERAL NOTES

- ALL DOORS ARE 1 3/4" THICK UNLESS OTHERWISE NOTED.
- FOR FRAME DEPTH, ONLY EXCEPTIONS TO THE FOLLOWING TABLE ARE SCHEDULED:
GYPSUM BOARD PARTITIONS: THROAT OF FRAME TO MATCH WALL THICKNESS.
MASONRY PARTITIONS:
4" WALL: 3 3/4" FRAME
6" WALL: 5 3/4" FRAME
8" AND GREATER WALL: 7 3/4" FRAME
FRAME DEPTHS ARE SCHEDULED IN NOMINAL DIMENSIONS. SEE FRAME/DOOR TYPES (DETAIL SECTION 51000) FOR CORRESPONDING ACTUAL DIMENSIONS.
- FOR GLASS TYPES, ONLY EXCEPTIONS TO THE FOLLOWING TABLE ARE SCHEDULED:
INTERIOR NON RATED:
CLEAR (SAFETY WHEN REQUIRED BY TABLE IN GLAZING SPECIFICATION)
INTERIOR AND EXTERIOR RATED:
FIRE RATED
EXTERIOR NON-RATED:
CLEAR INSULATED (SAFETY INSULATED WHEN REQUIRED BY TABLE IN GLAZING SPECIFICATION)
- SEE SHEET A2.301 FOR FRAME TYPES.
- SEE SHEET A2.301 FOR DOOR TYPES.
- AT DOOR SCHEDULE, LABEL DESIGNATION '45/20' INDICATES:
FOR ALL OPENINGS WITH SIDE LITES AND SCHEDULED TO BE RATED FOR 20 MINUTES, THE DOOR AND ANY GLASS WITHIN THE DOOR IS TO BE RATED FOR 20 MINUTES. THE FRAME AND ADJACENT SIDELITE(S) GLASS AND FRAME IS TO BE RATED FOR 45 MINUTES.

ROOM FINISH SCHEDULE - AREA B - MAIN LEVEL											
ROOM NO	ROOM NAME	FLOOR	BASE	N WALL - TYP		E WALL		S WALL		W WALL	
				MATL	FIN	MATL	FIN	MATL	FIN	MATL	FIN
B133	COLD STORAGE	S. CONC	...	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A
B134	VEHICLE GARAGE	S. CONC	...	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A	CONC	PT-6A
B135	WASH BAY	USF	USF	...	...	CMU	PT-6D	CONC	PT-6D	CMU	PT-6D

ROOM FINISH SCHEDULE REMARKS

- SEE INTERIOR ELEVATIONS FOR LOCATIONS OF PAINTED BLOCK, TILE AND PAINT.
- PROVIDE TILE TO A HEIGHT OF 4'-6" WITH EPOXY PAINT ABOVE. PROVIDE FULL HEIGHT TILE ON ANY WALL WITH PLUMBING FIXTURES. PROVIDE FULL HEIGHT TILE AT ALL SHOWER WALLS.
- PROVIDE GYPSUM BOARD SOFFIT ABOVE CASEWORK. (SEE CASEWORK ELEVATIONS AND REFLECTED CEILING PLANS.)
- SEE A5.1 STAIR DETAILS, ELEVATIONS, AND SECTIONS FOR FINISH MATERIALS.
- SEE DETAIL E4/A4.706 FOR TILE PATTERN INFORMATION.
- PAINT CEILING AND ALL EXPOSED STRUCTURE, PIPING, CONDUIT, MECHANICAL DUCTS AND VENTS.
- PROVIDE VINYL BASE AT CASEWORK UNLESS OTHERWISE NOTED.
- PROVIDE TACK WALL FINISH ON ENTIRE INDICATED WALL - SEE PLANS FOR LOCATIONS. PROVIDE FORM FINISHED FLOOR TO 4" ABOVE THE CEILING, WALL TO WALL.
- PROVIDE EPOXY PAINT AT ALL WALLS THROUGHOUT THIS ROOM.
- PROVIDE CUT TILE AT BASE WITH WAINSCOT TRIM AT TOP OF CUT TILE THROUGHOUT ROOM.
- SLOPE CONC. FLOOR TOWARDS EXTERIOR DOOR. SEE PLANS FOR SLOPING INFORMATION.
- SEE DETAIL F4/A4.706 FOR TILE PATTERN INFORMATION.
- SEE INTERIOR ELEVATIONS FOR LOCATIONS OF PAINT.
- PT-6A/ PT-6E, SEE F2/A4.101



F1 MAIN LEVEL FLOOR PLAN - AREA B
1/8" = 1'-0"

FLOOR PLAN KEY NOTES:

- DOOR ACTUATORS
- BOLLARD - SEE DETAIL C5/A5.702
- TUB SINK - SEE MECHANICAL
- NEW CONCRETE STOOP, SEE DETAIL F6/A5.502
- EMERGENCY EYE WASH - SEE MECH.
- CABINET UNIT HEATER, SEE DETAIL C4/A4.706 SEE MECH. FOR SPECIFICATIONS, COORDINATE LOCATION WITH MECH.
- NEW CONCRETE APRON, SEE STRUCTURAL
- LOCATION OF SEMI-RECESSED DEFIBRILLATOR CABINET.
- LOCATION OF WASHER AND DRYER (NIC)
- SQUARE BRICK ACCENT - SEE ELEVATIONS/ SECTIONS FOR ADDITIONAL INFORMATION
- BASE MOUNTED CRANE SYSTEM
- ELEC FLOOR BOX, SEE ELEC.
- CONCRETE PAD, COORDINATE SIZE AND LOCATION WITH MECHANICAL. SEE DETAILS: B7/A4.706 E7/A4.706 C7/A4.706
- HOLD OPEN
- ALTERNATE NO. 1: PROVIDE ACCESS PANEL (AP-1) FOR MANIFOLD/SNOW MELT SYSTEM, SEE MECH. COORDINATE EXACT LOCATION WITH MECH. CONTRACTOR
- PROVIDE SHUT OFF VALVE ON HOSE CONNECTION. SEE MECH.
- TRENCH DRAIN, SEE DETAIL E2/A4.705
- PROVIDE FIRE TREATED PLYWOOD BACKING AS REQUIRED FOR OWNER PROVIDED TECHNOLOGY. COORDINATE WITH OWNER/ARCHITECT ON EXACT LOCATION.
- FRP FROM FLOOR TO 8'-0" AFF.
- STAINLESS STEEL CORNER GUARD UP TO 7'-2".
- STAINLESS STEEL CORNER GUARD UP TO BOTTOM OF BENCH.
- FLAG POLE, SEE SPEC FOR HEIGHT. SEE ELECTRICAL FOR LIGHTING.
- LOCATION OF FIRE EXTINGUISHER CABINET (SEMI-RECESSED IN RM. A110).
- CONCRETE SPLASH BLOCK, SEE DETAIL C7/A5.702.
- CARD READER GOOSE NECK PEDESTAL FOR OH DOOR OPERATION. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION. SEE ELECTRICAL.

NEW UTILITY & ENGINEERING BUILDING

10875 IDEAL AVENUE S.
COTTAGE GROVE, MN 55016

CITY OF COTTAGE GROVE
12800 RAVINE PKWY
COTTAGE GROVE, MN 55016



WOLD ARCHITECTS AND ENGINEERS

332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldac.com | 651 227 7773



501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612 332 7281

PLAN GENERAL NOTES

- ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF WALL. WALL THICKNESSES ARE SHOWN NOMINAL. SEE WALL TYPES FOR ACTUAL THICKNESS.
- ALL GYP. 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 MECHANICAL AND ELECTRICAL EQUIPMENT PADS.
- ALL DOOR/SIDELITE OPENINGS TO BEGIN 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- ALL GYP. WALLS ARE CENTERED ON GRID UNLESS OTHERWISE NOTED.
- FIRE RATED WALLS ARE INDICATED ON CODE PLANS.

KEY PLAN

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

ARCHITECT

under the laws of the State of Minnesota

John McNamara
John McNamara

License Number: 24281 Date: 10/26/2023

Revisions

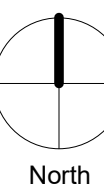
Description	Date	Num
Addendum No. 1	11/14/2023	1
PR #01	2/5/2024	2

Comm: 232010

Date: 10/26/2023

Drawn: KH

Check: JW



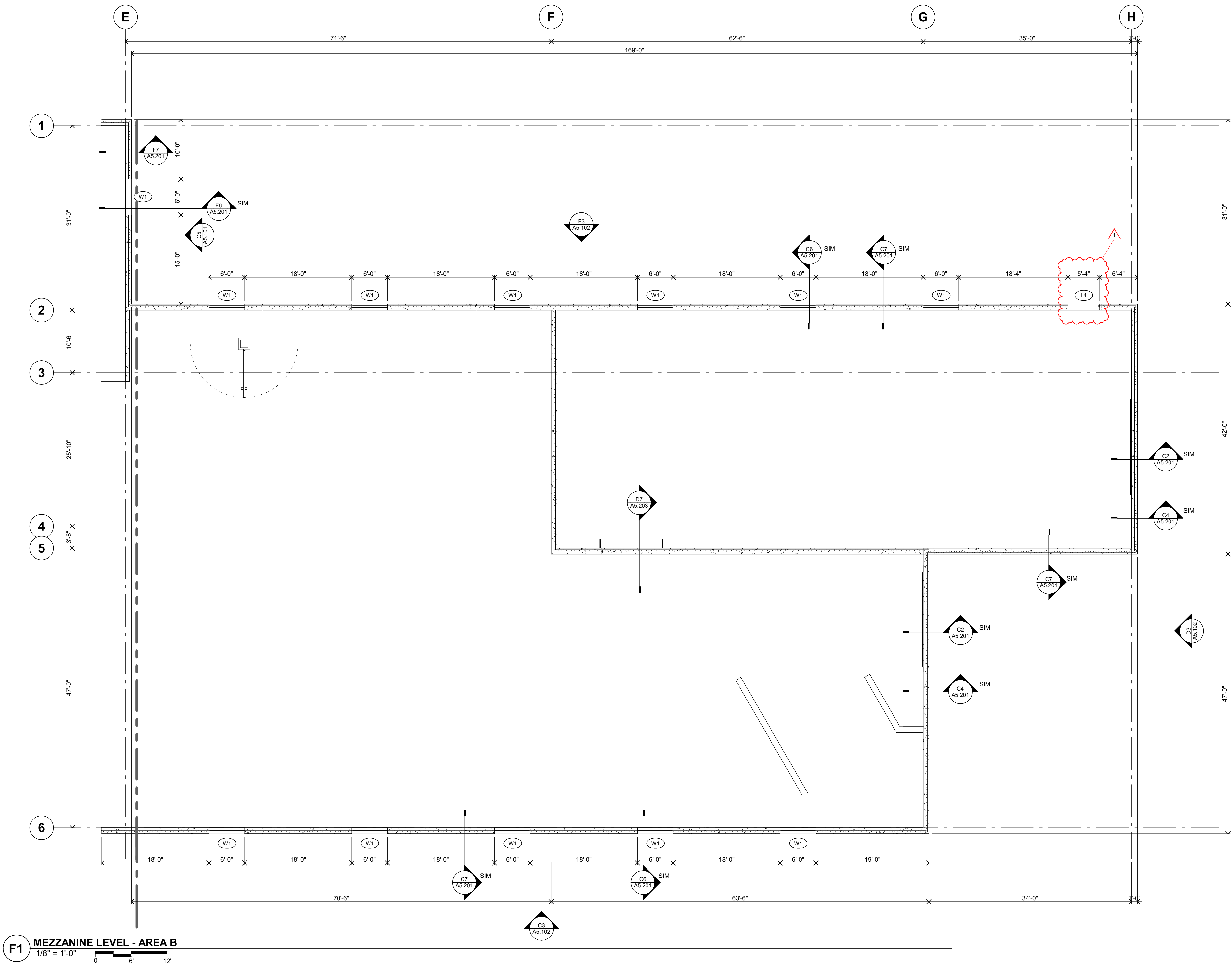
MAIN LEVEL FLOOR PLAN - AREA B

Scale: As indicated

A2.01b

MN

A



F1 MEZZANINE LEVEL - AREA B
1/8" = 1'-0"

- FLOOR PLAN KEY NOTES:**
- DOOR ACTUATORS
 - BOLLARD - SEE DETAIL C5/A5.702
 - TUB SINK - SEE MECHANICAL
 - NEW CONCRETE STOOP, SEE DETAIL F6/A5.502
 - EMERGENCY EYE WASH, SEE MECH.
 - CABINET UNIT HEATER, SEE DETAIL, C4/A4.706 SEE MECH. FOR SPECIFICATIONS, COORDINATE LOCATION WITH MECH.
 - NEW CONCRETE APRON, SEE STRUCTURAL
 - LOCATION OF SEMI-RECESSED DEFIBRILLATOR CABINET.
 - LOCATION OF WASHER AND DRYER (NIC)
 - SQUARE BRICK ACCENT - SEE ELEVATIONS/ SECTIONS FOR ADDITIONAL INFORMATION
 - BASE MOUNTED CRANE SYSTEM
 - ELEC FLOOR BOX, SEE ELEC.
 - CONCRETE PAD, COORDINATE SIZE AND LOCATION WITH MECHANICAL. SEE DETAILS: B7/A4.706 E7/A4.706 C7/A4.706
 - HOLD OPEN
 - ALTERNATE NO. 1: PROVIDE ACCESS PANEL (AP-1) FOR MANIFOLD/SNOW MELT SYSTEM, SEE MECH. COORDINATE EXACT LOCATION WITH MECH. CONTRACTOR.
 - PROVIDE SHUT OFF VALVE ON HOSE CONNECTION, SEE MECH.
 - TRENCH DRAIN, SEE DETAIL E2/A4.705
 - PROVIDE FIRE TREATED PLYWOOD BACKING AS REQUIRED FOR OWNER PROVIDED TECHNOLOGY. COORDINATE WITH OWNER/ARCHITECT ON EXACT LOCATION.
 - FRP FROM FLOOR TO 8'-0" AFF.
 - STAINLESS STEEL CORNER GUARD UP TO 7'-2".
 - STAINLESS STEEL CORNER GUARD UP TO BOTTOM OF BENCH.
 - FLAG POLE, SEE SPEC FOR HEIGHT. SEE ELECTRICAL FOR LIGHTING.
 - LOCATION OF FIRE EXTINGUISHER CABINET (SEMI-RECESSED IN RM. A110).
 - CONCRETE SPLASH BLOCK, SEE DETAIL C7/A5.702.
 - CARD READER GOOSE NECK PEDESTAL FOR OH DOOR OPERATION, COORDINATE EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION. SEE ELECTRICAL.

NEW UTILITY & ENGINEERING BUILDING

10875 IDEAL AVENUE S.
COTTAGE GROVE, MN 55016

CITY OF COTTAGE GROVE
12800 RAVINE PKWY
COTTAGE GROVE, MN 55016



WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

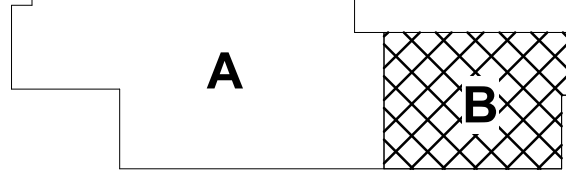
woldae.com | 651.227.7773



501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612.332.7281

PLAN GENERAL NOTES

- ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF WALL. WALL THICKNESSES ARE SHOWN NOMINAL. SEE WALL TYPES FOR ACTUAL THICKNESS.
- ALL GYP. 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 MECHANICAL AND ELECTRICAL EQUIPMENT PADS.
- ALL DOOR/SIDELITE OPENINGS TO BEGIN 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- ALL GYP. WALLS ARE CENTERED ON GRID UNLESS OTHERWISE NOTED.
- FIRE RATED WALLS ARE INDICATED ON CODE PLANS.



KEY PLAN

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 ARCHITECT under the laws of the State of Minnesota.

John McNamara
John McNamara
License Number: 24281 Date: 10/26/2023

Description	Revisions	
	Date	Num
PR #01	2/6/2024	1

Comm: 232010
Date: 10/26/2023
Drawn: KH
Check: JW

MEZZANINE LEVEL FLOOR PLAN - AREA B

Scale: 1/8" = 1'-0"

A2.02b

MN

A

Architect: John McNamara, AIA, 10000 Highway 100, Suite 100, Cottage Grove, MN 55016
Engineer: John McNamara, AIA, 10000 Highway 100, Suite 100, Cottage Grove, MN 55016
Scale: 1/8" = 1'-0"

MATERIALS KEY	
KEY	MATERIAL
03.03	PRECAST STRUCTURAL CONCRETE (ACCENT: SANDBLAST FINISH)
03.04	PRECAST STRUCTURAL CONCRETE (FIELD: ACID WASH FINISH)
03.05	PRECAST STRUCTURAL CONCRETE PANEL JOINT
07.04	PREFINISHED METAL COPING
08.02	HOLLOW METAL DOOR (08 11 13)
08.11	SECTIONAL METAL OVERHEAD DOOR
08.58	EXTERIOR GLAZING
08.59	PREFINISHED METAL LOUVER
22.98	ROOF DRAIN DOWNSPOUT (SEE MECH.)
26.02	EXTERIOR LIGHT FIXTURE

NEW UTILITY & ENGINEERING BUILDING
10875 IDEAL AVENUE S.
COTTAGE GROVE, MN 55016

CITY OF COTTAGE GROVE
12800 RAVINE PKWY
COTTAGE GROVE, MN 55016

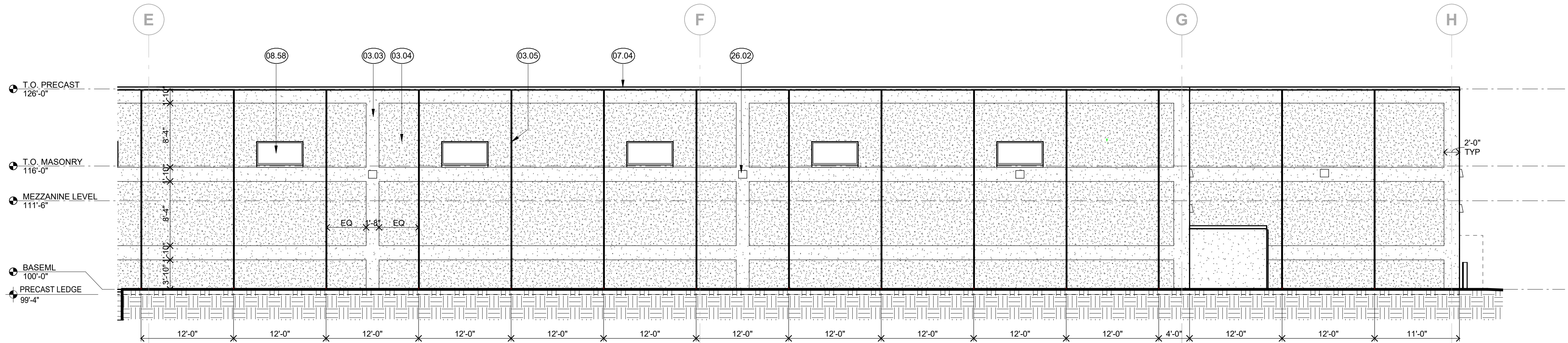


WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

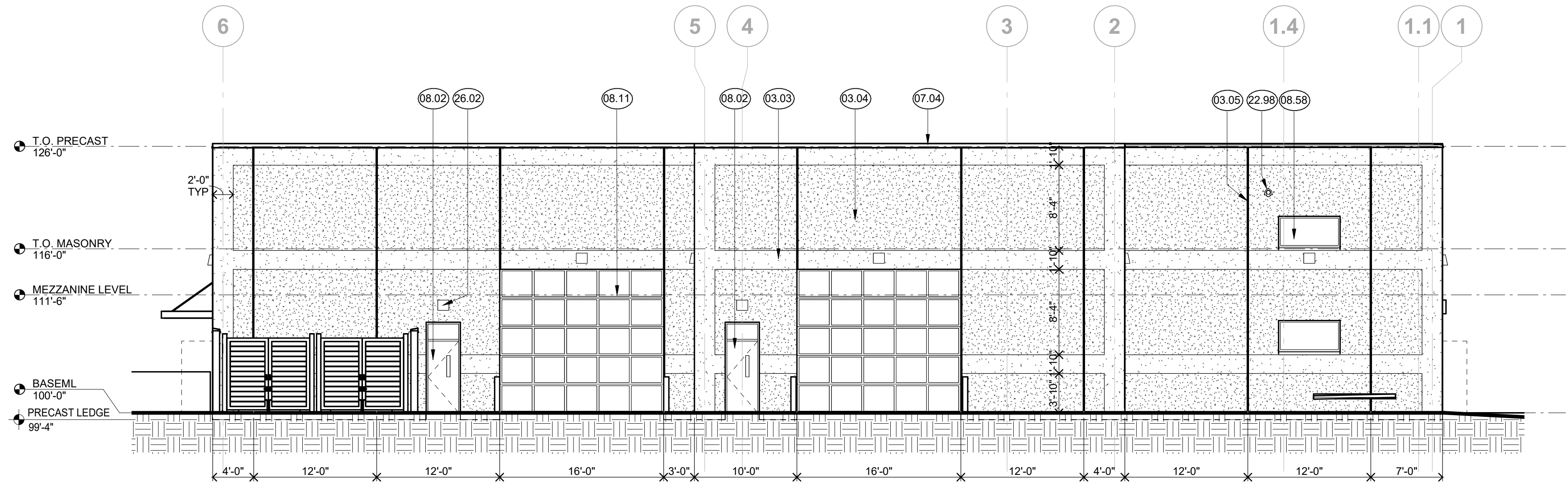
woldae.com | 651 227 7773



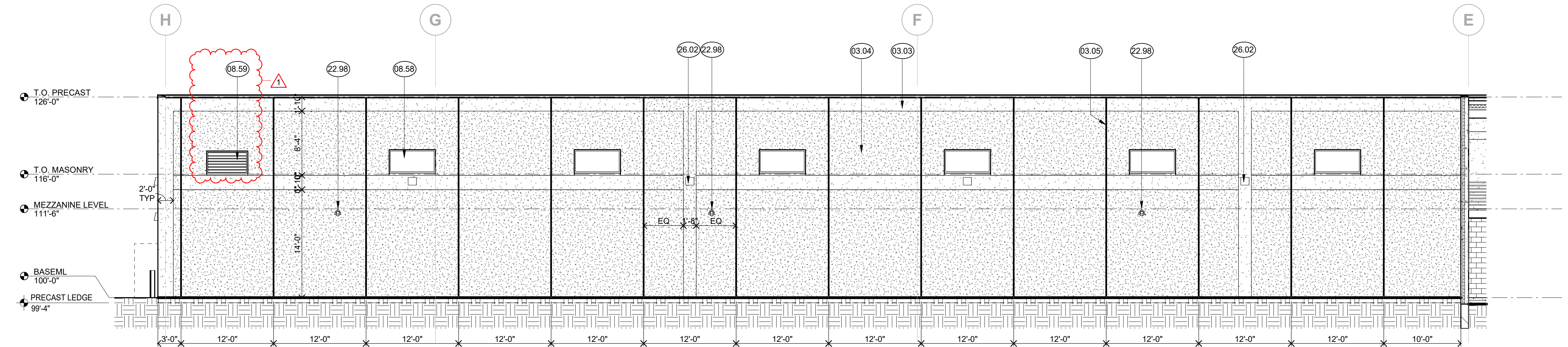
501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612 332 7281



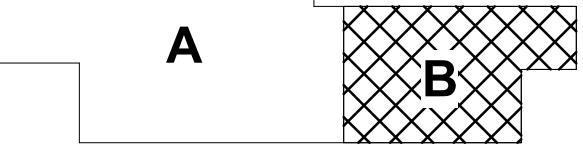
C3 SOUTH ELEVATION - AREA B
1/8" = 1'-0"



D3 EAST ELEVATION - AREA B
1/8" = 1'-0"



F3 NORTH ELEVATION - AREA B
1/8" = 1'-0"



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 ARCHITECT under the laws of the State of Minnesota.
John McNamara
John McNamara
License Number: 24281 Date: 10/26/2023

Description	Revisions	
	Date	Num
PR #01	2/6/2024	1

Comm: 232010
Date: 10/26/2023
Drawn: KHMS
Check: JW

EXTERIOR ELEVATIONS - AREA B

Scale: 1/8" = 1'-0"

A5.102



KRAUS-ANDERSON®
Construction Company

Change Order Request

Project: 2310312-
Cottage Grove UE Building
10875 Ideal Ave S
Cottage Grove, MN 55016

COR # 5.00

Date: 6/14/2024

To: Owner City Of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

From: Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

Description:

This change order includes additional costs associated with PR #3, including revisions to 83 panel production drawings, updating precast shop drawings, and producing a new mock-up panel for approval.

PCO # 7 - Wold PR #3: Precast Structural Concrete Finish Revision

Item #	Description	Vendor	Amount
1	Precast per Wold PR #3.	Molin Concrete Products Company, Inc.	\$7,855.00
Total For Change Order			\$7,855.00

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____



Quality Concrete Solutions
since 1897

Date: 4/18/2024

Kraus-Anderson Const Co (Mpls)

501 South 8th St
Minneapolis, MN 55404

Attention: Dan Kjellberg

Office: (612) 332-7281

Mobile:

Email: dan.kjellberg@krausanderson.com

Molin Job #: WX 23-3301 E

Cottage Grove Utility Building

12800 Ravine Prkwy
Cottage Grove, MN 55016

Project Manager: Andrew Stumne

Office: (651) 786-7722

23-3301-CO-1

Notes & Comments:

Additional D/E Cost (ERA): \$3,770.00 (26 hours x \$145.00)
Mock-Up Cost: \$3,371.00
Total: \$7,141.00
10% OHP
Change Order Amount = \$7,855.00

Additional cost for changes to drawings and reproducing mock ups related to "PCO 07, PR 03 dated 4/3/24."

Summary of Change Order Request	Precast Finish Revision
The Original Contract Sum	\$1,144,740.00
Net change by previously authorized Change Orders	\$0
The contract sum prior to this Change Order was	\$1,144,740.00
The contract sum will be adjusted by this Change Order in the amount of	\$7,855.00
The new contract sum including this Change Order will be	\$1,152,595.00
The sum of the outstanding change orders (including this Change Order)	\$0.00

The signed acceptance of these conditions by the purchaser signifies a contract to purchase according to terms specified.

ACCEPTANCE: I/we hereby accept the prices and all the conditions of the above specified job quotation, and subscribe my/our signature hereto constitute a Contract between Molin Concrete Products Co and me/us, agreeing to purchase as above described.

Molin Concrete Products

Kraus-Anderson Const Co (Mpls)

Andrew Stumne 04.18.2024

Signature

Date

Signature

Date



Enhancing the Built Environment with Precast Building Systems

Customer Focus | Teamwork | Respect | Do the Right Thing | Flexible | Safety

Molin Concrete Products is an Affirmative Action Equal Opportunity Employer

- » Architectural Wall Panels
- » Structural Wall Panels
- » Hollow Core Plank
- » Beams and Columns
- » Precast Stadia and Stairs

MOLIN.com

415 Lilac Street • Lino Lakes, MN 55014

651.786.7722 • TF 800.336.6546 • FX 651.786.0229

Albrecht, Ben

From: Andrew Stumne <andrew.stumne@molin.com>
Sent: Thursday, May 2, 2024 1:31 PM
To: Albrecht, Ben
Subject: RE: Cottage Grove Utility: Molin Change Order #001.

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.

The drafting would not be defined as “structural”. The need to include more than just connections and need to apply finishes and other non-structural details to both the shop drawings and production drawings.

Thank you,



Andrew Stumne
Sr. Project Manager
Direct: (651) 203 1422
Cell: (763) 645 3749

From: Albrecht, Ben <ben.albrecht@krausanderson.com>
Sent: Thursday, May 2, 2024 1:01 PM
To: Andrew Stumne <andrew.stumne@molin.com>
Subject: RE: Cottage Grove Utility: Molin Change Order #001.

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.

Thank you. Can I ask a dumb question? How does changing the finish make additional hours for structural drafting by ERA?

Ben Albrecht | Assistant Project Manager
ben.albrecht@krausanderson.com | direct 612.255.2513
KRAUS-ANDERSON CONSTRUCTION COMPANY
501 South Eighth Street, Minneapolis, MN 55404
Office 612.332.7281 | Cell 763.401.2465 | krausanderson.com

Together, strengthening the communities we serve



From: Andrew Stumne <andrew.stumne@molin.com>
Sent: Thursday, May 2, 2024 12:21 PM
To: Albrecht, Ben <ben.albrecht@krausanderson.com>
Subject: Cottage Grove Utility: Molin Change Order #001.

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.

Ben, per your request below additional breakdown of the additional hours because of the finish change on Cottage Grove.



20232111 Cottage Grove Utility Building - Revised Drawings and Production Tickets

<u>Employee Name</u>	<u>Job Title</u>	<u>Date</u>	<u>Hourly Rate</u>	<u>Hours</u>	<u>Total</u>	<u>Comments</u>
Eckright, Elija Lee	Lead Structural Modeler	4/3/2024	\$ 145.00	2	\$ 290.00	Finish Change
Eckright, Elija Lee	Lead Structural Modeler	4/4/2024	\$ 145.00	4	\$ 580.00	Finish Change
Eckright, Elija Lee	Lead Structural Modeler	4/5/2024	\$ 145.00	8	\$ 1,160.00	Finish Change
Eckright, Elija Lee	Lead Structural Modeler	4/8/2024	\$ 145.00	8	\$ 1,160.00	Finish Change
Eckright, Elija Lee	Lead Structural Modeler	4/9/2024	\$ 145.00	4	\$ 580.00	Finish Change
				Total	26	\$ 3,770.00

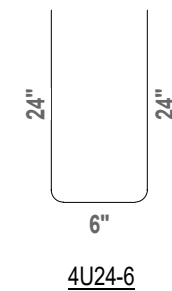


Andrew Stumne
Sr. Project Manager
Direct: (651) 203 1422
Cell: (763) 645 3749
415 Lilac Street
Lino Lakes, MN 55014
www.molin.com



Confidentiality Statement

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email.



BILL OF MATERIALS

TYPE 3 = 6 x 6 - D7.9 x D3.6

FINISHES		KEYPLAN	
TOP	----- ST	NORTH	TOP/BTM SOUTH
BTM	----- SEE PLAN		
NORTH	----- SG		
SOUTH	----- SG		
EAST	----- SG		
WEST	----- SG		
		WEST	

DATE	NO.	DESCRIPTION

JOB NAME: COTTAGE GROVE UTILITY BUILDING

JOB #: 3301	SHEET: 1
--------------------	-----------------

QUALITY CONTROL RECORD:	
1. Name of Inspector	2. Date
3. Name of Contractor	4. Name of Subcontractor
5. Name of Material Supplier	6. Name of Equipment Supplier
7. Name of Test Laboratory	8. Name of Witness
9. Name of Project Manager	10. Name of Quality Control Manager
11. Name of Safety Officer	12. Name of Environmental Officer
13. Name of Health Officer	14. Name of Fire Officer
15. Name of Traffic Officer	16. Name of Security Officer
17. Name of Public Relations Officer	18. Name of Legal Officer
19. Name of Finance Officer	20. Name of Administration Officer
21. Name of Engineering Officer	22. Name of Surveying Officer
23. Name of Quantity Surveyor	24. Name of Architect
25. Name of Structural Engineer	26. Name of Mechanical Engineer
27. Name of Electrical Engineer	28. Name of Civil Engineer
29. Name of Environmental Engineer	30. Name of Health and Safety Engineer
31. Name of Fire Engineer	32. Name of Traffic Engineer
33. Name of Security Engineer	34. Name of Legal Engineer
35. Name of Finance Engineer	36. Name of Administration Engineer
37. Name of Engineering Engineer	38. Name of Surveying Engineer
39. Name of Quantity Surveying Engineer	40. Name of Architect Engineer
41. Name of Structural Engineering Engineer	42. Name of Mechanical Engineering Engineer
43. Name of Electrical Engineering Engineer	44. Name of Civil Engineering Engineer
45. Name of Environmental Engineering Engineer	46. Name of Health and Safety Engineering Engineer
47. Name of Fire Engineering Engineer	48. Name of Traffic Engineering Engineer
49. Name of Security Engineering Engineer	50. Name of Legal Engineering Engineer
51. Name of Finance Engineering Engineer	52. Name of Administration Engineering Engineer
53. Name of Engineering Engineering Engineer	54. Name of Surveying Engineering Engineer
55. Name of Quantity Surveying Engineering Engineer	56. Name of Architect Engineering Engineer
57. Name of Structural Engineering Engineering Engineer	58. Name of Mechanical Engineering Engineering Engineer
59. Name of Electrical Engineering Engineering Engineer	60. Name of Civil Engineering Engineering Engineer
61. Name of Environmental Engineering Engineering Engineer	62. Name of Health and Safety Engineering Engineering Engineer
63. Name of Fire Engineering Engineering Engineer	64. Name of Traffic Engineering Engineering Engineer
65. Name of Security Engineering Engineering Engineer	66. Name of Legal Engineering Engineering Engineer
67. Name of Finance Engineering Engineering Engineer	68. Name of Administration Engineering Engineering Engineer
69. Name of Engineering Engineering Engineering Engineer	70. Name of Surveying Engineering Engineering Engineer
71. Name of Quantity Surveying Engineering Engineering Engineer	72. Name of Architect Engineering Engineering Engineer
73. Name of Structural Engineering Engineering Engineering Engineer	74. Name of Mechanical Engineering Engineering Engineering Engineer
75. Name of Electrical Engineering Engineering Engineering Engineer	76. Name of Civil Engineering Engineering Engineering Engineer
77. Name of Environmental Engineering Engineering Engineering Engineer	78. Name of Health and Safety Engineering Engineering Engineering Engineer
79. Name of Fire Engineering Engineering Engineering Engineer	80. Name of Traffic Engineering Engineering Engineering Engineer
81. Name of Security Engineering Engineering Engineering Engineer	82. Name of Legal Engineering Engineering Engineering Engineer
83. Name of Finance Engineering Engineering Engineering Engineer	84. Name of Administration Engineering Engineering Engineering Engineer
85. Name of Engineering Engineering Engineering Engineering Engineer	86. Name of Surveying Engineering Engineering Engineering Engineer
87. Name of Quantity Surveying Engineering Engineering Engineering Engineer	88. Name of Architect Engineering Engineering Engineering Engineer
89. Name of Structural Engineering Engineering Engineering Engineering Engineer	90. Name of Mechanical Engineering Engineering Engineering Engineering Engineer
91. Name of Electrical Engineering Engineering Engineering Engineering Engineer	92. Name of Civil Engineering Engineering Engineering Engineering Engineer
93. Name of Environmental Engineering Engineering Engineering Engineering Engineer	94. Name of Health and Safety Engineering Engineering Engineering Engineering Engineer
95. Name of Fire Engineering Engineering Engineering Engineering Engineer	96. Name of Traffic Engineering Engineering Engineering Engineering Engineer
97. Name of Security Engineering Engineering Engineering Engineering Engineer	98. Name of Legal Engineering Engineering Engineering Engineering Engineer
99. Name of Finance Engineering Engineering Engineering Engineering Engineer	100. Name of Administration Engineering Engineering Engineering Engineering Engineer

PRE INSPECTION (BLUE)	DATE: _____	CAST DATE: _____	NOTES: _____
POST INSPECTION (RED)	DATE: _____	STRIP DATE: _____	_____
FINISH REVIEW	DATE: _____	PALLET NUMBER: _____	_____

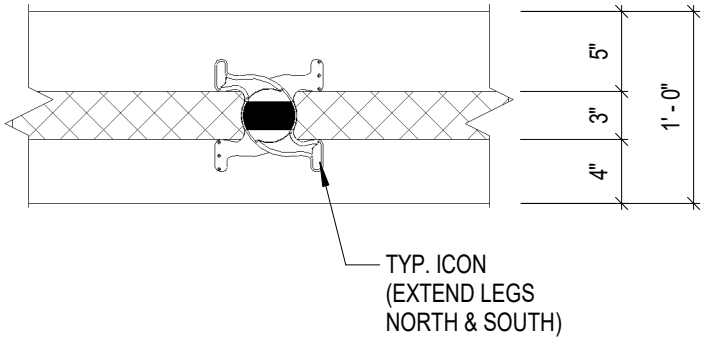
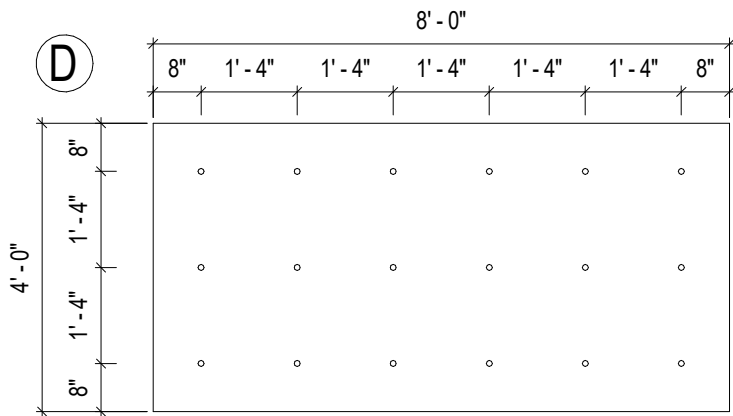
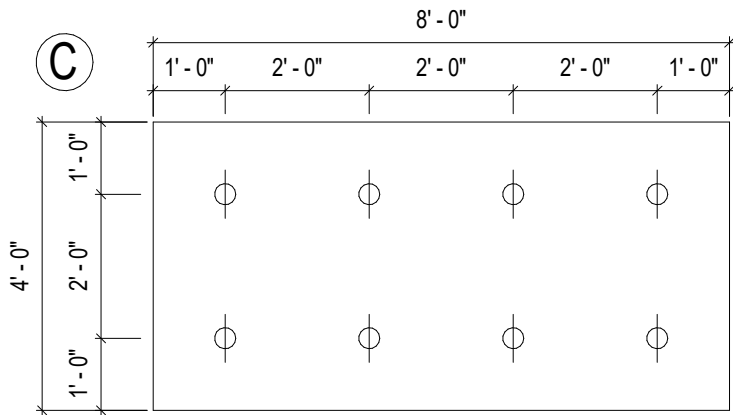
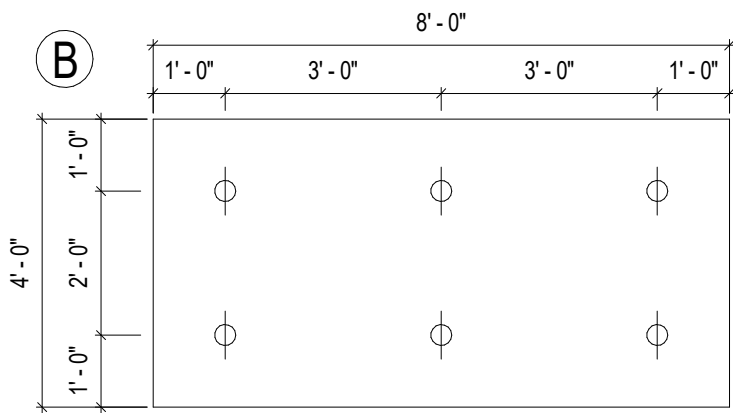
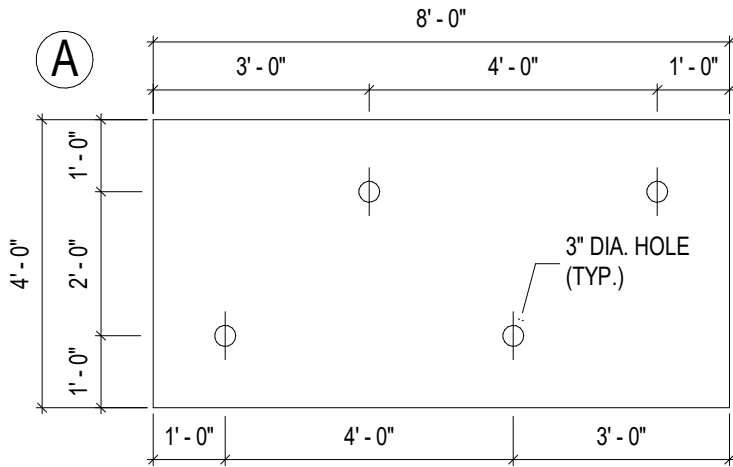
INSULATION LAYOUT



 LINES INDICATE ORIENTATION OF ICON
  1" INSULATION
  2" INSULATION
  3" INSULATION

ICONS LANDING WITHIN OPENINGS ARE TO BE RELOCATED TO SIDES OF OPENINGS

INSULATION ICON PATTERNS



1/2 SCALE: 1" = 1'-0"

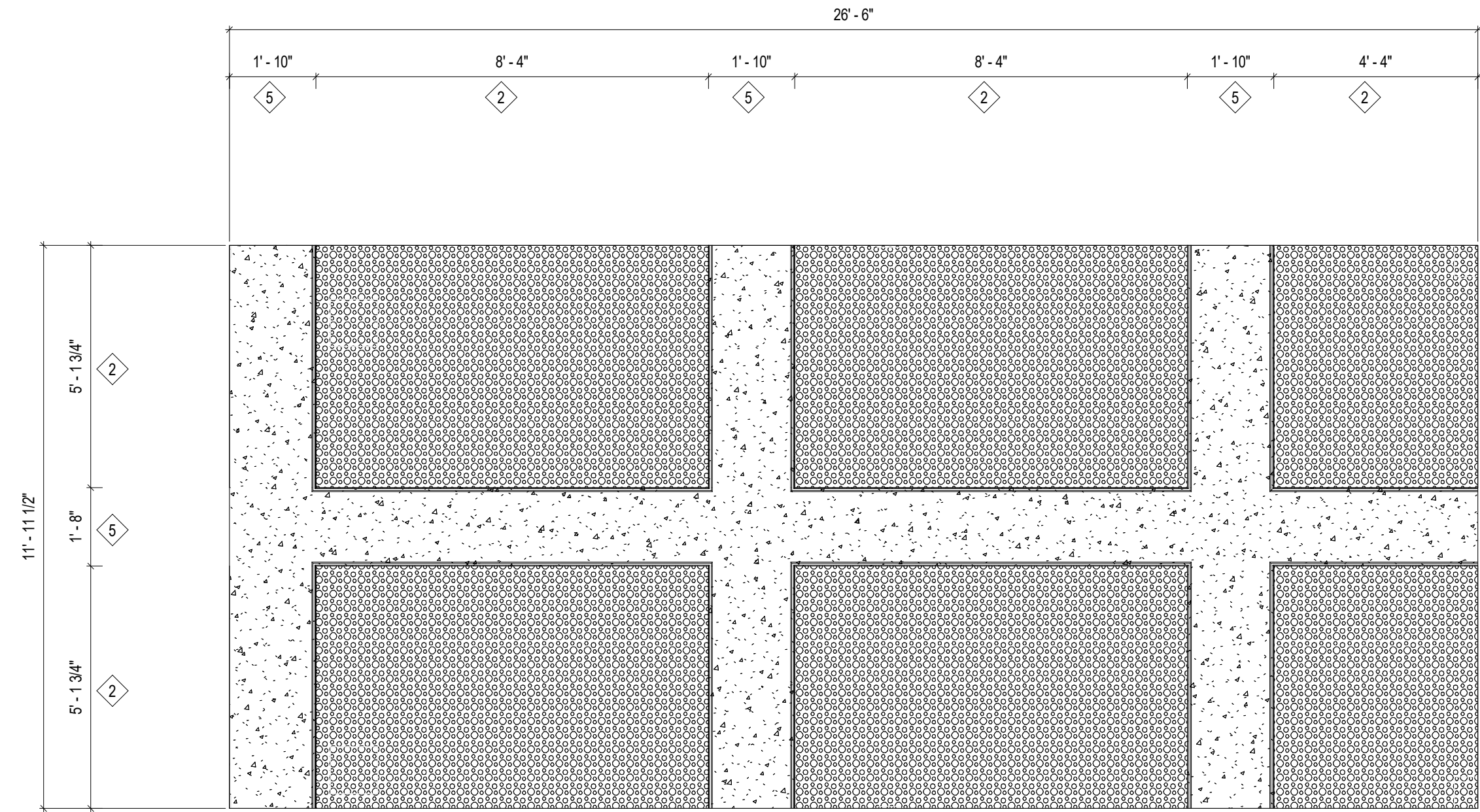
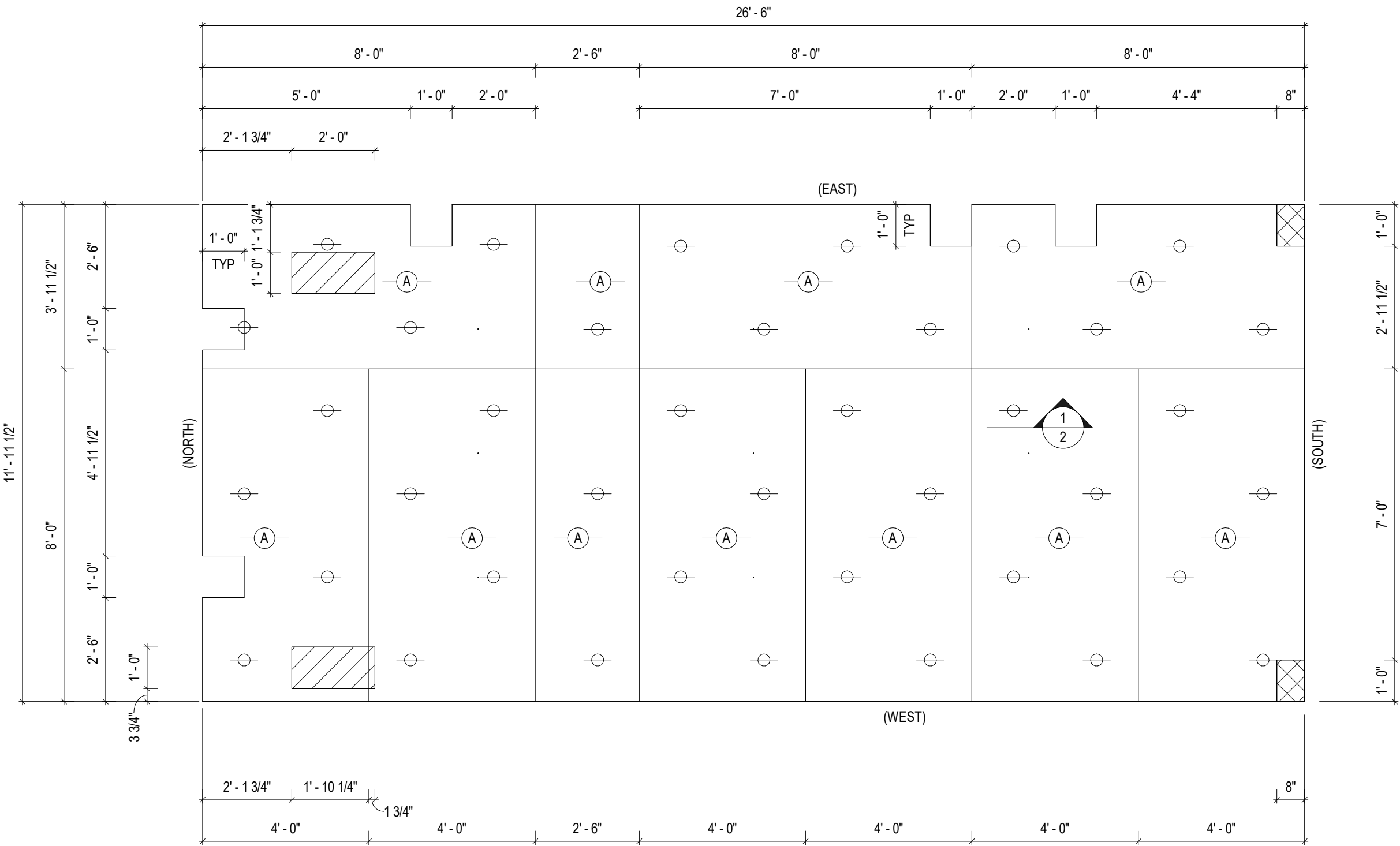
ARCHITECTURAL FINISH KEY

- 2 WATER WASH FINISH: 

 5 LIGHT ETCH FINISH: 

SEE APPROVED SAMPLE

DATE	NO.	DESCRIPTION
REVISION SCHEDULE		
MOLIN CONCRETE PRODUCTS COMPANY 415 Lilac Street, Lino Lakes, MN. 55014 OFFICE - 651.786.7722 FAX - 651.786.0229 DRAFTING FAX - 651.783.3401 TOLL FREE - 800.336.6546		
ENG. BY:	SAM PAITICH - 651-414-6167	
DRWN BY:	ELIJA ECKWRIGHT - 651-414-6138	
CHK'D BY:	LORIE GLEASON - 651-414-6149	
RELEASED FOR PRODUCTION:		04/09/2024
JOB NAME: COTTAGE GROVE UTILITY BUILDING		
PRODUCT TYPE: WAI		
JOB #:	3301	SHEET: 2
MARK NO.	W105	NO. REQ'D
		1





KRAUS-ANDERSON®
Construction Company

501 South Eighth Street
Minneapolis, MN 55404

Request For Proposal

Project:	2310312- Cottage Grove UE Building 1087 Ideal Avenue S Cottage Grove, MN 55016	PCO #:	7
		Date:	04/03/2024

To: Dan Schauer, Kraus-Anderson Construction Company
Ben Albrecht, Kraus-Anderson Construction Company
Ryan Burfeind, City Of Cottage Grove
Lee Mann, Stantec
Andrew Stumne, Molin Concrete Products Company, Inc.
Jacob Wollensak, Wold Architects & Engineers
Kayla Simpson, Wold Architects & Engineers

Please provide a cost breakdown in accordance with the Contract Documents and a Summary for the Change described herein and on the attachments (if any) listed. All responses are required within seven (7) days.

This is not an authorization to proceed with the work described herein unless and until approved by the Owner. On approval, this change will be included in a Change Order, which will provide the formal Contract Change.

DESCRIPTION OF PROPOSAL:

Please provide a cost estimate per the attached Wold Architects and Engineers PR #3 dated April 3, 2024 regarding precast structural concrete finish revision.

Attachments: Wold PR #3 dated 4/3/24

☐ We have reviewed the PCO and acknowledge that it is a "no change" item and does not affect our completion date.

Signed By: _____ Date: _____

Company Name: _____



PROPOSAL REQUEST

City of Cottage Grove	Cottage Grove Utility Building
Kraus-Anderson	Attn: Dan Kjellberg/Rachel Struckman
501 South Eighth Street	
Minneapolis, MN 55404	
612.332.7281	
dan.kjellberg@krausanderson.com / rachel.struckman@krausanderson.com	

Submit an itemized (labor and material) quotation for the proposed modifications to the contract documents as described herein within 21 days of receipt. If a cost is not submitted within 21 days, this Proposal Request can be accepted at no additional cost. Written approval is required prior to proceeding with this change. COST EXPECTATIONS: ☐ DEDUCT ☐ NO COST ☐ ADD	PR: 03
	Comm: 232010
	Const. Pkg: [Status]

Distribution:

- ☒ Ryan Burfeind, CG
- ☐ Adam Moshier, CG
- ☒ Dustin Phillips, KA
- ☒ Ben Albrecht, KA
- ☒ Jake Wollensak, Wold
- ☒ Kayla Simpson, Wold
- ☐ Pat Jansen, Wold
- ☐ Ryan Rossborough, Wold
- ☐ Sean McNamara, Wold
- ☐ Doug Galloway, Wold
- ☐ Derek Peterson, Wold
- ☒ Kal Jackman, BKBM
- ☒ James Dorr, BKBM
- ☒ Kyle Kucharski, BKBM
- ☐ Lee Mann, Stantec
- ☐ Dave Sanocki, Stantec
- ☐ Eric Vidden, Stantec

Item	Description
1	Precast Structural Concrete Finish Revision
1.1	Refer to materials key on sheets A5.101 and A5.102 for modified finishes of precast structural concrete.

Attachments: A5.101, A5.102.

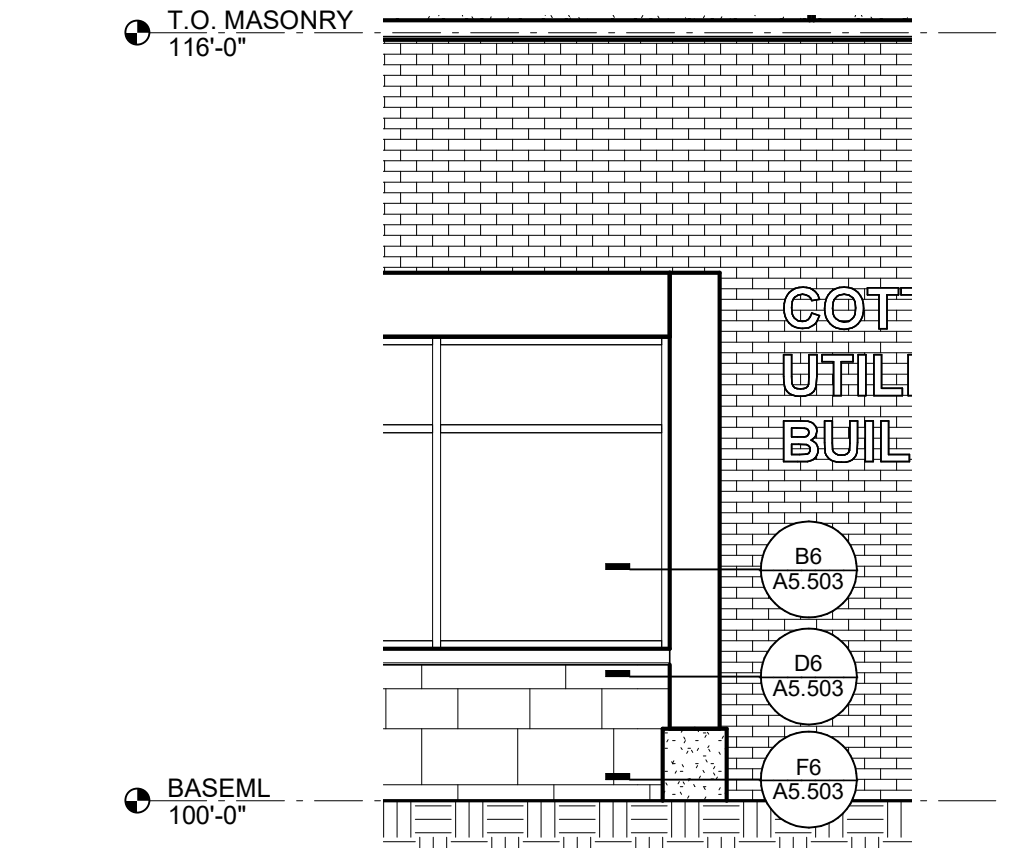
Issued By: Kayla Simpson Date: 4/3/24

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

**PLANNERS
ARCHITECTS
ENGINEERS**



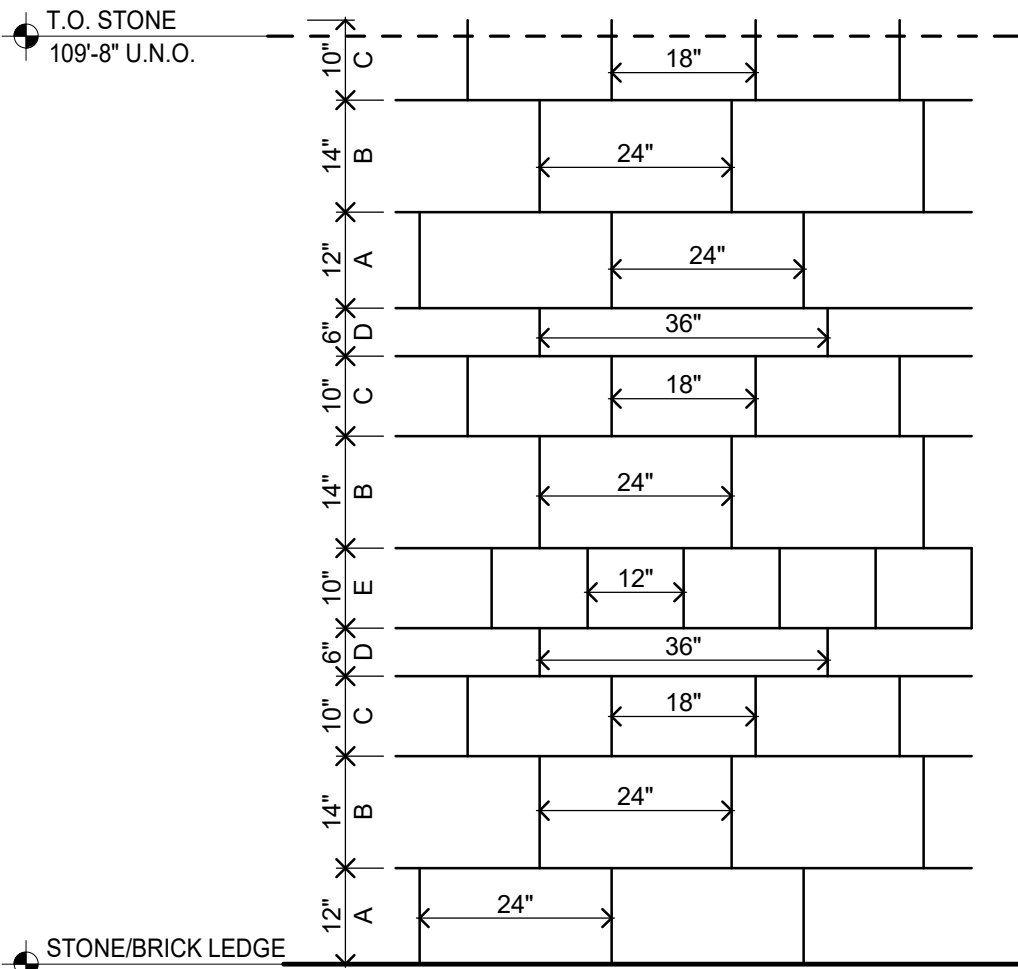
MATERIALS KEY		
KEY	MATERIAL	
03.03	PRECAST STRUCTURAL CONCRETE (ACCENT ETCH FINISH)	△
03.04	PRECAST STRUCTURAL CONCRETE (FIELD WATER WASH FINISH)	△
03.05	PRECAST STRUCTURAL CONCRETE PANEL JOINT	△
03.06	ARCHITECTURAL PRECAST CONCRETE	
04.01	BRICK 1	
04.06	PREFINISHED METAL FLASHING	
04.18	STONE MASONRY VENEER	
07.04	PREFINISHED METAL COPING	
07.07	ANODIZED ALUMINUM PANEL	
07.92	PREFABRICATED CANOPY	
08.02	HOLLOW METAL DOOR (08-11-13)	
08.06	ANODIZED ALUMINUM FRAME	
08.11	SECTIONAL METAL OVERHEAD DOOR	
08.30	PREFINISHED ALUMINUM WINDOW	
08.58	EXTERIOR GLAZING	
08.59	PREFINISHED METAL LOUVER	
10.06	ANODIZED ALUMINUM DIMENSION LETTER SIGNAGE	
22.98	ROOF DRAIN DOWNSPOUT (SEE MECH.)	
26.02	EXTERIOR LIGHT FIXTURE	



B5 ENLARGED ELEVATION AT METAL FIN WALL

1/4" = 1'-0"

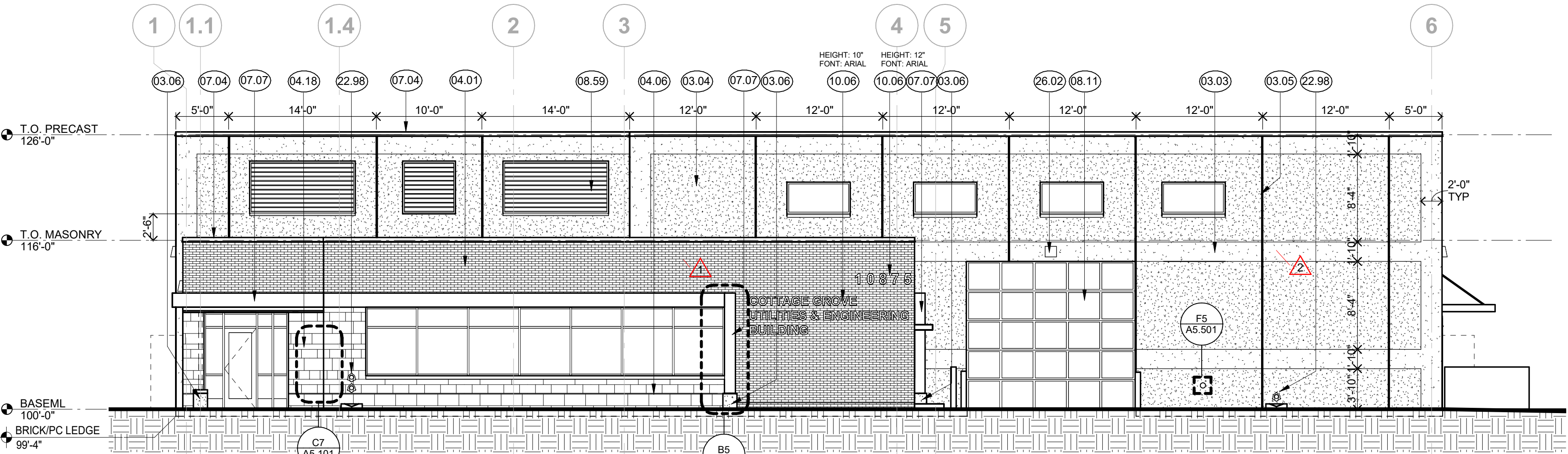
0 3' 6'



C7 STONE VENEER COURSING PATTERN

1/2" = 1'-0"

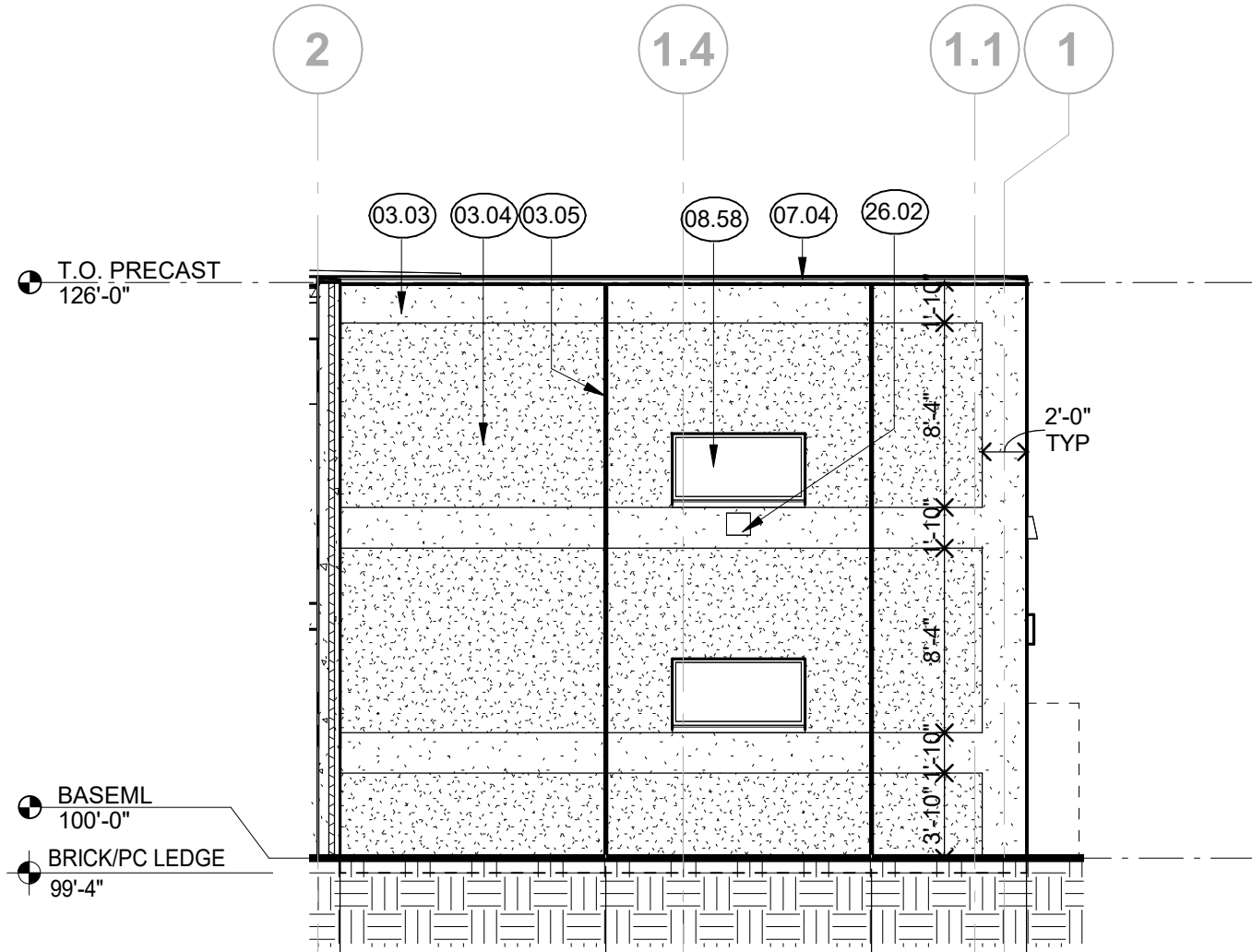
0 1'-6" 3'



C1 WEST ELEVATION

1/8" = 1'-0"

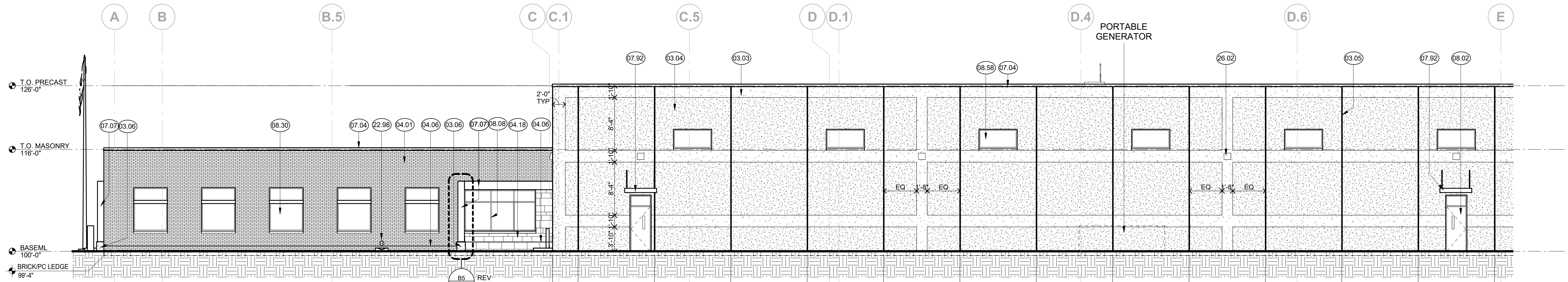
0 6' 12'



C5 EAST ELEVATION

1/8" = 1'-0"

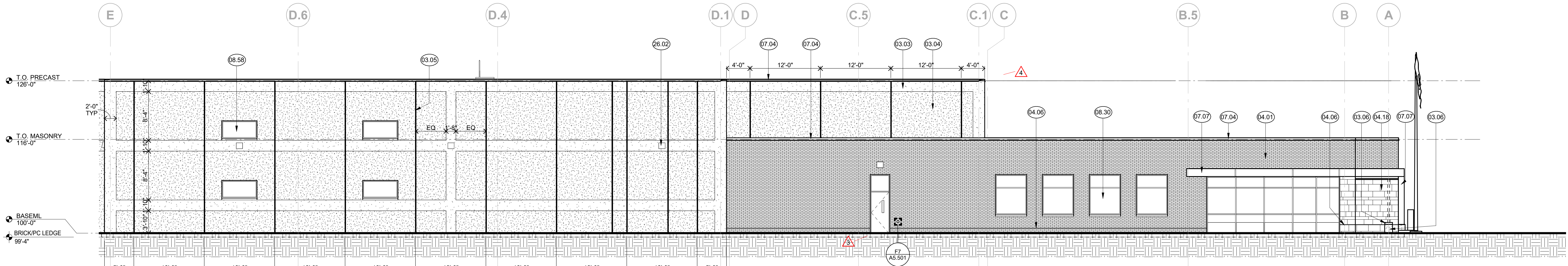
0 6' 12'



E1 SOUTH ELEVATION - AREA A

1/8" = 1'-0"

0 6' 12'



F1 NORTH ELEVATION - AREA A

1/8" = 1'-0"

0 6' 12'

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

ARCHITECT

under the laws of the State of Minnesota

John McNamara

License Number: 24281 Date: 10/26/2023

Revisions		
Description	Date	Num
SI #01	1/18/2024	1
SI #02	01/26/2024	2
PS #04	03/18/2024	3
PR #05	03/20/2024	4
PR #03	04/03/2024	5

Comm: 232010
Date: 10/26/2023
Drawn: KHMS
Check: JW

EXTERIOR
ELEVATIONS -
AREA A

Scale: As indicated

A5.101

MN

A

Architect: John McNamara, AIA, 10000 Highway 100, Suite 100, Cottage Grove, MN 55016
Engineer: John McNamara, PE, 10000 Highway 100, Suite 100, Cottage Grove, MN 55016
Scale: 1/8" = 1'-0"

MATERIALS KEY	
KEY	MATERIAL
03.03	PRECAST STRUCTURAL CONCRETE (ACCENT ETCH FINISH)
03.04	PRECAST STRUCTURAL CONCRETE (FIELD WATER WASH FINISH)
03.05	PRECAST STRUCTURAL CONCRETE PANEL JOINT
07.04	PREFINISHED METAL COPING
08.02	HOLLOW METAL DOOR (08.11.13)
08.11	SECTIONAL METAL OVERHEAD DOOR
08.58	EXTERIOR GLAZING
08.59	PREFINISHED METAL LOUVER
22.98	ROOF DRAIN DOWNSPOUT (SEE MECH.)
26.02	EXTERIOR LIGHT FIXTURE

NEW UTILITY & ENGINEERING BUILDING
10875 IDEAL AVENUE S.
COTTAGE GROVE, MN 55016

CITY OF COTTAGE GROVE
12800 RAVINE PKWY
COTTAGE GROVE, MN 55016

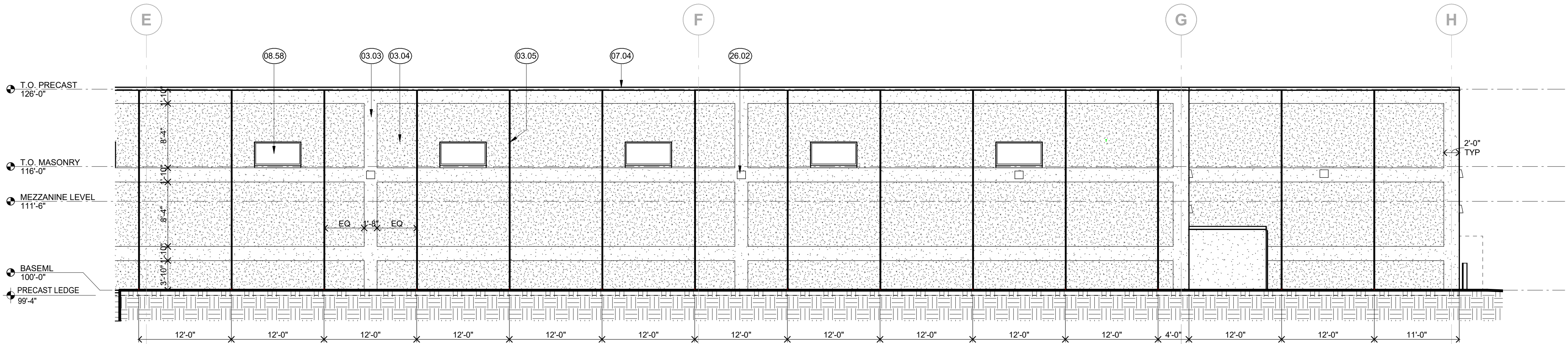


WOLD ARCHITECTS AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

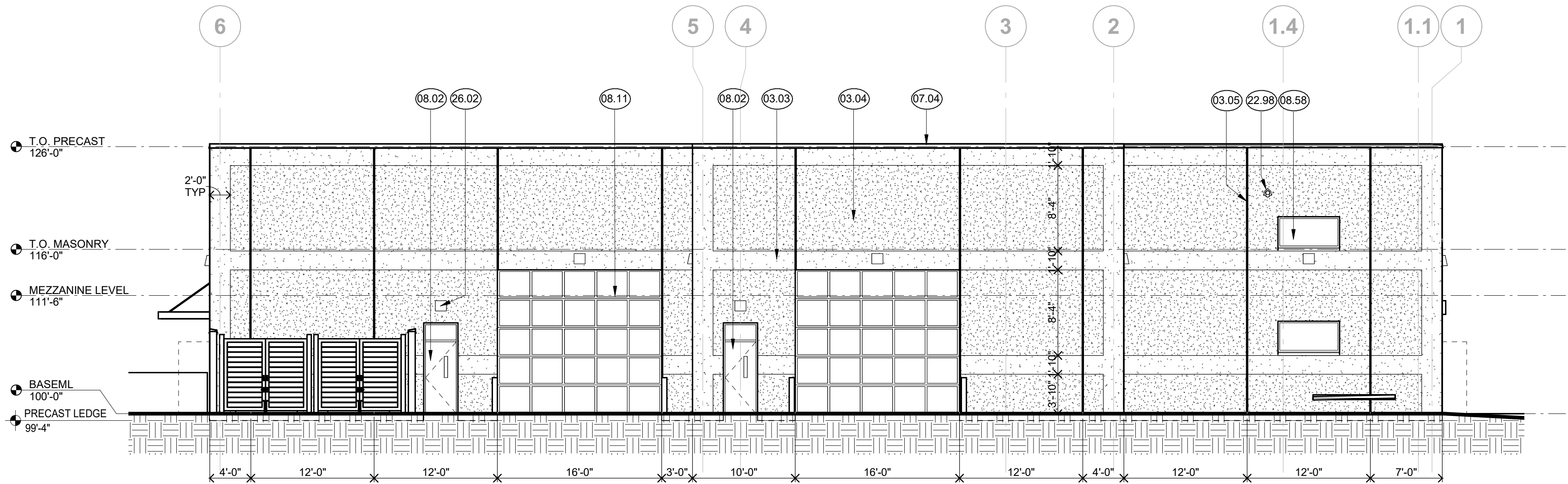
woldae.com | 651.227.7773



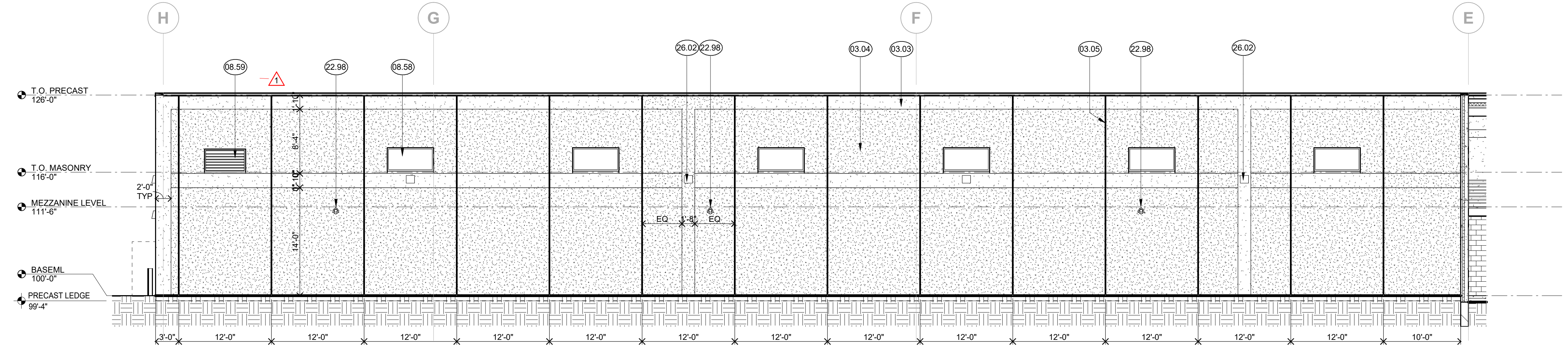
501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612.332.7281



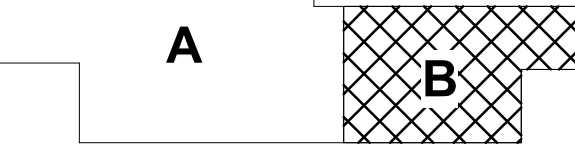
C3 SOUTH ELEVATION - AREA B
1/8" = 1'-0"



D3 EAST ELEVATION - AREA B
1/8" = 1'-0"



F3 NORTH ELEVATION - AREA B
1/8" = 1'-0"



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 ARCHITECT under the laws of the State of Minnesota.
John McNamara
John McNamara
License Number: 24281 Date: 10/26/2023

Description	Revisions	
	Date	Num
PR #01	02/05/2024	1
PR #03	04/03/2024	2

Comm: 232010
Date: 10/26/2023
Drawn: KHMS
Check: JW

EXTERIOR ELEVATIONS - AREA B

Scale: 1/8" = 1'-0"

A5.102



KRAUS-ANDERSON®
Construction Company

Change Order Request

Project: 2310312-
Cottage Grove UE Building
10875 Ideal Ave S
Cottage Grove, MN 55016

COR # 6.00

Date: 7/3/2024

To: Owner City Of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

From: Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

PCO # 11 - RFI #2: Pavement Markings

Item #	Description	Vendor	Amount
1	Interior marking credit per RFI #2.	McNamara Contracting, Inc.	(\$2,450.00)
Total For Change Order			(\$2,450.00)

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____

City of Cottage Grove New Utility & Engineering Building

McNamara Contracting, Inc.

16700 Chippendale Avenue

Rosemount, MN 55068

Project Manager: Mike McNamara

Date : 7/2/24

PCO #: PCO 11

PR/SI # RFI #2

COST SUMMARY

Description	Cost	Notes/Attachments
Labor Total	\$ -	(Auto Fill from Sub-Total Below)
Materials and Equipment Total	\$ -	(Auto Fill from Sub-Total Below)
Tax on Materials and Equipment Only	\$ -	<<< Provide Sales/Use Tax Total
Self Performed Subtotal	\$ -	
10% Overhead and Profit	\$ -	(10% is the max fee allowed on CO's)
Self Performed Total	\$ -	
Subcontractors	\$ 2,450.00	Auto Fill from Sub-Total Below
5% Overhead and Profit on Subs	\$ -	(5% is the max allowed on subcontractors)
Subcontractor Total	\$ 2,450.00	
TOTAL COST OF CHANGE	\$ 2,450.00	

Signature:

Mike McNamara

Contractor acknowledges no other Costs associated with this PCO.

PROVIDE DETAIL BREAKDOWN BELOW:

Labor By Task		Qty	Unit	Unit Cost	Total Cost
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total					\$ -
Materials and Equipment By Task		Qty	Unit	Unit Cost	Total Cost
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total					\$ -
Sub-Contractor Proposals		Description of Work			Total Cost
Sir Lines a Lot		Interior Garage Striping			\$ 2,450.00
					\$ -
					\$ -
					\$ -
Sub-Total		(Attach Sub-Contractor Proposals)			\$ 2,450.00



7175 Cahill Road - Edina, MN 55439
Phone: (952)-913-8382 Email: sales@linesalot.com
www.linesalot.com

PROPOSAL

To: McNamara Contracting Address: 16700 Chippendale Ave Rosemount, MN 55068	Contact: Phone: Email:
Project Name: Cottage Grove Utility And Engineering Project Location: 12800 Ravine Parkway, Cottage Grove	Bid Number: PL24-0476 Bid Date: 3/16/2024

Item #	Item Description	Estimated	Unit	Unit Price	Total Price
1	Parking Lot Striping	1.00	LS	\$1,780.00	\$1,780.00
2	Interior Garage Striping	1.00	LS	\$2,450.00	\$2,450.00
3	ADA Symbol	1.00	EACH	\$30.00	\$30.00

Total Bid Price: \$4,260.00

Notes:

- Scope of Work: Layout and Stripe the parking lot as shown on plan sheets C601 and E2.11a.
- Assumes owner or management will have designated parking areas free of obstacles prior to crew arriving on scheduled service date.
- This Quote includes up to two Mobilization's to complete. Additional, if requested, are \$350.00 per.
- **Includes one coat of traffic marking PAINT. No Epoxy or specialty materials of any kind.**
- Does not include any sweeping, signage, bollard/wheel stop work, removals or curb painting.
- Project manager/ owner to meet crew on site to approve the layout.
- Does not include a warranty as pavement markings are considered a "wear item".
- Sir Lines-A-Lot will not be held liable for additional ADA requirements.
- Bond fee not included. No retainage.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Sir-Lines-A-Lot

Authorized Signature: _____

Estimator: Jacquelyn Antinucci

(651) 204-0205 jacquelyn.antinucci@linesalot.com



KRAUS-ANDERSON®
Construction Company

501 South Eighth Street
Minneapolis, MN 55404

Request For Proposal

Project:	2310312- Cottage Grove UE Building 1087 Ideal Avenue S Cottage Grove, MN 55016	PCO #:	11
		Date:	04/19/2024

To: Dan Schauer, Kraus-Anderson Construction Company
Ben Albrecht, Kraus-Anderson Construction Company
Ryan Burfeind, City Of Cottage Grove
Lee Mann, Stantec
Jacob Wollensak, Wold Architects & Engineers
Kayla Simpson, Wold Architects & Engineers
Mike McNamara, McNamara Contracting, Inc.

Please provide a cost breakdown in accordance with the Contract Documents and a Summary for the Change described herein and on the attachments (if any) listed. All responses are required within seven (7) days.

This is not an authorization to proceed with the work described herein unless and until approved by the Owner. On approval, this change will be included in a Change Order, which will provide the formal Contract Change.

DESCRIPTION OF PROPOSAL:

Please provide a cost estimate per the attached RFI #2 response dated April 15, 2024 regarding pavement markings.

Attachments: RFI #2 Response dated 4/15/24

☐ We have reviewed the PCO and acknowledge that it is a "no change" item and does not affect our completion date.

Signed By: _____ Date: _____

Company Name: _____

RFI detail

#2 Pavement Markings



Status	Closed
Created on	Jan 18, 2024 by Michael McNamara (McNamara Contracting, Inc.)
RFI type	RFI
Ball in court	Michael McNamara (McNamara Contracting, Inc.)
Answered	Apr 15, 2024 by Ben Albrecht (Kraus-Anderson Construction Company)

Question

I have the following questions regarding pavement markings:

1. For striping exterior parking lots, is it paint or epoxy? Both are noted in the contract documents and paint was assumed.
2. For striping interior garage, is it paint or epoxy? Both are noted in the contract documents and paint was assumed.
3. It says "2 coats" but you would never want to two coat epoxy.
4. There is a note in the spec that says "all markings are to be ground-in". Do they really want all markings ground in? Parking lot and interior pavement markings have not been ground in on any of our previous projects or previous projects completed by our pool of pavement marking subcontractors.
5. It says thermoplastic for all messages, but the plans don't show a single message, not even a handicap symbol, please confirm if we need to install any messages?

Thank you,
Mike McNamara
612-363-8191
m.mcnamara@mcnamaracontracting.com

Official response

Eric Vidden (Stantec): 1. For striping exterior parking lots, is it paint or epoxy? Both are noted in the contract documents and paint was assumed.

> Striping of exterior parking lots to be paint.

2. For striping interior garage, is it paint or epoxy? Both are noted in the contract documents and paint was assumed.

> Wold provided a response, "For all interior striping, please provide a credit for removing this scope from the project. For exterior striping and signing, Stantec to provide direction."

3. It says "2 coats" but you would never want to two coat epoxy.
> 2 coats will not be necessary. Paint will only require one application.
4. There is a note in the spec that says "all markings are to be ground-in". Do they really want all markings ground in? Parking lot and interior pavement markings have not been ground in on any of our previous projects or previous projects completed by our pool of pavement marking subcontractors.
> Ground-in will not be necessary.
5. It says thermoplastic for all messages, but the plans don't show a single message, not even a handicap symbol, please confirm if we need to install any messages?
> Handicap symbols to be paint.

By **Ben Albrecht** (Kraus-Anderson Construction Company) - Apr 15, 2024, 2:21 PM CDT

Impact

Cost impact -

Schedule impact -

Other attributes

Priority Normal

Discipline -

Category -

Location -

Location details -

External id -

- Co-reviewer(s)
- 

Jake Wollensak (Wold Architects & Engineers)
- 

Kayla Simpson (Wold Architects & Engineers)
- 

Dave Sanocki (Stantec)

Responsible Subcontractor -

Created by Rachel Struckman with Autodesk® Construction Cloud™ on Apr 19, 2024 at 2:30 PM CDT

Eric Vidden added a response: 1. For striping exterior parking lots, is it paint or epoxy? Both are noted in the contract documents and paint was assumed. > Striping of exterior parking lots to be paint. 2. For striping interior garage, is it paint or epoxy? Both are noted in the contract documents and paint was assumed. > Wold provided a response, "For all interior striping, please provide a credit for removing this scope from the project. For exterior striping and signing, Stantec to provide direction." 3. It says "2 coats" but you would never want to two coat epoxy. > 2 coats will not be necessary. Paint will only require one application. 4. There is a note in the spec that says "all markings are to be ground-in". Do they really want all markings ground in? Parking lot and interior pavement markings have not been ground in on any of our previous projects or previous projects completed by our pool of pavement marking subcontractors. > Ground-in will not be necessary. 5. It says thermoplastic for all messages, but the plans don't show a single message, not even a handicap symbol, please confirm if we need to install any messages? > Handicap symbols to be paint.

Eric Vidden

Feb 22, 2024, 3:20 PM CST

Stantec Can you provide a response to McNamara's exterior striping and signing questions? Thank you!

Ben Albrecht

Feb 22, 2024, 12:06 PM CST

Jake Wollensak Interior markings are \$500 of the \$3,000 pavement markings

Michael Mcnamara

Feb 21, 2024, 9:40 PM CST

Dave Sanocki Eric Vidden Please see question from McNamara. Wold noted the following: "For all interior striping, please provide a credit for removing this scope from the project. For exterior striping and signing, Stantec to provide direction."

Ben Albrecht

Jan 29, 2024, 9:44 AM CST

changed the **co-reviewer(s)** to **Jake Wollensak** (Wold Architects & Engineers), **Kayla Simpson** (Wold Architects & Engineers), **Dave Sanocki** (Stantec)

Ben Albrecht

Jan 29, 2024, 9:42 AM CST

set Ball in court to **Eric Vidden** (Stantec)

Ben Albrecht

Jan 29, 2024, 9:42 AM CST

changed the **co-reviewer(s)** to **Jake Wollensak** (Wold Architects & Engineers), **Kayla Simpson** (Wold Architects & Engineers)

Ben Albrecht

Jan 29, 2024, 9:42 AM CST

For all interior striping, please provide a credit for removing this scope from the project. For exterior striping and signing, Stantec to provide direction.

Jake Wollensak

Jan 29, 2024, 9:18 AM CST

Ben Albrecht

changed the status from  **Open** Waiting for Submission to  **Open** In Review

Ben Albrecht cleared **due date**

set Ball in court to **Kayla Simpson** (Wold Architects & Engineers)

changed the **ID** to 2

changed the **watchers** to **Ben Albrecht** (Kraus-Anderson Construction Company), **Rachel Struckman** (Kraus-Anderson Construction Company), **Dan Kjellberg** (Kraus-Anderson Construction Company), **Michael Mcnamara** (McNamara Contracting, Inc.)

Ben Albrecht

Jan 29, 2024, 8:43 AM CST

Jan 18, 2024, 4:24 PM
CST



KRAUS-ANDERSON®
Construction Company

Change Order Request

Project: 2310312-
Cottage Grove UE Building
10875 Ideal Ave S
Cottage Grove, MN 55016

COR # 7.00

Date: 7/2/2024

To: Owner City Of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

From: Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

Description: Credit for removal of window on west elevation of garage at approximate grid location C-3.7.

PCO # 13 - **Wold PR #7: Window Removal**

Item #	Description	Vendor	Amount
1	No cost change per Wold PR #7.	Molin Concrete Products Company, Inc.	\$0.00
2	Remove window per Wold PR #7.	Northern Glass & Glazing, Inc.	(\$1,255.00)
Total For Change Order			(\$1,255.00)

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____

**Northern Glass & Glazing, Inc**

165 W 88th St
Bloomington, MN 55420
(952) 888-6327
FAX: (952) 888-6542

CHANGE ORDER PROPOSAL

DATED: APRIL 22, 2024
TO: KRAUS ANDERSON

PROJECT: COTTAGE GROVE UE BUILDING
LOCATION: COTTAGE GROVE, MN

WE PROPOSE TO FURNISH:

PER PCO #13 - PR #07

- DELETE ONE W1 WINDOW (72" X 36")

FOR THE NET SUM OF: DEDUCT ONE THOUSAND TWO HUNDRED FIFTY FIVE DOLLARS

\$-1,255.00

NOT INCLUDED: FINAL CLEANING OR PROTECTION

SUBJECT TO THESE CONDITIONS: Work will be executed as promptly as possible upon receipt of order subject to any condition beyond our control as strikes, acts of God etc. An extra charge will be made for all overtime work. We do not replace breakage or damaged unless directly caused by our employees. We reserve the right to correct any clerical errors prior to acceptance.

DATE:

NICK MCGAHEY

FOR PROPOSAL

City of Cottage Grove New Utility & Engineering Building

Northern Glass & Glazing
165 W 88th St, Bloomington, MN 55420

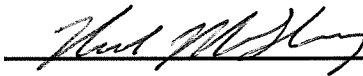
Date : 4/22/24

Project Manager: Nick McGahey

PCO #: 13
PR/SI # 7

Description	Cost	Notes/Attachments
Labor Total	\$ 500.00	(Auto Fill from Sub-Total Below)
Materials and Equipment Total	\$ 600.00	(Auto Fill from Sub-Total Below)
Tax on Materials and Equipment Only	\$ 45.00	<<< Provide Sales/Use Tax Total
Self Performed Subtotal	\$ 1,100.00	
10% Overhead and Profit	\$ 110.00	(10% is the max fee allowed on CO's)
Self Performed Total	\$ 1,210.00	
Subcontractors	\$ -	Auto Fill from Sub-Total Below
5% Overhead and Profit on Subs	\$ -	(5% is the max allowed on subcontractors)
Subcontractor Total	\$ -	
TOTAL COST OF CHANGE	\$ 1,255.00	

Signature: _____



Contractor acknowledges no other Costs associated with this PCO.

Labor By Task		Qty	Unit	Unit Cost	Total Cost
Glazier		4		\$ 125.00	\$ 500.00
					\$ -
					\$ -
					\$ -
Sub-Total					\$ 500.00
Materials and Equipment By Task		Qty	Unit	Unit Cost	Total Cost
W1 Window		1		600	\$ 600.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total					\$ 600.00
Sub-Contractor Proposals		Description of Work			Total Cost
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total		(Attach Sub-Contractor Proposals)			\$ -



KRAUS-ANDERSON®
Construction Company

501 South Eighth Street
Minneapolis, MN 55404

Request For Proposal

Project:	2310312- Cottage Grove UE Building 1087 Ideal Avenue S Cottage Grove, MN 55016	PCO #:	13
		Date:	04/22/2024

To: Dan Schauer, Kraus-Anderson Construction Company
Ben Albrecht, Kraus-Anderson Construction Company
Ryan Burfeind, City Of Cottage Grove
Lee Mann, Stantec
Andrew Stumne, Molin Concrete Products Company, Inc.
Nick McGahey, Northern Glass & Glazing, Inc.
Jacob Wollensak, Wold Architects & Engineers
Kayla Simpson, Wold Architects & Engineers

Please provide a cost breakdown in accordance with the Contract Documents and a Summary for the Change described herein and on the attachments (if any) listed. All responses are required within seven (7) days.

This is not an authorization to proceed with the work described herein unless and until approved by the Owner. On approval, this change will be included in a Change Order, which will provide the formal Contract Change.

DESCRIPTION OF PROPOSAL:

Please provide a cost estimate per the attached Wold Architects and Engineers PR #7 dated April 19, 2024 regarding window removal.

Attachments: Wold PR #7 dated 4/19/24

☐ We have reviewed the PCO and acknowledge that it is a "no change" item and does not affect our completion date.

Signed By: _____ Date: _____

Company Name: _____



PROPOSAL REQUEST

City of Cottage Grove	Utility & Engineering Building
Kraus-Anderson	Attn: Dan Kjellberg/Rachel Struckman
501 South Eighth Street	
Minneapolis, MN 55404	
612.332.7281	
dan.kjellberg@krausanderson.com / rachel.struckman@krausanderson.com	

Submit an itemized (labor and material) quotation for the proposed modifications to the contract documents as described herein within 21 days of receipt. If a cost is not submitted within 21 days, this Proposal Request can be accepted at no additional cost. Written approval is required prior to proceeding with this change. COST EXPECTATIONS: ☐ DEDUCT ☐ NO COST ☐ ADD	PR: 07
	Comm: 232010
	Const. Pkg: [Status]

Distribution:

- ☐ Ryan Burfeind, CG
- ☐ Adam Moshier, CG
- ☐ Dustin Phillips, KA
- ☒ Ben Albrecht, KA
- ☒ Jake Wollensak, Wold
- ☒ Kayla Simpson, Wold
- ☐ Pat Jansen, Wold
- ☐ Ryan Rossborough, Wold
- ☐ Sean McNamara, Wold
- ☐ Doug Galloway, Wold
- ☐ Derek Peterson, Wold
- ☐ Kal Jackman, BKBM
- ☐ James Dorr, BKBM
- ☐ Kyle Kucharski, BKBM
- ☐ Lee Mann, Stantec
- ☐ Dave Sanocki, Stantec
- ☐ Eric Vidden, Stantec

Item	Description
7	Window Removal
7.1	See revised sheet A2.02a MEZZANINE LEVEL FLOOR PLAN AREA 'A' and A5.101 EXTERIOR ELEVATIONS for removed window. Provide credit for the removed window.

Attachments: A2.02a and A5.101

Issued By: Kayla Simpson

Date: 04/19/2024

Wold Architects and Engineers
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101
woldae.com | 651 227 7773

**PLANNERS
ARCHITECTS
ENGINEERS**

1

4. SEE F1/A2.01b FOR OPENING WIDTH

FOR ALL OPENINGS WITH SIDE LITES AND SCHEDULED TO BE RATED FOR 20 MINUTES, THE DOOR AND ANY GLASS WITHIN THE DOOR IS TO BE RATED FOR 20 MINUTES; THE FRAME AND ADJACENT SIDELITE(S) GLASS AND FRAME IS TO BE RATED FOR 45 MINUTES.*

1

1

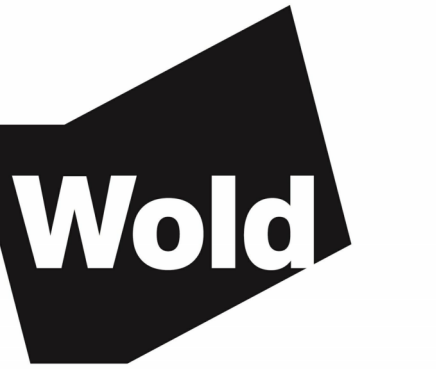
WITH OWNER PRIOR TO INSTALLATION. SEE ELECTRICAL.

MN

NEW UTILITY & ENGINEERING BUILDING

10875 IDEAL AVENUE S.
COTTAGE GROVE, MN 55016

CITY OF COTTAGE GROVE
12800 RAVINE PKWY
COTTAGE GROVE, MN 55016



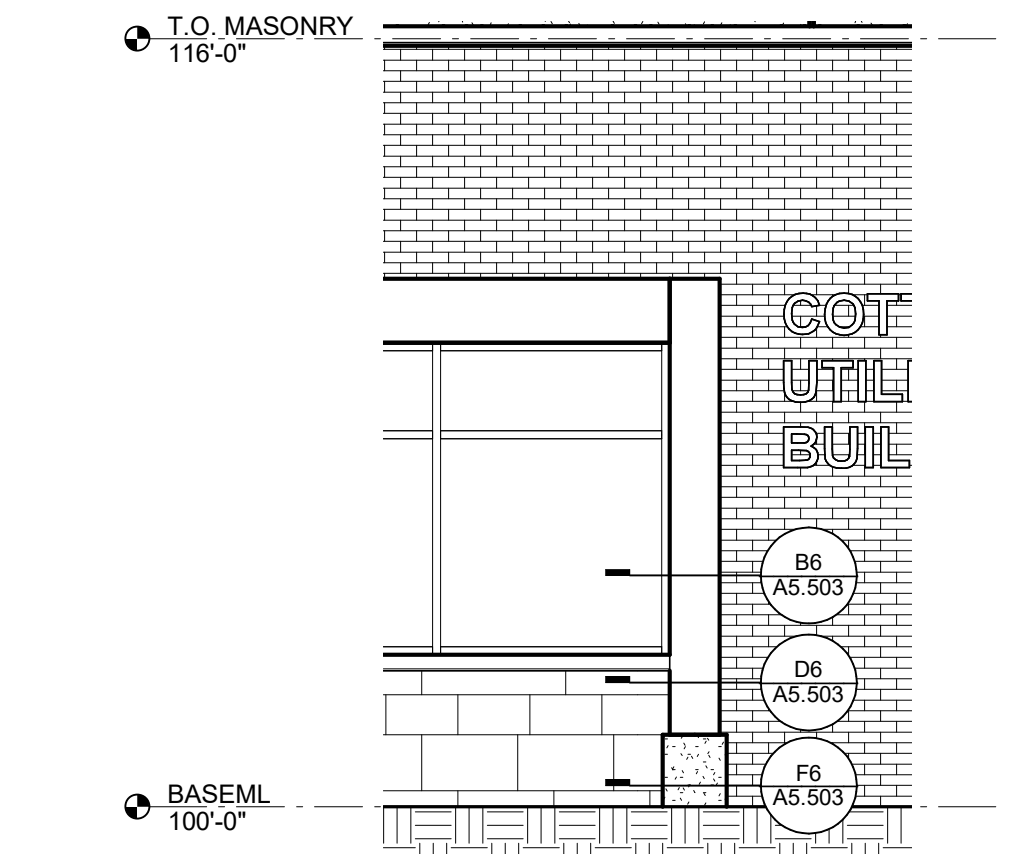
WOLD ARCHITECTS
AND ENGINEERS
332 Minnesota Street, Suite W2000
Saint Paul, MN 55101

woldac.com | 651.227.7773



501 South Eighth Street
Minneapolis, MN 55404
krausanderson.com | 612.332.7281

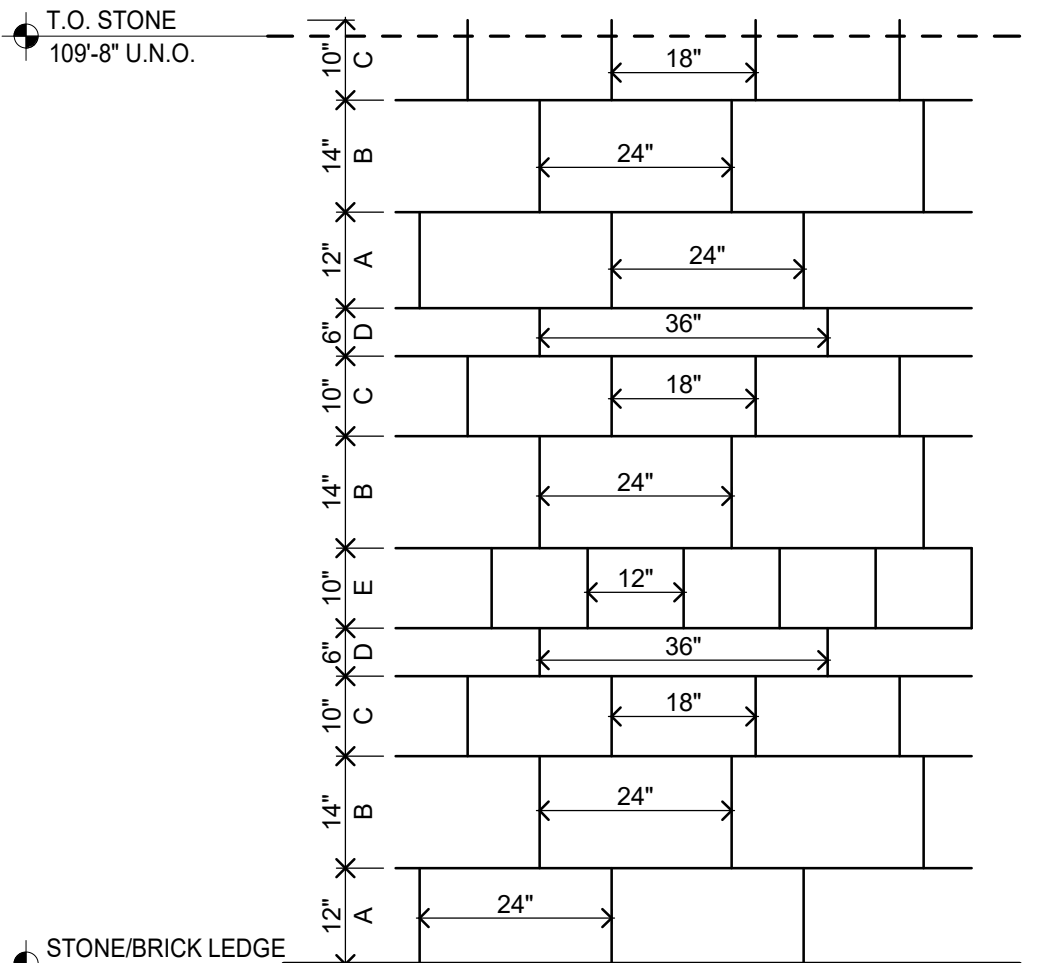
MATERIALS KEY		
KEY	MATERIAL	
03.03	PRECAST STRUCTURAL CONCRETE (ACCENT: ETCH FINISH)	△
03.04	PRECAST STRUCTURAL CONCRETE (FIELD: WATER WASH FINISH)	△
03.05	PRECAST STRUCTURAL CONCRETE PANEL JOINT	△
03.06	ARCHITECTURAL PRECAST CONCRETE	
04.01	BRICK 1	
04.06	PREFINISHED METAL FLASHING	
04.18	STONE MASONRY VENEER	
07.04	PREFINISHED METAL COPING	
07.07	ANODIZED ALUMINUM PANEL	
07.92	PREFABRICATED CANOPY	
08.02	HOLLOW METAL DOOR (08-11-13)	
08.08	ANODIZED ALUMINUM FRAME	
08.11	SECTIONAL METAL OVERHEAD DOOR	
08.30	PREFINISHED ALUMINUM WINDOW	
08.58	EXTERIOR GLAZING	
08.59	PREFINISHED METAL LOUVER	
10.06	ANODIZED ALUMINUM DIMENSION LETTER SIGNAGE	
22.98	ROOF DRAIN DOWNSPOUT (SEE MECH.)	
26.02	EXTERIOR LIGHT FIXTURE	



B5 ENLARGED ELEVATION AT METAL FIN WALL

1/4" = 1'-0"

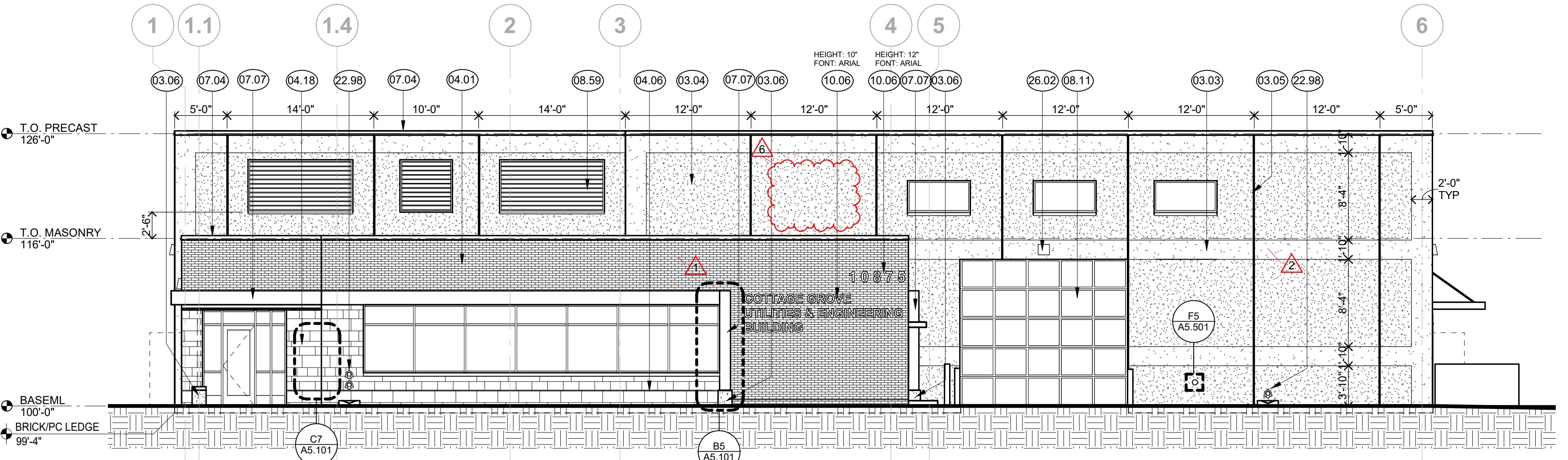
0 3' 6'



C7 STONE VENEER COURSING PATTERN

1/2" = 1'-0"

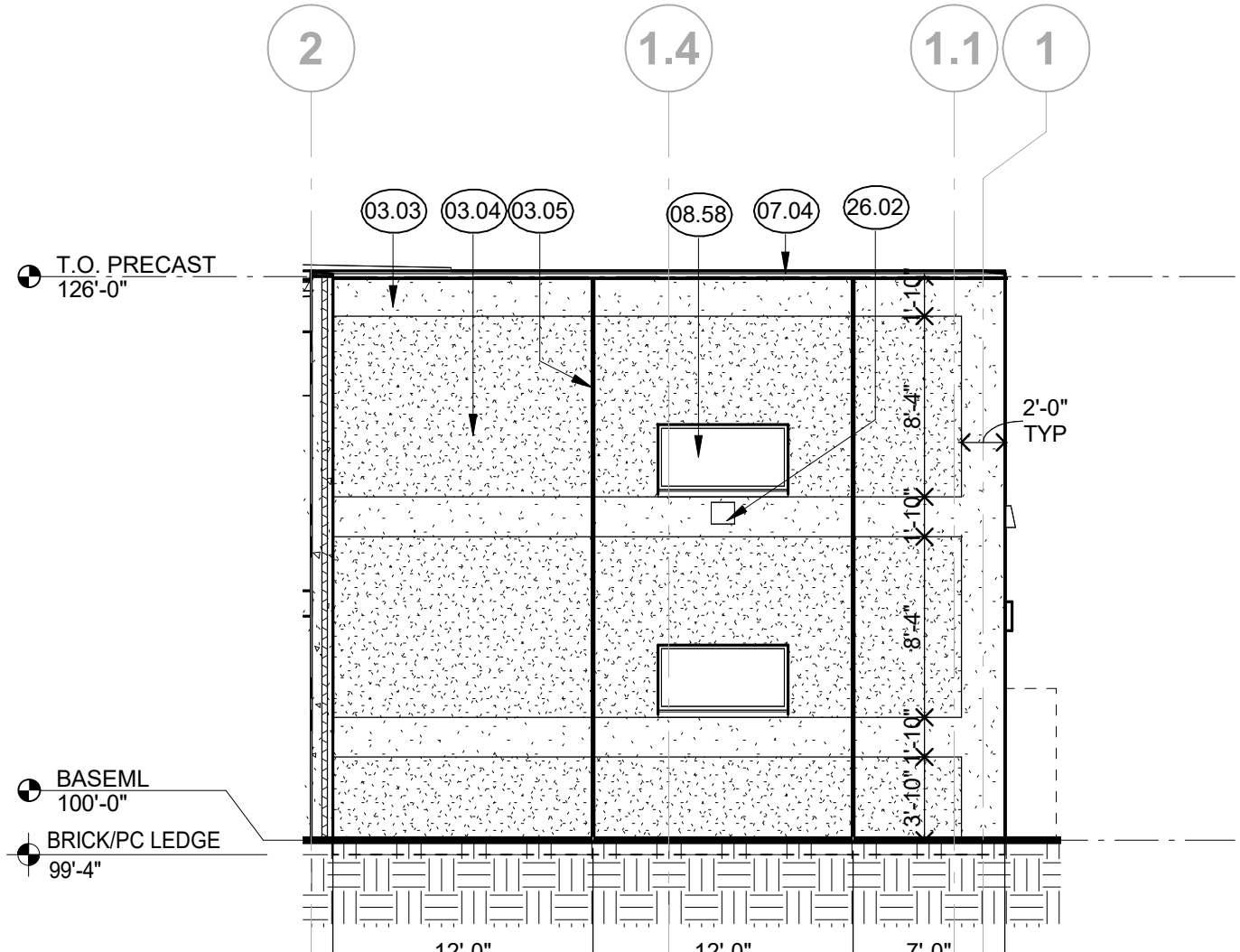
0 1'-6" 3'



C1 WEST ELEVATION

1/8" = 1'-0"

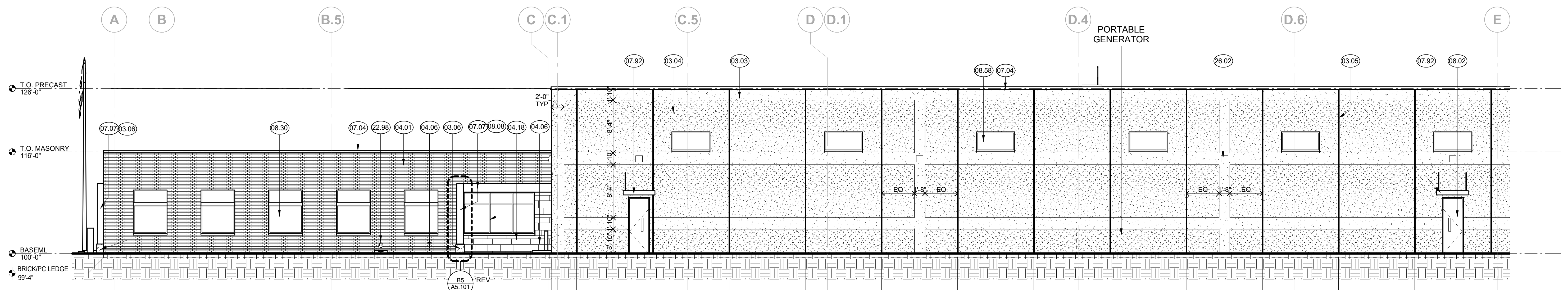
0 6' 12'



C5 EAST ELEVATION

1/8" = 1'-0"

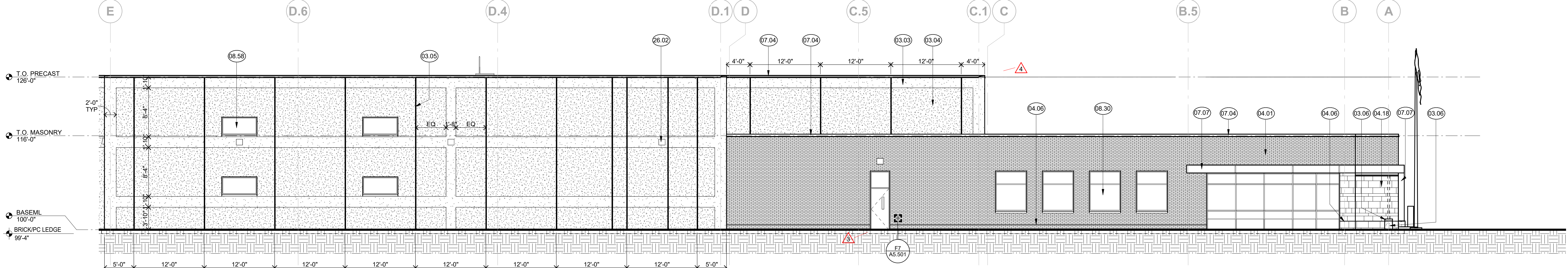
0 6' 12'



E1 SOUTH ELEVATION - AREA A

1/8" = 1'-0"

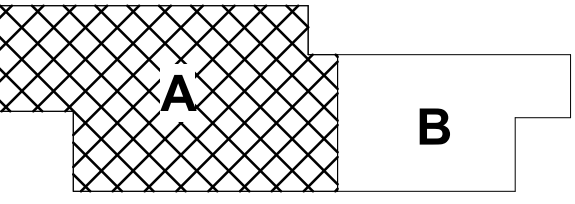
0 6' 12'



F1 NORTH ELEVATION - AREA A

1/8" = 1'-0"

0 6' 12'



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 ARCHITECT under the laws of the State of Minnesota
John McNamara
License Number: 24281 Date: 10/26/2023

Revisions		
Description	Date	Num
SI #01	1/18/2024	1
SI #02	01/26/2024	2
PS #04	03/18/2024	3
PR #05	03/20/2024	4
PR #03	04/03/2024	5
PR #07	04/19/2024	6

Comm: 232010
Date: 10/26/2023
Drawn: KHMS
Check: JW

EXTERIOR ELEVATIONS - AREA A

Scale: As indicated

A5.101



City Council Action Request

7.J.

Meeting Date 7/17/2024

Department Parks and Recreation

Agenda Category Action Item

Title Glacial Valley Park Kraus Anderson Final Payment

Staff Recommendation 1) Authorize change order for credit on the Kraus Anderson contract for the Glacial Valley Park Building Project in the amount of \$212,313.27. 2) Authorize resolution 2024-108 approving final payment to Kraus Anderson in the amount of \$44,654.72 for the Glacial Valley Park Building Project.

Budget Implication \$44,654.72 falls within budget for project

Attachments

1.	1-Memo - Kraus Anderson Final Payment
2.	2-KA GMP Change Order
3.	3-Resolution
4.	4-KA MN IC-134
5.	5-PA #15 June 2024



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

From: Zac Dockter, Parks and Recreation Director

Date: July 10, 2024

Subject: Glacial Valley Park – Kraus Anderson Final Payment

Introduction/Background

Kraus Anderson is the general contractor for the Glacial Valley Park Building Project. The contract with Renovation Systems is held directly by the City of Cottage Grove. The original contract sum was for \$3,602,208.00. \$3,309,868.74 has been paid on the contract to date.

A change order request for a credit of \$212,313.27 is requested. This credit is a result of architectural and structural modifications/savings throughout the project as well as unused contingencies. The total change order will result in a deduction of \$247,684.54 which includes a previous change order for \$35,371.27 leading to a total revised contract amount of \$3,354,523.46. With the applied change order credit, the final payment due for the Kraus Anderson contract is \$44,654.72.

Staff Recommendation

1. Authorize change order for credit on the Kraus Anderson contract for the Glacial Valley Park Building Project in the amount of \$212,313.27
2. Authorize resolution 2024-108 approving final payment to Kraus Anderson in the amount of \$44,654.72 for the Glacial Valley Park Building Project.



501 South Eighth Street
Minneapolis, MN 55404

Owner Change Order

Project: 2210103- Cottage Grove Glacial Valley Park

9900 Ravine Parkway South
Cottage Grove, MN 55016

To (Contractor): Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

Contract Number: 2210103- Cottage Grove Glacial Valley Park

Change Order #: 1

Change Order Date: 07/01/24

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

COR	Description	Amount
1.00	KA GMP Reduction	Deduct: (\$212,313.27)
Total For Change Order: 1		Deduct: (\$212,313.27)

The original Guaranteed Maximum Price was	\$3,602,208.00
The net change by previously authorized Change Orders was	(\$35,371.27)
The Guaranteed Maximum Price prior to this Change Order was	\$3,566,836.73
The Guaranteed Maximum Price will be decreased by this Change Order	(\$212,313.27)
The new Guaranteed Maximum Price will be	\$3,354,523.46

The Contract time will be increased by 0 days.
The Date of Substantial Completion as of the date of this Change Order therefore is 11/17/2023

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: _____

**CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION NO. 2024-108**

**RESOLUTION APPROVING FINAL PAYMENT TO KRAUS ANDERSON IN
THE AMOUNT OF \$44,654.72 FOR THE GLACIAL VALLEY PARK BUILDING
PROJECT**

WHEREAS, the City of Cottage Grove contracted Kraus Anderson for the construction of the Glacial Valley Park Building Project in the amount of \$3,602,208.00; and

WHEREAS, the City has made previous contract payments to Kraus Anderson in the amount of \$3,309,868.74; and

WHEREAS, a change orders have been approved by City Council totaling a credit of \$247,684.54

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that the City of Cottage Grove approves final payment to Kraus Anderson in the amount of \$44,654.72 for construction of the Glacial Valley Park Building Project.

Passed this 17th day of July 2024.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk



Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-324-245-344
Submitted Date and Time:	9-Jul-2024 7:24:28 AM
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:	983683072
Minnesota ID:	9054104
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	2210103
Project Begin Date:	01-Mar-2023
Project End Date:	31-May-2024
Project Location:	9900 RAVINE PARKWAY SOUTH COTTAGE GROVE MN 55016
Project Amount:	\$3,354,523.46

Subcontractor Summary

Name	ID	Affidavit Number
STEENBERG WATRUD CONSTRUCTION LLC	3035665	1477234688
AMERICAN STRUCTURAL METALS INC	6750929	2037174272
LAKE AREA ROOFING & CNSTRCTN INC	6303173	1043288064
DOORCO INC	5018868	2047823872
S & J CONSTRUCTION INC	9548083	1401245696
COMMERCIAL DRYWALL INC	1499766	1905315840
ARCHITECTURAL SALES OF MN INC	9018038	1674530816
WASCHE COMMERCIAL FINISHES INC	3564155	6475776
NOVA FIRE PROTECTION INC	8143583	813649920
MODERN PIPING INC	5677351	1996804096
PARK CONSTRUCTION CO	8139310	1717882880

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.

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 65164

To Owner:

City Of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

Project Number - Project Description:

2210103- Cottage Grove Glacial Valley Park

Customer Reference:**Application No. :**

15

Distribution to :

☐	Owner
☐	Architect
☐	Contractor
☐	
☐	

Period To: 6/30/2024**Project Ref Nos:****Contract Date:** 6/20/2022**From Contractor:**

Kraus-Anderson Construction Company
501 South Eighth Street
Minneapolis, MN 55404

Via Architect:

Wold Architects & Engineers
332 Minnesota Street, Suite W2000
St Paul MN 55101

Contract For:**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	\$3,602,208.00
2. NET CHANGE BY CHANGE ORDERS	(\$247,684.54)
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$3,354,523.46
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$3,354,523.46
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	\$3,354,523.46
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENTS	\$3,309,868.74
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$44,654.72
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(line 3 less 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: Kraus-Anderson Construction CompanyBy:  Date: 7/ 3/2024

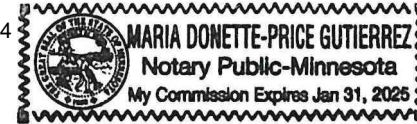
State of: Minnesota

County of: Hennepin

Subscribed and sworn to before me this 3rd day of July, 2024

Notary Public: 

My Commission expires: 1/31/2025

**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 \$44,654.72

(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:

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.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	(\$35,371.27)
Total Approved this Month	\$0.00	(\$212,313.27)
TOTALS	\$0.00	(\$247,684.54)
Net Changes By Change Order	(\$247,684.54)	

CONTINUATION SHEET

Invoice # : 65164

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 : 7/01/2024****Period To: 6/30/2024****Project Ref Nos.:****Contract : 2210103- Cottage Grove Glacial Valley Park**

A Item No.	B Description of Work	C Scheduled Value	E Work Completed		F Materials Presently Stored (Not in D or E)	G		H Balance To Finish (C-G)	I Retainage (If Variable Rate)
			D From Previous Application (D+E)	This Period In Place		Total Completed and Stored To Date (D+E+F)	% (G / C)		
5	CM Site Services	236,902.00	236,902.00	0.00	0.00	236,902.00	100.00%	0.00	0.00
10	CM Fee	110,655.00	110,655.00	0.00	0.00	110,655.00	100.00%	0.00	0.00
15	Reimbursables	82,598.00	76,969.07	5,628.93	0.00	82,598.00	100.00%	0.00	0.00
25	Building Permit	40,819.00	40,819.00	0.00	0.00	40,819.00	100.00%	0.00	0.00
30	Builder's Risk Insurance	3,573.00	3,573.00	0.00	0.00	3,573.00	100.00%	0.00	0.00
35	Temp MEP	5,000.00	2,453.00	2,547.00	0.00	5,000.00	100.00%	0.00	0.00
40	Temp Sanitation	17,500.00	9,516.63	7,983.37	0.00	17,500.00	100.00%	0.00	0.00
45	Temp Construction	17,500.00	18,270.05	(770.05)	0.00	17,500.00	100.00%	0.00	0.00
50	Construction/Building Cleaning	7,500.00	4,558.80	2,941.20	0.00	7,500.00	100.00%	0.00	0.00
55	Construction Supplies	5,000.00	2,684.32	2,315.68	0.00	5,000.00	100.00%	0.00	0.00
60	Construction Surveying	2,500.00	2,164.50	335.50	0.00	2,500.00	100.00%	0.00	0.00
65	Temp Site	20,000.00	11,743.75	8,256.25	0.00	20,000.00	100.00%	0.00	0.00
70	WS 3A - Concrete and Masonry Package	668,762.60	668,762.60	0.00	0.00	668,762.60	100.00%	0.00	0.00
72	WS 5B.1 - Combined Structural Steel Package	196,187.00	196,187.00	0.00	0.00	196,187.00	100.00%	0.00	0.00
74	WS 7H - Roofing Package	131,209.17	130,788.17	421.00	0.00	131,209.17	100.00%	0.00	0.00
76	WS 8A - Doors, Frames, and Hardware Package	93,653.00	94,793.00	(1,140.00)	0.00	93,653.00	100.00%	0.00	0.00
78	WS 8E - Sectional Overhead Door Package	8,800.00	8,800.00	0.00	0.00	8,800.00	100.00%	0.00	0.00
80	WS 8F - Glass and Glazing Package	258,000.00	258,000.00	0.00	0.00	258,000.00	100.00%	0.00	0.00
81	WS 9A - Drywall Package	317,968.50	317,968.50	0.00	0.00	317,968.50	100.00%	0.00	0.00
82	WS 9C - Ceilings and Acoustical Treatment Package	70,339.62	70,339.62	0.00	0.00	70,339.62	100.00%	0.00	0.00
84	WS 9K - Painting Package	23,470.00	23,470.00	0.00	0.00	23,470.00	100.00%	0.00	0.00
86	WS 21A - Fire Suppression Package	46,832.00	46,832.00	0.00	0.00	46,832.00	100.00%	0.00	0.00
90	WS 23B - Combined Mechanical Package	960,467.84	960,888.84	(421.00)	0.00	960,467.84	100.00%	0.00	0.00
92	WS 31A - Sitework Package	57,334.60	57,334.60	0.00	0.00	57,334.60	100.00%	0.00	0.00
94	Construction Contingency	184,265.40	0.00	184,265.40	0.00	184,265.40	100.00%	0.00	0.00
96	Owner Change Order #1	(212,313.27)	0.00	(212,313.27)	0.00	(212,313.27)	100.00%	0.00	0.00
Grand Totals		3,354,523.46	3,354,473.45	50.01	0.00	3,354,523.46	100.00%	0.00	0.00



KRAUS-ANDERSON®
Construction Company

Kraus-Anderson Construction Company
501 South Eighth Street, Minneapolis, MN 55404

Important Notice Regarding Payments to Kraus-Anderson Construction Company

To Whom It May Concern:

As we are sure you are aware, there are more frequent incidents in the news about cyber criminals using email and other electronic means to induce businesses and individuals to reveal their financial information, or to make payments to criminals that are impersonating persons that are actually entitled to receive such information or payments. Any business which is a payer or recipient of large sums of money as part of its regular business activity is a special target for these cyber criminals. The large and repeated payments made by the owners of construction projects to their construction contractors make these parties potential targets, and we know of instances where some project owners have been defrauded into making erroneous payments to third-party imposters as a result of this criminal fraud activity.

The purpose of this letter is to ask for your help to be extra vigilant in how your company makes payments to Kraus-Anderson Construction Company. At the start of our construction project with your company, we provided you with information that included our bank name, routing number, and account number for payments made by ACH or wire transfer, or other specific instructions for paying Kraus-Anderson by check. It is extremely unlikely we would ever change these instructions before the completion of your project and our receipt of final payment from you.

Please do not act on a request to change our account information or method of payment unless you are certain that the request is actually being made by Kraus-Anderson Construction Company. If you receive such a request, it is likely an attempt to defraud you. Therefore, it is important that you contact one of the two Kraus-Anderson Employees listed below if you receive a request in any form--oral, electronic, written, or otherwise--to make changes to our payment instructions and/or banking information:

Logan Carter, Controller
Office phone: 612-255-2364 Cell phone: 612-723-0843

Ryan Szarzynski, Accounting Manager
Office phone: 612-255-2368 Cell phone: 612-210-0570

We hope this information is helpful to you in protecting your company against acts by third-party criminals that may attempt to interfere with the proper processing of legitimate financial transactions. Please contact us if you have any questions.

Sincerely,

KRAUS-ANDERSON CONSTRUCTION COMPANY

Logan Carter
Controller

Ryan Szarzynski
Accounting Manager



City Council Action Request

7.K.

Meeting Date	7/17/2024								
Department	Community Development								
Agenda Category	Action Item								
Title	Gerber Collision – Approve Easement and Encroachment Agreements								
Staff Recommendation	Approve the Easement and Encroachment Agreements with Gerber Collision.								
Budget Implication	N/A								
Attachments	<table><tr><td>1.</td><td>Gerber Easement Encroachment CC Memo</td></tr><tr><td>2.</td><td>Gerber Encroachment Agreement - Lights</td></tr><tr><td>3.</td><td>Gerber Encroachment Agreement - Landscaping</td></tr><tr><td>4.</td><td>Gerber Permanent Drainage and Utility Easement</td></tr></table>	1.	Gerber Easement Encroachment CC Memo	2.	Gerber Encroachment Agreement - Lights	3.	Gerber Encroachment Agreement - Landscaping	4.	Gerber Permanent Drainage and Utility Easement
1.	Gerber Easement Encroachment CC Memo								
2.	Gerber Encroachment Agreement - Lights								
3.	Gerber Encroachment Agreement - Landscaping								
4.	Gerber Permanent Drainage and Utility Easement								



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

From: Riley Rooney, Associate Planner

Date: July 17, 2024

Re: Gerber Collision – Approve Easement and Encroachment Agreements

Background/Discussion

At the May 15, 2024, City Council meeting, the attached easement and encroachment agreements were approved ensuring the landowner is responsible for all costs related to maintenance of the improvements and costs associated with any interference with the City's need to inspect, repair, remove, or replace its infrastructure located within these easement areas.

However, after further review, the Gerber Legal Team requested minor changes to the previously approved easement language. Staff and the City Attorney are comfortable with the minor changes to the easement and encroachment agreement language. The easement area has not been adjusted.

Recommendation

It is recommended the City Council approve the Easement and Encroachment Agreements with Gerber Collision.

Attachments:

- Encroachment Agreement for a Light Pole
- Encroachment Agreement for Landscaping and Other Improvements
- Permanent Drainage and Utility Easement

**ENCROACHMENT AGREEMENT FOR A LIGHT POLE IN A CITY EASEMENT
AT 7300 WEST POINT DOUGLAS ROAD SOUTH
IN THE CITY OF COTTAGE GROVE,
WASHINGTON COUNTY, MINNESOTA**

THIS AGREEMENT (“Agreement”) is made, entered into and effective this ____ day of _____, 2024, by and among the City of Cottage Grove, a Minnesota municipal corporation and Gerber Real Estate Inc., a Delaware corporation. Subject to the terms and conditions hereafter stated and based on the representations, warranties, covenants, agreements and recitals of the parties herein contained, the parties do hereby agree as follows:

ARTICLE 1
DEFINITIONS

1.1 **Terms.** The following terms, unless elsewhere specifically defined herein, 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 **Landowner.** “Landowner” means Gerber Real Estate Inc., a Delaware corporation, and their successors and assigns in interest with respect to the Subject Lot.

1.4 **Responsible Owner.** Responsible Owner means, jointly and severally, each and all of the following:

The fee title owners of Outlot A, Cottage Grove Woods 2nd Addition.

1.5 Encroachment Property. "Encroachment Property" means the following real property located in the City of Cottage Grove, Washington County, Minnesota:

Outlot A, Cottage Grove Woods 2nd Addition

1.6 City Easement. "City Easement" means the Street & Utility Easement recorded as Document Number 411038 in Washington County Property Records, recorded against the Encroachment Property.

1.7 Landowner Improvements. "Landowner Improvements" means Landowner's light pole and improvements related thereto.

1.8 City Easement Improvements. "City Improvements" means a stormwater pipe and related City improvements that are located within the City Easement.

1.9 Utility Costs. "Utility Costs" means all costs incurred by the City, (whether performed by the City or its agents or contractors), for the inspection of and access to and repair, maintenance and replacement of the City's Easement Improvements located in the City Easement and the placement of additional City Easement Improvements in the City Easement. Utility Costs, include, without limitation: excavation costs, labor costs, costs of removing fill, costs of re-burying the City Easement Improvements, re-compacting the soils over the City Easement Improvements, restoring the City Easement area, and all engineering and attorneys' fees incurred in connection therewith. Utility Costs also include the costs of temporarily removing the Landowner Improvements and subsequently replacing the Landowner Improvements in the City Easement, if such costs have not already been paid by the Responsible Owner.

1.10 Pre-Encroachment Costs. "Pre-Encroachment Costs" means a reasonable estimate by the City of the costs the City would have incurred for Utility Costs if the Landowner Improvements did not exist.

1.11 Cost Differential. "Cost Differential" means the difference between the Pre-Encroachment Costs and the Utility Costs in light of the existence of the Landowner Improvements. The City's determination of the amount of the Cost Differential shall be binding on the Responsible Owner. The City's determination shall be appropriately supported by cost estimates obtained from independent contractors or engineers.

1.12 Construction Plan. Plans and drawings for the Landowner Improvements approved, from time to time, by the City.

ARTICLE 2 RECITALS

Recital No. 1. Landowner owns the Encroachment Property.

Recital No. 2. The Encroachment Property is being developed with an auto repair center, parking lot and related improvements.

Recital No. 3. The City Easement is within the Encroachment Property.

Recital No. 4. Landowner desires to locate a portion of the Landowner Improvements within the City Easement, as identified on the approved Construction Plans on file with the City and as depicted on Exhibit A.

Recital No. 5. Subject to the terms of this Agreement, the City is willing to allow the Landowner Improvements to be placed within the City Easement if the following conditions are met:

- (a) The Responsible Owner maintains the Landowner Improvements.
- (b) The Responsible Owner agrees to pay the City any Cost Differential relating to inspections, access, repair, maintenance and replacement of City Easement Improvements and the placement of any additional City Easement Improvements in the City Easement.
- (c) The Responsible Owner agrees to temporarily remove the Landowner Improvements in the event the City has need to access the area where the Landowner Improvements exist in order for the City to inspect, repair, maintain, and replace the City Easement Improvements or construct additional City Easement Improvements in the City Easement.
- (d) The Responsible Owner does not expand the portion of the Landowner Improvements that are located within the City Easement.

Recital No. 6. Because Landowner currently owns all the Encroachment Property, Landowner is currently the only Responsible Owner.

ARTICLE 3 AGREEMENTS

3.1 Construction and Maintenance of Landowner Improvements. Under the terms and conditions stated herein, Landowner, at its own cost, is hereby authorized by the City to make the Landowner Improvements in the City Easement. The Landowner Improvements shall only be placed at the locations specified in the Construction Plans approved by the City. The Landowner Improvements must be constructed according to the Construction Plan.

Landowner and the Responsible Owner shall not place any other structures, retaining walls, irrigation systems, buildings, fences, above or underground utilities, or any other obstructions within the City Easement, except for the Landowner Improvements without the City's written consent.

3.2 City Not Responsible for Landowner Improvements. Nothing contained herein shall be deemed an assumption by the City of any responsibility for construction, maintenance, replacement or repair of the Landowner Improvements.

3.3 Continuing Right to City Easement. Nothing contained herein shall be deemed a waiver or abandonment or transfer of the right, title and interest that the City holds to the City Easement.

3.4 Subordinate Position Of Landowner Improvements. The Landowner Improvements are subordinate to the rights of the City in the City Easement and in the City Easement Improvements.

3.5 Risk of Loss. Landowner and the Responsible Owner understand and agree that the Landowner Improvements within the City Easement may be adversely affected by damage caused to Landowner Improvements arising out of the City's use of the City Easement. The parties agree that the City is not responsible for such events; the City shall have no liability to Landowner or the Responsible Owner for such events. Landowner and the Responsible Owner assume the risk of installing the Landowner Improvements in an area where the City Easement Improvements exist.

3.6 Landowner to Bear Cost of Relocating Landowner Improvements. The City is responsible for the repair and maintenance of the City Easement Improvements in the City Easement. The City may require the Responsible Owner at the expense of the Responsible Owner to temporarily remove and subsequently replace the Landowner Improvements in the City Easement in order for the City to gain access to the City Easement Improvements for the purpose of inspecting, repairing, maintaining, or replacing the City Improvements or adding future City Easement Improvements. If the Responsible Owner does not perform such tasks, the City may perform such tasks and in such case the Responsible Owner shall reimburse the City for the City's costs and expenses. Prior to commencing such tasks, the City shall send a notice to the Responsible Owner and allow the Responsible Owner twenty (20) days from the date of the written notice to perform the tasks. If the Responsible Owner has not completed the work within the twenty (20) days, then the City may proceed to perform the tasks. Once the City's costs and expenses have been determined by the City, the City shall send an invoice for such costs and expenses to the Responsible Owner. The Responsible Owner must pay the invoice within thirty (30) days after the date of the invoice. Such costs and expenses include, but are not limited to, costs charged the City by third parties such as contractors as well as the costs for City personnel that may have performed the work. Bills not paid shall incur the standard penalty and interest established by the City for utility billings within the City. The charges shall be divided equally among the Encroachment Property.

3.7 Emergency. Notwithstanding the requirements contained in Sections 3.6 relating to a twenty (20) day written notice to the Responsible Owner to perform its obligations under Sections 3.6, the City shall not be required to give such notice if the City's engineer determines that an emergency exists. In such instance, the City, without giving notice to the Responsible Owner may perform the work and, in such case, the Responsible Owner shall reimburse the City

for the costs and expenses relating to the work. Once the City's costs and expenses have been determined by the City, the City shall send an invoice for such costs and expenses to the Responsible Owner. The Responsible Owner must pay the invoice within thirty (30) days after the date of the invoice. Such costs and expenses include, but are not limited to, costs charged the City by third parties such as contractors as well as the costs for City personnel that may have performed the work. Bills not paid shall incur the standard penalty and interest established by the City for utility bills within the City. The charges shall be divided equally among the Encroachment Property.

3.8 Cost Deferential. If a Cost Deferential occurs relating to the access to or inspection, maintenance, repair or replacement of the City Easement Improvements or relating to construction of new City Easement Improvements in the future, then the Responsible Owner shall pay the Cost Deferential to the City. The Responsible Owner must make payment for the Cost Deferential within 30 days after the City has sent a written invoice for the Cost Deferential to the Responsible Owner.

3.9 Remedies. If the Responsible Owner fails to perform its obligations under this Agreement, then the City may avail itself of any remedy afforded by law or in equity and any of the following non-exclusive remedies:

- (a) The City may specifically enforce this Agreement.
- (b) If Responsible Owner fails to make payments under Section 3.6, 3.7 or 3.8, then the City may certify to Washington County the amounts due as payable with the real estate taxes for the Encroachment Property in the next calendar year; such certifications may be made under Minnesota Statutes, Chapter 444 in a manner similar to certifications for unpaid utility bills. The charges shall be evenly allocated among the Encroachment Property. The Responsible Owner waives any and all procedural and substantive objections to the imposition of such usual and customary charges on the Encroachment Property.

Further, as an alternate means of collection, if the written billing is not paid by the Responsible Owner, the City, without notice and without hearing, may specially assess the Encroachment Property for the costs and expenses incurred by the City. The Responsible Owner hereby waives any and all procedural and substantive objections to special assessments for the costs including, but not limited to, notice and hearing requirements and any claims that the charges or special assessments exceed the benefit to the Encroachment Property. The Responsible Owner waives any appeal rights otherwise available pursuant to Minnesota Statute § 429.081. The Responsible Owner acknowledges that the benefit from the performance of tasks by the City equals or exceeds the amount of the charges and assessments for the costs that are being imposed hereunder upon the Encroachment Property.

No remedy herein conferred upon or reserved to the City 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 this 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.

3.10 Indemnification. The Responsible Owner shall indemnify, defend and hold the City, its council, agents, consultants, attorneys, employees and representatives harmless against and in respect of 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 any of the following:

- (a) The Landowner Improvements;
- (b) Installation and maintenance of the Landowners Improvements;
- (c) Failure by the Responsible Owner to observe or perform any covenant, condition, obligation or agreement on their part to be observed or performed under this Agreement;
and
- (d) Use of the City Easement for Landowner Improvements.

3.11 City Duties. Nothing contained in this Agreement shall be considered an affirmative duty upon the City to perform the Responsible Owner's obligations contained in Article 3 if the Responsible Owner does not perform such obligations.

3.12 No Third-Party Recourse. Third parties shall have no recourse against the City under this Agreement.

3.13 Recording. The Responsible Owner shall record this Agreement with the Washington County Recorder against the Encroachment Property and within 30 days after the date of this Agreement, the Responsible Owner shall present evidence to the City that this Agreement has been recorded.

3.14 Binding Agreement. The parties mutually recognize and agree that all terms and conditions of this recordable Agreement shall run with the Encroachment Property and shall be binding upon the heirs, successors, administrators and assigns of the parties. The obligations of the Responsible Owner contained in this Agreement are joint and several.

3.15 Amendment and Waiver. The parties hereto may by mutual written agreement amend this 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 Agreement or in any document delivered pursuant hereto which inaccuracies would otherwise constitute a breach of this Agreement, waive compliance by another with any of the covenants contained in this Agreement and 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 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 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.

3.16 Governing Law. This Agreement shall be governed by and construed in accord with the laws of the State of Minnesota.

3.17 Counterparts. This 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.

3.18 Headings. The subject headings of the sections this Agreement are included for purposes of convenience only and shall not affect the construction of interpretation of any of its provisions.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the day and year first above written.

CITY:
CITY OF COTTAGE GROVE

By: _____
Myron Bailey
Its Mayor

By: _____
Tamara Anderson
Its City Clerk

STATE OF MINNESOTA)
)
COUNTY OF WASHINGTON) ss.

On this _____ day of _____, 2024, before me a Notary Public within and for said County, personally appeared Myron Bailey and Tamara 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

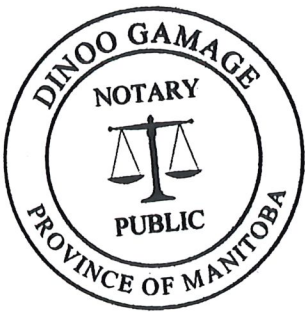
LANDOWNER:
GERBER REAL ESATE INC.

By: 
Its Peter Toni
Assistant Secretary

Province
STATE OF MANITOBA)
City) ss.
COUNTY OF WINNIPEG)

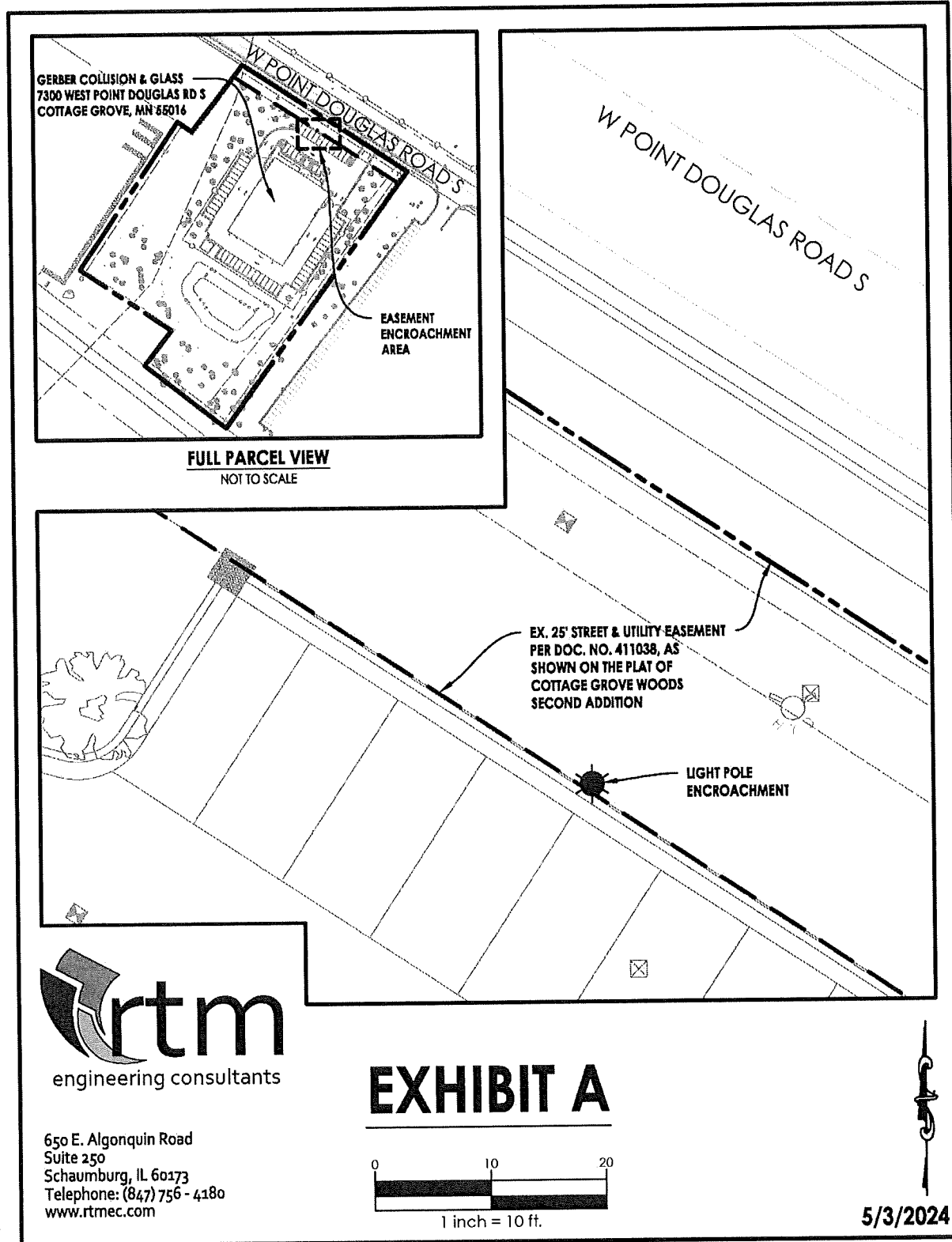
On this 27th day of JUNE, 2024, before me a Notary Public within and for said County, personally appeared PETER TONI to me personally known, who being by me duly sworn, did say that he is the ASSISTANT SECRETARY of Gerber Real Estate Inc., a Delaware corporation, the entity named in the foregoing instrument, and that said instrument was signed on behalf of said corporation.


Notary Public



This instrument drafted by
and after recording, please return to:
Korine L. Land (#262432)
LeVander, Gillen & Miller, P.A.
1305 Corporate Center Dr Suite 300
Eagan, MN 55121

EXHIBIT A
DEPICTION OF LANDOWNER IMPROVEMENTS



**ENCROACHMENT AGREEMENT FOR LANDSCAPING AND OTHER
IMPROVEMENTS LOCATED IN A CITY EASEMENT
AT 7300 WEST POINT DOUGLAS ROAD SOUTH
IN THE CITY OF COTTAGE GROVE,
WASHINGTON COUNTY, MINNESOTA**

THIS AGREEMENT (“Agreement”) is made, entered into and effective this ____ day of _____, 2024, by and among the City of Cottage Grove, a Minnesota municipal corporation and Gerber Real Estate Inc., a Delaware corporation. Subject to the terms and conditions hereafter stated and based on the representations, warranties, covenants, agreements and recitals of the parties herein contained, the parties do hereby agree as follows:

ARTICLE 1
DEFINITIONS

1.1 Terms. The following terms, unless elsewhere specifically defined herein, 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 Landowner. “Landowner” means Gerber Real Estate Inc., a Delaware corporation, and its successors and assigns in interest with respect to the Subject Lot.

1.4 Responsible Owner. Responsible Owner means, jointly and severally, each and all of the following:

The fee title owners of Outlot A, Cottage Grove Woods 2nd Addition.

1.5 Encroachment Property. “Encroachment Property” means the following real property located in the City of Cottage Grove, Washington County, Minnesota:

Outlot A, Cottage Grove Woods 2nd Addition

1.6 City Easement. “City Easement” means the Permanent Drainage and Utility Easement recorded in Washington County Property Records as Document Number _____, recorded against the Encroachment Property.

1.7 Landowner Improvements. “Landowner Improvements” means Landowner’s parking lot, fence, landscaping and storm sewer and improvements related thereto.

1.8 City Easement Improvements. “City Improvements” means a stormwater pipe and related City improvements that are located within the City Easement.

1.9 Utility Costs. “Utility Costs” means all costs incurred by the City, (whether performed by the City or its agents or contractors), for the inspection of and access to and repair, maintenance and replacement of the City’s Easement Improvements located in the City Easement and the placement of additional City Easement Improvements in the City Easement. Utility Costs, include, without limitation: excavation costs, labor costs, costs of removing fill, costs of re-burying the City Easement Improvements, re-compacting the soils over the City Easement Improvements, restoring the City Easement area, and all engineering and attorneys’ fees incurred in connection therewith. Utility Costs also include the costs of temporarily removing or relocating the Landowner Improvements and subsequently replacing the Landowner Improvements in the City Easement, if such costs have not already been paid by the Responsible Owner.

1.10 Pre-Encroachment Costs. “Pre-Encroachment Costs” means a reasonable estimate by the City of the costs the City would have incurred for Utility Costs if the Landowner Improvements did not exist.

1.11 Cost Differential. “Cost Differential” means the difference between the Pre-Encroachment Costs and the Utility Costs in light of the existence of the Landowner Improvements. The City’s reasonable determination of the amount of the Cost Differential shall be binding on the Responsible Owner. The City’s determination shall be appropriately supported by cost estimates obtained from independent contractors or engineers.

1.12 Construction Plan. Plans and drawings for the Landowner Improvements approved, from time to time, by the City.

ARTICLE 2 RECITALS

Recital No. 1. Landowner owns the Encroachment Property.

Recital No. 2. The Encroachment Property is being developed with an auto and glass collision repair center, parking lot and related improvements.

Recital No. 3. The City Easement is within the Encroachment Property.

Recital No. 4. Landowner desires to locate a portion of the Landowner Improvements within the City Easement, as identified on the approved Construction Plans on file with the City and as depicted on Exhibit A.

Recital No. 5. Subject to the terms of this Agreement, the City is willing to allow the Landowner Improvements to be placed within the City Easement if the following conditions are met:

- (a) The Responsible Owner maintains the Landowner Improvements.
- (b) The Responsible Owner agrees to pay the City any Cost Differential relating to inspections, access, repair, maintenance and replacement of City Easement Improvements and the placement of any additional City Easement Improvements in the City Easement.
- (c) The Responsible Owner agrees to temporarily replace or remove the Landowner Improvements in the event the City has need to access the area where the Landowner Improvements exist in order for the City to inspect, repair, maintain, and replace the City Easement Improvements or construct additional City Easement Improvements in the City Easement.
- (d) The Responsible Owner does not expand the portion of the Landowner Improvements that are located within the City Easement.

Recital No. 6. Because Landowner currently owns all the Encroachment Property, Landowner is currently the only Responsible Owner.

ARTICLE 3 AGREEMENTS

3.1 Construction and Maintenance of Landowner Improvements. Under the terms and conditions stated herein, Landowner, at its own cost, is hereby authorized by the City to make the Landowner Improvements in the City Easement. The Landowner Improvements shall only be placed at the locations specified in the Construction Plans approved by the City. The Landowner Improvements must be constructed according to the Construction Plan.

Landowner and the Responsible Owner shall not place any other structures, retaining walls, irrigation systems, buildings, fences, above or underground utilities, or any other obstructions within the City Easement, except for the Landowner Improvements without the City's written consent.

3.2 City Not Responsible for Landowner Improvements. Nothing contained herein shall be deemed an assumption by the City of any responsibility for construction, maintenance, replacement or repair of the Landowner Improvements.

3.3 Continuing Right to City Easement. Nothing contained herein shall be deemed a waiver or abandonment or transfer of the right, title and interest that the City holds to the City Easement.

3.4 Subordinate Position Of Landowner Improvements. The Landowner Improvements are subordinate to the rights of the City in the City Easement and in the City Easement Improvements; however, the Landowner may continue to maintain the Landowner Improvements so long as it remains in substantial compliance with this Agreement.

3.5 Risk of Loss. Landowner and the Responsible Owner understand and agree that the Landowner Improvements within the City Easement may be adversely affected by damage caused to Landowner Improvements arising out of the City's use of the City Easement. The parties agree that the City is not responsible for such events; the City shall have no liability to Landowner or the Responsible Owner for such events except to extent such damage is caused by City's gross negligence. Landowner and the Responsible Owner assume the risk of installing the Landowner Improvements in an area where the City Easement Improvements exist.

3.6 Landowner to Bear Cost of Relocating Landowner Improvements. The City is responsible for the repair and maintenance of the City Easement Improvements in the City Easement. The City may require the Responsible Owner at the expense of the Responsible Owner to temporarily relocated or remove and subsequently relocated or replace the Landowner Improvements in the City Easement in order for the City to gain access to the City Easement Improvements for the purpose of inspecting, repairing, maintaining, or replacing the City Improvements or adding future City Easement Improvements. If the Responsible Owner does not perform such tasks, the City may perform such tasks and in such case the Responsible Owner shall reimburse the City for the City's actual costs and expenses. Prior to commencing such tasks, the City shall send a notice to the Responsible Owner and allow the Responsible Owner thirty (30) days from the date of the written notice to perform the tasks. If the Responsible Owner has not completed the work within the thirty (30) days, then the City may proceed to perform the tasks. Once the City's actual costs and expenses have been determined by the City, the City shall send an invoice for such costs and expenses to the Responsible Owner. The Responsible Owner must pay the invoice within thirty (30) days after the date of the invoice. Such costs and expenses include, but are not limited to, costs charged the City by third parties such as contractors as well as the costs for City personnel that may have performed the work. Bills not paid shall incur the standard penalty and interest established by the City for utility billings within the City. If necessary, the charges shall be divided equally among the Encroachment Property.

3.7 Emergency. Notwithstanding the requirements contained in Sections 3.6 relating to a thirty (30) day written notice to the Responsible Owner to perform its obligations under Sections 3.6, the City shall not be required to give such notice if the City's engineer determines that an emergency exists. In such instance, the City, without giving notice to the Responsible Owner may perform the work and, in such case, the Responsible Owner shall reimburse the City

for the actual costs and expenses relating to the work. Once the City's costs and expenses have been determined by the City, the City shall send an invoice for such costs and expenses to the Responsible Owner. The Responsible Owner must pay the invoice within thirty (30) days after the date of the invoice. Such costs and expenses include, but are not limited to, costs charged the City by third parties such as contractors as well as the costs for City personnel that may have performed the work. Bills not paid shall incur the standard penalty and interest established by the City for utility bills within the City. If necessary, the charges shall be divided equally among the Encroachment Property.

3.8 Cost Differential. If a Cost Differential occurs relating to the access to or inspection, maintenance, repair or replacement of the City Easement Improvements or relating to construction of new City Easement Improvements in the future, then the Responsible Owner shall pay the Cost Differential to the City. The Responsible Owner must make payment for the Cost Differential within 30 days after the City has sent a written invoice for the Cost Differential to the Responsible Owner.

3.9 Remedies. If the Responsible Owner fails to perform its obligations under this Agreement, then the City may avail itself of any remedy afforded by law or in equity and any of the following non-exclusive remedies:

- (a) The City may specifically enforce this Agreement.
- (b) If Responsible Owner fails to make payments under Section 3.6, 3.7 or 3.8, then the City may certify to Washington County the amounts due as payable with the real estate taxes for the Encroachment Property in the next calendar year; such certifications may be made under Minnesota Statutes, Chapter 444 in a manner similar to certifications for unpaid utility bills. If necessary, the charges shall be evenly allocated among the Encroachment Property. The Responsible Owner waives any and all procedural and substantive objections to the imposition of such usual and customary charges on the Encroachment Property.

Further, as an alternate means of collection, if the written billing is not paid by the Responsible Owner, the City, without notice and without hearing, may specially assess the Encroachment Property for the costs and expenses incurred by the City. The Responsible Owner hereby waives any and all procedural and substantive objections to special assessments for the costs including, but not limited to, notice and hearing requirements and any claims that the charges or special assessments exceed the benefit to the Encroachment Property. The Responsible Owner waives any appeal rights otherwise available pursuant to Minnesota Statute § 429.081. The Responsible Owner acknowledges that the benefit from the performance of tasks by the City equals or exceeds the amount of the charges and assessments for the costs that are being imposed hereunder upon the Encroachment Property.

No remedy herein conferred upon or reserved to the City 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 this 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.

3.10 Indemnification. The Responsible Owner shall indemnify, defend and hold the City, its council, agents, consultants, attorneys, employees and representatives harmless against and in respect of 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 any of the following:

- (a) The Landowner Improvements;
- (b) Installation and maintenance of the Landowners Improvements;
- (c) Failure by the Responsible Owner to observe or perform any covenant, condition, obligation or agreement on their part to be observed or performed under this Agreement; and
- (d) Use of the City Easement for Landowner Improvements.

This indemnity will not apply to claims, demands, actions, suits, proceedings, losses, costs, expenses, obligations, liabilities, damages, recoveries, and deficiencies that are caused by the City's gross negligence.

3.11 City Duties. Nothing contained in this Agreement shall be considered an affirmative duty upon the City to perform the Responsible Owner's obligations contained in Article 3 if the Responsible Owner does not perform such obligations.

3.12 No Third-Party Recourse. Third parties shall have no recourse against the City under this Agreement.

3.13 Recording. The Responsible Owner shall record this Agreement with the Washington County Recorder against the Encroachment Property and within 30 days after the date that this Agreement has been fully executed, the Responsible Owner shall present evidence to the City that this Agreement has been recorded.

3.14 Binding Agreement. The parties mutually recognize and agree that all terms and conditions of this recordable Agreement shall run with the Encroachment Property and shall be binding upon the heirs, successors, administrators and assigns of the parties. The obligations of the Responsible Owner contained in this Agreement are joint and several.

3.15 Amendment and Waiver. The parties hereto may by mutual written agreement amend this 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 Agreement or in any document delivered pursuant hereto which inaccuracies would otherwise constitute a breach of this Agreement, waive compliance by another with any of the covenants contained in this Agreement and 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 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 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.

3.16 Governing Law. This Agreement shall be governed by and construed in accord with the laws of the State of Minnesota.

3.17 Counterparts. This 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.

3.18 Headings. The subject headings of the sections this Agreement are included for purposes of convenience only and shall not affect the construction of interpretation of any of its provisions.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the day and year first above written.

CITY:
CITY OF COTTAGE GROVE

By: _____
Myron Bailey
Its Mayor

By: _____
Tamara Anderson
Its City Clerk

STATE OF MINNESOTA)
)
COUNTY OF WASHINGTON) ss.

On this _____ day of _____, 2024, before me a Notary Public within and for said County, personally appeared Myron Bailey and Tamara 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

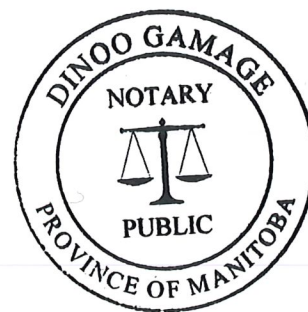
**LANDOWNER:
GERBER REAL ESTATE INC.**

By: 
Its Peter Toni
Assistant Secretary

Province
~~STATE OF~~ MANITOBA)
CITY) ss.
~~COUNTY OF~~ WINNIPEG)

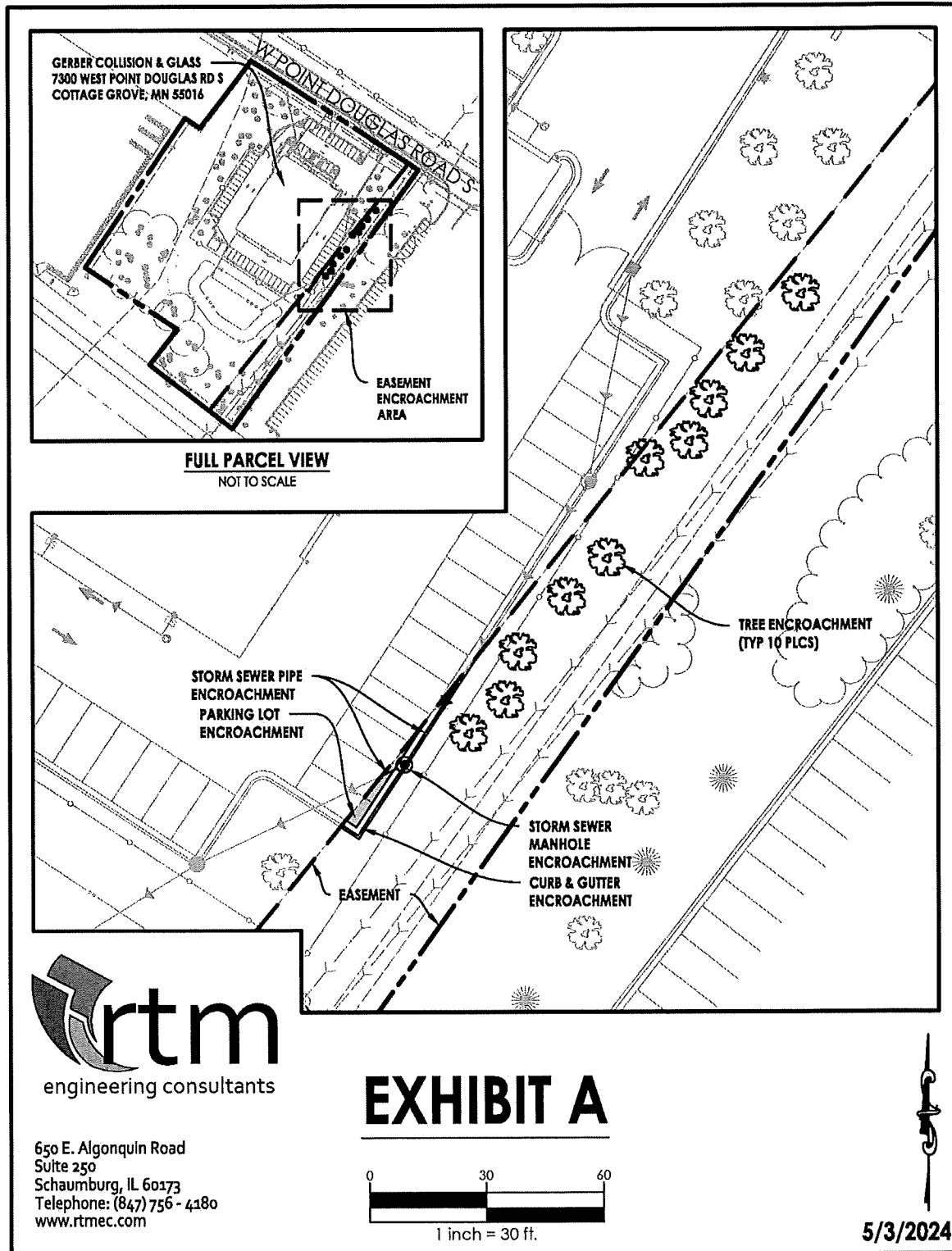
On this 27th day of JUNE, 2024, before me a Notary Public within and for said County, personally appeared PETER TONI to me personally known, who being by me duly sworn, did say that they are the ASSISTANT SECRETARY of Gerber Real Estate Inc., a Delaware corporation, the entity named in the foregoing instrument, and that said instrument was signed on behalf of said corporation.


Notary Public



**This instrument drafted by
and after recording, please return to:**
Korine L. Land (#262432)
LeVander, Gillen & Miller, P.A.
1305 Corporate Center Dr Suite 300
Eagan, MN 55121

EXHIBIT A
DEPICTION OF CONSTRUCTION PLANS



PERMANENT DRAINAGE AND UTILITY EASEMENT

The undersigned Landowner for and in consideration of One and no/100 Dollars (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey to the City of Cottage Grove ("City") a permanent easement ("Permanent Easement") under, over, across, through and upon the following described land situated in the County of Washington, State of Minnesota, to wit:

PROPERTY DESCRIPTION:

Real property in Washington County, Minnesota, described as follows:

Outlot A, Cottage Grove Woods 2nd Addition

Abstract Property

PID: 17.027.21.24.0033

("Landowner's Property").

PERMANENT EASEMENT DESCRIPTION

The Landowner does hereby grant and convey unto the City, its successors and assigns, the following:

A permanent easement for utility and drainage purposes and all such purposes ancillary, incident or related thereto (hereinafter "Permanent Easement") under, over, across, through and upon that real property legally described on Exhibit A and depicted on Exhibit B, (hereinafter the "Permanent Easement Area") attached hereto and incorporated herein by reference.

The Permanent Easement rights granted herein are forever and shall include, but not be limited to, the construction, maintenance, repair and replacement of any sanitary sewer, storm sewer, storm water facilities, above ground and below ground drainage facilities, any related utilities, underground pipes, conduits, culverts, other utilities and mains, and all facilities and improvements ancillary, incident or related thereto, under, over, across, through and upon the Permanent Easement Area.

The Permanent Easement rights further include, but are not limited to, the right of ingress and egress over the Permanent Easement Area to access the Permanent Easement for the purposes of construction, maintenance, repair and replacement of any sanitary sewer, storm sewer, storm water facilities, above ground and below ground drainage facilities any related utilities, underground pipes, conduits, culverts, other utilities, mains and all facilities and improvements ancillary, incident or related thereto.

EXEMPT FROM STATE DEED TAX

The rights of the City also include the right of the City, its contractors, agents and servants:

- (a) To enter upon the Permanent Easement Area at all reasonable times for the purposes of construction, reconstruction, inspection, repair, replacement, grading, sloping, and restoration relating to the purposes of the Permanent Easement; and
- (b) To maintain the Permanent Easement Area, any City improvements and any underground pipes, conduits, or mains, together with the right to excavate and refill ditches or trenches for the location of such pipes, conduits or mains; and
- (c) To remove from the Permanent Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction and maintenance of the utility pipes, conduits, mains and above ground and below ground drainage facilities and to deposit earthen material in and upon the Permanent Easement Area; and
- (d) To remove or otherwise dispose of all earth or other material excavated from the Permanent Easement Area as the City may deem appropriate.

The City shall not be responsible for any costs, expenses, damages, demands, obligations, penalties, attorneys' fees and losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, petroleum, pollutants, and contaminants which may have existed on, or which relate to, the Permanent Easement Area or the Landowner's Property prior to the date hereof.

Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Landowner or their successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statute, Chapter 466.

The Landowner, for itself and its successors and assigns, does hereby warrant to and covenant with the City, its successors and assigns, that they are well seized in fee of the Landowner's Property described above, the Permanent Easement Area described and depicted on Exhibit A and has good right to grant and convey the Permanent Easement herein to the City.

This agreement is binding upon the heirs, successors, executors, administrators and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the day and year first above written.

CITY:
CITY OF COTTAGE GROVE

By: _____
Myron Bailey
Its Mayor

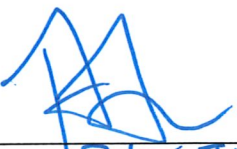
By: _____
Tamara Anderson
Its City Clerk

STATE OF MINNESOTA)
)
COUNTY OF WASHINGTON) ss.

On this _____ day of _____, 2024, before me a Notary Public within and for said County, personally appeared Myron Bailey and Tamara 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

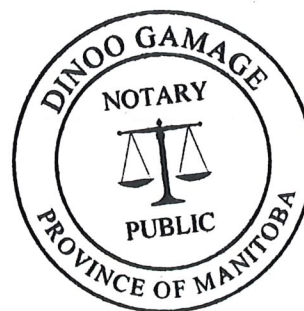
LANDOWNER:
GERBER REAL ESTATE INC.

By: 
Its Peter Toni
Assistant Secretary

Province
STATE OF MANITOBA)
City) ss.
COUNTY OF WINNIPEG)

On this 27th day of JUNE, 2024, before me a Notary Public within and for said County, personally appeared PETER TONI to me personally known, who being by me duly sworn, did say that they are the ASSISTANT SECRETARY of Gerber Real Estate Inc., a Delaware corporation, the entity named in the foregoing instrument, and that said instrument was signed on behalf of said limited liability company.


Notary Public



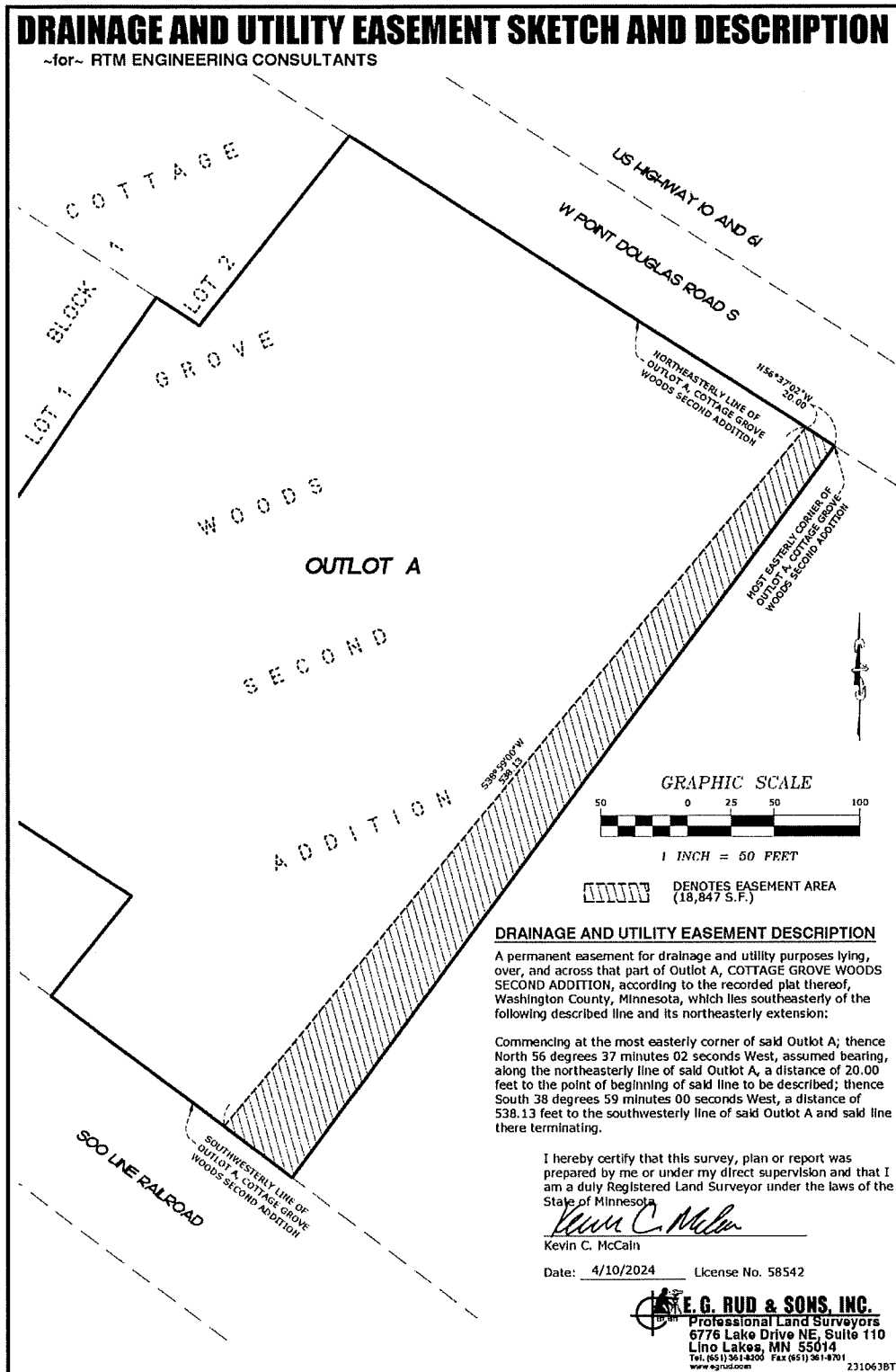
**This instrument drafted by
and after recording, please return to:**
Korine L. Land (#262432)
LeVander, Gillen & Miller, P.A.
1305 Corporate Center Dr Suite 300
Eagan, MN 55121

EXHIBIT A
LEGAL DESCRIPTION OF PERMANENT EASEMENT AREA

A permanent easement for drainage and utility purposes lying, over, and across that part of Outlot A, COTTAGE GROVE WOODS SECOND ADDITION, according to the recorded plat thereof, Washington County, Minnesota, which lies southeasterly of the following described line and its northeasterly extension:

Commencing at the most easterly corner of said Outlot A; thence North 56 degrees 37 minutes 02 seconds West, assumed bearing, along the northeasterly line of said Outlot A, a distance of 20.00 feet to the point of beginning of said line to be described; thence South 38 degrees 59 minutes 00 seconds West, a distance of 538.13 feet to the southwesterly line of said Outlot A and said line there terminating.

EXHIBIT B
DEPICTION OF PERMANENT EASEMENT AREA





City Council Action Request

7.L.

Meeting Date	7/17/2024		
Department	Administration		
Agenda Category	Action Item		
Title	Communication Manager Hiring		
Staff Recommendation	Approve the hiring of Daniel Fanning as Communications Manager.		
Budget Implication	Included in the budget		
Attachments	<table border="1"><tr><td>1.</td><td>Memo - 2024 Communication Manager Hiring</td></tr></table>	1.	Memo - 2024 Communication Manager Hiring
1.	Memo - 2024 Communication Manager Hiring		



To: Honorable Mayor and City Council Members
Jennifer Levitt, City Administrator
From: Joe Fischbach, Human Resources Manager
Date: 7/12/2024
Subject: Communications Manager Hiring

Background

In April recruitment began for a Communications Manager. During the first round, staff interviewed nine applicants and selected four to move forward to second interviews. All four applicants accepted second round interviews. The four applicants interviewed with two different panels representing every City department. Three applicants were selected to interview with the City Council on July 9, 2024. One candidate withdrew from the process. The Council provided staff direction to conduct a background check on Daniel Fanning and forward his hiring for formal Council approval if favorable.

Action Requested

Approve the hiring of Daniel Fanning as Communications Manager at Grade 21, Step 6 (\$119,184.00) of the Non-represented Pay Plan.



City Council Action Request

8.A.

Meeting Date 7/17/2024

Department Finance

Agenda Category Action Item

Title Approve Disbursements

Staff Recommendation Approve disbursements from 06-20-2024 through 07-11-24 in the amount of \$6,319,901.48

Budget Implication N/A

Attachments

1.	Expense Approval Report 07-17-24 Council Meeting
2.	Payroll Check Register CK 07.17.2024



City Council Action Request

9.A.

Meeting Date	7/17/2024
Department	Community Development
Agenda Category	Action Item
Title	Oltman Middle School – Easement Vacation, Drainage and Utility Easement
Staff Recommendation	1) Hold the public hearing and adopt Resolution 2024-106 partially rescinding, terminating, and releasing a permanent easement and temporary easement for watermain for Lot 1, Block 1, New Oltman Middle School. 2) Approve the Temporary Drainage and Utility Easement over a portion of Lot 1, Block 1, New Oltman Middle School. 3) Approve the Permanent Drainage and Utility Easement over a portion of Lot 1, Block 1, New Oltman Middle School.
Budget Implication	N/A

Attachments	1. Oltman Easement Vacation CC Memo
	2. Oltman Termination Resolution
	3. Oltman Temporary Easement
	4. Oltman Permanent Easement

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

FROM: Emily Schmitz, Community Development Director

DATE: July 10, 2024

RE: Oltman Middle School – Easement Vacation, Drainage and Utility Easement

Background

Site plan and conditional use approval were granted for the construction of Oltman Middle School in 2017. As part of the development of the site, watermain looping was required and the infrastructure is required to be placed within a drainage and utility easement.

The School District is currently working through plans for two additions to the school, one on the south side of the building and one on the east side of the building. The southerly addition will require encroachment over the existing watermain; therefore, as part of the addition, the watermain will be required to be relocated. The School District plans for work to begin in 2025; however, in an effort to be efficient in their planning, they are working through the vacation and reestablishment of the easement in the location of the relocated pipe.

A temporary easement will be required over the existing pipe until such time it is moved; the easement would then vacate automatically. A permanent easement over the new location of the pipe is proposed to cover the final location.

Recommendation

That the City Council take the following actions:

1. Hold the public hearing and adopt Resolution 2024-106 partially rescinding, terminating, and releasing a permanent easement and temporary easement for watermain for Lot 1, Block 1, New Oltman Middle School.
2. Approve the Temporary Drainage and Utility Easement over a portion of Lot 1, Block 1, New Oltman Middle School.
3. Approve the Permanent Drainage and Utility Easement over a portion of Lot 1, Block 1, New Oltman Middle School.

Attachments

- Temporary Drainage and Utility Easement
- Permanent Drainage and Utility Easement

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2024-106

**A RESOLUTION PARTIALLY VACTING, RESCINDING, TERMINATING AND
RELEASING A PERMANENT EASEMENT AND TEMPORARY EASEMENT FOR
WATERMAIN FOR LOT 1, BLOCK 1, NEW OLTMAN MIDDLE SCHOOL,
PERTAINING TO REAL PROPERTY IN THE CITY OF COTTAGE GROVE,
MINNESOTA**

WHEREAS, the City granted a Permanent Easement and Temporary Easement for Watermain for Lot 1, Block 1, New Oltman Middle School on certain real property which was recorded as Document No. 4103332 in the office of the Washington County Recorder ("Permanent Easement and Temporary Easement for Watermain"); and

WHEREAS, the real property upon which the Permanent Easement and Temporary Easement for Watermain was recorded is legally described on Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the City desires to partially vacate, rescind, terminate and release that part of the Permanent Easement and Temporary Easement for Watermain described on Exhibit B and depicted on Exhibit C.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove that the Permanent Easement and Temporary Easement for Watermain for Lot 1, Block 1, New Oltman Middle School on Document No. 4103332 is hereby partially vacated, rescinded, terminated and released and is no longer in force or effect.

Passed this 17th day of July 2024.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

Real property situated in the City of Cottage Grove, County of Washington, State of Minnesota, legally described as:

Lot 1, Block 1, New Oltman Middle School

Abstract Property

PID: 06.027.21.31.0002

EXHIBIT B
LEGAL DESCRIPTION TO VACATE RESCIND, TERMINATE AND RELEASE

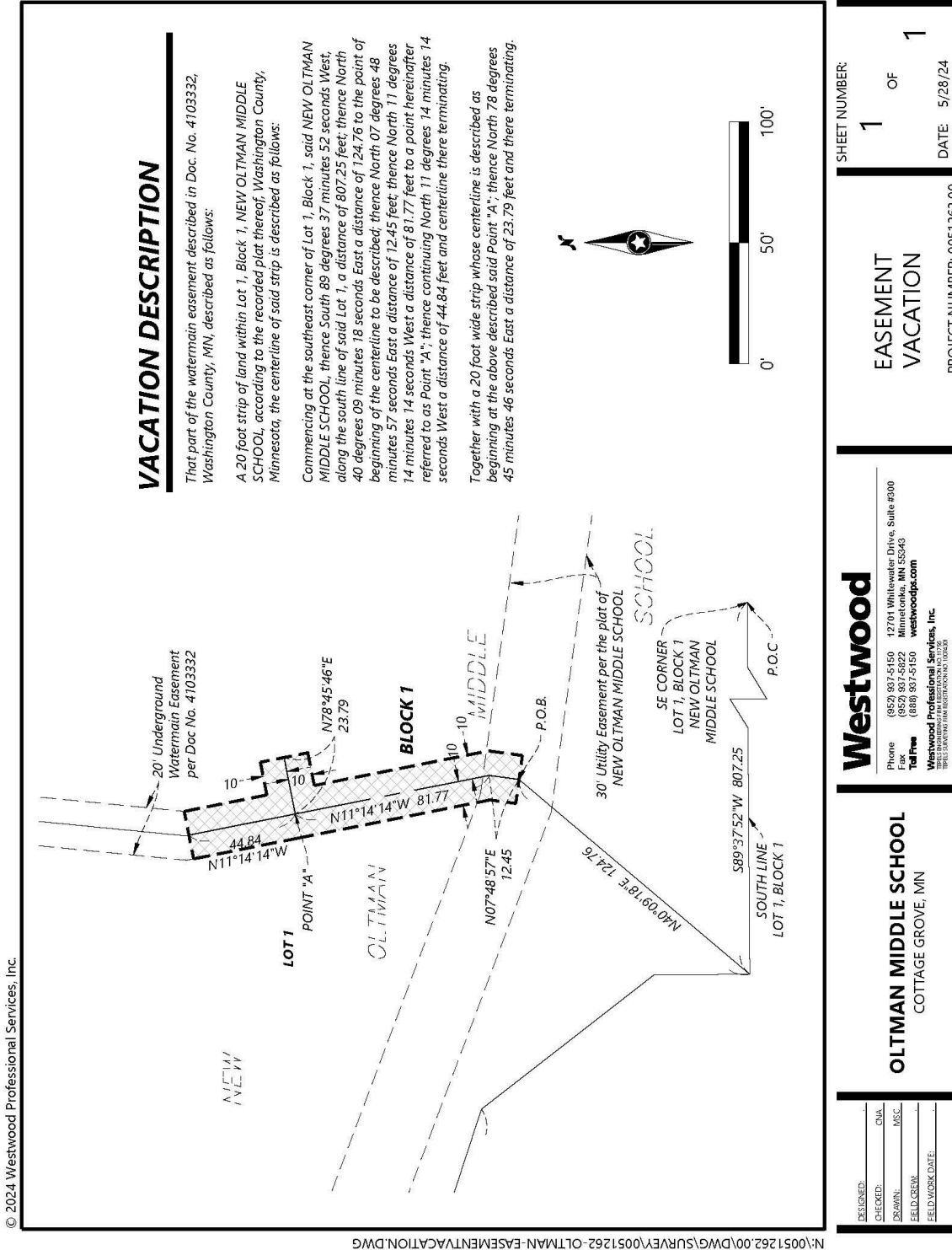
That part of the watermain easement described in Doc. No. 4103332, Washington County, MN, described as follows:

A 20 foot strip of land within Lot 1, Block 1, NEW OLTMAN MIDDLE SCHOOL, according to the recorded plat thereof, Washington County, Minnesota, the centerline of said strip is described as follows:

Commencing at the southeast corner of Lot 1, Block 1, said NEW OLTMAN MIDDLE SCHOOL, thence South 89 degrees 37 minutes 52 seconds West, along the south line of said Lot 1, a distance of 807.25 feet; thence North 40 degrees 09 minutes 18 seconds East a distance of 124.76 to the point of beginning of the centerline to be described; thence North 07 degrees 48 minutes 57 seconds East a distance of 12.45 feet; thence North 11 degrees 14 minutes 14 seconds West a distance of 81.77 feet to a point hereinafter referred to as Point "A"; thence continuing North 11 degrees 14 minutes 14 seconds West a distance of 44.84 feet and centerline there terminating.

Together with a 20 foot wide strip whose centerline is described as beginning at the above described said Point "A"; thence North 78 degrees 45 minutes 46 seconds East a distance of 23.79 feet and there terminating.

EXHIBIT C
DEPICTION TO RESCIND, TERMINATE AND RELEASE



TEMPORARY EASEMENT FOR WATERMAIN
FOR LOT 1, BLOCK 1, NEW OLTMAN MIDDLE SCHOOL

This TEMPORARY EASEMENT ("Easement") is made, granted and conveyed this ____ day of _____, 2024, between Independent School District 833, a Minnesota public corporation, ("Landowner") and the City of Cottage Grove, a municipal corporation organized under the laws of the State of Minnesota ("City").

The Landowner owns the real property situated within Washington County, Minnesota as described on the attached Exhibit A ("Landowner's Property").

A. EASEMENTS

The Landowner in consideration of the sum of One Dollar and other good and valuable consideration to it in hand paid by the City, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto the City, its successors and assigns, the following:

1. A temporary nonexclusive easement for ingress, egress and access purposes related to the underground watermain and above ground valve, hydrant and/or control mechanism and all such purposes ancillary, incident or related thereto, including any appurtenances and casing pipes related thereto (hereinafter "Temporary Easement") under, over, across, through and upon that real property identified, legally described on Exhibit B and depicted on Exhibit C (hereinafter the "Temporary Easement Area") attached hereto and incorporated herein by reference. The Temporary Easement rights granted herein shall include, but not be limited to the maintenance, inspection, repair, replacement, grading, sloping, and restoration relating to any ingress, egress and access to the Landowner's Property, and all facilities and improvements ancillary, incident or related thereto, under, over, across, through and upon the Temporary Easement Area. Further, the City shall have the right to remove from the Temporary Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction, maintenance or operation of the Temporary Easement Area and to deposit earthen material in and upon the Temporary Easement Area.

EXEMPT FROM STATE DEED TAX

B. GENERAL PROVISIONS

1. The City shall indemnify, defend and hold harmless the Landowner from all claims, costs, damages and expenses arising from the City's negligent exercise of its rights under this Easement, or arising from any violation of this Easement by the City. The City, after any work contemplated hereunder, shall restore the Temporary Easement Area substantially to the grade that existed prior to the work.
2. The City shall not be responsible for any costs, expenses, damages, demands, obligations, penalties, attorneys' fees and losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, petroleum, pollutants, and contaminants which may have existed on, or which relate to, the Temporary Easement Area or the Landowner's Property prior to the date hereof.
3. Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Landowner, itself or its successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statute, Chapter 466.
4. The Landowner, for itself and its successors and assigns, do hereby warrant to and covenant with the City, its successors and assigns, that it is well seized in fee of the Landowner's Property described on Exhibit A and the Temporary Easement Area described on Exhibit B and depicted on Exhibit C that it has good right to grant and convey the Temporary Easement herein to the City.
5. The Temporary Easement shall expire upon completion of a new relocated Drainage and Utility Easement or December 31, 2026, whichever occurs first.
6. The Landowner, for itself and its successors and assigns, grants an access easement over Landowner's Property for purposes ancillary, incident and related to this Easement.

[the remainder of this page has been intentionally left blank]

CITY:
CITY OF COTTAGE GROVE

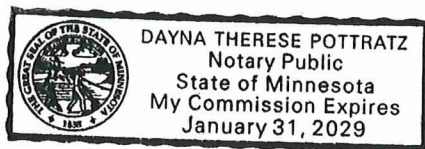
3

**LANDOWNER:
INDEPENDENT SCHOOL DISTRICT NO. 833**

By: [Signature]
Printed Name: DAN Ryan
Its: Executive Director of Finance and Operations

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was executed this 9 day of July, 2024, by
Dan Ryan, the Executive Director of Finance and Operations of Independent School
District No. 833, a Minnesota public corporation, on behalf of the corporation.



[Signature]
Notary Public

**This instrument drafted by
And after recording, please return to:**
Korine Land, #262432
LeVander, Gillen, & Miller, P.A.
1305 Corporate Center Dr., Suite 300
Eagan, MN 55121
(651) 451-1831

EXHIBIT A
LEGAL DESCRIPTION OF LANDOWNER'S PROPERTY

Real property situated in the City of Cottage Grove, County of Washington, State of Minnesota,
legally described as:

Lot 1, Block 1, New Oltman Middle School

Abstract Property

PID: 06.027.21.31.0002

EXHIBIT B
LEGAL DESCRIPTION TEMPORARY EASEMENT AREA

The Temporary Easement shall expire upon completion of a new relocated Drainage and Utility Easement or December 31, 2025, whichever occurs first.

That part of the watermain easement described in Doc. No. 4103332, Washington County, MN, described as follows:

A 20 foot strip of land within Lot 1, Block 1, NEW OLTMAN MIDDLE SCHOOL, according to the recorded plat thereof, Washington County, Minnesota, the centerline of said strip is described as follows:

Commencing at the southeast corner of Lot 1, Block 1, said NEW OLTMAN MIDDLE SCHOOL, thence South 89 degrees 37 minutes 52 seconds West, along the south line of said Lot 1, a distance of 807.25 feet; thence North 40 degrees 09 minutes 18 seconds East a distance of 124.76 to the point of beginning of the centerline to be described; thence North 07 degrees 48 minutes 57 seconds East a distance of 12.45 feet; thence North 11 degrees 14 minutes 14 seconds West a distance of 81.77 feet to a point hereinafter referred to as Point "A"; thence continuing North 11 degrees 14 minutes 14 seconds West a distance of 44.84 feet and centerline there terminating.

Together with a 20 foot wide strip whose centerline is described as beginning at the above described said Point "A"; thence North 78 degrees 45 minutes 46 seconds East a distance of 23.79 feet and there terminating.

EXHIBIT C
DEPICTION OF TEMPORARY EASEMENT AREA

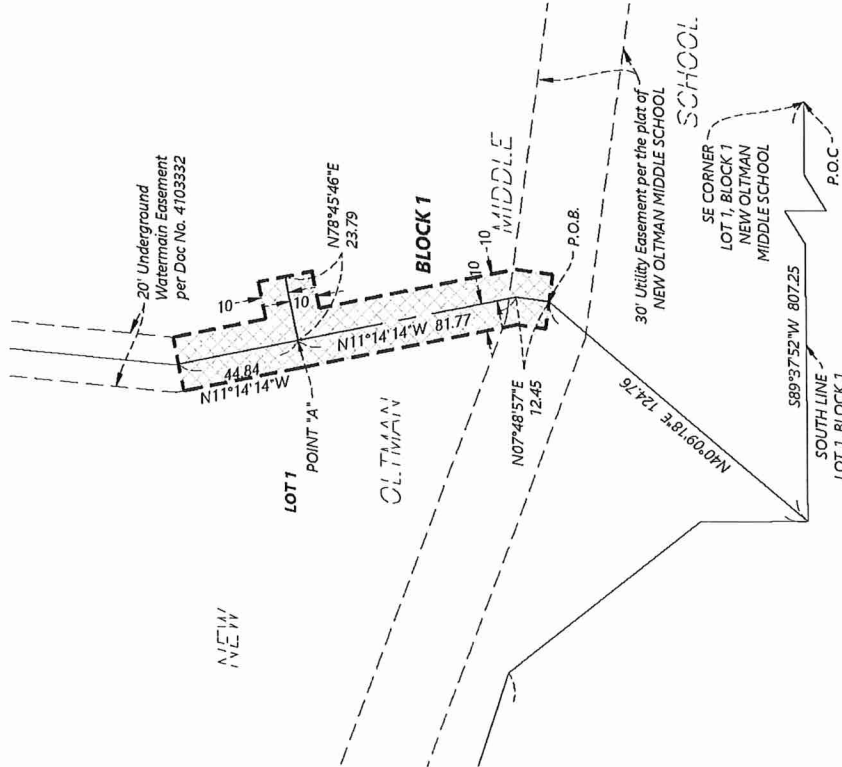
**TEMPORARY DRAINAGE &
UTILITY EASEMENT EXHIBIT**

That part of the watermain easement described in Doc. No. 4103332, Washington County, MN, described as follows:

A 20 foot strip of land within Lot 1, Block 1, NEW OLTMAN MIDDLE SCHOOL, according to the recorded plat thereof, Washington County, Minnesota, the centerline of said strip is described as follows:

Commencing at the southeast corner of Lot 1, Block 1, said NEW OLTMAN MIDDLE SCHOOL, thence South 89 degrees 37 minutes 52 seconds West, along the south line of said Lot 1, a distance of 807.25 feet; thence North 40 degrees 09 minutes 18 seconds East a distance of 124.76 to the point of beginning of the centerline to be described; thence North 07 degrees 48 minutes 57 seconds East a distance of 12.45 feet; thence North 11 degrees 14 minutes 14 seconds West a distance of 81.77 feet to a point hereinafter referred to as Point "A"; thence continuing North 11 degrees 14 minutes 14 seconds West a distance of 44.84 feet and centerline there terminating.

Together with a 20 foot wide strip whose centerline is described as beginning at the above described said Point "A"; thence North 78 degrees 45 minutes 46 seconds East a distance of 23.79 feet and there terminating.



© 2024 Westwood Professional Services, Inc.

N:\0051262.00\DWG\SURVEY\0051262-OLTMAN-EASEMENT\ACAD\DWG

SHEET NUMBER:

TEMPORARY DRAINAGE
AND UTILITY EASEMENT
EXHIBIT

1

OF

1

DATE: 6/18/24

PROJECT NUMBER: 0051262.00

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #200
Fax (952) 937-5822 Minneapolis, MN 55443
Toll Free (888) 937-5150 westwoodpi.com
Westwood Professional Services, Inc.
THIS SURVEY IS A REPRODUCTION OF THE ORIGINAL

OLTMAN MIDDLE SCHOOL
COTTAGE GROVE, MN

DESIGNED: JVA
CHECKED: JVA
DRAWN: MKC
FIELD CREW:
FIELD WORK DATE:

PERMANENT DRAINAGE AND UTILITY EASEMENT

THIS PERMANENT DRAINAGE AND UTILITY EASEMENT ("Easement") is made, granted and conveyed this _____ day of _____, 2024, by and between Independent School District 833, a Minnesota public corporation ("Landowner"), and the City of Cottage Grove, a Minnesota municipal corporation ("City").

WHEREAS, Landowner owns real property situated within Washington County, Minnesota as described on Exhibit A ("Landowner's Property"), attached hereto and incorporated herein by reference.

WHEREAS, the City requires a Permanent Drainage and Utility Easement from Landowner.

NOW THEREFORE, Landowner in consideration of the sum of One and no/100 Dollars (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey to the City, its successors and assigns, the following:

PERMANENT DRAINAGE AND UTILITY EASEMENT DESCRIPTION

Landowner does hereby grant and convey unto the City, its successors and assigns, the following:

A permanent easement for utility and drainage purposes and all such purposes ancillary, incident or related thereto ("Permanent Easement") under, over, across, through and upon that real property legally described on Exhibit B and depicted on Exhibit C ("Permanent Easement Area"), attached hereto and incorporated herein by reference.

The Permanent Easement rights granted herein are forever and shall include, but not be limited to, the construction, maintenance, repair and replacement of any sanitary sewer, storm sewer, water mains, storm water facilities, above ground and below ground drainage facilities, any utilities, underground pipes, conduits, culverts, other utilities and mains, and all facilities and improvements ancillary, incident or related thereto, under, over, across, through and upon the Permanent Easement Area.

The Permanent Easement rights further include, but are not limited to, the right of ingress and egress over the Permanent Easement Area to access the Permanent Easement for the purposes of construction, maintenance, repair and replacement of any sanitary sewer, storm sewer, water mains, storm water facilities, above ground and below ground drainage facilities any utilities, underground pipes, conduits, culverts, other utilities, mains and all facilities and improvements ancillary, incident or related thereto.

EXEMPT FROM STATE DEED TAX

The rights of the City also include the right of the City, its contractors, agents and servants:

- (a) To enter upon the Permanent Easement Area at all reasonable times for the purposes of construction, reconstruction, inspection, repair, replacement, grading, sloping, and restoration relating to the purposes of the Permanent Easement; and
- (b) To maintain the Permanent Easement Area, any City improvements and any underground pipes, conduits, or mains, together with the right to excavate and refill ditches or trenches for the location of such pipes, conduits or mains; and
- (c) To remove from the Permanent Easement Area trees, brush, herbage, aggregate, undergrowth and other obstructions interfering with the location, construction and maintenance of the utility pipes, conduits, mains and above ground and below ground drainage facilities and to deposit earthen material in and upon the Permanent Easement Area; and
- (d) To remove or otherwise dispose of all earth or other material excavated from the Permanent Easement Area as the City may deem appropriate.

The City shall not be responsible for any costs, expenses, damages, demands, obligations, penalties, attorneys' fees and losses resulting from any claims, actions, suits, or proceedings based upon a release or threat of release of any hazardous substances, petroleum, pollutants, and contaminants which may have existed on, or which relate to, the Permanent Easement Area or the Landowner's Property prior to the date hereof.

Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Landowner or its successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided by Minnesota Statute, Chapter 466.

The Landowner, for itself and its successors and assigns, does hereby warrant to and covenant with the City, its successors and assigns, that it is well seized in fee of Landowner's Property described on Exhibit A, the Permanent Easement Area described on Exhibit B and has good right to grant and convey the Permanent Easement herein to the City.

This Easement is binding upon the heirs, successors, executors, administrators and assigns of the parties hereto.

This Easement 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.

[The remainder of this page has been intentionally left blank.]

IN TESTIMONY WHEREOF, the parties have caused this Easement to be executed as of the day and year first above written.

CITY:
CITY OF COTTAGE GROVE

By: _____
Myron Bailey
Mayor

By: _____
Tamara Anderson
City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

On this ____ day of _____, 2024, before me a Notary Public within and for said County, personally appeared Myron Bailey and Tamara Anderson to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and the City Clerk of the City of Cottage Grove, the Minnesota municipal corporation named in the foregoing instrument, and that it was signed on behalf of said municipal corporation by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipal corporation.

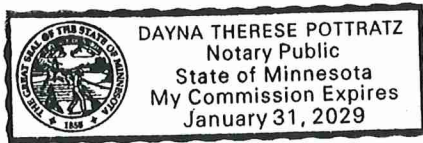
Notary Public

**LANDOWNER:
INDEPENDENT SCHOOL DISTRICT NO. 833**

By: [Signature]
Printed Name: DAN PYAN
Its: Executive Director of Finance and Operations

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was executed this 9 day of July, 2024, by
Dan Pyan, the Executive Director of Finance of Independent School
District No. 833, a Minnesota public corporation, on behalf of the corporation.



[Signature]
Notary Public

**This instrument drafted by
and after recording, please return to:**
Korine L. Land (#262432)
LeVander, Gillen & Miller, P.A.
1305 Corporate Center Drive, Suite 300
Eagan, MN 55121
651-451-1831

EXHIBIT A
LEGAL DESCRIPTION OF LANDOWNER'S PROPERTY

Real property situated in the City of Cottage Grove, County of Washington, State of Minnesota,
legally described as:

Lot 1, Block 1, New Oltman Middle School

Abstract Property

PID: 06.027.21.31.0002

EXHIBIT B
LEGAL DESCRIPTION OF
PERMANENT EASEMENT AREA

A 20 foot strip of land within Lot 1, Block 1, NEW OLTMAN MIDDLE SCHOOL, according to the recorded plat thereof, Washington County, Minnesota, the centerline of said strip is described as follows:

Commencing at the southeast corner of Lot 1, Block 1, said NEW OLTMAN MIDDLE SCHOOL, thence South 89 degrees 37 minutes 52 seconds West, along the south line of said Lot 1, a distance of 773.00 feet to a point; thence North 05 degrees 37 minutes 07 seconds East, a distance of 188.88 feet to the point of beginning of said centerline; thence continuing North 05 degrees 37 minutes 07 seconds East a distance of 117.00 and centerline there terminating.

AND

That part of Lot 1, Block 1, said NEW OLTMAN MIDDLE SCHOOL, commencing at southeast corner of said Lot 1, Block 1, thence South 89 degrees 37 minutes 52 seconds West, along the south line of said Lot 1, a distance of 773.00 feet to a point; thence North 29 degrees 54 minutes 52 seconds East, a distance of 124.00 to the point of beginning of the area to be described; thence North 13 degrees 51 minutes 14 seconds East, a distance of 9.00 feet; thence South 76 degrees 08 minutes 46 seconds East, a distance of 20.00 feet; thence South 13 degrees 51 minutes 14 seconds West, a distance of 7.00 feet; thence North 81 degrees 51 minutes 24 seconds West a distance of 20.10 feet to the point of beginning and there terminating.

EXHIBIT C
DEPICTION OF
PERMANENT EASEMENT AREA

EASEMENT DESCRIPTION

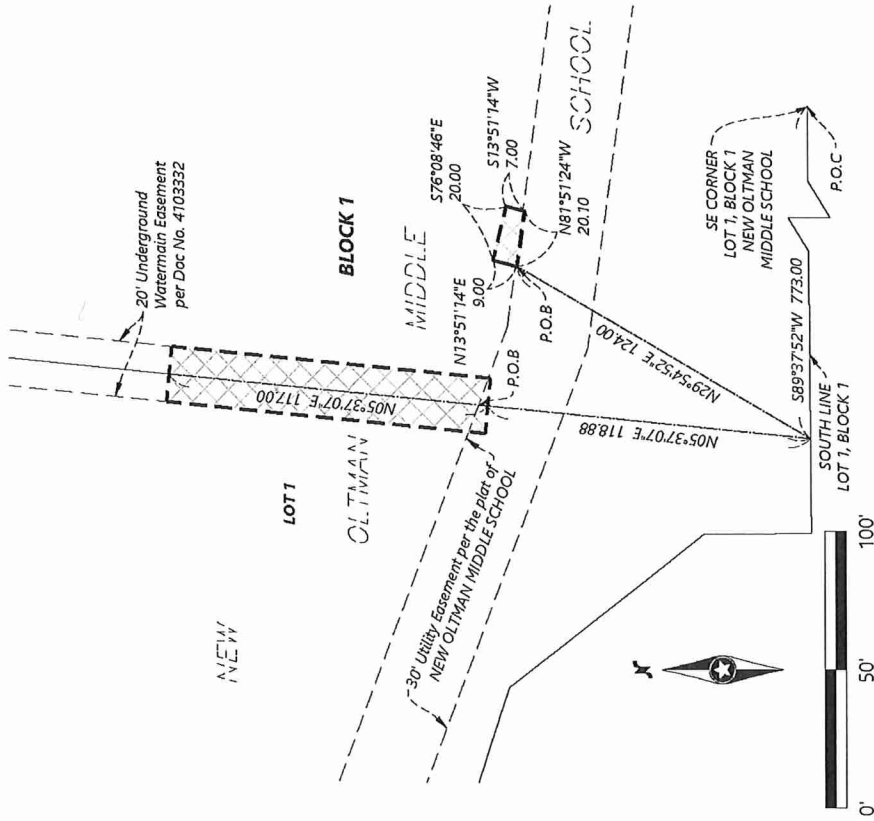
A 20 foot strip of land within Lot 1, Block 1, NEW OLTMAN MIDDLE SCHOOL, according to the recorded plat thereof, Washington County, Minnesota, the centerline of said strip is described as follows:

Commencing at the southeast corner of Lot 1, Block 1, said NEW OLTMAN MIDDLE SCHOOL, thence South 89 degrees 37 minutes 52 seconds West, along the south line of said Lot 1, a distance of 773.00 feet to a point, thence North 05 degrees 07 minutes 07 seconds East, a distance of 188.88 feet to the point of beginning of said centerline; thence continuing North 05 degrees 37 minutes 07 seconds East a distance of 117.00 and centerline there terminating.

AND

That part of Lot 1, Block 1, said NEW OLTMAN MIDDLE SCHOOL, commencing at southeast corner of said Lot 1, Block 1, thence South 89 degrees 37 minutes 52 seconds West, along the south line of said Lot 1, a distance of 773.00 feet to a point; thence North 29 degrees 54 minutes 52 seconds East, a distance of 124.00 to the point of beginning of the area to be described; thence North 13 degrees 51 minutes 14 seconds East, a distance of 9.00 feet; thence South 76 degrees 08 minutes 46 seconds East, a distance of 20.00 feet; thence South 13 degrees 51 minutes 14 seconds West, a distance of 7.00 feet; thence North 81 degrees 51 minutes 24 seconds West a distance of 20.10 feet to the point of beginning and there terminating.

DENOTES EASEMENT



SHEET NUMBER

1

OF

1

EASEMENT
EXHIBIT

DATE

PROJECT NUMBER: 0051262.00

Westwood

Phone (852) 957-5150 12701 Whitewater Drive, Suite #200
Fax (852) 957-5822 Minneapolis, MN 55343
Toll Free (888) 957-5150 westwoodps.com
Westwood Professional Services, Inc.
TRADE SHOWS AND EXHIBITS ONLY

OLTMAN MIDDLE SCHOOL
COTTAGE GROVE, MN

DESIGNED: _____
CHECKED: _____
DRAWN: _____
FIELD CREW: _____
FIELD WORK DATE: _____



City Council Action Request

9.B.

Meeting Date 7/17/2024

Department Community Development

Agenda Category Action Item

Title Summer Valley – Easement Vacation, Final Plat, Development Agreement, and Development Plans

Staff Recommendation 1) Hold a public hearing to vacate public drainage and utility easements within the proposed development parcel (PID: 0302721210003). 2) Adopt Resolution 2024-103 vacating the public drainage and utility easements within the proposed development parcel (PID: 0302721210003). 3) Adopt Resolution 2024-104 approving the Final Plat for Summer Valley. 4) Approve the Summer Valley Development Agreement with Summergate Development, LLC, with minor modifications as approved by the City Attorney. 5) Adopt Resolution 2024-105 approving the Summer Valley Development Plans dated May 21, 2024, prepared by Westwood Professional Services, Inc., subject to final approval by the City Engineer in writing.

Budget Implication N/A

Attachments

1.	Summer Valley CC Memo
2.	Summer Valley Resolution - Easement Terminations
3.	Summer Valley Final Plat
4.	Summer Valley Resolution - Final Plat
5.	Summer Valley Signed DA
6.	Summer Valley Development Plans
7.	Summer Valley Engineering Plan Review Letter 2024-06-26
8.	Summer Valley Resolution - Plans & Specs

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

FROM: Conner Jakes, Associate Planner

DATE: July 11, 2023

RE: Summer Valley – Easement Vacation, Final Plat, Development Agreement, and Development Plans

Proposal

The City Council is requested to take the following actions:

1. Hold a public hearing to vacate public drainage and utility easements within the proposed development parcel (PID: 0302721210003).
2. Adopt the resolution approving the easement vacations.
3. Adopt the resolution approving the Final Plat for Summer Valley.
4. Approve the Summer Valley Development Agreement with Summergate Development, LLC.
5. Adopt the resolution approving the Summer Valley Development Plans dated May 21, 2024, prepared by Westwood Professional Services, Inc.



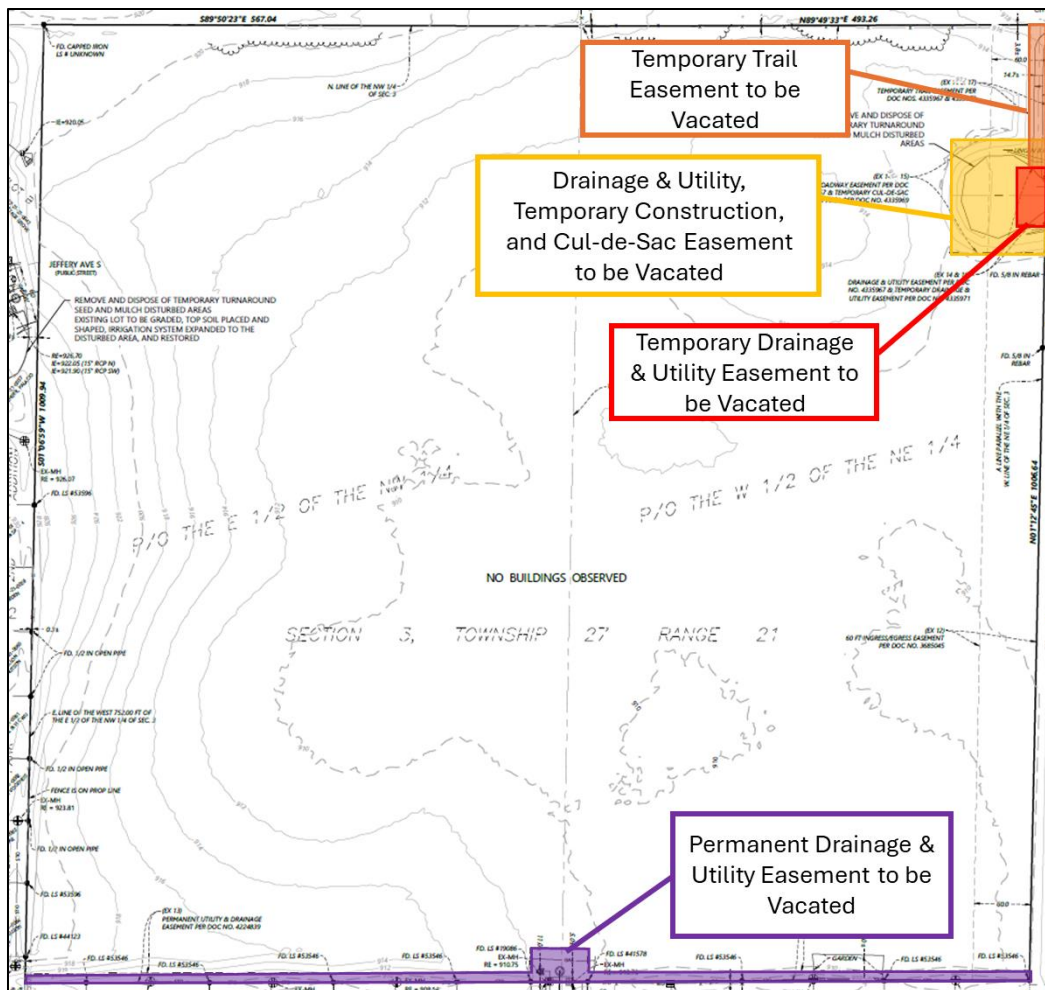
Location Map

1. Easement Vacation

Background

Given the subject parcel is the last remaining developable parcel in the area, various permanent and temporary easements have been recorded on the subject site in order to allow for the adjacent parcels to develop. The easements to be vacated are listed and shown below for reference.

- Permanent Drainage and Utility Easement recorded as Document No. 4224839 as part of the Parkview Pointe Plat.
- Temporary Cul-de-Sac Easement recorded as Document No. 4309425 as part of the Northwick Park 2nd Addition Plat.
- Termination of the Drainage and Utility Easement and Temporary Construction Easement Agreement recorded as Document No. 4335967 as part of the Rolling Meadows Plat.
- Temporary Cul-de-Sac Easement Agreement recorded as Document No. 4335969 as part of the Rolling Meadows Plat.
- Temporary Drainage and Utility Easement recorded as Document No. 4335971 as part of the Rolling Meadows Plat.
- Temporary Trail Easement recorded on September 23, 2021 as Document No. 4335973 as part of the Rolling Meadows Plat.

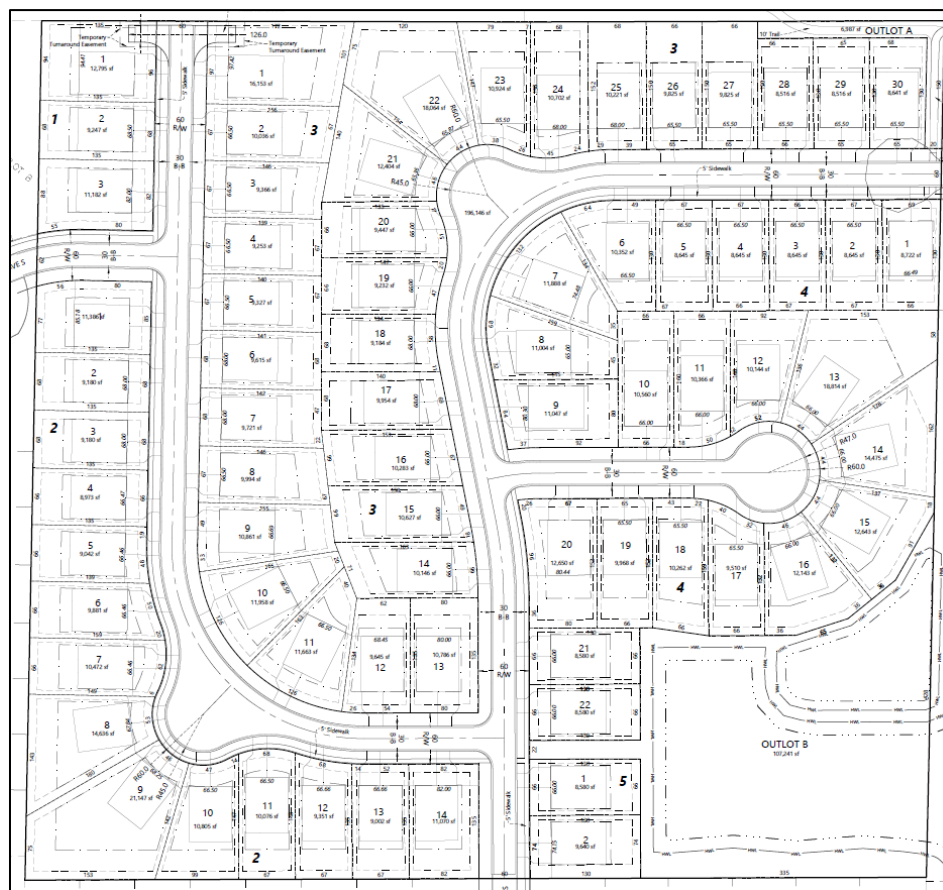


Existing Easements to be Vacated

2. Final Plat

Background

At its April 17, 2024, meeting, the City Council approved Summergate Development's application for a Preliminary Plat and Zoning Amendment for a project to be known as Summer Valley. The subject property is located south of the Woodbury border, to the east of the Northwick Park development, to the west of the Rolling Meadows development, and to the north of the Parkview Pointe development. The preliminary plat consists of 71 single family homes on approximately 24.5 acres.

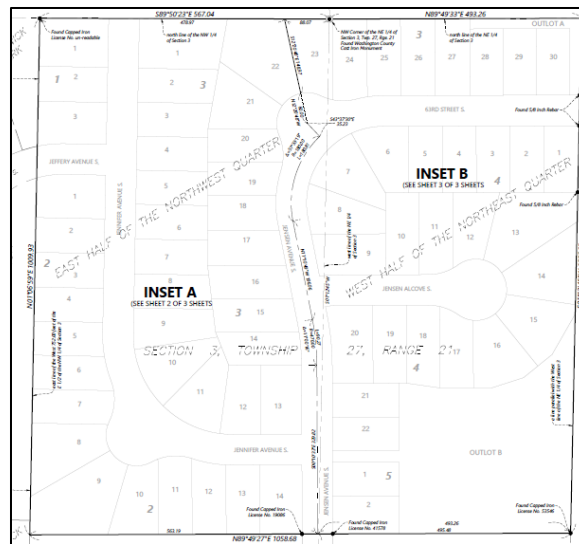


Summer Valley Preliminary Plat

Final Plat Review

The Summer Valley Final Plat was distributed to City departments, Washington County, and ISD 833 for their review and comments. No comments or recommendations were received.

The Summer Valley final plat will include 71 single-family lots as approved in the preliminary plat. The final plat contains 2 outlots that will be owned and maintained by the City. Outlot A will contain a regional trail section continuing the South Washington Watershed District's (SWWD) Glacial Valley Interpretive Area Improvement plans and regional trail. Outlot B will be utilized for storm-water ponding. The final plat is in conformance with all other conditions of the preliminary plat as approved by the City Council and as stipulated in Resolution 2024-064.



Summer Valley Final Plat

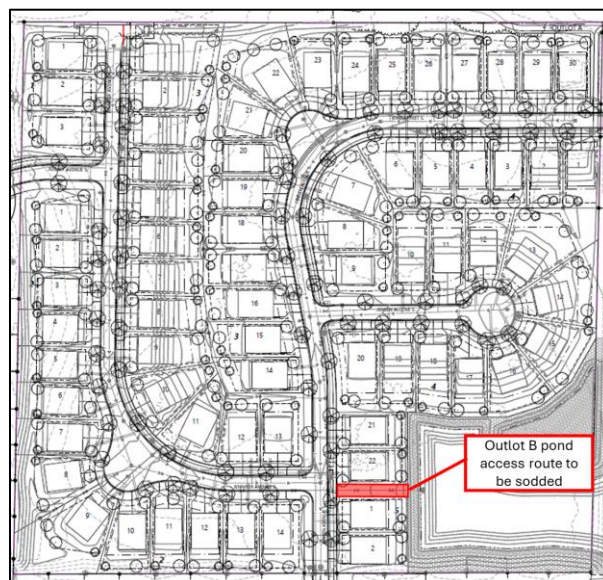
Homeowner's Association

The Applicant is not proposing a homeowner's association (HOA) given there will be no common owned elements of the proposed project.

Pond Access Routes

As with all other residential developments, pond access routes are required to be platted allowing for City access to stormwater ponds within developments for regular maintenance. Property owners adjacent to pond access routes are required to maintain the area to the center of those access routes. All pond access routes are required to be sodded from the back of curb to the rear lot line of all adjacent lots. The remainder of the stormwater ponding areas are permitted to be seeded. The following lots will be required to maintain to the center of adjacent pond access routes.

- Lot 22, Block 4
- Lot 1, Block 5



Outlot B Pond Access Route

Temporary Cul-De-Sac Removal

As part of the Northwick Park 2nd Addition development to the west of subject site, a temporary cul-de-sac was installed within Lot 1, Block 2. The temporary cul-de-sac provided the necessary turn around area for vehicular traffic traveling on Jeffery Avenue South. As outlined in the attached development agreement, the developer will be required to remove the temporary cul-de-sac and restore the area as necessary, including sod and extension of the sprinkler system.

3. Development Agreement

The Developer has signed the development agreement, which is attached for review.

4. Development Plan Review

The City Engineer has reviewed the development plans dated May 21, 2024, by the developer's consulting engineer Westwood Professional Services, Inc., and is recommending approval of those plans (e.g., construction plans, drawings, specifications, surveys) subject to the comments in the June 26, 2024, review memorandum and any subsequent memorandums from Bolton & Menk, or as modified and approved by the City Engineer in writing.

Recommendation

The City Council is recommended to take the following actions:

1. Hold a public hearing to vacate public drainage and utility easements within the proposed development parcel (PID: 0302721210003).
2. Adopt Resolution 2024-103 vacating the public drainage and utility easements within the proposed development parcel (PID: 0302721210003).
3. Adopt Resolution 2024-104 approving the Final Plat for Summer Valley.
4. Approve the Summer Valley Development Agreement with Summergate Development, LLC, with minor modifications as approved by the City Attorney.
5. Adopt Resolution 2024-105 approving the Summer Valley Development Plans dated May 21, 2024, prepared by Westwood Professional Services, Inc., subject to final approval by the City Engineer in writing.

Attachments:

Summer Valley Final Plat
Summer Valley Development Agreement
Summer Valley Development Plans dated May 21, 2024
Engineering Review Letter dated June 26, 2024

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2024-103

**A RESOLUTION VACATING RESCINDING, TERMINATING AND RELEASING CERTAIN
EASEMENTS IN PLAT TO BE SHOWN AS SUMMER VALLEY, PERTAINING TO REAL
PROPERTY IN THE CITY OF COTTAGE GROVE, MINNESOTA**

WHEREAS, the City granted a Temporary Cul-De-Sac Easement Agreement on certain real property which was recorded as Document No. 4309425 in the office of the Washington County Recorder (“Northwick Park 2nd Addition Temporary Cul-De-Sac Easement”); a Drainage and Utility Easement and Temporary Construction Easement Agreement on certain real property which was recorded as Document No. 4335967 in the office of the Washington County Recorder (“Drainage and Utility Easement and Temporary Construction Easement”); a Temporary Cul-de-Sac Easement Agreement on certain real property which was recorded as Document No. 4335969 in the office of the Washington County Recorder (“Rolling Meadows Temporary Cul-de-Sac Easement”); a Temporary Drainage and Utility Easement on certain real property which was recorded as Document No. 4335971 in the office of the Washington County Recorder (“Temporary Drainage and Utility Easement”); a Temporary Trail Easement on certain real property which was recorded as Document No. 4335973 in the office of the Washington County Recorder (“Temporary Trail Easement”); and a Permanent Drainage and Utility Easement on certain real property which was recorded as Document No. 4224839 in the office of the Washington County Recorder (“Permanent Drainage and Utility Easement”); collectively “The Easements” and

WHEREAS, the real property upon which The Easements were recorded is legally described on Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the City desires to vacate, rescind, terminate and release The Easements.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove that the Northwick Park 2nd Addition Temporary Cul-De-Sac Easement on Document No. 4309425, the Drainage and Utility Easement and Temporary Construction Easement on Document No. 4335967, the Rolling Meadows Temporary Cul-de-Sac Easement on Document No. 4335969, the Temporary Drainage and Utility Easement on Document No. 4335971, the Temporary Trail Easement on Document No. 4335973, and the Permanent Drainage and Utility Easement on Document No. 4224839 are hereby vacated, rescinded, terminated and released and are no longer in force or effect.

Adopted this 17th day of July, 2024.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

EXHIBIT A
PROPERTY LEGAL DESCRIPTION

Those parts of the East One-Half of the Northwest Quarter, the West One Half of the Northeast Quarter of Section 3, Township 27 North, Range 21 West, Washington County, Minnesota, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 3; thence North 89 degrees 49 minutes 33 seconds East, bearing assumed, along the North line of said Northeast Quarter, a distance of 493.26 feet; thence South 01 degrees 12 minutes 45 seconds West, parallel with the West line of said Northeast Quarter, a distance of 1006.65 feet; thence South 89 degrees 49 minutes 33 seconds West, a distance of 1058.68 feet to the East line of the West 752.00 feet of the East One Half of the Northwest Quarter of said Section 3; thence North 01 degrees 06 minutes 59 seconds East, along said East line, a distance of 1009.93 feet to the North line of the Northwest Quarter of said Section 3; thence South 89 degrees 50 minutes 23 seconds East, along said North line of the Northwest Quarter, a distance of 567.04 feet to the point of beginning.

Abstract Property

PID: 03.027.21.21.0003

SUMMER VALLEY

KNOW ALL PERSONS BY THESE PRESENTS: that Summergate Development, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Those parts of the East One-Half of the Northwest Quarter, the West One-Half of the Northeast Quarter of Section 3, Township 27 North, Range 21 West, Washington County, Minnesota, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 3, thence North 89 degree 49 minutes 33 seconds East, bearing assumed, along the North line of said Northeast Quarter, a distance of 493.26 feet; thence South 01 degrees 12 minutes 45 seconds West, parallel with the West line of said Northeast Quarter, a distance of 1006.65 feet; thence South 89 degrees 49 minutes 33 seconds West a distance of 1058.68 feet to the East line of the West 752.00 feet of the East One-Half of the Northwest Quarter of said Section 3; thence North 01 degrees 06 minutes 59 seconds East, along said East line, a distance of 1009.93 feet to the North line of the Northwest Quarter of said Section 3; thence South 89 degrees 50 minutes 23 seconds East, along said North line of the Northwest Quarter, a distance of 567.04 feet to the point of beginning.

Has caused the same to be surveyed and platted as **SUMMER VALLEY** and does hereby donate and dedicate to the public for public use the public ways, as shown on this plat, and also dedicate the easements as created by this plat for drainage and utility purposes only.

In witness whereof said Summergate Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

SUMMERGATE DEVELOPMENT, LLC

By _____
Its _____

STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged before me on this _____ day of _____, 20_____, by _____, its _____ of Summergate Development, LLC, a Minnesota limited liability company, on behalf of the company.

(Signature) (Name Printed)

Notary Public, _____ County, _____

My Commission Expires _____

I hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as **SUMMER VALLEY**; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year; that all water boundaries and wet lands as defined in MS Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this _____, day of _____, 20_____.

Chris Ambourn, Licensed Land Surveyor
Minnesota License No. 43055

STATE OF MINNESOTA
COUNTY OF HENNEPIN
The foregoing Surveyor's Certificate was acknowledged before me on this _____ day of _____, 20_____, by Chris Ambourn, Licensed Land Surveyor, Minnesota License No. 43055.

(Signature) (Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY OF CITY OF COTTAGE GROVE, MINNESOTA
This plat was approved by the City Council of the City of Cottage Grove, Minnesota on this _____ day of _____, 20_____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

By _____ By _____
Mayor City Clerk

WASHINGTON COUNTY SURVEYOR
Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved on this _____ day of _____, 20_____.

By _____ By _____
Washington County Surveyor

WASHINGTON COUNTY AUDITOR/TREASURER
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this _____ day of _____, 20_____.

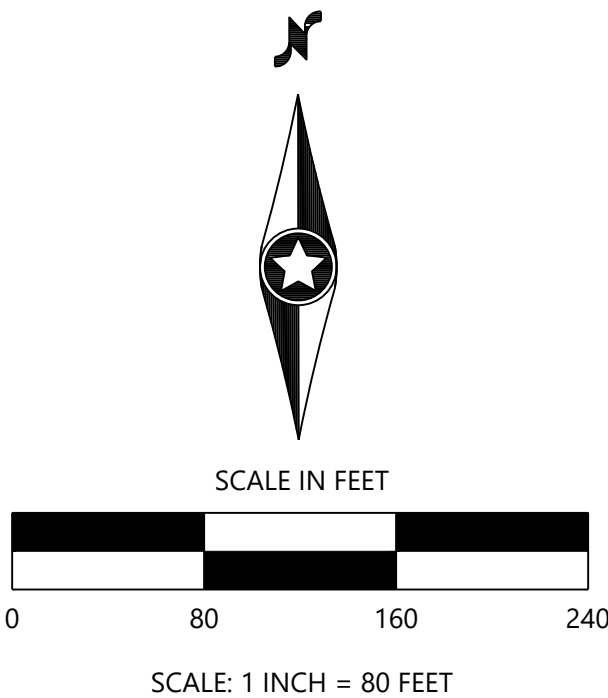
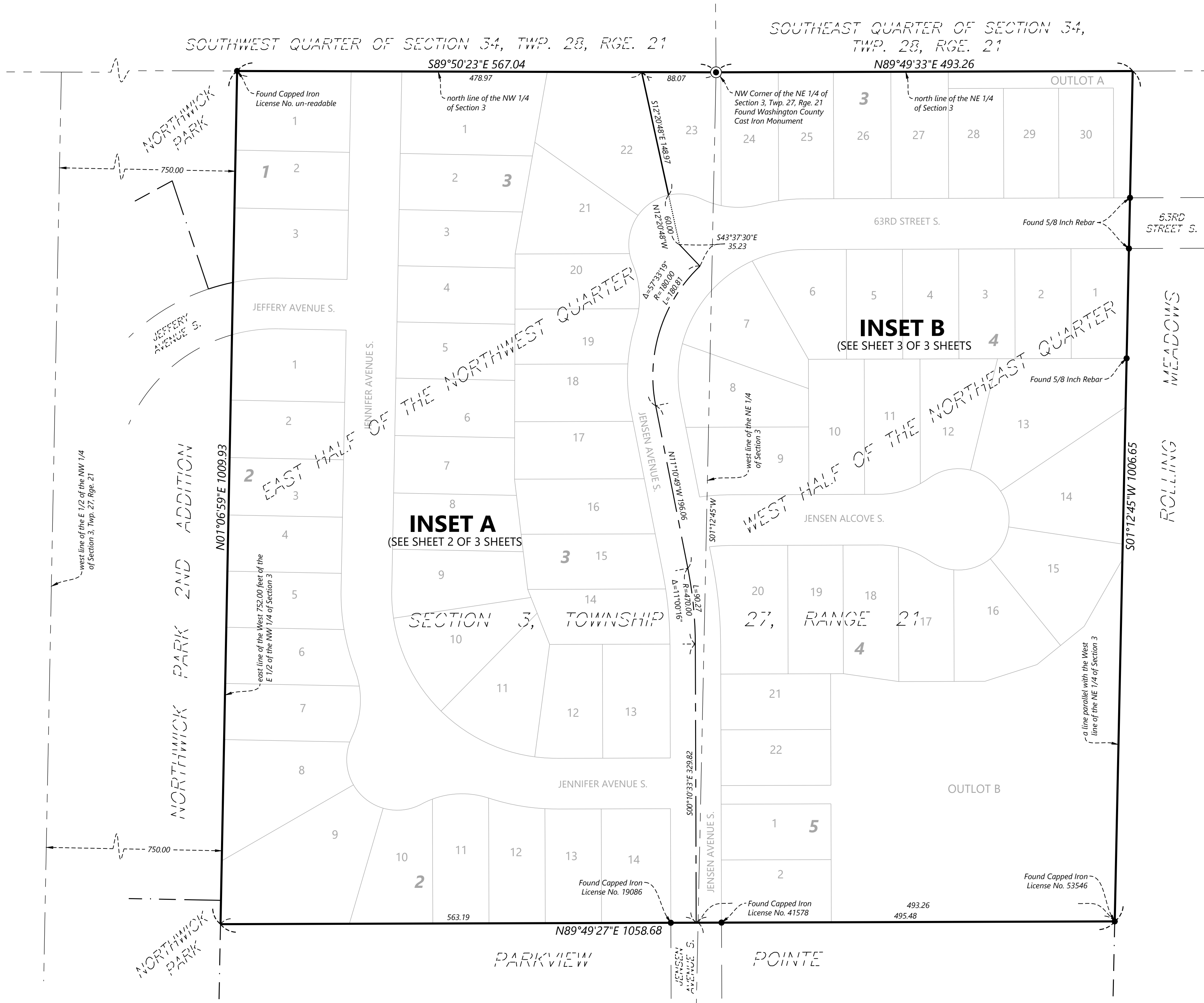
By _____ By _____
Washington County Auditor/Treasurer Deputy

WASHINGTON COUNTY RECORDER
Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 20_____, at _____ o'clock _____ M., and was duly recorded in Washington County Records.

By _____ By _____
Washington County Recorder Deputy

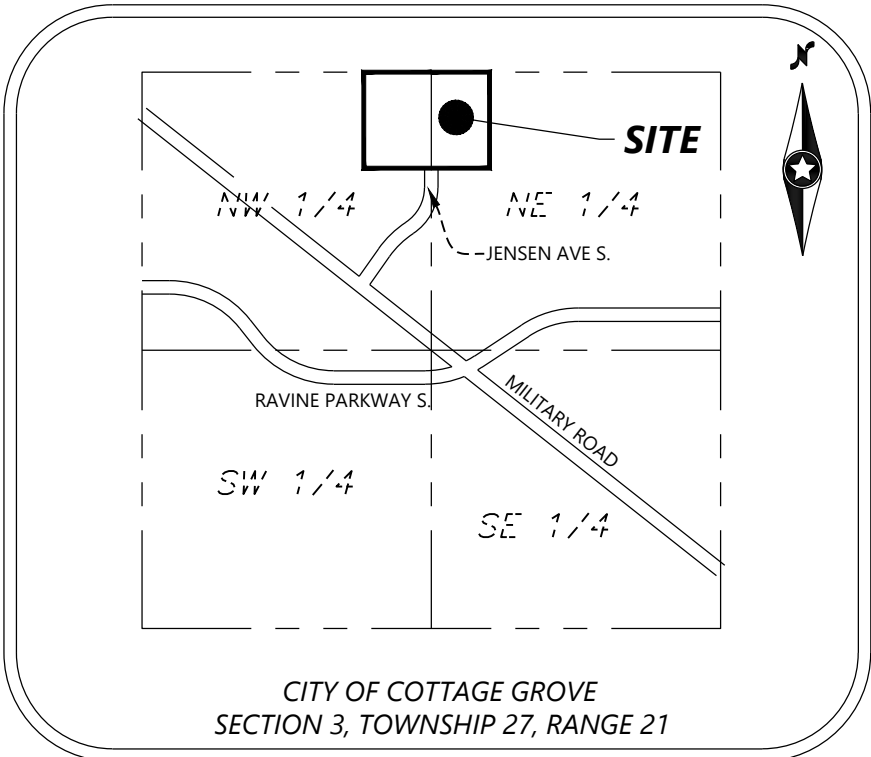
Westwood
Professional Services, Inc.



- SET 1/2 INCH BY 14 INCH REBAR WITH CAP INSCRIBED WITH "AMBOURN 43055"
- FOUND MONUMENT AS SHOWN
- ⊙ FOUND WASHINGTON COUNTY CAST IRON MONUMENT

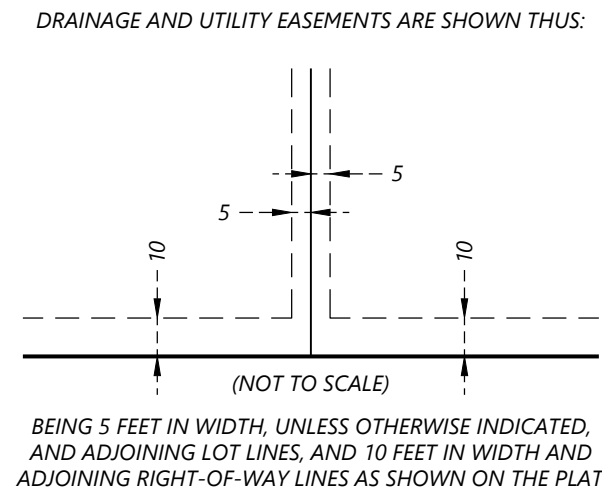
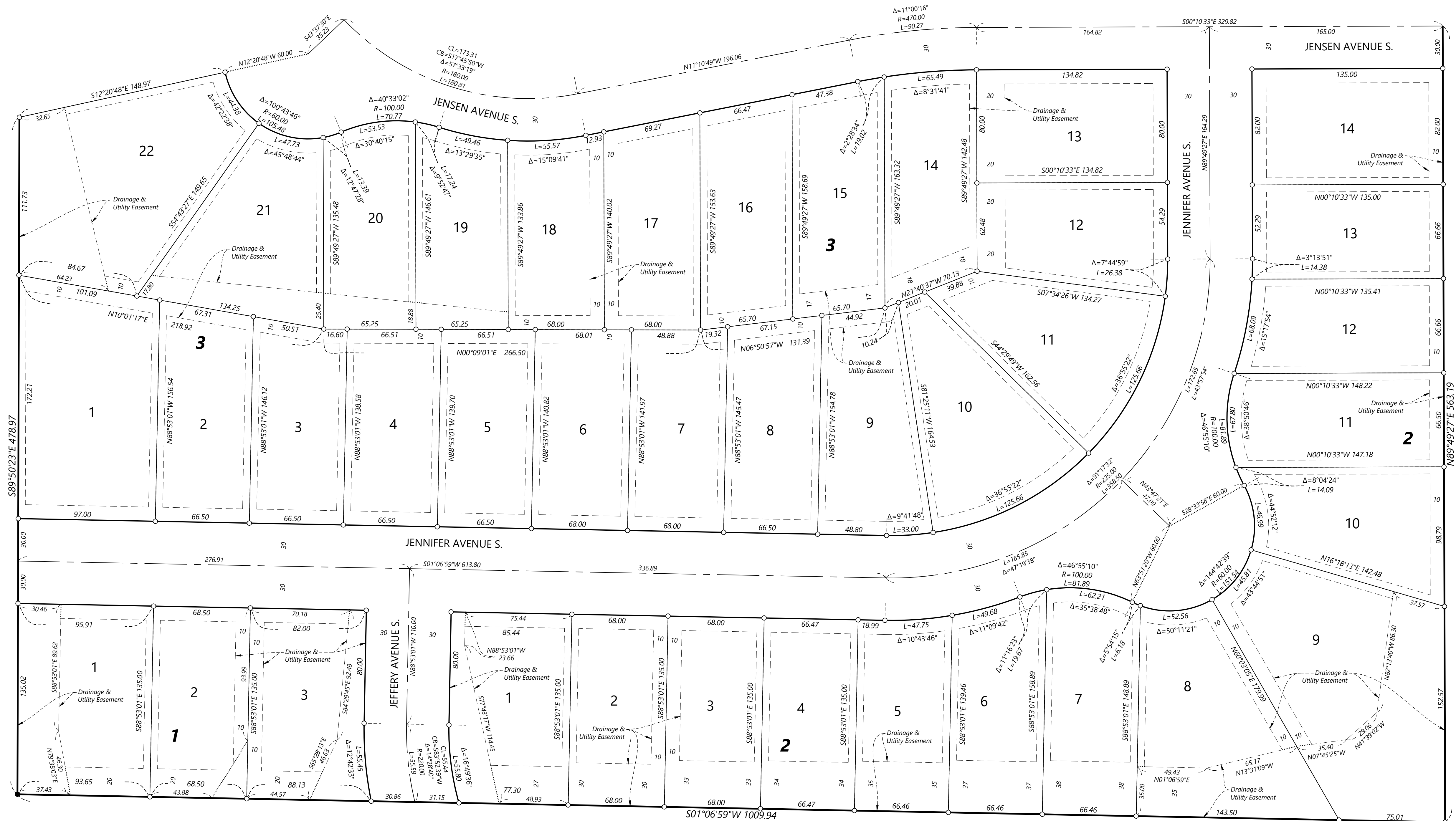
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 27, RANGE 21, WHICH IS ASSUMED TO BEAR S 89°50'23" E

VICINITY MAP (NOT TO SCALE)



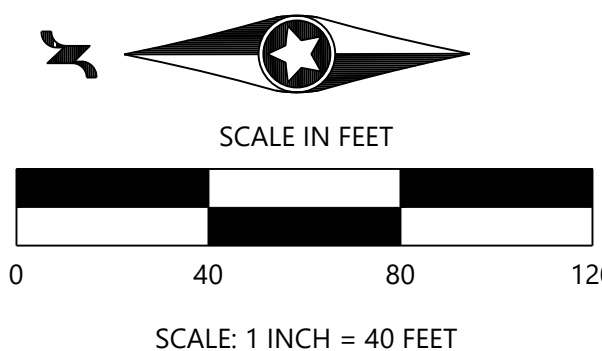
SUMMER VALLEY

INSET A
(FROM SHEET 1 OF 3 SHEETS)



- SET 1/2 INCH BY 14 INCH REBAR WITH CAP INSCRIBED WITH "AMBOURN 43055"
- FOUND MONUMENT AS SHOWN

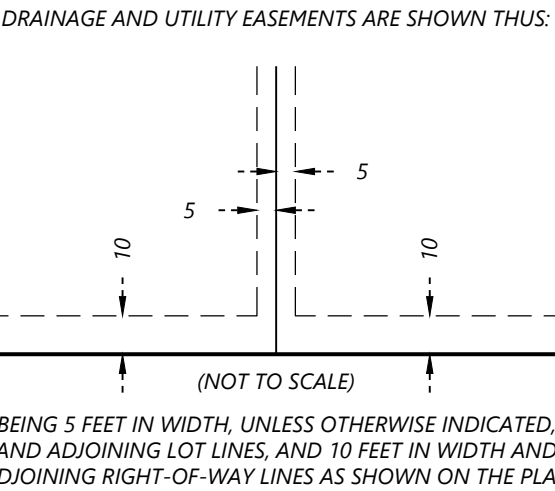
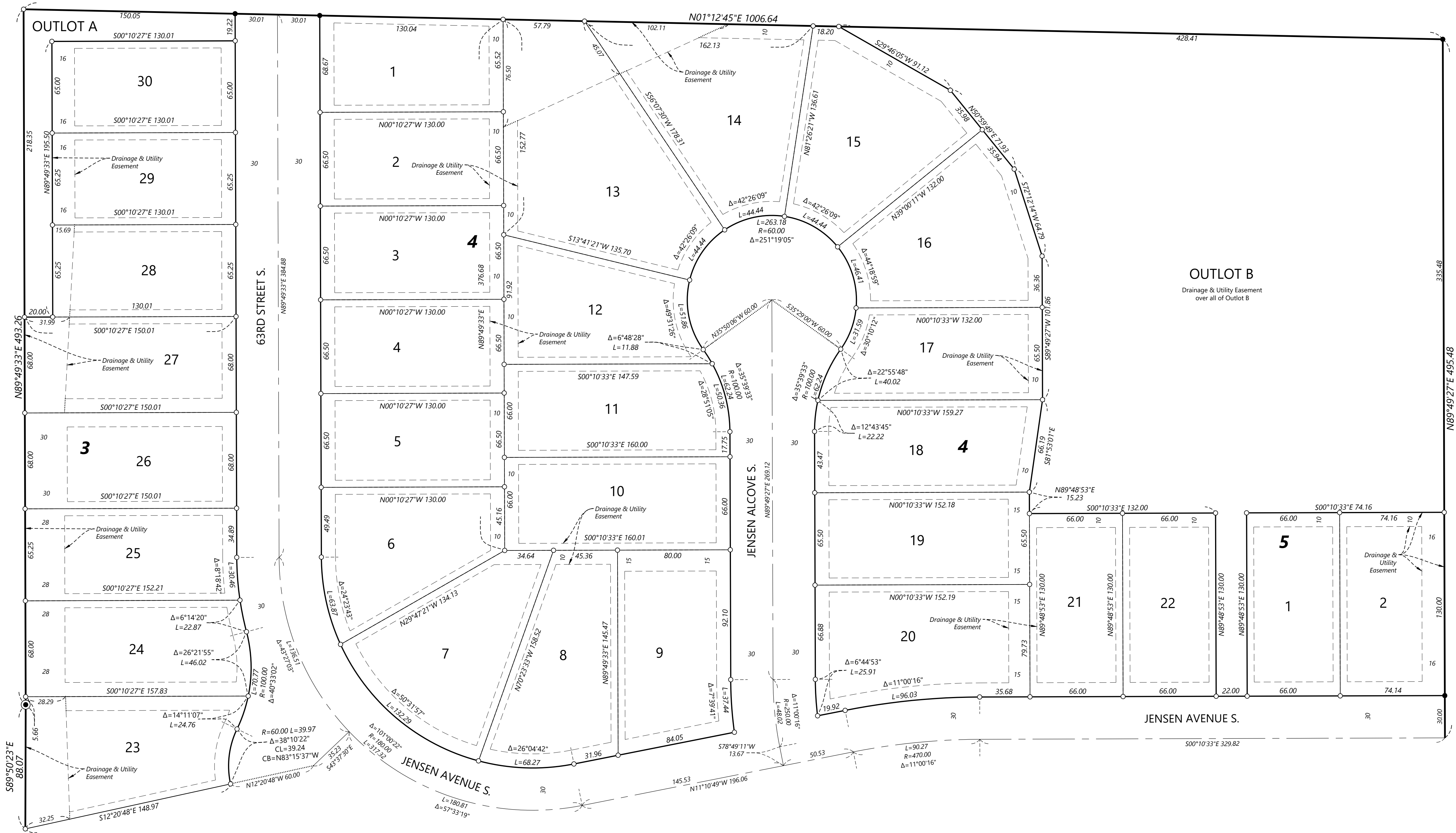
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 27, RANGE 21, WHICH IS ASSUMED TO BEAR S 89°50'23" E



SUMMER VALLEY

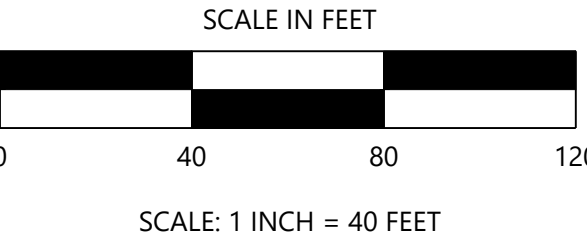
INSET B

(FROM SHEET 1 OF 3 SHEETS)



- SET 1/2 INCH BY 14 INCH REBAR WITH CAP INSCRIBED WITH "AMBOURN 43055"
- FOUND MONUMENT AS SHOWN
- ⦿ FOUND WASHINGTON COUNTY CAST IRON MONUMENT

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 27, RANGE 21, WHICH IS ASSUMED TO BEAR S 89°50'23" E



CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2024-104

**RESOLUTION APPROVING THE FINAL PLAT NAMED
SUMMER VALLEY**

WHEREAS, Summergate Development, LLC has applied for a final plat to develop a residential subdivision named Summer Valley. This subdivision plat consists of 71 detached single-family homes and is located on the 24.5-acre property legally described as:

Those parts of the East One-Half of the Northwest Quarter, the West One-Half of the Northeast Quarter of Section 3, Township 27 North, Range 21 West, Washington County, Minnesota, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 3, thence North 89 degrees 49 minutes 33 seconds East, bearing assumed, along the North line of said Northeast Quarter, a distance of 493.26 feet; thence South 01 degrees 12 minutes 45 seconds West, parallel with the West line of said Northeast Quarter, a distance of 1006.65 feet; thence South 89 degrees 49 minutes 33 seconds West a distance of 1058.68 feet to the East line of the West 752.00 feet of the East One-Half of the Northwest Quarter of said Section 3; thence North 01 degrees 06 minutes 59 seconds East, along said East line, a distance of 1009.93 feet to the North line of the Northwest Quarter of said Section 3; thence South 89 degrees 50 minutes 23 seconds East, along said North line of the Northwest Quarter, a distance of 567.04 feet to the point of beginning.

WHEREAS, the Planning Commission held the public hearing for the preliminary plat and a zoning amendment to change the zoning from AG-2, Agriculture, to R-3, Single-Family Residential, for the proposed Summer Valley subdivision on March 25, 2024; and

WHEREAS, the City Council subsequently accepted the Planning Commission's recommendations and approved the preliminary plat (Resolution No. 2024-064) and the zoning amendment (Ordinance No. 1080) on April 17, 2024; and

WHEREAS, City staff found the Summer Valley final plat substantially consistent with the approved preliminary plat plan; and

WHEREAS, the Developer, Property Owner, and City have entered into a development agreement for the Subdivision ("Development Agreement").

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the final plat for a residential subdivision plat named "Summer Valley." This plat consists of 71 detached single-family homes, located on the property legally described above. Approval of this final plat is subject to the following conditions:

1. The Developer and builders must comply with all City ordinances and policies.
2. The Developer must abide by the conditions stipulated in Resolution No. 2024-064, which approved the Summer Valley preliminary plat, except as hereafter modified.

3. All utility, drainage, and development construction must conform to the development plans and specifications dated May 21, 2024, prepared by the developer's consulting engineer, Westwood Professional Services, Inc. and are subject to the comments in the June 26, 2024, review memorandum and any subsequential memorandums from Stantec, or as modified and approved by the City Engineer in writing.
4. The Developer may start rough grading of the lots before the plat is filed, if a Minnesota Pollution Control Agency (MPCA) Construction Storm Water Permit has been issued and the City has been furnished with a cash escrow or letter of credit in the minimum amount specified in the approved development agreement.
5. Development of this project must comply with the grading and erosion control plans as approved by the City Engineer.
6. The City will supply the street light poles and luminaries. The Developer will pay the City for street light poles and street light luminaries.
7. After the site is rough graded, but before any utility construction commences or building permits are issued, the erosion control plan shall be implemented by the Developer and inspected and approved by the City. The City may impose additional erosion control requirements if it is determined that the methods implemented are insufficient to properly control erosion.
8. The final plat must be recorded with the Washington County Recorder's Office before any building permit can be issued.
9. The builder for each lot shall post a letter of credit or cash escrow to the City for the estimated cost of the required boulevard tree, yard trees, sod, shrubs and final as-built survey on each lot.
10. Before final financial guarantees are released, a certificate signed by a registered engineer must be provided. This certificate will state that all final lot and building grades are in conformance to the grading and drainage development plan(s) approved by the City Engineer.
11. Residential lots designated to have a boundary marker(s) must have the marker(s) installed before a Certificate of Occupancy can be issued for the house on that particular residential lot. For lots constructed between November 1 and May 1, a Temporary Certificate of Occupancy can be issued, and the escrow retained until installation of the markers is confirmed.
12. The Developer is responsible for the cost and installation of the required park and open space boundary markers.
13. All monument signs must comply with the City's Sign Ordinance and must be placed on private property.
14. Park dedication shall be addressed as stipulated within the Development Agreement.

15. Prior to the release of the final plat, a final landscaping plan shall be approved in writing by planning staff.
16. The Developer shall seed the area north of the trail in Outlot A from the edge of trail to the northern outlot boundary. The Developer shall also sod from the edge of trail to the rear lot lines of Lots 28-30, Block 3.
17. All mailboxes and location of mailboxes must comply with the U.S. Post Office guidelines and regulations. Mailboxes placed at the curb shall all be the same design and color.
18. The Developer shall be required to sod all pond access routes. The following lots will be required to maintain to the center of pond access routes:

Lot 22, Block 4

Lot 1, Block 5

Passed this 17th day of July 2024.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

DEVELOPMENT AGREEMENT

FOR THE PLAT OF

SUMMER VALLEY

BY AND BETWEEN

THE CITY OF COTTAGE GROVE

AND

SUMMERGATE DEVELOPMENT, LLC

THIS AGREEMENT, made and entered into on the _____ day of _____, 2024, by and between the City of Cottage Grove, a Minnesota municipal corporation (“CITY”), and Summergate Development, LLC, a Minnesota limited liability company (“DEVELOPER”).

RECITALS:

WHEREAS, in pursuant of the DEVELOPMENT PROJECT, the DEVELOPER has applied to the CITY for approval of the DEVELOPMENT PLANS and FINAL PLAT for Summer Valley; and

WHEREAS, in conjunction with the granting of these approvals, the CITY requires the installation and/or availability of public utilities (sewer and water), public streets, storm sewer pipes, ponds, and other facilities; and

WHEREAS, under authority granted to it, including Minnesota Statutes Chapters 412, 429, and 462, the COUNCIL approved the FINAL PLAT and DEVELOPMENT PLANS on the following conditions:

1. That the DEVELOPER enters into this DEVELOPMENT AGREEMENT, which contract defines the work which the DEVELOPER undertakes to complete; 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 in the DEVELOPMENT PLANS, as specified and required by the CITY.

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. BUILDER. “BUILDER” means an entity that will be constructing a residence on a lot in the FINAL PLAT.

1.3. CITY. “CITY” means the City of Cottage Grove, a Minnesota municipal corporation.

1.4. CITY ENGINEER. “CITY ENGINEER” means the City Engineer of the City of Cottage Grove or delegates.

1.5. CITY WARRANTIES. “CITY WARRANTIES” means all CITY WARRANTIES identified in Article 12 of this DEVELOPMENT AGREEMENT.

1.6. COMMUNITY DEVELOPMENT DIRECTOR. “COMMUNITY DEVELOPMENT DIRECTOR” means the Community Development Director of the City of Cottage Grove or delegates.

1.7. COUNCIL. “COUNCIL” means the Council of the City of Cottage Grove.

1.8. COUNTY. “COUNTY” means Washington County, Minnesota.

1.9. DEVELOPER. “DEVELOPER” means Summergate Development, LLC, a Minnesota limited liability company.

1.10. DEVELOPER DEFAULT. “DEVELOPER DEFAULT” means and includes, jointly and severally, any of the following or any combination thereof:

- a) failure by the DEVELOPER to timely pay the CITY any money required to be paid under the DEVELOPMENT AGREEMENT;
- b) failure by the DEVELOPER to timely 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;
- d) breach of the DEVELOPER WARRANTIES.

1.11. DEVELOPER IMPROVEMENTS. “DEVELOPER IMPROVEMENTS” means and includes, individually and collectively, all the improvements identified in Article 4.

1.12. DEVELOPER WARRANTIES. “DEVELOPER WARRANTIES” means all DEVELOPER WARRANTIES identified in Article 10 of this DEVELOPMENT AGREEMENT.

1.13. DEVELOPMENT AGREEMENT. “DEVELOPMENT AGREEMENT” means this instant agreement by and among the CITY and DEVELOPER.

1.14. DEVELOPMENT PLANS. “DEVELOPMENT PLANS” means all the street infrastructure, utility and grading plans, drawings, specifications, and surveys dated May 21, 2024 and prepared by Westwood Professional Services, Inc., including all revisions approved by the CITY ENGINEER, hereby incorporated by reference and made a part of this DEVELOPMENT AGREEMENT.

1.15. DEVELOPMENT PROJECT. “DEVELOPMENT PROJECT” means a residential development to be known as Summer Valley that will be constructed on the DEVELOPMENT PROPERTY that is substantially in conformance with the FINAL PLAT.

1.16. DEVELOPMENT PROPERTY. “DEVELOPMENT PROPERTY” means that real property legally described on Exhibit A, attached hereto, upon which the DEVELOPMENT PROJECT will be constructed.

1.17. FINAL ACCEPTANCE. “FINAL ACCEPTANCE” means all conditions of a DEVELOPER IMPROVEMENT have been completed and approved by the CITY ENGINEER or COMMUNITY DEVELOPMENT DIRECTOR.

1.18. FINAL PLAT. “FINAL PLAT” means the FINAL PLAT, approved by the COUNCIL on July 17, 2024, attached hereto as Exhibit B.

1.19. FORCE MAJEURE. “FORCE MAJEURE” means acts of God, including, but not limited to floods, ice storms, blizzards, tornadoes, landslides, lightning and earthquakes (but not including reasonably anticipated weather conditions for the geographic area), riots, global pandemics, insurrections, war or civil disorder affecting the performance of work, blockades, power or other utility failures, and fires or explosions.

1.20. FORMAL NOTICE. “FORMAL NOTICE” means notices given by one party to the other if in writing and if and when delivered or tendered either in person or by depositing it in the United States mail in a sealed envelope, by certified mail, return receipt requested, with postage and postal charges prepaid, addressed as follows:

If to CITY:

City of Cottage Grove
Attention: City Administrator
12800 Ravine Parkway South
Cottage Grove, MN 55016

If to DEVELOPER:

Summergate Development, LLC
Attn: Bryan Tucker
17305 Cedar Avenue, Suite 200
Lakeville, MN 55044

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, 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.

1.21. INDIRECT COSTS. “INDIRECT COSTS” means the costs related to:

- 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.

1.22. OTHER REGULATORY AGENCIES. “OTHER REGULATORY AGENCIES” means and includes, individually and collectively, the following:

- a) Minnesota Department of Transportation
- b) Washington County
- c) Washington County Highway Department
- d) South Washington Watershed District
- e) Minnesota Department of Health
- f) Minnesota Pollution Control Agency
- g) Metropolitan Council
- h) Minnesota Department of Natural Resources
- i) Minnesota Board of Water and Soil Resources
- j) Any other regulatory or governmental agency or entity affected by or having jurisdiction over the DEVELOPER IMPROVEMENTS.

1.23. PRELIMINARY PLAT. “PRELIMINARY PLAT” means the preliminary plat approved by the COUNCIL.

1.24. PRIOR EASEMENT HOLDERS. “PRIOR EASEMENT HOLDERS” means and includes, jointly and severally, all holders of any easements or other property interests which existed prior to the grant or dedication of any public easements transferred by the FINAL PLAT or transferred pursuant to this DEVELOPMENT AGREEMENT.

1.25. SITE IMPROVEMENTS. “SITE IMPROVEMENTS” means and includes, individually and collectively, all the improvements identified on Exhibit C and in Article 3.

1.26. 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

FINAL PLAT APPROVAL

2.1. FINAL PLAT APPROVAL. The COUNCIL approved the FINAL PLAT. All conditions contained in the CITY Council Resolution for the FINAL PLAT shall be considered a condition of this DEVELOPMENT AGREEMENT.

2.2. RECORDING OF FINAL PLAT. The DEVELOPER shall record the FINAL PLAT and this DEVELOPMENT AGREEMENT with the COUNTY Recorder. No building permits shall be issued unless the DEVELOPER shows evidence to the CITY that the FINAL PLAT and this DEVELOPMENT AGREEMENT have been recorded with the COUNTY Recorder and the CITY has received the financial obligations required in Article 15.

ARTICLE 3

SITE IMPROVEMENTS

3.1. SITE IMPROVEMENTS. DEVELOPER shall construct and install, at its own cost, all SITE IMPROVEMENTS identified on Exhibit C in accordance with industry standards for making public improvements.

3.2. AREA CHARGES. The CITY imposes Area Charges for sanitary sewer, water and storm sewer impacts to all new developments pursuant to City Code Section 8-1-3.C.2 and the Fee Schedule. Such Area Charges are identified on Exhibit G.

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 and PRELIMINARY and FINAL PLAT resolutions of the CITY or any amendments thereto and any Miscellaneous Requirements on Exhibit D, attached hereto.

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, EASEMENTS AND HOURS OF CONSTRUCTION ACTIVITIES.

- a) The DEVELOPER shall construct drainage facilities adequate to serve the DEVELOPMENT PROJECT in accordance with the DEVELOPMENT PLANS. The DEVELOPER agrees to grant to the CITY all necessary outlots and easements for the

preservation and maintenance of the drainage system, for drainage basins and for utility service and for utility looping. The DEVELOPER shall enter into any easement agreements and stormwater management agreements with the CITY that are deemed necessary to fulfill the obligations of this Section. The grading and drainage plan shall 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 or change to CITY standards for development subsequent to approval of the FINAL PLAT.

- b) DEVELOPER shall dedicate drainage and utility easements as shown on the FINAL PLAT. Additional utility and drainage easements that may be required by the CITY may be granted by an acceptable document as approved by the CITY. Prior to issuance of a Certificate of Occupancy to a BUILDER for any dwelling unit constructed on a lot within the subdivision, a Certificate of Compliance by a land surveyor must be submitted to the CITY by the BUILDER reflecting conformance with the approved grading plan and confirming that the lot corner monuments are installed. DEVELOPER shall provide the CITY an as-built survey of the DEVELOPMENT PROPERTY in PDF and AUTOCAD format after the final rough grading is complete for review and approval by the CITY ENGINEER prior to development utility installation.
- c) 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 and street and utility 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. Building construction and construction activities are not allowed on CITY-observed holidays, unless agreed to in advance by the CITY ENGINEER.

4.4. GRADING OF PUBLIC STREETS. The DEVELOPER must grade, in accordance with the grading plan provided to and approved by the CITY, all public streets, boulevards, driveways and other public lands, if any, and other lands shown in the approved grading plan. If the DEVELOPER does not perform the work required by this paragraph, the CITY will complete all work required of the DEVELOPER. The DEVELOPER will be financially responsible for payments for this work, which will be assessed as provided in Section 16.2.

4.5. INTERIM BITUMINOUS STREET. The DEVELOPER will construct a bituminous wedge for the roadways within the FINAL PLAT. The bituminous wedge will be removed, and final wear course installed once 90% of the residences have final Certificates of Occupancy or after two (2) years. At the end of two (2) years from the day the bituminous wedge is installed, even if 90% of the homes do not have Certificates of Occupancy, the DEVELOPER will remove the wedge and place the wear course pavement. The DEVELOPER is responsible for the replacement of any damaged sidewalk or curb. The BUILDER will be responsible to preserve and protect the public roadway and any sidewalk/trail.

4.6. PUBLIC STREET MAINTENANCE. DEVELOPER is responsible for all maintenance, upkeep and repair of all public streets contained within the FINAL PLAT from initiation of construction through final acceptance by the CITY.

4.7. STREET SWEEPING. The DEVELOPER is responsible for the removal of all construction debris and earth materials within the public right-of-way typically resulting from new home construction activities. The CITY will inspect the roadways to ensure the DEVELOPER is keeping all public roadway surfaces clean. If any portion of a public roadway surface is found in an unacceptable condition, the CITY will have appropriate equipment dispatched to the site and all costs associated with the clean-up effort will be billed to the DEVELOPER.

4.8. STREET SIGNS. The DEVELOPER shall be financially responsible for the installation of street identification signs and non-mechanical and non-electrical traffic control signs. Street signs will be in conformance with the names as indicated on the FINAL PLAT and pursuant to CITY standards. The actual number and location of signs to be installed shall be determined by the CITY and actual installation shall be performed by CITY authorized personnel.

4.9. SOD. The DEVELOPER agrees that the BUILDER must pay for and install cultured sod from the street curb to the rear lot line(s) of each lot in the entire FINAL PLAT and from the edge of the trail on Outlot A to the rear lot lines of Lots 28-30, Block 3, Summer Valley. In addition, the BUILDER shall sod the area of Outlot B located between Lot 1, Block 5 and Lot 22, Block 4, Summer Valley, from the back of curb to the rear lot line of said lots. For a lot where the Certificate of Occupancy is issued between August 1 and May 1 of the following year, completion of the work described in this paragraph shall be completed by the BUILDER by June 15; for a lot where the Certificate of Occupancy is issued between May 1 and July 31, completion of the work described in this paragraph shall be completed by the BUILDER by the September 15. Notwithstanding anything to the contrary in this DEVELOPMENT AGREEMENT, it is agreed that in lieu of the BUILDER installing sod on each lot, the BUILDER may provide to a lot owner a certificate that entitles the lot owner to have sod delivered to that lot at the owner's request for installation by the lot owner. Boulevards within pond access routes must be sodded by the DEVELOPER.

4.10. BOULEVARD AND AREA RESTORATION. All boulevards shall be permanently sodded within 30 days of final grading, with the exception of those boulevards directly adjacent to buildable lots. These boulevards may be temporarily seeded until the lot is final graded, and the as-built approved, and then sod shall be installed. The DEVELOPER shall restore all other areas disturbed by the development grading operation in accordance with the approved DEVELOPMENT PLANS, over the entire FINAL PLAT. Upon request of the CITY ENGINEER, the DEVELOPER shall remove the silt fences once the vegetation on the surrounding area has reached 70% coverage.

4.11. LOT CORNER MONUMENTS. The DEVELOPER shall install all subdivision lot corner monumentation within one year from the date of recording the FINAL PLAT, or the monumentation shall be installed on a per lot basis at the time the building permit for the subject lot is issued, whichever occurs first. At the end of the one year period from recording of this DEVELOPMENT AGREEMENT, the DEVELOPER shall submit to CITY ENGINEER written

verification by a registered land surveyor that the required monuments have been installed throughout the FINAL PLAT.

4.12. BOULEVARD TREES. If DEVELOPER or BUILDER proposes a boulevard tree location that does not align with the approved landscape plan, the CITY Forester shall review and must approve the new location of the boulevard trees to be planted. Each lot requires at least one boulevard tree. Corner lots require a boulevard tree on each CITY Right-of-Way that abuts the property. The minimum size of tree to be planted in the CITY's Right-of-Way shall be two-and-a-half-inch (2½") caliper, as measured by the American Association of Nurserymen. All boulevard trees shall be warranted to be alive, of good quality, and disease free as determined by the CITY Forester for twelve (12) months after planting.

4.13. STREET MAINTENANCE, RESTORATION, ACCESS AND REPAIR DURING CONSTRUCTION. The DEVELOPER shall clear, on a daily basis, any soil, earth or debris from the streets and wetlands within or adjacent to the FINAL PLAT resulting from the grading or building on the land within the FINAL PLAT by the DEVELOPER or its agents, and shall restore to the CITY's specifications any gravel base contaminated by mixing construction or excavation debris, or earth in it, and repair to the CITY's specifications any damage to bituminous surfacing resulting from the use of construction equipment.

Furthermore, the DEVELOPER shall maintain reasonable access to any occupied buildings within the FINAL PLAT, including necessary street maintenance such as grading, graveling, patching and snow removal prior to permanent street surfacing. The DEVELOPER agrees to perform and assume all responsibilities relating to snow removal and ice control, if the streets have not been accepted for winter maintenance by the CITY ENGINEER by October 15, or later if approved by the CITY's Public Works Director. Completion of the work described in the paragraph shall be completed within fifteen (15) days after notice by the CITY to the DEVELOPER that repair or restoration is required. Saturday working hours for the site grading/street and utility construction should start at 9:00 a.m.

4.14. OCCUPANCY AND ACCESS. No building permit for any lot shall be issued until the DEVELOPER has constructed a temporary access consisting of a bituminous surface base that is acceptable in design by the CITY and the conditions on Exhibit D have been followed. Special consideration may be given for three model home building permits if approved by the CITY's Building Official and Fire Marshal as follows:

- i. One model home permit may be issued prior to roadway Class V gravel base and utilities being installed; and
- ii. Two additional model home permits may be issued after Class V gravel base and utilities and storm sewer pipes have been installed to serve the lots for the model homes, as long as "Out of Service" hydrant tags have been installed on all out of service hydrants within the development.

No temporary certificate of occupancy for any lot shall be issued until the DEVELOPER has constructed a temporary bituminous roadway that is accessible in design by the CITY and water and sanitary sewer improvements are installed, tested, televised, reviewed and available for use.

Hydrant tags must also be removed. No certificate of occupancy for any lot within the FINAL PLAT shall be issued until the first lift of street pavement and the pavement wedge has been installed. Furthermore, the DEVELOPER is responsible for the construction and cost of constructing any necessary temporary bituminous roadway before the public roadway is constructed and shall maintain reasonable access to any occupied home or homes, including necessary street maintenance prior to permanent street improvements that are accepted by the CITY.

4.15. DRIVEWAYS. Upon building a residence on a lot, the BUILDER shall construct a concrete or bituminous surface driveway for the lot in accord with CITY approved standards. For a lot for which a certificate of occupancy is issued between August 1 and May 1 of the following year, completion of the work described in this paragraph must be completed by June 15; for a lot for which a certificate of occupancy is issued between May 1 and July 31, completion of the work described in this paragraph shall be completed by September 15.

4.16. VEGETATION. The DEVELOPER shall 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 subject land which do not have to be removed for reasonable installation of buildings, streets, utilities or drainage improvements, construction activities related thereto, or site grading. Prior to any excavation, the DEVELOPER shall require a certified arborist to 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. All diseased trees shall be removed according to CITY ordinance requirements.

4.17. LANDSCAPING. The responsibility for landscaping requirements are as follows:

- a) The DEVELOPER is responsible for:
 - i. Installing all landscaping improvements within the lots shown on the DEVELOPER's approved landscape plan.
 - ii. Installing all landscaping improvements as depicted on the DEVELOPER's landscape plan. Landscaping for individual lots shall be installed during the construction of each lot.
- b) Single-family lots shall meet the following standards:
 - i. Property owners shall maintain their yards all the way to the curb or shoulder of the abutting roadways, sidewalks and trail for each parcel, including any landscaping in the boulevards.
 - ii. Property owners shall maintain their yards to the edge of any abutting CITY trail.

4.18. 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's on-line Stormwater Manual and as stated in the grading permit issued by the CITY. Such plan shall be detailed on the DEVELOPMENT PLANS

and shall be subject to approval of the CITY ENGINEER. The DEVELOPER shall install and maintain such erosion control structures as appear necessary under the DEVELOPMENT PLANS, or as it becomes necessary subsequent thereto. The DEVELOPER shall be responsible for all damage caused as the result of grading and excavation within the FINAL PLAT including, but not limited to, restoration of existing control structures and clean-up of public right-of-way, until all lots are final graded and improvements are completed. As a portion of the erosion control plan, 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 reasonably required by the CITY. 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 notice, take appropriate action to control erosion. The CITY may, without notice draw upon any posted financial guarantee to pay costs incurred by the CITY in controlling erosion within the FINAL PLAT, or at the CITY's option, assess the additional costs incurred as part of the DEVELOPER IMPROVEMENTS.

4.19. PROHIBITION ON TRANSFER OF RESPONSIBILITY. The DEVELOPER must not transfer or assign its responsibility to perform the requirements of Street Sweeping, Street Signs, Street Maintenance, Restoration, Access and Repair, Landscaping, and Erosion Control to any lot purchaser or BUILDER of a home on any lot within the FINAL PLAT. Notwithstanding the foregoing, it is agreed that DEVELOPER may transfer its responsibility for sod installation, provided DEVELOPER remains liable for the performance thereof and it is understood and agreed that upon transfer of the NPDES permit to the BUILDER or buyer of an individual lot, all responsibilities subsumed under the said NPDES permit specific to the subject lot shall, thereafter, be the BUILDER's or buyer's responsibility and not DEVELOPER's responsibility.

4.20. WEED/GRASS MAINTENANCE. DEVELOPER must not allow or permit within the FINAL PLAT, excluding land deeded to the CITY for public purposes, 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 notice to cut or remove material in violation of this paragraph. All costs of cutting or removing incurred by the CITY must be paid by the DEVELOPER or assessed against the property that is in violation. The DEVELOPER shall maintain all CITY Outlots until acceptance in writing by CITY Staff.

ARTICLE 5 **PARK CONTRIBUTION REQUIREMENTS**

5.1. PARK DEDICATION. The DEVELOPER shall comply with the park dedication requirements as defined in City Code. Park dedication fees identified in Exhibit G must be paid prior to the release of the FINAL PLAT.

ARTICLE 6 **PERMITS, LICENSES AND OTHER APPROVALS**

6.1. PERMITS. The DEVELOPER shall obtain all necessary approvals, permits and licenses from the CITY, the OTHER REGULATORY AGENCIES and the UTILITY COMPANIES,

as identified on Exhibit E, attached hereto. Major design requirements of any such entities shall be 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. The DEVELOPER shall defend and hold the CITY harmless from any action initiated by the OTHER REGULATORY AGENCIES and the UTILITY COMPANIES resulting from such failures of the DEVELOPER.

ARTICLE 7

OTHER DEVELOPMENT REQUIREMENTS

7.1. MISCELLANEOUS REQUIREMENTS. Any additional requirements to approval of the FINAL PLAT and DEVELOPMENT PLANS as specified by the COUNCIL are incorporated herein and identified on Exhibit D.

7.2. CUL DE SAC REMOVAL. DEVELOPER shall remove the temporary cul de sac on Lot 1, Block 2, Northwick Park 2nd Addition and restore the area as necessary, including sod and extension of the sprinkler system.

7.3. TRAIL CONSTRUCTION. DEVELOPER shall construct a bituminous trail on Outlot A prior to recording the Warranty Deed to Outlot A to the CITY.

ARTICLE 8

WARRANTY PERIOD

8.1. WARRANTY PERIOD. Upon FINAL ACCEPTANCE, CITY ENGINEER or COMMUNITY DEVELOPMENT DIRECTOR, as deemed appropriate depending on the type of DEVELOPER IMPROVEMENTS, will provide written notice to DEVELOPER that the warranty period has begun.

8.2. WARRANTY ON PROPER WORK AND MATERIALS. The DEVELOPER warrants all work required to be performed by it under this DEVELOPMENT AGREEMENT against defective material and faulty workmanship after FINAL ACCEPTANCE for the period of time as stated below:

- a) Landscaping, which includes all trees, grass, and sod shall be warranted to be alive, of good quality and disease free shall for a period of one (1) year after planting. Any replacements shall be similarly warranted for one year after planting.
- b) Streets, sidewalks, trails, lighting and utilities shall for a period of two (2) years. The warranty shall include the obligation of the DEVELOPER to repair and correct any damage to or deficiency in such improvements during the warranty period.

ARTICLE 9
RESPONSIBILITY FOR COSTS

9.1. DEVELOPER AND SITE IMPROVEMENT COSTS. The DEVELOPER shall pay for the DEVELOPER IMPROVEMENTS and SITE 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. Such site improvements are identified on Exhibit C.

The DEVELOPER is responsible for contracting and paying for the street and utility testing costs. The CITY's designated inspector on the DEVELOPMENT PROJECT will coordinate the street and utility testing activities. All testing reports shall be sent to the CITY with a copy to the DEVELOPER.

If deductions are owed on the street and utility construction pursuant to the MNDOT standards for construction, then these deductions will be paid by DEVELOPER to CITY within thirty (30) days after DEVELOPER receives notices of such deductions.

9.2. MISCELLANEOUS AND AREA CHARGES. The DEVELOPER shall reimburse the CITY for all miscellaneous costs and Area Charges incurred or to be incurred by the CITY in connection with this DEVELOPMENT AGREEMENT. Such costs are identified on Exhibit G.

9.3. 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.

9.4. TIME OF PAYMENT. DEVELOPER shall pay all bills from the CITY within thirty (30) days after billing. Bills not paid within thirty (30) 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 fee title owner of the DEVELOPER parcels identified in the DEVELOPMENT PROPERTY on Exhibit A and in the FINAL PLAT 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 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 FINAL PLAT and 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 FINAL PLAT and 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 threatened against or affecting DEVELOPER or the FINAL PLAT or the DEVELOPMENT PLANS or the DEVELOPER IMPROVEMENTS. 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.
- f) **FULL DISCLOSURE.** None of the representatives and warranties made by DEVELOPER or made in any exhibit hereto or memorandum or writing furnished or to be furnished by DEVELOPER or on its behalf intentionally contains or will contain any untrue statement of material fact or intentionally omit 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 or obtains knowledge of such error, unless an extension is granted by the CITY.
- g) **PLAT COMPLIANCE.** The FINAL PLAT and the DEVELOPMENT PLANS comply with all CITY, COUNTY, metropolitan, state and federal laws and regulations, including but not limited to, subdivision ordinances, zoning ordinances and environmental regulations.
- 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 is the fee title owner of the CITY parcel identified in the DEVELOPMENT PROPERTY on Exhibit A and in the FINAL PLAT and 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 against and in respect of 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 FINAL PLAT;
- g) approval by the CITY of the DEVELOPMENT PLANS;
- h) failure to obtain the necessary permits and authorizations to construct the DEVELOPER IMPROVEMENTS;
- i) construction of the DEVELOPER IMPROVEMENTS;
- j) delays in construction of the DEVELOPER IMPROVEMENTS;
- k) payment by DEVELOPER for any required costs or assessments;
- l) 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, 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 FORCE MAJEURE, 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 for buildings within the FINAL PLAT;
- 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 (30) 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 FINAL PLAT. 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. No remedy herein conferred upon or reserved to the CITY 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 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 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 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 FINAL PLAT. 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 AMOUNT. Prior to release of the FINAL PLAT for recording, the DEVELOPER shall deposit with the CITY an irrevocable LOC for the amounts required in Exhibits C and F. 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) a 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.

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.

With CITY approval, the irrevocable LOC may be reduced pursuant to Section 15.2 from time to time as financial obligations are paid.

15.2. LOC 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 milestones:

- a) LOC or cash escrow reductions. DEVELOPER may request LOC or cash escrow deposits required be reduced at the following milestones and in such amounts that

are commensurate with the amount of work that has been completed to date, but subject to the limitations for retainage amounts needed during the warranty period, as described below:

- i. Two (2) grading reductions at least two (2) months apart, except for pond cleaning.
 - ii. Three (3) site improvement reductions at least two (2) months apart.
 - iii. One (1) landscaping reduction.
- b) LOC or cash escrow release. Upon FINAL ACCEPTANCE by the CITY ENGINEER or COMMUNITY DEVELOPMENT DIRECTOR of each portion of the DEVELOPER IMPROVEMENTS and upon commencement of the warranty periods, the LOC or cash escrows will be released as follows:
 - i. Grading will be released in full and no retainage is required through the warranty period with the exception of pond cleaning which will be retained in its entirety through the warranty period.
 - ii. Landscaping will be reduced by 50% and the balance will be retained through the warranty period.
 - iii. Streets will be reduced by 75% and the balance will be retained through the warranty period.
 - iv. DEVELOPER IMPROVEMENTS will be reduced by 75% and the balance will be retained through the warranty period.

Following the expiration of the warranty periods, all LOC and cash escrows will be released.

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. LOC reductions will be processed within 30 days of DEVELOPER request.

15.3. DEVELOPER'S CASH FEES AND CASH ESCROW REQUIREMENTS. At the time that the DEVELOPMENT AGREEMENT is approved, DEVELOPER shall deposit cash and cash escrows with the CITY for those items and in the amounts required in Exhibit G.

15.4. BUILDER'S CASH FEES AND CASH ESCROW REQUIREMENTS. DEVELOPER shall notify each BUILDER that certain building permit fees and an escrow shall be required prior to the issuance of a building permit for each lot for those items and in the amount stated on Exhibit H, attached hereto. If the DEVELOPER is the only BUILDER pulling building permits, the CITY, in its sole discretion, may accept an irrevocable LOC from the DEVELOPER for each lot, in an amount equal to or exceeding the total amount of cash escrow requirement that would otherwise be required under this paragraph.

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. ADDITIONAL IMPROVEMENTS. If the DEVELOPER fails to construct the DEVELOPER IMPROVEMENTS, the CITY at its option, may install and construct the DEVELOPER IMPROVEMENTS. In such case, the CITY, at its option, may specially assess the cost wholly or in part therefore under Minnesota Statutes Chapter 429, or may draw on the irrevocable LOC or cash deposit. If the CITY specially assesses the cost of any portion thereof, then the DEVELOPER hereby waives any and all procedural and substantive objections to the installation of the improvements and the special assessments, including, but not limited to, notice and hearing requirements and any claim that the special assessments exceed the benefit to the FINAL PLAT. The DEVELOPER waives any appeal rights otherwise available pursuant to Minnesota Statute § 429.081. The DEVELOPER acknowledges that the benefit from the improvements equal or exceed the amount of the special assessments.

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 and PLAT 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 in the FINAL PLAT, 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 land made the subject of the FINAL PLAT.

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 one or more lots, the entire PLAT, or any part of it.

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 SITE IMPROVEMENTS.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this DEVELOPMENT AGREEMENT.

CITY:
CITY OF COTTAGE GROVE

By: _____
Myron Bailey
Its Mayor

By: _____
Tamara Anderson
Its City Clerk

STATE OF MINNESOTA)
)
COUNTY OF WASHINGTON) ss.

On this _____ day of _____, 2024, before me a Notary Public within and for said County, personally appeared Myron Bailey and Tamara 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 in 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

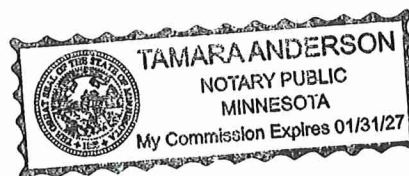
DEVELOPER:
SUMMERGATE DEVELOPMENT, LLC

By: [Signature]
Name: Casey Wollschlaeger
Its: COO - Summergate Development LLC

STATE OF Minnesota)
)
COUNTY OF Washington) SS.

On this 8 day of July, 2024, before me a Notary Public within and for said County, personally appeared Casey Wollschlaeger to me personally known, who being by me duly sworn, did say that s/he is the COO of Summergate Development, LLC, a Minnesota limited liability company, the entity named in the foregoing instrument, and that said instrument was signed on behalf of said entity by authority of its Board of Governors and said _____ acknowledged said instrument to be the free act and deed of the entity.

[Signature: Tamara Anderson]
Notary Public



**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:

DEVELOPER parcels:

Lots 1-3, inclusive, Block 1, Summer Valley
Lots 1-14, inclusive, Block 2, Summer Valley
Lots 1-30, inclusive, Block 3, Summer Valley
Lots 1-22, inclusive, Block 4, Summer Valley
Lots 1-2, inclusive, Block 5, Summer Valley
Outlots A and B, Summer Valley

EXHIBIT B FINAL PLAT

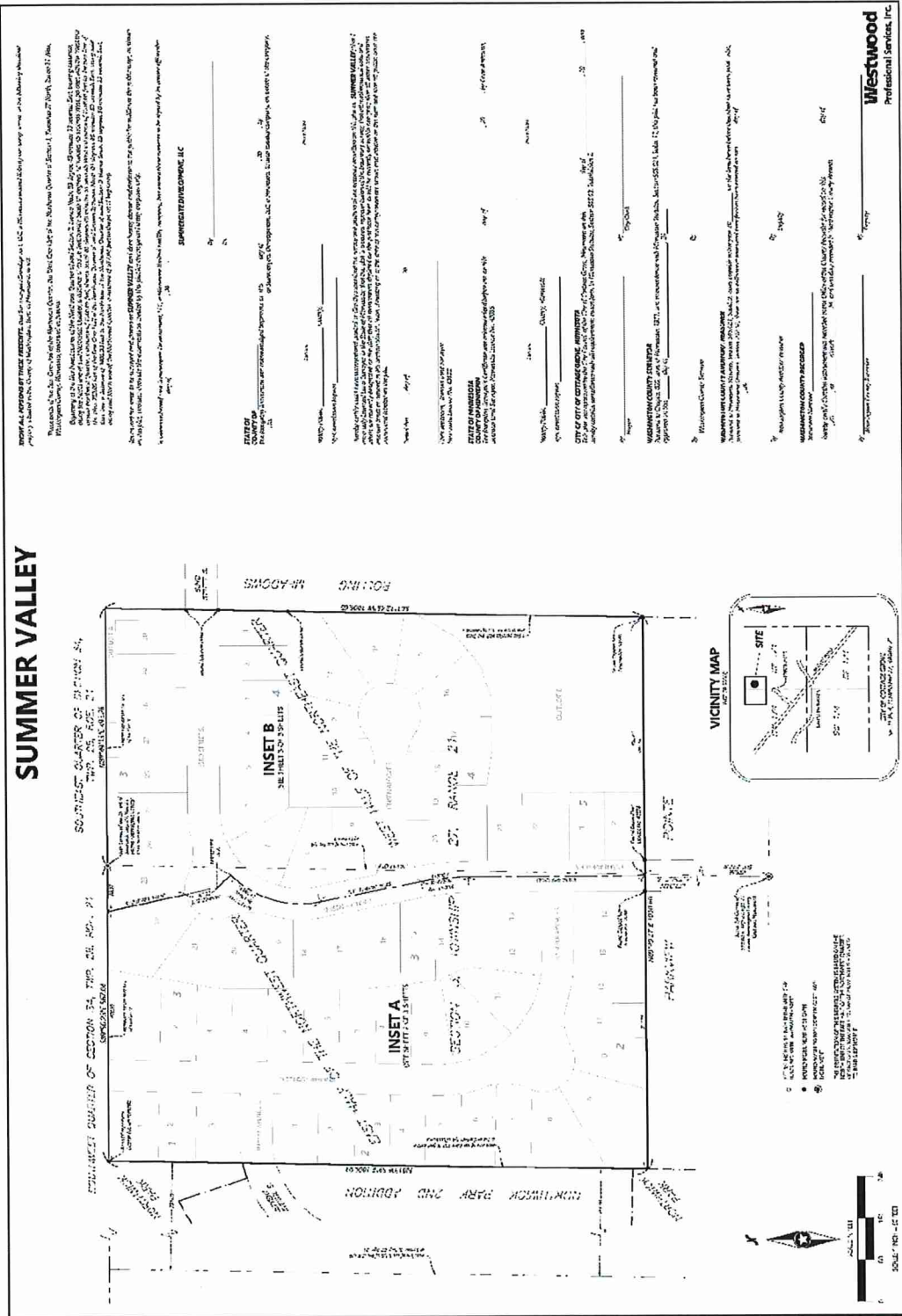
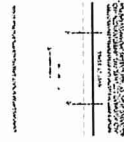
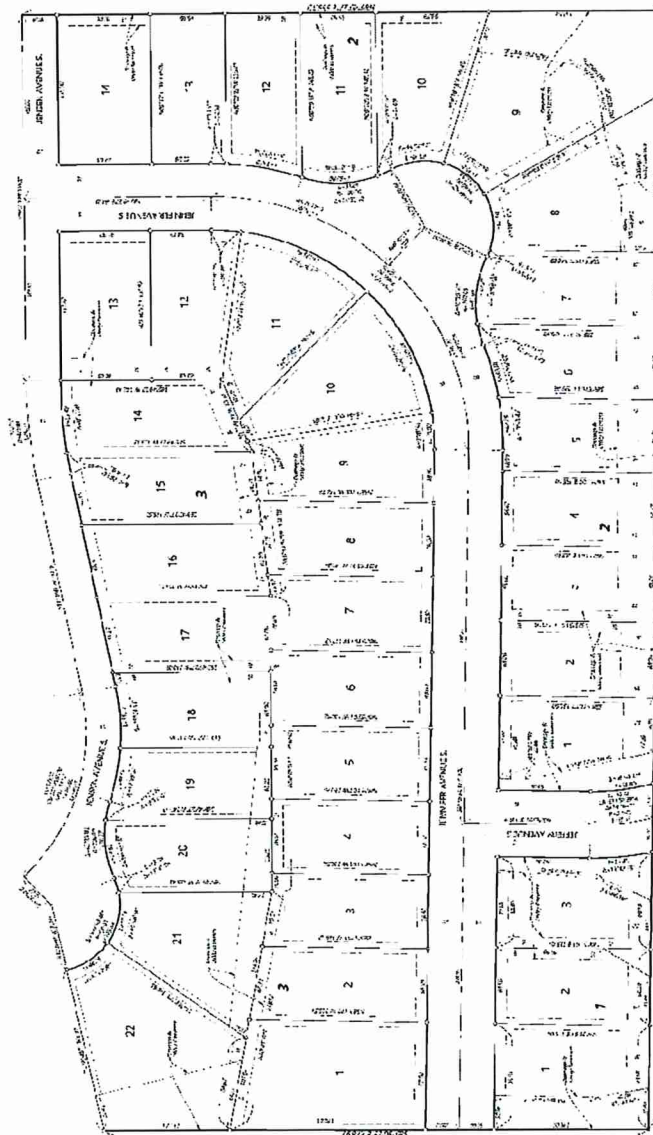


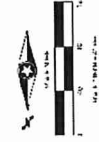
EXHIBIT B **FINAL PLAT** **CONT.**

SUMMER VALLEY

INSET A
 1/8" = 10' 0" S.D.L.S.



- 1. THE LOTS ARE BOUNDARY LOTS
- 2. THE LOTS ARE BOUNDARY LOTS
- 3. THE LOTS ARE BOUNDARY LOTS
- 4. THE LOTS ARE BOUNDARY LOTS
- 5. THE LOTS ARE BOUNDARY LOTS
- 6. THE LOTS ARE BOUNDARY LOTS
- 7. THE LOTS ARE BOUNDARY LOTS
- 8. THE LOTS ARE BOUNDARY LOTS
- 9. THE LOTS ARE BOUNDARY LOTS
- 10. THE LOTS ARE BOUNDARY LOTS
- 11. THE LOTS ARE BOUNDARY LOTS
- 12. THE LOTS ARE BOUNDARY LOTS
- 13. THE LOTS ARE BOUNDARY LOTS
- 14. THE LOTS ARE BOUNDARY LOTS
- 15. THE LOTS ARE BOUNDARY LOTS
- 16. THE LOTS ARE BOUNDARY LOTS
- 17. THE LOTS ARE BOUNDARY LOTS
- 18. THE LOTS ARE BOUNDARY LOTS
- 19. THE LOTS ARE BOUNDARY LOTS
- 20. THE LOTS ARE BOUNDARY LOTS
- 21. THE LOTS ARE BOUNDARY LOTS
- 22. THE LOTS ARE BOUNDARY LOTS

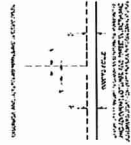
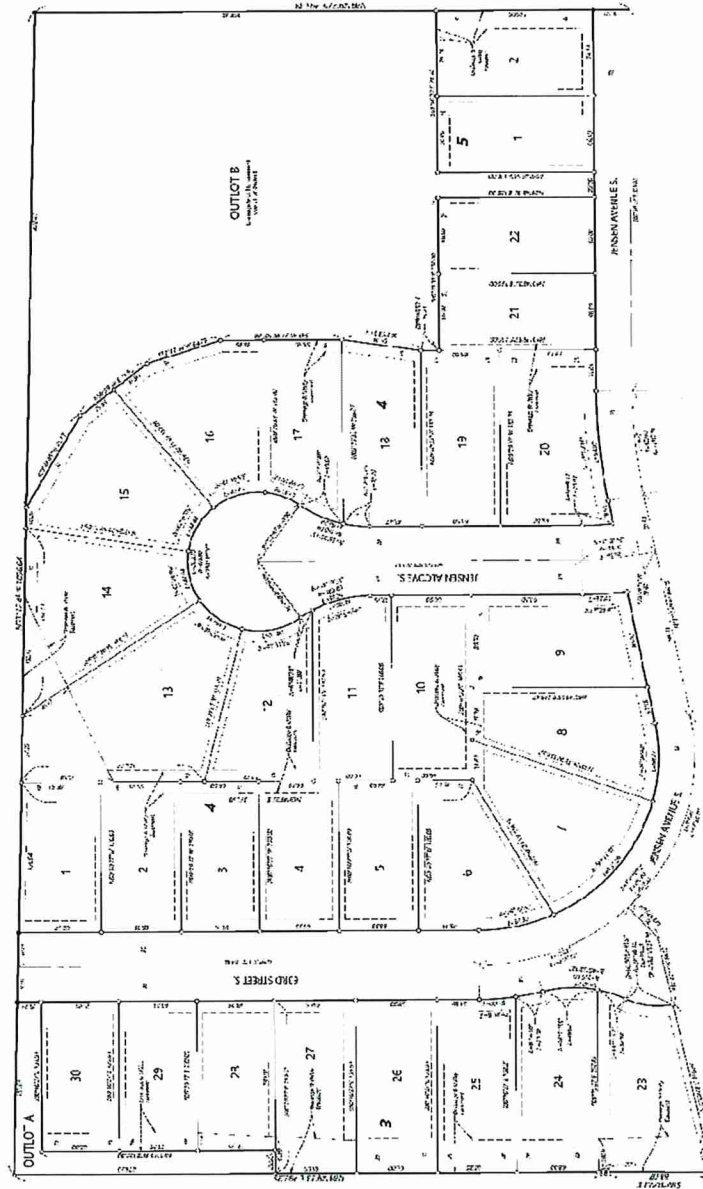


Westwood
 Professional Services, Inc.
 2000 N. 10th St.
 Suite 100
 Phoenix, AZ 85010
 (602) 955-1000

EXHIBIT B **FINAL PLAT** **CONT.**

SUMMER VALLEY

INSET B
 (SEE LIST OF TABLES)



- 1. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 2. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 3. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 4. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 5. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 6. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 7. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 8. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 9. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 10. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 11. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 12. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 13. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 14. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 15. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 16. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 17. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 18. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 19. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 20. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 21. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 22. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 23. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 24. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 25. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 26. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 27. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 28. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 29. TO BE USED FOR THE PURPOSES OF THE PLAT.
- 30. TO BE USED FOR THE PURPOSES OF THE PLAT.



Westwood
 Professional Services, Inc.

June 27, 2004

EXHIBIT C
SITE IMPROVEMENTS

Site Improvement LOC	Estimated Construction Cost
Sanitary Sewer	\$ 292,778.00
Watermain	\$ 449,057.00
Storm Sewer	\$ 715,989.00
Streets	\$ 569,031.00
Cul-De-Sac Removal and Restoration	\$ 22,998.00
Street Lighting	\$ 89,515.00
Record Plan (2%)	\$ 42,787.00
Subtotal:	\$ 2,182,155.00
LOC (125%)	\$ 2,727,693.75
Final Streets Construction Cost	\$ 143,727.00
Final Streets LOC (130%):	\$ 186,845.10
Total Site Improvement LOC:	\$ 2,914,538.85

EXHIBIT D
MISCELLANEOUS REQUIREMENTS AND CONDITIONS
IMPOSED BY THE CITY

- 1) **CONDITIONS TO BE SATISFIED BEFORE CITY RELEASES THE FINAL PLAT TO BE RECORDED.**
- a) Letter of Credit. DEVELOPER must provide the LOC required in this DEVELOPMENT AGREEMENT.
 - b) All Cash Deposits. DEVELOPER must pay all cash deposits required in this DEVELOPMENT AGREEMENT.
 - c) Planning Fees. DEVELOPER must pay the CITY all planning, engineering review and legal fees that have been incurred up to the date of approval of this DEVELOPMENT AGREEMENT.
 - d) Trail. DEVELOPER must execute a Warranty Deed for Outlot A to the City for a trail.
 - e) Stormwater Ponding. DEVELOPER must execute a Warranty Deed for to the City Outlot B for stormwater ponding.
 - f) Temporary Easement for ROW. DEVELOPER must execute a Temporary Easement for Right of Way which shall remain until the extension of Jennifer Avenue South and other associated development occurs.
- 2) **BUILDING PERMITS.** No building permits may be obtained until:
- a) All the conditions in Paragraph 1 of this Exhibit D have been met;
 - b) All storm water ponds and associated drainage features including storm sewer and drainage swales have been installed as determined by the CITY ENGINEER;
 - c) All sanitary sewer and water main, including services, have been installed, tested, televised as necessary, and reviewed and approved by the CITY ENGINEER and are available for use;
 - d) DEVELOPER has constructed a temporary bituminous roadway that is acceptable in design and approved by the CITY;
 - e) The documents below have been recorded, in the following order:
 - Termination of the Permanent Drainage and Utility Easement recorded as Document No. 4224839 as part of the Parkview Pointe Plat
 - Termination of Temporary Cul de Sac Easement recorded as Document No. 4309425 as part of the Northwick 2nd Addition Plat

- Termination of the Drainage and Utility Easement and Temporary Construction Easement Agreement recorded as Document No. 4335967 as part of the Rolling Meadows Plat
- Termination of Temporary Cul-de-Sac Easement Agreement recorded as Document No. 4335969 as part of the Rolling Meadows Plat
- Termination of Temporary Drainage and Utility Easement recorded as Document No. 4335971 as part of the Rolling Meadows Plat
- Termination of Temporary Trail Easement recorded on September 23, 2021 as Document No. 4335973 as part of the Rolling Meadows Plat
- Final Plat of Summer Valley
- Development Agreement
- Warranty Deed for Outlot B
- Temporary Easement for Right of Way

- 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 Paragraphs 1 and 2 of this Exhibit D must be satisfied.
 - b) As built surveys have been received and approved by the CITY.
 - c) Completion and acceptance by the CITY of construction of the trail on Outlot A and the Warranty Deed for Outlot A has been recorded.
- 4) **SUBDIVISION EROSION CONTROL.** DEVELOPER is responsible for erosion control throughout the FINAL PLAT pursuant to the NPDES permit until all lots in the FINAL PLAT are built upon and until turf is established in each of the individual lots in the FINAL PLAT.
- 5) **CLEAN UP OF CONSTRUCTION DEBRIS ON STREETS AND ADJOINING PROPERTY.** The escrow amount stated on Exhibit G 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 FINAL PLAT and from private properties that adjoin the FINAL PLAT. During the construction of the residences and other improvements within the FINAL PLAT, 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) **MAILBOXES.** The DEVELOPER is responsible for the placement of a mailbox for all the lots within the DEVELOPMENT PROJECT and must comply with the United States Postal Service's mailbox design and placement requirements. The mailboxes must all be of similar design and color within the DEVELOPMENT PROJECT.

- 7) **SIDEWALK SNOW REMOVAL AND TRAIL MAINTENANCE.** The CITY shall provide snow removal of transportation trails and sidewalks. If the CITY does not provide snow removal on a trail or sidewalk within the DEVELOPMENT PROJECT, the property owner abutting the trail or sidewalk must remove the snow and/or ice.

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.
9. Right of Way Permit from Washington County.

EXHIBIT F
DEVELOPER'S LETTER OF CREDIT REQUIREMENTS FOR SITE GRADING & EROSION CONTROL

Grading LOC - Entire Development	Unit	Qty	Unit Cost	Total
Site Grading Restoration: Topsoil	CY	13,000.00	\$ 2.00	\$ 26,000.00
Site Grading: MnDOT 250 Seed & Mulch	AC	24.48	\$ 2,000.00	\$ 48,960.00
Misc. Site Grading	LS	1.00	\$ 8,000.00	\$ 8,000.00
Erosion Control: Temp Rock Entrance	EA	1.00	\$ 2,000.00	\$ 2,000.00
Erosion Control: Silt Fence	LF	4,265.00	\$ 4.00	\$ 17,060.00
Erosion Control: Swale & EOF Blanket	SY	700.00	\$ 4.00	\$ 2,800.00
Street Sweeper w/ Pickup Broom	HR	8.00	\$ 160.00	\$ 1,280.00
Pond Liner	CY	2,400.00	\$ 25.00	\$ 60,000.00
Pond Cleaning	LS	1.00	\$ 10,000.00	\$ 10,000.00
Grading Record Plan	LS	1.00	\$ 5,000.00	\$ 5,000.00
Total Grading Restoration Cost				\$ 81,100.00
			Grading LOC 150%	\$ 271,650.00

EXHIBIT G
DEVELOPER'S CASH REQUIREMENTS AND
INDIRECT COST CASH ESCROW

CASH REQUIREMENTS

City Fees	Unit	Qty	Unit Cost	Total
City Supplied Poles & Luminares	EA	9	\$ 4,389.00	\$ 39,501.00
Street Light Utility Surcharge	EA	71	\$ 140.40	\$ 9,968.40
Seal Coating: Trails	SY	195	\$ 2.50	\$ 487.50
Park and Open Space Markers	EA	14	\$ 175.00	\$ 2,450.00
Park Dedication Fees	LOT	71	\$ 4,600.00	\$ 326,600.00
East Ravine AUAR Charge	AC	24.48	\$ 120.00	\$ 2,937.60
Ravine Parkway Assessment ¹	LS	1	\$ 226,432.38	\$ 226,432.38
Temporary Turnaround Removal	LS	1	\$ 24,300.00	\$ 24,300.00
Removal of Temporary Cul-De-Sac Credit - Rolling Meadows	LS	1	\$ (7,410.00)	\$ (7,410.00)
Removal of Temporary Cul-De-Sac Credit - Northwick Park 2nd Add.	LS	1	\$ (22,800.00)	\$ (22,800.00)
2% Engineering Fee	LS	1	\$ 46,517.64	\$ 46,517.64
Total Fees				\$ 648,984.52

¹ Assessment Paid at Closing on 5/29/2024

CASH ESCROW

Engineering Escrow	Total
1% Concept Review Escrow	\$ 23,258.82
Plan Review	\$ 51,517.64
Inspection	\$ 126,294.10
Total Escrow:	\$ 201,070.56

EXHIBIT G
DEVELOPER'S CASH REQUIREMENTS AND
INDIRECT COST CASH ESCROW
CONT.

AREA CHARGES

Area Charges	Cost/Acre	Acres	Total
Sanitary Area Charge - Upper Ravine	\$ 8,570.00	23.08	\$ 197,795.60
Water Area Charge - Remainder of City	\$ 5,850.00	23.08	\$ 135,018.00
Storm Area Charge Upper Ravine Single Family	\$ 5,000.00	23.08	\$ 115,400.00
Total Area Charges:			\$ 448,213.60

*Ponding HWLs were omitted from Area Charge Calculations

EXHIBIT H
BUILDER'S ESCROW REQUIREMENTS
AND CASH REQUIREMENTS

LOC ESCROW

Builder Escrow	Per Lot
Yard & Boulevard Sod	\$ 7,300.00
Boulevard Trees	\$ 500.00
Property As-built Survey & Corner Replacement	\$ 1,000.00
Total Escrow:	\$ 8,800.00

CASH REQUIREMENTS

Building Permit Fees	Per Lot
Sod & Boulevard Tree Inspection Fee	\$ 150.00
Curb Stop Inspection Fee	\$ 155.00
Grading As-built Review Fee	\$ 36.00
Right-of-way Permit Fee	\$ 50.00
Total Cash Added to Building Permit:	\$ 391.00

CONSTRUCTION PLANS

FOR

GRADING, DRAINAGE, & EROSION CONTROL

FOR

SUMMER VALLEY

COTTAGE GROVE, MINNESOTA

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044
CONTACT: BRYAN TUCKER
PHONE: 612-490-0982
EMAIL: BRYANT@SUMMER-GATE.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300

Fax (952) 937-5822 Minnetonka, MN 55343

Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0051216.00

CONTACT: CHRISTIAN FROEMKE



Vicinity Map
(NOT TO SCALE)

BENCHMARKS

BM-1
MNDT POINT FREDIN MNDT

HORIZONTAL DATUM
1983NAD (2011 ADJ) WASHINGTON COUNTY COORDINATE SYSTEM, US SURVEY FEET
MOVED LINE WORK TO THE FOUND N 1/4 COR OF THE SECTION

VERTICAL DATUM
1988NAVD, US SURVEY FEET

SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	COVER
2	EXISTING CONDITIONS
3	EROSION CONTROL PLAN
4	EROSION CONTROL PLAN
5	OVERALL GRADING & DRAINAGE PLAN
6	GRADING & DRAINAGE PLAN
7	GRADING & DRAINAGE PLAN
8	STREET PROFILES
9	DETAILS
10	DETAILS
11	SWPPP NOTES
12	SWPPP NARRATIVE
13	SWPPP MAPS

NOTE

UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.

NO.	DATE	REVISION	SHEETS
01	06/20/24	CITY COMMENTS	ALL
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

CONSTRUCTION PLANS

FOR

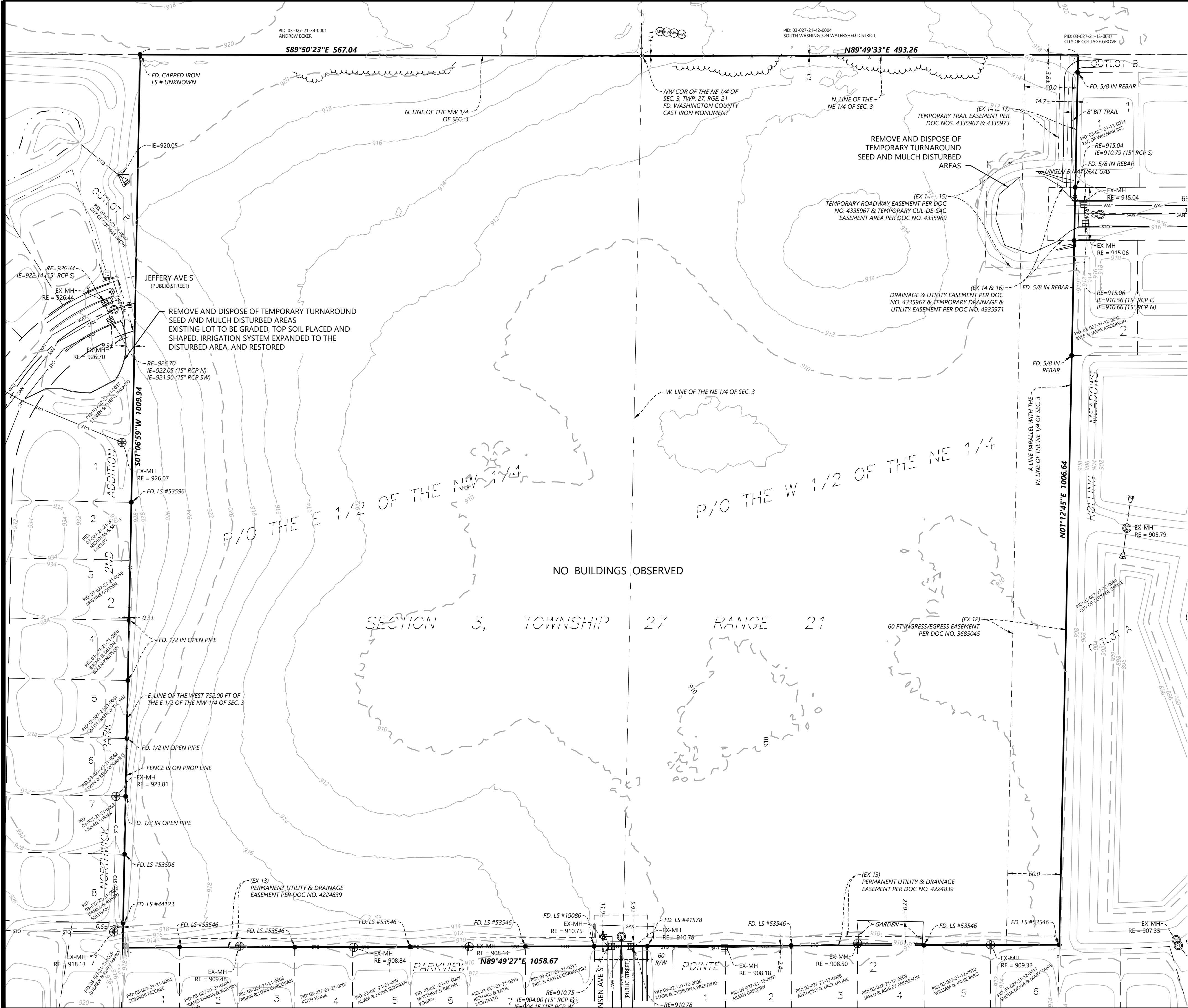
GRADING, DRAINAGE, & EROSION CONTROL

FOR

SUMMER VALLEY

COTTAGE GROVE, MINNESOTA

N:\0051216\00 DWG\CIVIL\FINAL\GRADING\0051216.005-EXF01.DWG



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

PROPERTY DESCRIPTION

The following information was provided by Land Title, Issuing Agent for First American Title Insurance Company, File Number 689738, which has an effective date of January 1, 2024 at 7:00am:

Those parts of the East One-Half of the Northwest Quarter, the West One-Half of the Northeast Quarter of Section 3, Township 27 North, Range 21 West, Washington County, Minnesota, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 3, thence North 89 degree 49 minutes 33 seconds East, bearing assumed, along the North line of said Northeast Quarter, a distance of 493.26 feet; thence South 01 degrees 12 minutes 45 seconds West, parallel with the West line of said Northeast Quarter, a distance of 1006.65 feet; thence South 89 degrees 49 minutes 33 seconds West a distance of 1058.68 feet to the East line of the West 752.00 feet of the East One-Half of the Northwest Quarter of said Section 3; thence North 01 degrees 06 minutes 59 seconds East, along said East line, a distance of 1009.93 feet to the North line of the Northwest Quarter of said Section 3; thence South 89 degrees 50 minutes 23 seconds East, along said North line of the Northwest Quarter, a distance of 567.04 feet to the point of beginning.

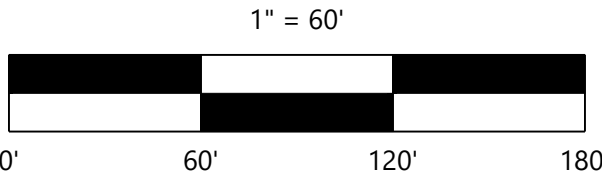
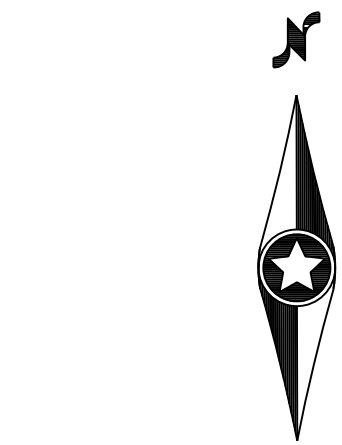
Abstract Property

GENERAL NOTES

- Bearings of property lines shown hereon are based on the Washington County coordinate system, (NAD 83 - 2011 Control Adjustment).
- Lengths of lines and distances between features are measured in US-Survey Feet.

LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- BEEHIVE CATCH BASIN
- CATCH BASIN
- FLARED END SECTION
- HYDRANT
- GATE VALVE
- MONITORING WELL
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- TREE LINE
- GAS LINE
- POWER UNDERGROUND
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FIBER OPTIC
- FENCE LINE
- CURB & GUTTER
- CONCRETE SURFACE
- BITUMINOUS SURFACE
- GRAVEL SURFACE
- FOUND MONUMENT (SEE LABEL)
- CAST IRON MONUMENT (SEE LABEL)



CONSTRUCTION PLANS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	CHF
HORIZONTAL SCALE:	60'
VERTICAL SCALE:	12' OR 6'

INITIAL ISSUE:	05/21/24
REVISIONS:	
	06/20/24 CITY COMMENTS

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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

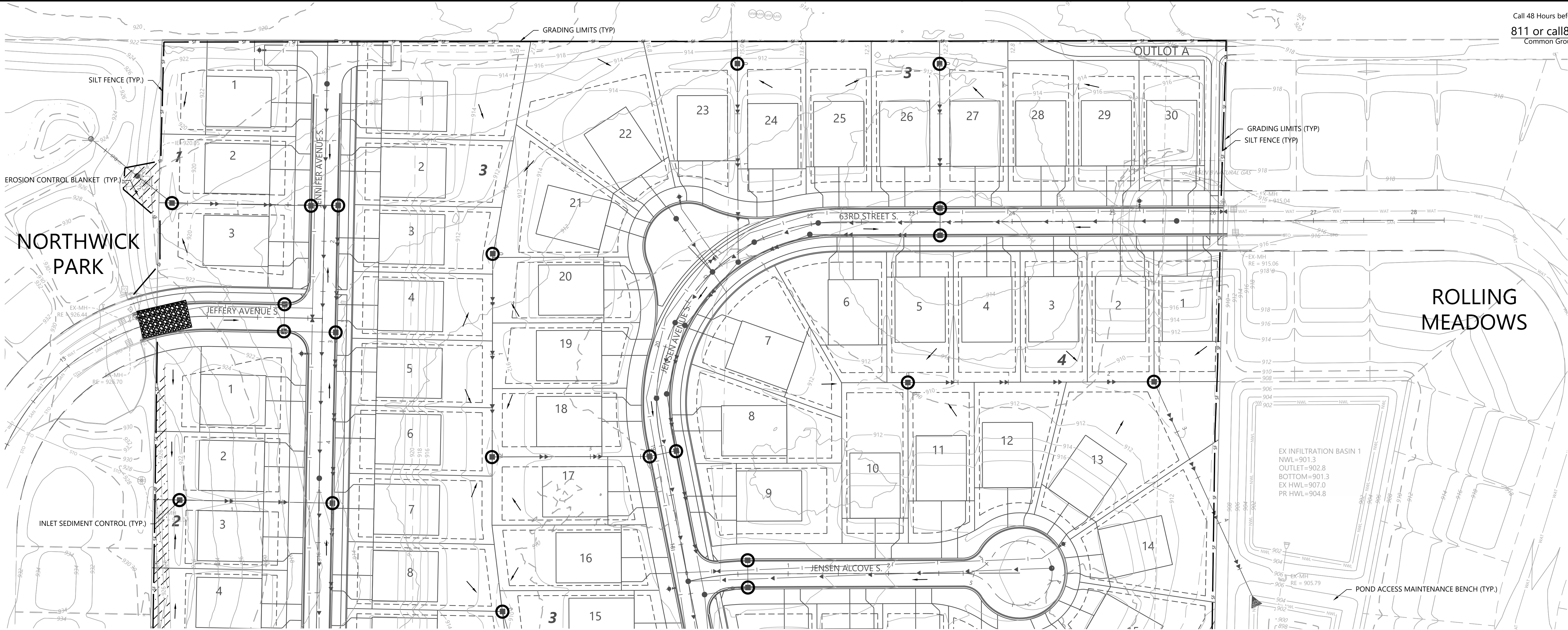
CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

EXISTING CONDITIONS &
REMOVALS PLAN

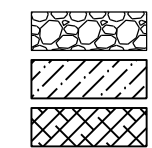
SHEET NUMBER:
2 OF 13
PROJECT NUMBER: 0051216.00 DATE: 06/20/24



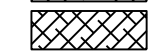
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

EROSION CONTROL LEGEND

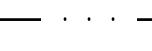
EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		EMERGENCY OVERFLOW
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		SILT FENCE
		SILT FENCE-POST GRADING
		HEAVY DUTY SILT FENCE
		REDUNDANT SEDIMENT CONTROL
		INLET PROTECTION
		EROSION CONTROL CHECKS/BIOROLLS



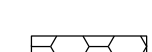
ROCK CONSTRUCTION ENTRANCE



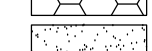
EROSION CONTROL BLANKET



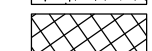
TURF REINFORCEMENT MAT



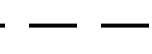
POND NORMAL WATER LEVEL



WETLAND LINE



WETLAND FILL



WETLAND BUFFER



POND ACCESS MAINTENANCE BENCH



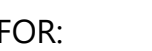
WETLAND BUFFER LIMITS



WETLAND BUFFER MONUMENT



DO NOT DISTURB

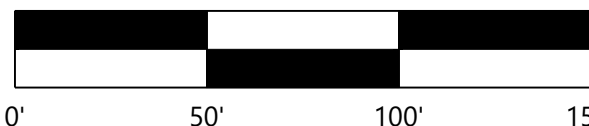


EROSION CONTROL NOTES

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
- INFILTRATION AREAS
 - FENCE OFF AREA PRIOR TO BEGINNING CONSTRUCTION.
 - EXCAVATION OF INFILTRATION AREA SHALL TAKE PLACE AFTER CONTRIBUTING AREAS ARE AT FINAL GRADE AND STABILIZED.
 - DO NOT USE HEAVY/WHEELED EQUIPMENT IN INFILTRATION AREA.
 - SEDIMENT AND EROSION CONTROLS MUST BE USED TO PROTECT AREA.
 - IF GRADING MUST OCCUR IN INFILTRATION AREA, LEAVE GRADE 3 FT HIGH TEMPORARILY UNTIL AREA CAN BE FINAL GRADED AND STABILIZED



1" = 50'



CONSTRUCTION PLANS

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: 50.000002"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/21/24

REVISIONS:

06/20/24 CITY COMMENTS

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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

CHRISTIAN FROEMKE

DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY

COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

EROSION CONTROL PLAN

SHEET NUMBER:

3

OF

13

PROJECT NUMBER: 0051216.00

DATE: 06/20/24

INITIAL ISSUE:	05/21/24
REVISIONS:	
△	06/20/24 CITY COMMENTS
△	
△	
△	
△	
△	

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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

CHRISTIAN FROEMKE

DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

Call 48 Hours before digging:

811 or call811.com

Common Ground Alliance

NORTHWICK
PARK

PARKVIEW
POINTE

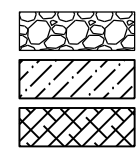
ROLLING
MEADOWS

EROSION CONTROL NOTES

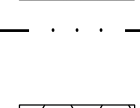
- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:
 - TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR
 - SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR
 - SILT FENCE AND FIBER LOGS; OR
 - TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).
- REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.
 - FENCE OFF AREA PRIOR TO BEGINNING CONSTRUCTION.
 - EXCAVATION OF INFILTRATION AREA SHALL TAKE PLACE AFTER CONTRIBUTING AREAS ARE AT FINAL GRADE AND STABILIZED.
 - DO NOT USE HEAVY/WHEELED EQUIPMENT IN INFILTRATION AREA.
 - SEDIMENT AND EROSION CONTROLS MUST BE USED TO PROTECT AREA.
 - IF GRADING MUST OCCUR IN INFILTRATION AREA, LEAVE GRADE 3 FT HIGH TEMPORARILY UNTIL AREA CAN BE FINAL GRADED AND STABILIZED

EROSION CONTROL LEGEND

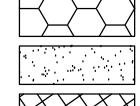
EXISTING	PROPOSED		
— 980 —	— 980 —	— — —	PROPERTY LINE
— 982 —	— 982 —	— — —	INDEX CONTOUR
		— — —	INTERVAL CONTOUR
— STO —	— STO —	— — —	EMERGENCY OVERFLOW
— — —	— — —	— — —	STORM SEWER
— — —	— — —	— — —	TREE LINE
— — —	— — —	— — —	TREE PROTECTION FENCE
— — —	— — —	— — —	RETAINING WALL (MODULAR BLOCK)
— — —	— — —	— — —	GRADING LIMITS
— — —	— — —	— — —	SILT FENCE
— — —	— — —	— — —	SILT FENCE-POST GRADING
— — —	— — —	— — —	HEAVY DUTY SILT FENCE
— — —	— — —	— — —	REDUNDANT SEDIMENT CONTROL
— — —	— — —	— — —	INLET PROTECTION
— — —	— — —	— — —	EROSION CONTROL CHECKS/BIOROLLS



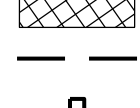
ROCK CONSTRUCTION ENTRANCE



EROSION CONTROL BLANKET



TURF REINFORCEMENT MAT



POND NORMAL WATER LEVEL



WETLAND LINE



WETLAND FILL



WETLAND BUFFER



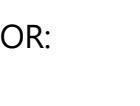
POND ACCESS MAINTENANCE BENCH



WETLAND BUFFER LIMITS



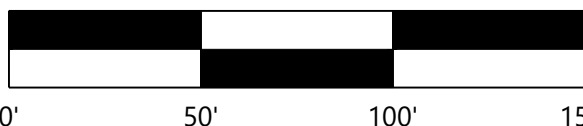
WETLAND BUFFER MONUMENT



DO NOT DISTURB



1" = 50'



CONSTRUCTION PLANS

SHEET NUMBER:

4

OF

13

EROSION CONTROL PLAN

PROJECT NUMBER: 0051216.00

DATE: 06/20/24

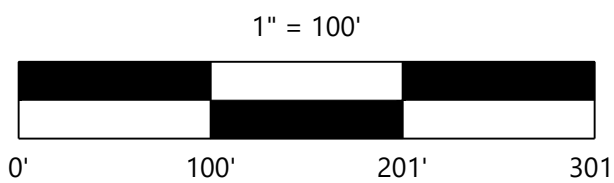
NORTHWICK
PARK

ROLLING
MEADOWS

PARKVIEW
POINTE

SEE SHEET 6

SEE SHEET 7



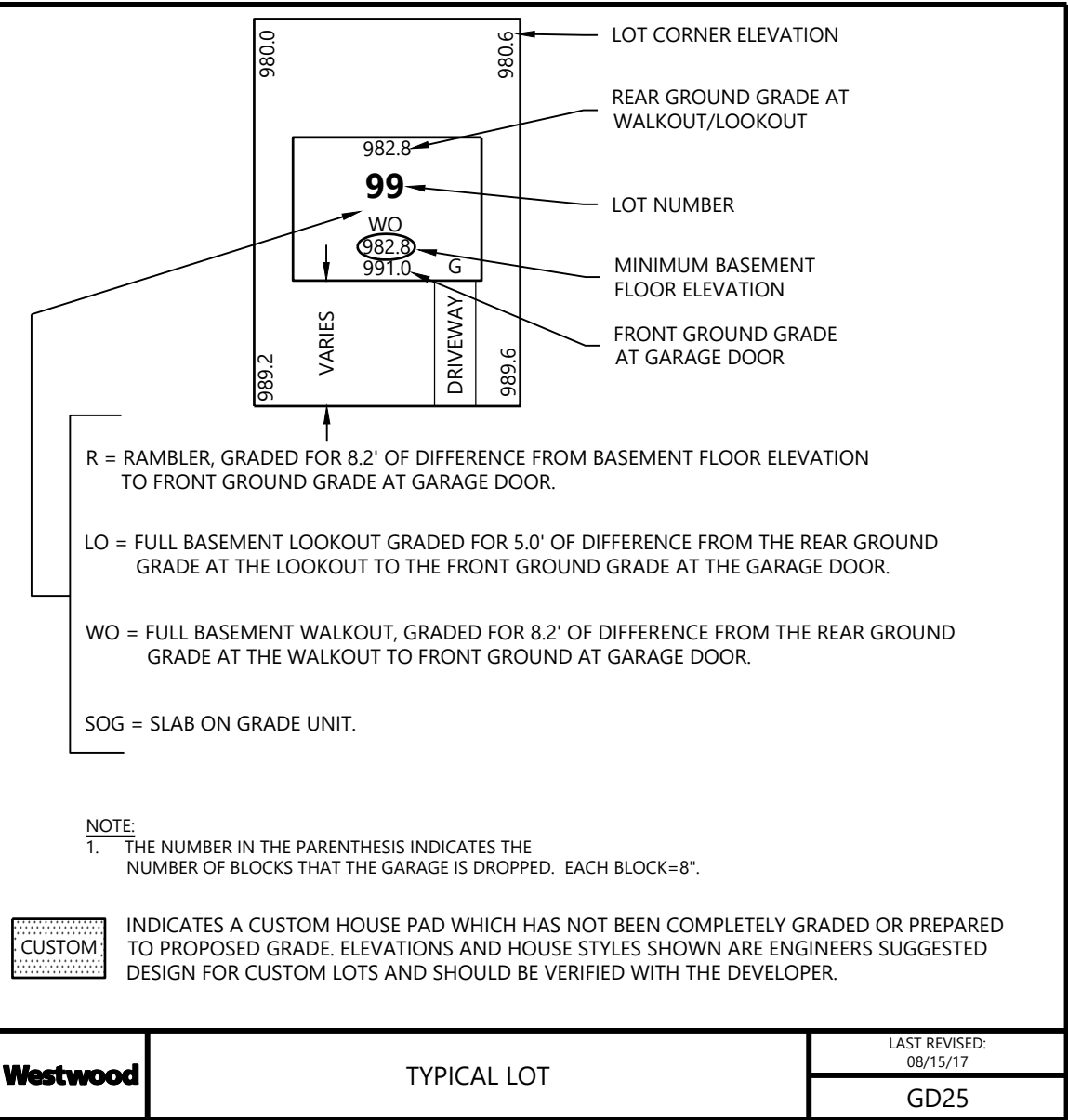
CONSTRUCTION PLANS

GRADING LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		PROPOSED GRADE
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		PROPOSED STREET PROFILE GRADE
		STORM SEWER
		TREE LINE
		RETAINING WALL (MODULAR BLOCK)
		GRADING LIMITS
		POND NORMAL WATER LEVEL
		WETLAND LINE
		WETLAND FILL
		WETLAND BUFFER
		POND ACCESS MAINTENANCE BENCH
		WETLAND BUFFER LIMITS
		WETLAND BUFFER MONUMENT
		DO NOT DISTURB

GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.
- WET BASINS SHALL PROVIDE A CLAY LINER WITH MAXIMUM PERMEABILITY OF 1X10⁻⁶ CM/S AND A MINIMUM THICKNESS OF 2". THE LINER SHALL EXTEND AT LEAST 1 VERTICAL FOOT ABOVE THE NORMAL WATER LEVEL.
- RESTORE GRADED AREAS WITH A MINIMUM 4" OF TOPSOIL. SEE LANDSCAPE PLAN FOR SEEDING REQUIREMENTS.



DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: 100' 430768"
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 05/21/24
REVISIONS:
06/20/24 CITY COMMENTS
06/20/24
06/20/24
06/20/24
06/20/24

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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
CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL GRADING &
DRAINAGE PLAN

PROJECT NUMBER: 0051216.00

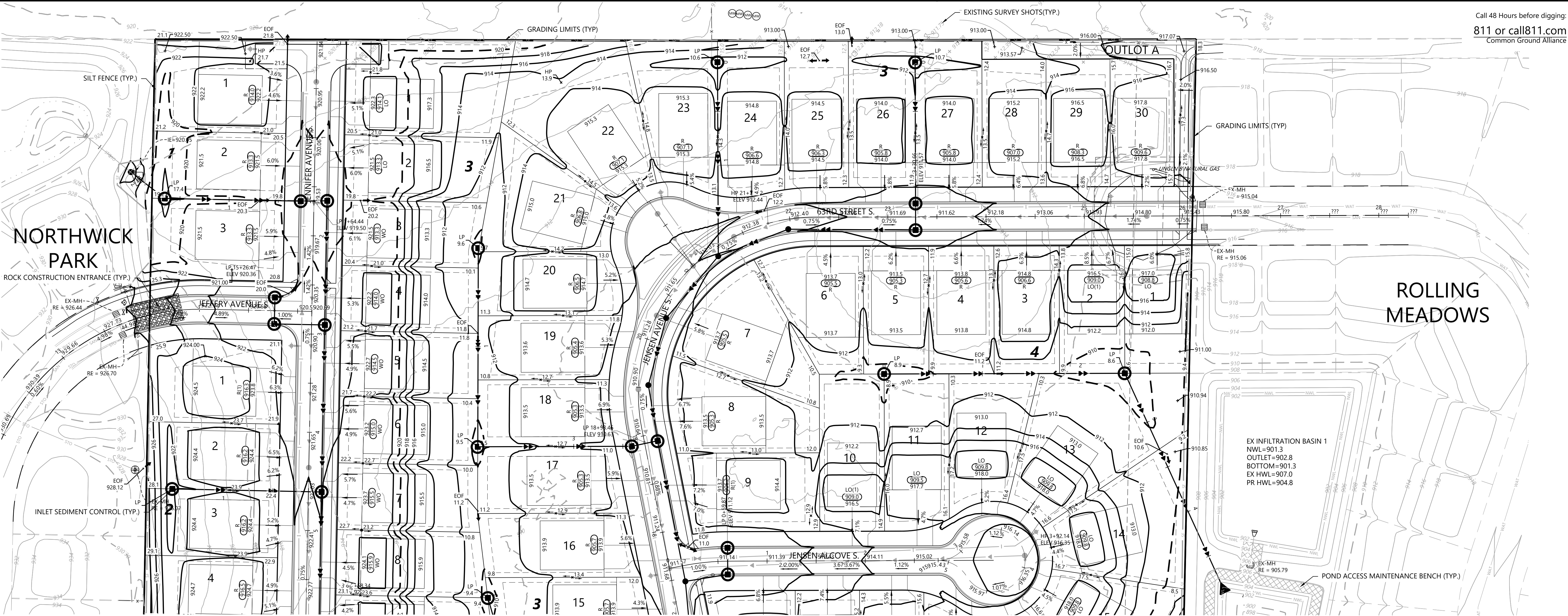
SHEET NUMBER:

5

OF

13

DATE: 06/20/24

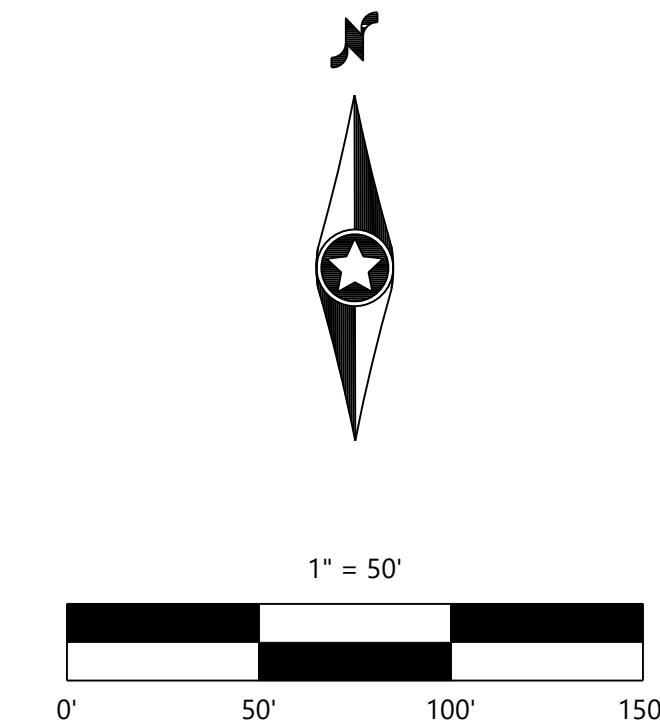
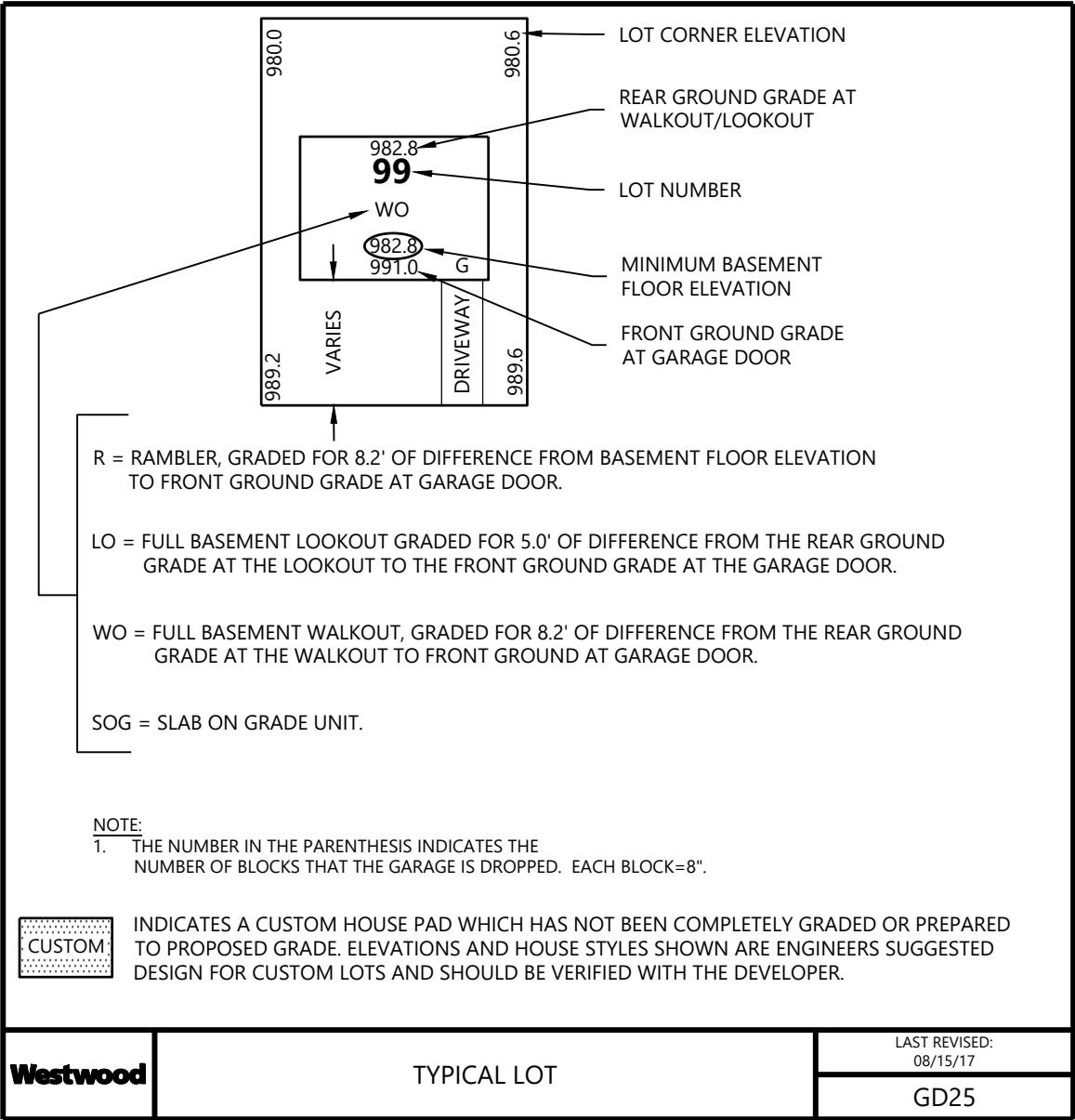


GRADING LEGEND

EXISTING	PROPOSED	
SB-19	SB-19	PROPERTY LINE
980	980	SOIL BORING LOCATION
982	982	INDEX CONTOUR
900.00	900.00	INTERVAL CONTOUR
	HP/LP	SPOT ELEVATION
	900.00	HIGH/LOW POINT
	CL-CL	CL-CL ELEVATION
	900.00	PROPOSED GRADE
	0.00%	TOP AND BOTTOM OF RETAINING WALL
	TW=XXX.XX BW=XXX.XX	EMERGENCY OVERFLOW
	E.O.F. ->	PROPOSED STREET PROFILE GRADE
	<XXX%>	STORM SEWER

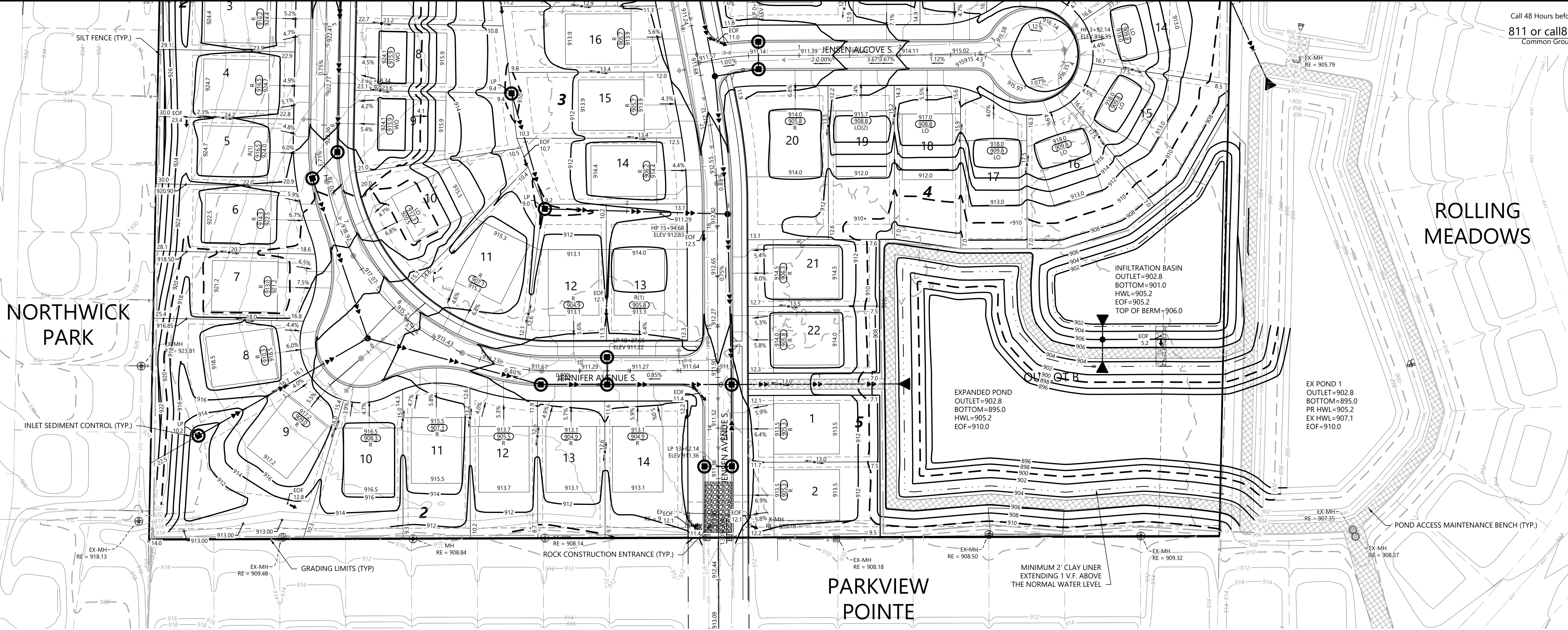
GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.
- WET BASINS SHALL PROVIDE A CLAY LINER WITH MAXIMUM PERMEABILITY OF 1X10⁻⁶ CM/S AND A MINIMUM THICKNESS OF 2". THE LINER SHALL EXTEND AT LEAST 1 VERTICAL FOOT ABOVE THE NORMAL WATER LEVEL.
- RESTORE GRADED AREAS WITH A MINIMUM 4" OF TOPSOIL. SEE LANDSCAPE PLAN FOR SEEDING REQUIREMENTS.



CONSTRUCTION PLANS

© 2024 Westwood Professional Services, Inc. N:\0051216.00\DWG\CIVIL\FINAL\GRADING\0051216.005-GD01.DWG

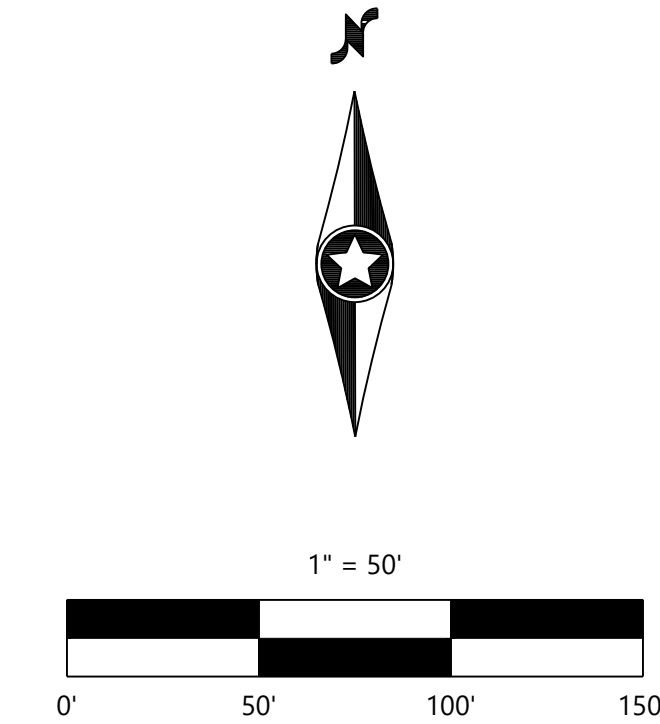
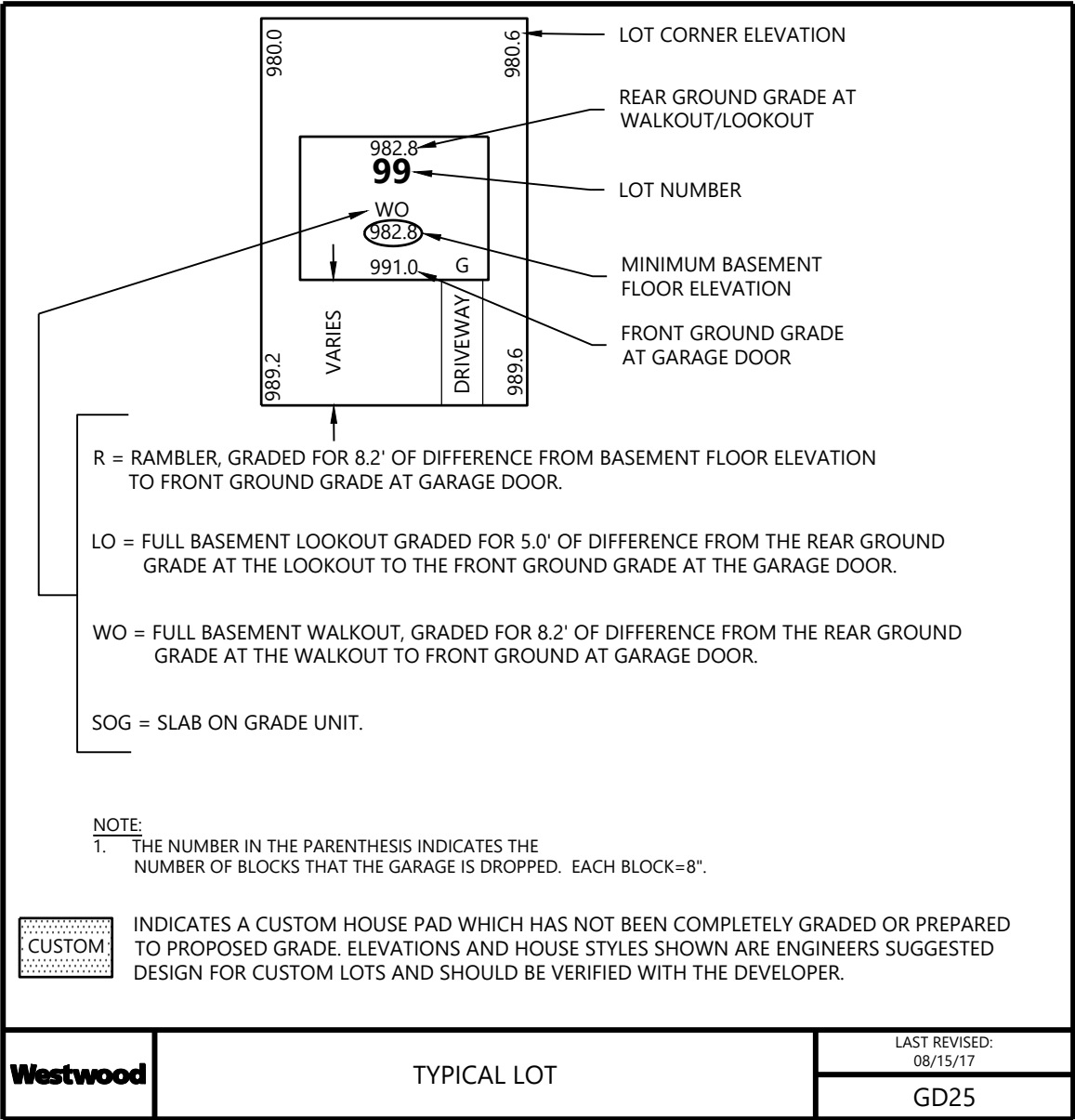


GRADING LEGEND

EXISTING	PROPOSED				
		PROPERTY LINE			TREE LINE
		SOIL BORING LOCATION			RETAINING WALL (MODULAR BLOCK)
		INDEX CONTOUR			GRADING LIMITS
		INTERVAL CONTOUR			POND NORMAL WATER LEVEL
		SPOT ELEVATION			WETLAND LINE
		HIGH/LOW POINT			WETLAND FILL
		CL-CL ELEVATION			WETLAND BUFFER
		PROPOSED GRADE			POND ACCESS MAINTENANCE BENCH
		TOP AND BOTTOM OF RETAINING WALL			WETLAND BUFFER LIMITS
		EMERGENCY OVERFLOW			WETLAND BUFFER MONUMENT
		PROPOSED STREET PROFILE GRADE			DO NOT DISTURB
		STORM SEWER			

GRADING & DRAINAGE NOTES

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.
- WET BASINS SHALL PROVIDE A CLAY LINER WITH MAXIMUM PERMEABILITY OF 1X10⁻⁶ CM/S AND A MINIMUM THICKNESS OF 2". THE LINER SHALL EXTEND AT LEAST 1 VERTICAL FOOT ABOVE THE NORMAL WATER LEVEL.
- RESTORE GRADED AREAS WITH A MINIMUM 4" OF TOPSOIL. SEE LANDSCAPE PLAN FOR SEEDING REQUIREMENTS.



CONSTRUCTION PLANS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	CHF
HORIZONTAL SCALE:	49.999974"
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	05/21/24
REVISIONS:	
	06/20/24 CITY COMMENTS

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

GRADING & DRAINAGE
PLAN

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

7

OF

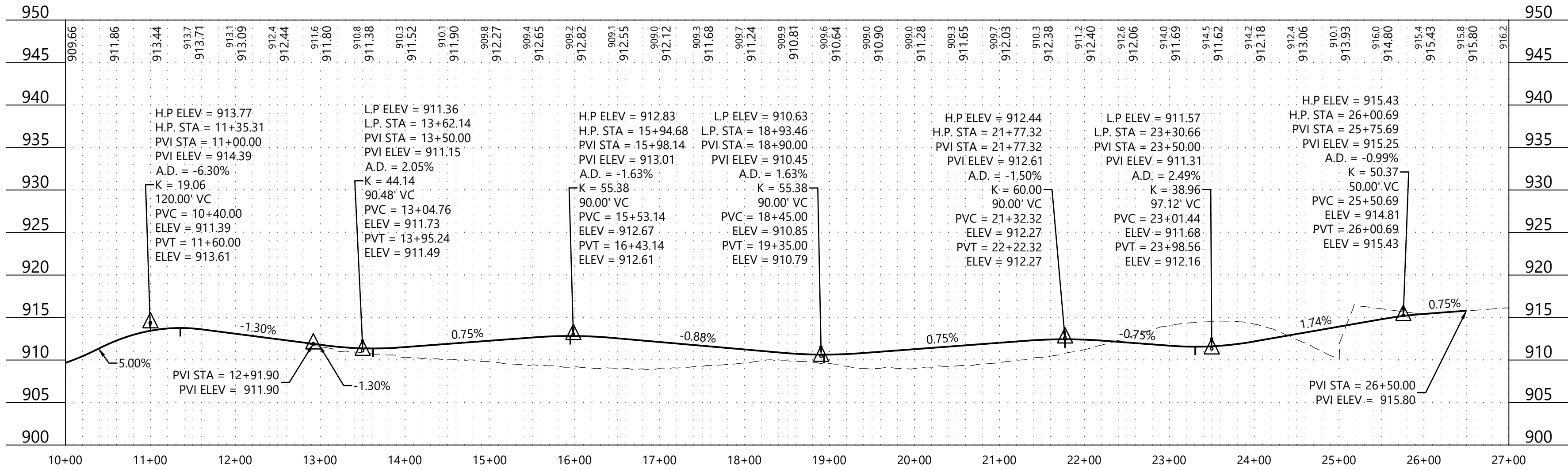
13

DATE: 06/20/24

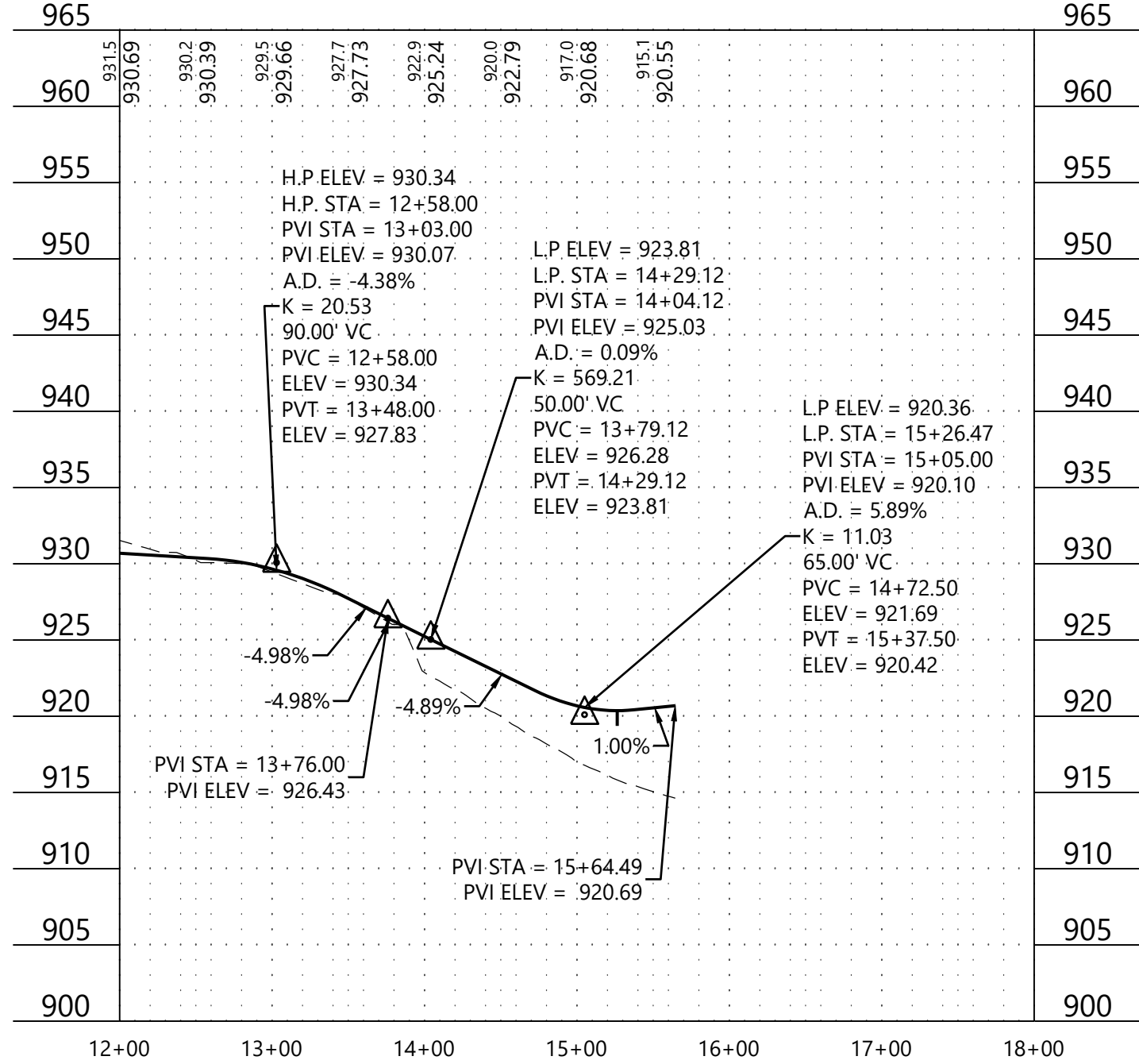
© 2024 Westwood Professional Services, Inc.

N:\0051216.00\DWG\CIVIL\FINAL\GRADING\0051216.005-SP01.DWG

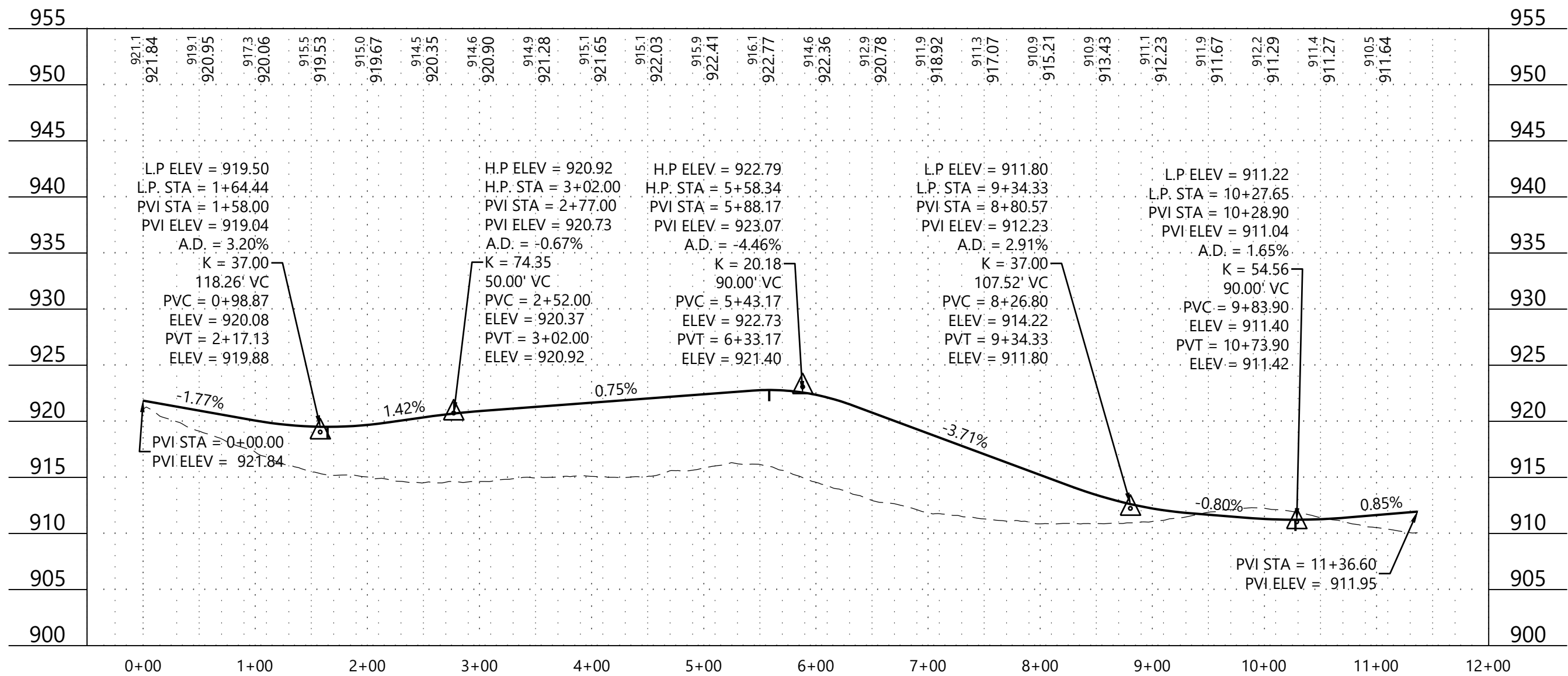
JENSEN AVENUE S. | 63RD STREET S.



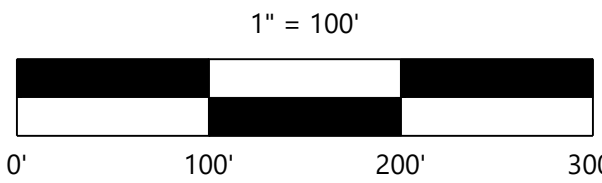
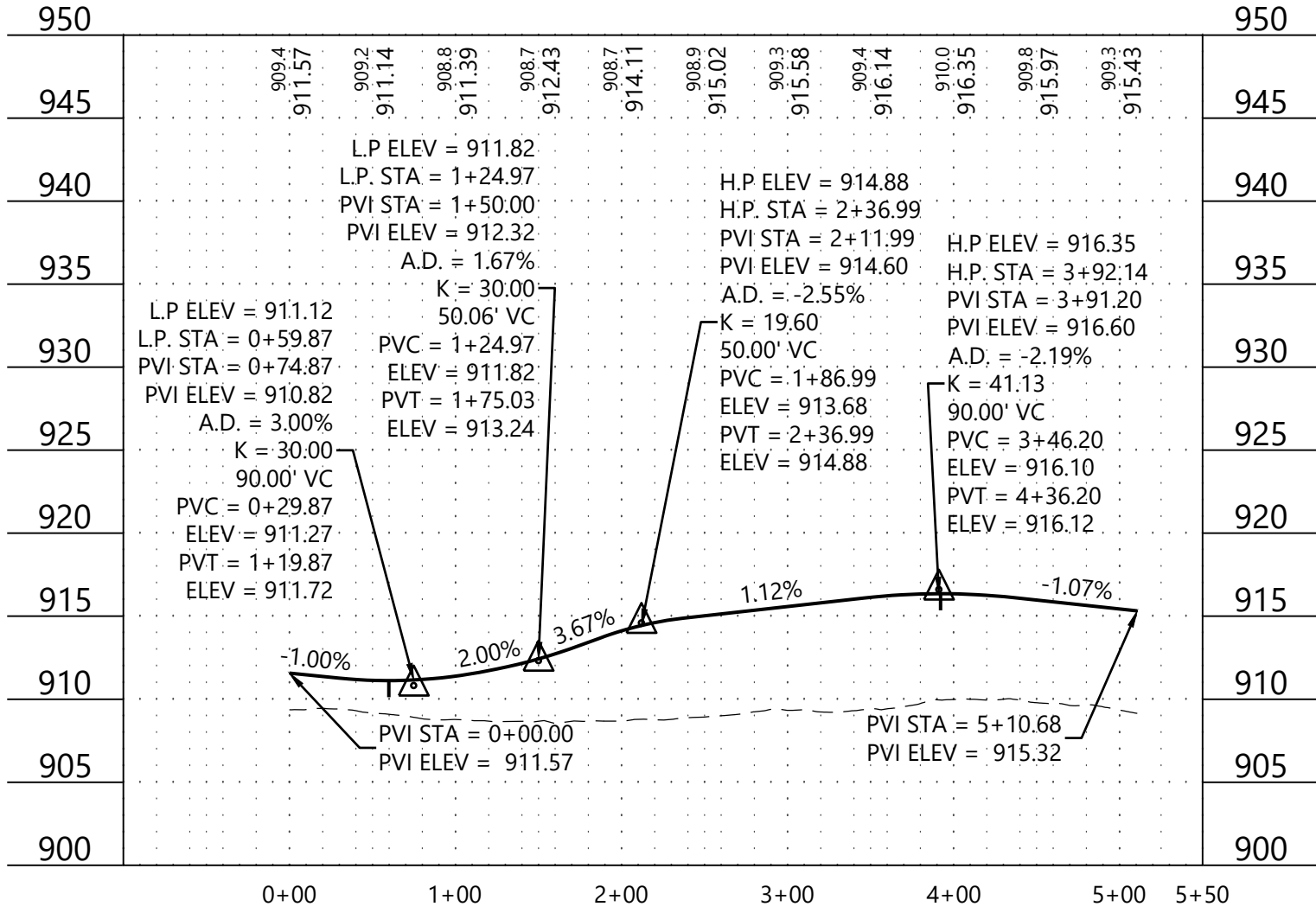
JEFFREY AVENUE S.



JENNIFER AVENUE S.



JENSON ALCOVE S.



CONSTRUCTION PLANS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	CHF
HORIZONTAL SCALE:	100'
VERTICAL SCALE:	20' OR 10'

INITIAL ISSUE:	05/21/24
REVISIONS:	
△	06/20/24 CITY COMMENTS
△	
△	
△	
△	

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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
Christian Froemke
CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

STREET PROFILES

PROJECT NUMBER: 0051216.00

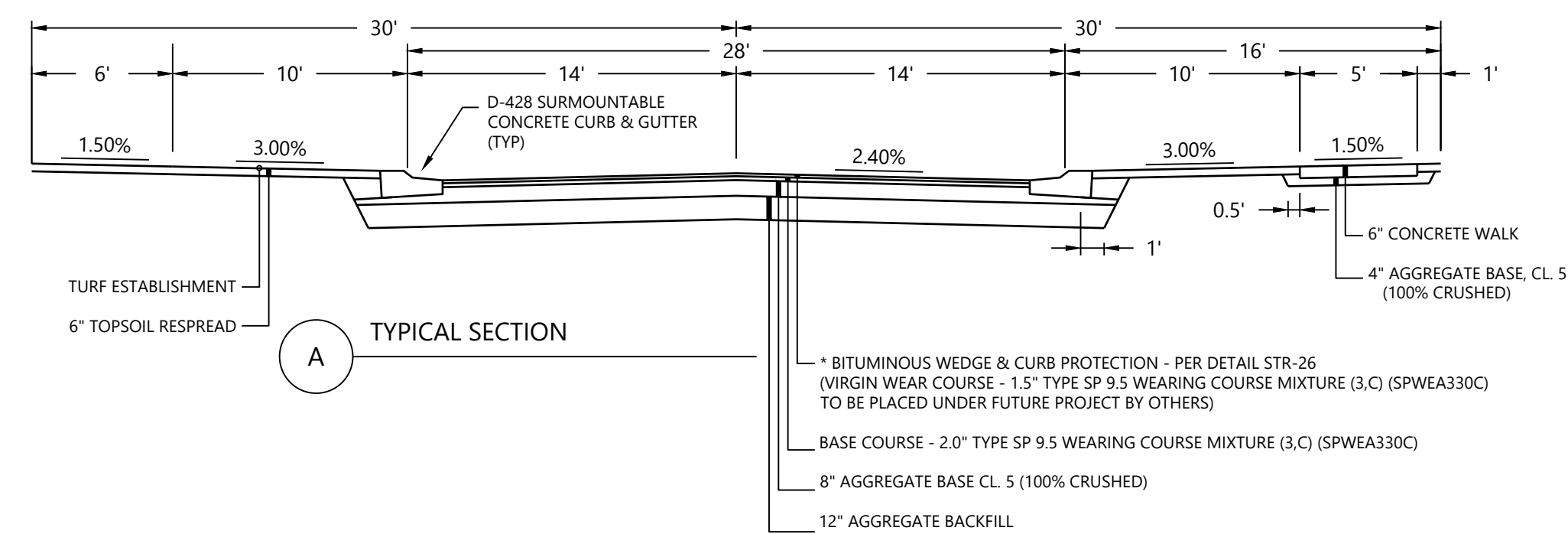
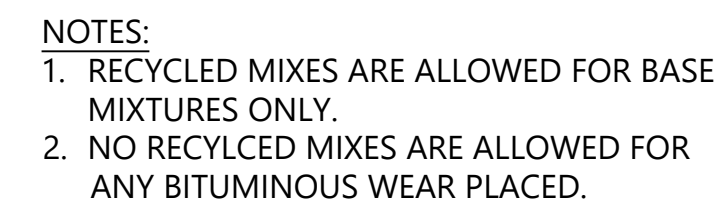
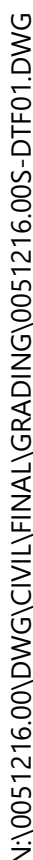
SHEET NUMBER:

8 OF 13

DATE: 06/20/24

SUMMER VALLEY

© 2024 Westwood Professional Services, Inc.



INITIAL ISSUE: 05/21/24	
REVISIONS:	
△	06/20/24 CITY COMMENTS
△	.
△	.
△	.
△	.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 **westwoodps.com**

Westwood Professional Services, Inc.

PROJECT NUMBER: 0051216.00

13

DATE: 06/20/24



SWPPP NOTES

LISTED BELOW ARE ADDITIONAL BMP'S THAT MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.

1. WORK ADJACENT TO RESIDENTIAL PROPERTIES
 - INSTALL SILT FENCE FOR PERIMETER BARRIER BETWEEN TOE OF FILL AND PROJECT BOUNDARY.
 - INSTALL RUNOFF DIVERSIONS TO TEMPORARY SEDIMENT BASINS IF 10 OR MORE ACRES ARE DRAINING TOWARD THE PROPERTY BOUNDARY.
2. IMPORTANT VEGETATION
 - SAFETY FENCE OR A SIMILAR METHOD OF PROTECTION SHALL BE INSTALLED TO PROTECT IMPORTANT VEGETATION AND PROHIBIT VEHICULAR TRAFFIC.
 - A SECONDARY SILT FENCE SHALL BE INSTALLED AT FIELD OFFICES, STORED EQUIPMENT (INCLUDING VEHICLE PARKING), CONSTRUCTION MATERIAL LOCATIONS, AND TOPSOIL OR FILL STOCKPILES INSTALLED WITHIN A 25-FOOT MINIMUM BUFFER OUTSIDE THE DRIP LINE OF TREES.
3. BLUFF PROTECTION
 - TREES SHALL BE SELECTIVELY TRIMMED ALONG BLUFFS OR CLEARED TO ALLOW EQUIPMENT TO OPERATE ONLY WITHIN CONSTRUCTION LIMITS SHOWN ON THE PLAN.
 - GRUBBING OF ROOTS SHALL BE AVOIDED EXCEPT WHERE NECESSARY TO COMPLETE WORK.
 - MACHINE SLICED SILT FENCE OR BIO-ROLLS SHALL BE PLACED AROUND STOCKPILES ON SLOPES NOT ALREADY CONTAINED BY SILT FENCES, AND NO STOCKPILES SHALL BE PLACED WITHIN 30 FEET OF BLUFF EDGE.
 - TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - RUNOFF FROM THE TOP OF BLUFFS MAY BE DIRECTED DOWN LONG OR STEEP SLOPES THROUGH SLOPE DRAINS.
 - PLASTIC SHEETING MAY BE USED TO PROTECT SMALL, STEEP AREAS OF EXPOSED SOIL.
 - FILL SLOPES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF COMPLETION OF WORK. INSTALL EROSION CONTROL BLANKET ACCORDING TO AND AS INDICATED ON THE PLAN.
4. DITCH PROTECTION (TEMPORARY OR PERMANENT)
 - THE LAST 200 FEET OF ANY DITCH CONNECTING TO A SURFACE WATER SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION MEASURES IN PLACE WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER. DITCHES MAY BE KEPT IN A "SMOOTH" ROUGH GRADED CONDITION IN ORDER TO PROPERLY INSTALL EROSION CONTROL SEEDING, MULCH, MATS AND BLANKETS.
 - STABILIZATION METHODS FOR DITCH BOTTOM WETTED PERIMETER MAY INCLUDE ONE OF THE FOLLOWING OR COMBINATIONS OF EROSION CONTROL BLANKET, MATS, RIPRAP, BIO-ROLLS OR ROCK CHECK DAMS. THE METHOD CHOSEN WILL BE BASED ON AN ANALYSIS OF THE SLOPE AND VELOCITY OF THE RUNOFF. THESE ARE ADDITIONAL BMP'S WHICH MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.
 - WHERE DITCH GRADES EXCEED 5%, ROCK CHECK DAMS OR EQUIVALENT BMP SHALL BE INSTALLED. CHECK DAMS TO BE SPACED SO THAT THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - ABOVE THE WETTED PERIMETER, THE DITCH WILL BE STABILIZED BY SEEDING AND MULCH AND/OR EROSION CONTROL BLANKETS DEPENDING ON SIDE SLOPE STEEPNESS AND LENGTH.
 - ALL DITCHES WILL BE STABILIZED WITHIN 14 DAYS.
 - MULCH, HYDOMULCH TACKIFIER, POLYACRYLAMIDE, OR SIMILAR EROSION PREVENTION PRACTICES CANNOT BE USED WITHIN THE NORMAL WETTED PERIMETER OF DRAINAGE DITCHES OR SWALE SECTIONS WITH A CONTINUOUS SLOPE GREATER THAN 2%.
5. WORK NEXT TO STREAMS
 - NO DISTURBANCE SHALL OCCUR IN IMPAIRED STREAMS OR PROTECTED WATERS. THIS WILL BE ACCOMPLISHED USING TEMPORARY BRIDGING TO SPAN STREAMS FOR ACCESS DURING BRIDGE OR ROADWAY CONSTRUCTION. ALSO, PIERS AND PILING WILL NOT BE PLACED IN THE STREAM.
 - CONSTRUCTION ACTIVITIES NEXT TO STREAMS WILL BE SCHEDULED FOR PERIODS WHEN FLOWS AREA ANTICIPATED TO BE LOW.
 - GRUBBING OF ROOTS SHALL BE KEPT TO A MINIMUM.
 - A 4-FOOT WIDE BUFFER OF VEGETATION SHALL BE LEFT ON STREAM BANKS.
 - THE PRIMARY BMP SHALL BE MACHINE SLICED SILT FENCE AND HAY BALES PLACED ALONG THE BUFFER. AS A REDUNDANT BMP, A FLOATING SILT CURTAIN MAY LINE THE CHANNEL BANKS DURING PERIODS OF FLOWING WATER. THE FLOATING SILT CURTAIN SHALL NOT BE PLACED ACROSS A STREAM.
 - SHOULD THE PREVIOUS BMP'S PROVE UNSUCCESSFUL, THE SILT FENCE/HAY BALES WILL BE REPLACED BY SANDBAGS, PLYWOOD BARRIERS OR SHEETPILE CUTOFFS AS DIRECTED BY THE OWNER AND TO THE SATISFACTION OF THE ENGINEER.
6. WORK IN STREAMS
 - CONSTRUCTION ACTIVITIES IN STREAMS WILL BE SCHEDULED FOR PERIODS WHEN FLOWS ARE ANTICIPATED TO BE AT A MINIMUM.
 - FLOATING SILT CURTAIN SHALL NOT BE PLACED ACROSS STREAMS.
 - TEMPORARY LOW FLOW DRAINAGE CROSSINGS (FORDS) SHALL BE CONSTRUCTED OF CLEAN STABILIZING MATERIAL SUCH AS ROCK. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - UPON COMPLETION OF WORK THE CROSSING WILL BE REMOVED AND THE STREAM BANKS STABILIZED. STABILIZATION ACTIVITIES WILL COMMENCE WITHIN 24 HOURS OF THE CROSSING BEING REMOVED.
 - TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - LARGE CULVERTS SHALL BE CONSTRUCTED UNDER DRY CONDITIONS.
 - IF THERE IS FLOWING WATER DURING CONSTRUCTION THE FLOW MAY BE DIVERTED AROUND THE WORK SITE IN A STABLE MANNER USING SANDBAGS AND PLASTIC SHEETING, PLYWOOD, OR SIMILAR METHODS.
 - IF A BYPASS CHANNEL IS NECESSARY, IT WILL BE STABILIZED WITH RIPRAP OR PLASTIC SHEETING BEFORE DIVERTING THE STREAM. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - IF DEWATERING OF CONTAMINATED WATER FROM EXCAVATION IS NEEDED, THE CONTAMINATED WATER SHALL BE PUMPED TO A TEMPORARY SEDIMENT BASIN.
7. WORK NEXT TO WETLANDS
 - PRESERVE A **50' (100' FROM SPECIAL WATERS)** NATURAL BUFFER, OR IF A BUFFER IS INFEASIBLE, PROVIDE REDUNDANT SEDIMENT CONTROLS PRIOR TO DISTURBANCE OF UP-GRADIENT AREAS.
 - FILL SLOPES ADJACENT TO WETLANDS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF COMPLETION OF WORK. INSTALL EROSION CONTROL BLANKET AS INDICATED ON THE EROSION CONTROL / GRADING PLAN.
8. WORK IN WETLANDS
 - WORKPADS AND PATHS MADE OF WOOD CHIPS, LOG MATS, MUD MATS, OR GEOTEXTILE AND CRUSHED ROCK MAY BE USED.
 - HEAVY DUTY SILT FENCES WITH HAY BALES MAY BE USED FOR PERIMETER CONTROL TO LIMIT THE SIZE OF THE CONSTRUCTION SITE AS INDICATED ON THE GRADING PLANS. IN THE CASE OF OPEN WATER WETLANDS, FLOATING SILT CURTAINS SHALL BE INCORPORATED AS WELL AS INDICATED ON THE GRADING PLANS.
 - SOIL STOCKPILES SHALL NOT BE PLACED IN EXISTING WETLANDS.
 - TOPSOIL IMPORTED TO RESTORE WETLANDS SHOULD NOT CONTAIN THE FIRST 12 INCHES OF INPLACE SOIL.
- TOPSOIL THAT MAY CONTAIN PURPLE LOOSESTRIPE OR OTHER NOXIOUS WEEDS SHOULD NOT BE IMPORTED TO WETLANDS.
9. LONG-STEEP CUT/FILL SLOPES
 - THERE WILL BE NO UNBROKEN SURFACE SLOPE LENGTHS OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER WITHIN 200 FEET OF SURFACE WATERS. ALL EXPOSED AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 FEET OF A SURFACE WATER WILL HAVE A TEMPORARY OR PERMANENT COVER YEAR ROUND. THE EXPOSED SOILS SHALL BE STABILIZED WITHIN 14 DAYS
 - PLANNED SLOPES OF 3:1 (H:V) OR STEEPER AND GREATER THAN 75 FT IN LENGTH WILL BE TEMPORARILY OR PERMANENTLY STABILIZED IN INCREMENTS NOT TO EXCEED 75 FT, PRIOR TO CONSTRUCTION OR DISTURBING A NEW INCREMENT.
 - LONG SLOPES SHOULD BE BROKEN INTO SHORTER LENGTHS BY INSTALLING STRAW BIOROLLS IN INTERLOCKING HERRINGBONES AS SHOWN ON THE GRADING PLAN. IF TEMPORARY SEEDING AND MULCH CAN NOT BE USED ON SLOPES STEEPER THAN 3:1, THEN THE SLOPE MAY BE COVERED WITH TARPS OR PLASTIC SHEETING.
 - TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - THE SOIL SURFACE ON RE-VEGETATED SLOPES WILL BE ROUGHENED USING ANY APPROPRIATE IMPLEMENT THAT CAN BE SAFELY OPERATED ON THE SLOPE, SUCH AS BULLDOZERS OR DISKS. THE GROOVES SHALL BE CREATED PERPENDICULAR TO THE SLOPE TO HELP ESTABLISH VEGETATIVE COVER, REDUCE RUNOFF VELOCITY, INCREASE INFILTRATION, AND PROVIDE FOR SEDIMENT TRAPPING.

10. CULVERT INLET/OUTLET PROTECTION
 - SOD MAY BE PLACED AND ANCHORED AT CULVERT INLETS AS SHOWN ON THE GRADING PLAN, UNLESS VELOCITIES REQUIRE RIPRAP.
 - AT LEAST ONE 2-FOOT WIDE STRIP OF SOD OR FIBER BLANKET SHALL BE PLACED ALONG THE EDGES OF CULVERT HEADWALLS AND WINGWALLS AS SHOWN ON THE GRADING AND/OR UTILITY PLANS.
 - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.

11. STORM SEWER INLET PROTECTION
 - STORM DRAIN INLETS SHALL BE PROTECTED UNTIL THE DISTURBED AREAS THAT COULD DISCHARGE TO AN INLET HAVE BEEN STABILIZED.
 - INFRASAFE SEDIMENT CONTROL BARRIERS OR APPROVED EQUAL SHALL BE USED WHEN CASTINGS ARE NOT IN PLACE, AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
 - INFRASAFE DEBRIS COLLECTION DEVICE OR APPROVED EQUIVALENT SHALL BE USED WHEN CASTINGS ARE IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
 - DOCUMENTATION IS NEEDED WITHIN 72 HOURS IF REMOVAL OF PROTECTION BMPS IS NEEDED DUE TO WINTER CONDITIONS OR FLOODING CONCERNS.

12. STORM WATER POND OUTLETS
 - TEMPORARY OR PERMANENT ENERGY DISSIPATION MEASURES SHALL BE IN PLACE AT THE STORM WATER POND OUTLETS WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER.
 - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO APRON INSTALLATION AND SHALL BE INSTALLED UNDER THE APRON LIP.
 - POND EMERGENCY SPILLWAYS SHALL BE LINED BASED ON THE DESIGN DISCHARGE FLOW VELOCITY AND AS INDICATED ON GRADING AND/OR UTILITY PLANS.

13. TEMPORARY SEDIMENT BASINS
 - TEMPORARY SEDIMENT BASINS WILL BE PROVIDED WHERE 10 OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION. THE BASIN SIZE IS BASED ON RUNOFF FROM A 2-YEAR, 24 HOUR STORM, FOR EACH ACRE DRAINED TO THE BASIN. AT A MINIMUM, THE BASIN WILL PROVIDE 1800 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED TO THE BASIN.
 - SEDIMENT BASINS WILL DETAIN WATER LONG ENOUGH TO SETTLE OUT AT LEAST 75 PERCENT OF THE SEDIMENT. THE USE OF FLOCS MAY BE NECESSARY. THE DISCHARGE QUALITY SHALL BE EQUAL TO OR BETTER THAN THE RECEIVING WATER. THE TEMPORARY BASIN MAY BE DRAWN DOWN WITH A PUMP TO INCREASE CAPACITY FOR THE NEXT RAIN EVENT. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - THE SEDIMENT PONDS WILL BE EXCAVATED TO MAINTAIN THE NECESSARY SEDIMENT CAPACITY AND CONTAINMENT.
 - TEMPORARY SEDIMENT FOREBAYS WILL BE CONSTRUCTED TO CAPTURE SEDIMENT BEFORE IT ENTERS THE POND, IF NECESSARY.
 - THE SEDIMENT PONDS WILL BE MONITORED BY THE CONTRACTOR TO DETERMINE THE SEDIMENT LEVEL IN THE POND.
 - WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE TEMPORARY BASIN REACHES ½ FULL (50% OF THE STORAGE VOLUME) THE BASIN SHALL BE DRAINED USING PUMPS AND ENERGY DISSIPATION AND SEDIMENT REMOVAL SHALL BE COMPLETED WITHIN 72 HOURS OF DISCOVERY OF THE BASIN BEING 1/2 FULL OF SEDIMENT, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - TEMPORARY SEDIMENT BASINS WILL HAVE A STABILIZED EMERGENCY OVERFLOW AND CONTAIN ENERGY DISSIPATION AT BASIN OUTLET.

14. DEEP UTILITIES: WATER AND SANITARY/GAS LINE
 - SILT FENCE OR A SIMILAR TYPE OF PERIMETER CONTROL SHALL BE PLACED DOWN GRADIENT OF THE EXCAVATED SOIL IF WORK IS DONE WITHIN 200 FEET OF WETLANDS OR STREAMS.
 - DISTURBANCE OF CHANNEL BANKS, WETLANDS, AND IMPORTANT VEGETATION AREAS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
 - THE UTILITY CONSTRUCTION SITE SHALL BE SEEDED WITH A TEMPORARY
 - SEED MIX AND MULCH AFTER INSTALLATION IF THE SITE WILL BE IDLE FOR 7, 14, OR 21 DAYS DEPENDING UPON SLOPES OF STEEPER THAN 3:1, 3:1 TO 10:1 AND FLATTER THAN 10:1 RESPECTIVELY.

15. STOCKPILES (TEMPORARY AND PERMANENT)
 - LOCATE STOCKPILES A MINIMUM OF 100 FEET FROM CATCH BASIN INLETS, PONDS, AND SITE DRAINAGE ROUTES
 - PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILES PRIOR TO INITIATION OF STOCKPILING IF NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER SEDIMENT CONTROL.
 - TEMPORARY SEED AND MULCH SHALL BE USED TO STABILIZE THE STOCKPILES AND THE STOCKPILES SHALL BE SHAPED TO FACILITATE SEEDING AND MINIMIZE EROSION AND SHALL BE SEEDED WITHIN 7 DAYS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - IF TEMPORARY SEED AND MULCH CANNOT BE USED, THEN THE STOCKPILES SHALL BE COVERED WITH HYDOMULCH, TARPS OR PLASTIC SHEETING AS APPROVED BY THE OWNER.
 - IF STOCKPILES MUST BE PLACED WITHIN A CONVEYANCE A TEMPORARY BYPASS SHALL BE INSTALLED (I.E. PVC PIPE) TO ADEQUATELY CONVEY RUNOFF. TEMPORARY BYPASS BMPS SHALL BE INCIDENTAL TO THE CONTRACT

UNLESS PREVIOUSLY APPROVED BY THE OWNER / ENGINEER

16. CONSTRUCTION DEWATERING
 - DURING DEWATERING ACTIVITIES, THE SEDIMENT LADEN WATER CANNOT CAUSE NUISANCE CONDITIONS AND MUST DISCHARGE TO A SEDIMENT CONTROL DESIGNED TO PREVENT DISCHARGE WITH VISUAL TURBIDITY. OPTIONS FOR REDUCING THE TURBIDITY OF THE WATER INCLUDE:
 - CONSTRUCT A TEMPORARY SEDIMENT TRAP FOR TURBID WATER DISCHARGE.
 - USE A PORTABLE SEDIMENT TRAP SYSTEM.
 - APPLY NATURAL BASED FLOCCULENT TECHNOLOGY SUCH AS CHITOSAN IN SEDIMENT TRAPS OR A SERIES OF DITCH CHECKS TO CONTAIN SEDIMENT.
 - USE A FILTER BAG SYSTEM
 - PUMP TO A TEMPORARY SEDIMENT BASIN.
 - TO THE EXTENT FEASIBLE, USE WELL-VEGETATED UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE.
 - ENERGY DISSIPATION WILL BE PROVIDED AT ALL DISCHARGE POINTS.
 - DEWATERING OR BASIN DRAINING ACTIVITIES WILL NOT CAUSE EROSION IN RECEIVING CHANNELS OR ADVERSELY IMPACT WETLANDS.
 - DEWATERING DISCHARGE MUST BE VISUALLY CHECKED. PHOTOGRAPH DISCHARGE AT THE BEGINNING AND AT LEAST EVERY 24 HOURS OF OPERATION. DEWATERING THAT ONLY LASTS FOR A FEW MINUTES, AS OPPOSED TO HOURS, AND DO NOT REACH SURFACE WATERS, DO NOT REQUIRE PHOTOGRAPHS OR DOCUMENTATION.
 - IF NUISANCE CONDITIONS RESULT (SEDIMENT PLUME IN THE DISCHARGE, DISCHARGE APPEARS CLOUDY OR OPAQUE, HAS A VISIBLE CONTRAST, HAS A VISIBLE OIL FILM, HAS AQUATIC HABITAT DEGRADATION), DEWATERING MUST BE CEASED IMMEDIATELY AND CORRECTIVE ACTIONS MUST OCCUR BEFORE DEWATERING IS RESUMED.
 - ALL EROSION CONTROL OR SEDIMENT TRAPS REQUIRED FOR CONSTRUCTION DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION ACTIVITY REQUIRING DEWATERING.

17. CONSTRUCTION ENTRANCES
 - A TEMPORARY CRUSHED ROCK OR WOOD CHIP PAD SHALL BE LOCATED WHERE VEHICLES LEAVE THE CONSTRUCTION SITE.
 - THE CONSTRUCTION ENTRANCE PAD SHALL BE AT LEAST 50 FEET IN LENGTH.
 - GEOTEXTILE FABRIC MAY BE PLACED UNDER THE CRUSHED ROCK OR WOOD CHIPS TO PREVENT MIGRATION OF MUD FROM UNDERLYING SOIL INTO THE CONSTRUCTION ENTRANCE MATERIAL.
 - ROCK PADS SHALL BE CONSTRUCTED OF ROCK 1 TO 3 INCHES IN SIZE AND PLACED IN 6 INCH LAYERS.
 - CONSTRUCTION ENTRANCES SHALL BE INSPECTED AT LEAST EVERY 7 DAYS AND MAINTAINED AS NEEDED.
 - TRACKED SEDIMENTS SHALL BE REMOVED FROM PAVED SURFACES AT THE END OF EACH DAY USING PICK-UP TYPE STREET SWEEPER.
 - IF TRACKING INTO ROADWAY BECOMES PROBLEMATIC THE ENTRANCE PADS SHALL BE LENGTHENED OR ANOTHER TECHNIQUE APPLIED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - THE CONSTRUCTION ENTRANCE SHALL BE MONITORED CLOSELY DURING WET CONDITIONS. IF TRACKING INTO ADJACENT ROADWAYS OCCURS, THE FREQUENCY OF STREET SWEEPING SHALL BE INCREASED.

18. CONCRETE TRUCK WASHOUT
 - CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA SHOWN ON THE PLANS TO WASH AND RINSE THEIR EQUIPMENT PRIOR TO LEAVING THE SITE.
 - WASHOUT OF CONCRETE MIXER TRUCKS WILL BE PERFORMED IN THE DESIGNATED AREAS ONLY.
 - WASHOUTS WILL BE CONSTRUCTED AND MAINTAINED TO PROVIDE SUFFICIENT CONTAINMENT FOR ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 - WASHOUTS SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE BY THE UTILITY CONTRACTOR WITH APPROVAL FROM OWNER.
 - WASHOUTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM DRAINAGE FACILITIES AND WATERCOURSES.
 - CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL.
 - IMPERMEABLE LINER SHALL CONSIST OF 10 MIL POLYLINER.
 - WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

19. VEHICLE MAINTENANCE
 - ROUTINE MAINTENANCE OF VEHICLES AND EQUIPMENT SHALL OCCUR IN STAGING AREAS ONLY.
 - VEHICLE WASHING SHOULD BE AVOIDED. IF WASHING IS NECESSARY, RUNOFF FROM THE WASHING WILL BE CONTAINED AND LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
 - ENGINE DEGREASING SHALL BE AVOIDED. IF DEGREASING IS NECESSARY, RUNOFF FROM THE OPERATION WILL BE CONTAINED IN A LINED SEDIMENT TRAP AND PROPERLY DISPOSED OF AT A TREATMENT FACILITY.
 - ALL REQUIRED SEDIMENT TRAPS AND CONTAINMENT FACILITIES AND PROPER DISPOSAL OF WASH WATER/DEGREASING AT A TREATMENT FACILITY SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

20. FUELING
 - ANY FUEL TANK OR TRUCK STORED ON THE PROJECT SITE SHALL BE PROTECTED BY A SECONDARY CONTAINMENT SYSTEM.
 - FUELING AREAS SHALL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO BE DISCHARGED INTO STORM WATER SYSTEMS.
 - ABSORBENT MATERIALS SHALL BE AVAILABLE ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
 - ALL REQUIRED FUEL CONTAINMENT AND CLEAN-UP MATERIALS AND THE PROPER DISPOSAL OF THE MATERIALS SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

21. HAZARDOUS MATERIALS
 - HAZARDOUS MATERIALS SHALL BE PROPERLY STORED TO PREVENT VANDALISM OR UNAUTHORIZED ACCESS.
 - CONTAINMENT UNITS SHALL BE INSTALLED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
 - MPCA STORING AND DISPOSAL REQUIREMENTS SHALL BE FOLLOWED FOR ALL HAZARDOUS WASTE.
 - NO HAZARDOUS MATERIAL SHOULD BE STORED WITHIN 200 FEET OF AN IDENTIFIED CRITICAL AREA.
 - ABSORBENT MATERIALS SHALL BE AVAILABLE FROM THE CONTRACTOR ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
 - IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED INAPPROPRIATELY, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
 - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

22. CHEMICAL CONTAINMENT
 - GASOLINE, OIL, PAINT, SOLVENTS, AND OTHER CHEMICALS NECESSARY FOR CONSTRUCTION ARE NOT ALLOWED TO CONTACT THE GROUND SURFACE, BE EXPOSED TO GROUNDWATER OR BE RELEASED TO A SURFACE OR GROUNDWATER EXCEPT IN DE MINIMIS QUANTITIES.
 - ALL PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINER, WITH ORIGINAL LABELS STILL ATTACHED, UNLESS THE CONTAINER IS NOT RESEALABLE.
 - HAZARDOUS MATERIALS SHALL BE RETURNED TO THE HAZARDOUS MATERIAL STORAGE AREA AT THE END OF EACH DAY.
 - AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCTS TO DO THE REQUIRED JOB.
 - THE CONTRACTOR SHALL PROVIDE TANKS OR BARRELS TO COLLECT LIQUID BYPRODUCTS THAT POSE A POLLUTION HAZARD.
 - THE POLLUTANTS SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
 - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED METHODS.
 - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT

• ALL STORAGE AREAS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.

23. SOLID WASTE
 - SOLID WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS AND PROPERLY DISPOSED OF ON A REGULAR BASIS.
 - CONTAINERS SHALL BE COVERED TO PREVENT WIND BLOWING THE WASTE AROUND THE SITE.
 - MPCA DISPOSAL REQUIREMENTS WILL BE FOLLOWED FOR ALL SOLID WASTE.
 - SOLID WASTE STORAGE CONTAINERS AND PROPER DISPOSAL SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION CONTRACT.

24. DUST CONTROL
 - THE CONTRACTOR SHALL USE A VARIETY OF DUST CONTROL INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - A. RAPID STABILIZATION METHODS ON SLOPES
 - B. WATER ON ROADWAYS AND GRADED AREAS
 - C. ALTERNATIVES: IN THE FORM OF VEGETABLE POLYMERS, WATER AND CALCIUM CHLORIDE PETROLEUM EMULSION RESINS, OR ACRYLIC COPOLYMERS MAY ALSO BE USED.
 - ALL REQUIRED DUST CONTROL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT AS PER SPECIFICATIONS.

25. WINTER STABILIZATION
 - COVER EXPOSED SOILS ON OR AROUND NOV. 15TH AND/OR PRIOR TO TERMINATION OF CONSTRUCTION ACTIVITIES FOR WINTER
 - ALL EXPOSED SOILS TO BE COVERED WITH 2 TONS TYPE 1 MULCH
 - ALL EXPOSED SOILS TO BE SEEDED WITH MNDOT SEED MIX 21-112ALL LOW POINTS IN ROADS TO BE ADEQUATELY DRAINED IN ACCORDANCE WITH NPDES DEWATERING REQUIREMENTS PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS. SECTION D. DEWATERING AND BASIN DRAINING.
 - PERIMETER SILT FENCE OR OTHER CONTROLS TO BE INSTALLED 3-5 FEET FROM THE BACK OF THE CURB AND OUT OF THE PLOWED SNOW AREA.
 - PERIMETER CONTROLS AROUND PERMANENT STORMWATER BASINS TO BE INSTALLED AND MAINTAINED
 - INLET CONTROLS TO BE REMOVED ACCORDING TO LEGAL REQUIREMENTS WITH DOCUMENTATION WITHIN 72 HOURS FROM LEGAL AUTHORITY.
 - IF WORK HAS OCCURRED NEAR OR IN STREAMS OR OTHER SURFACE WATERS, THE EXPOSED SOILS SHALL BE STABILIZED TO PROTECT AGAINST FLOODING AND SPRING RUNOFF TO THE 100-YR FLOOD ELEVATION.
 - ALL TEMPORARY AND PERMANENT STORMWATER BASINS AND SEDIMENT BASINS SHOULD HAVE OUTLETS AND STABILIZED EMERGENCY OVERFLOWS INSTALLED AS PER THE GRADING AND/OR UTILITY PLAN AND AT THE APPROVAL OF THE OWNER.

26. NON-STORMWATER DEWATERING
 - HYDRANT FLUSHING: FLUSHING OF HYDRANTS WILL BE DISCHARGED
 - THROUGH TEMPORARY PIPES AS NECESSARY, ONTO IMPERVIOUS SURFACES OR TO STABILIZED ARES WITH ENERGY DISSIPATION AT THE DISCHARGE POINT. THE DISCHARGE SHOULD BE COLLECTED BY THE STORM WATER BASINS AND STORM SEWER SYSTEM.
 - POTABLE WATER DISCHARGE: ALL WATER LINES WILL BE FLUSHED USING HOSES AND DISCHARGED ONTO AN IMPERVIOUS SURFACE AND DIRECTED TO THE STORM SEWER INFRASTRUCTURE BY NON-EROSIVE MEANS.

27. WORK NEAR SPECIAL WATERS
 - EXPOSED SOILS MUST BE STABILIZED WITHIN 7 DAYS OF ACTIVITY TEMPORARILY OR PERMANENTLY CEASED.
 - TEMPORARY SEDIMENT BASIN NEEDED WITHIN AREAS 5 ACRE DISTURBANCE WITH COMMON POINT OF DISCHARGE.
 - IF WORK IS NEAR SPECIAL WATERS REFER TO APPENDIX A OF THE NPDES PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS.
 - MAINTAIN AT ALL TIMES, 100 FT UNDISTURBED BUFFER AROUND SPECIAL WATERS.
 - NO UNTREATED DEWATERING WILL TAKE PLACE AND DISCHARGE TO "SPECIAL WATERS"
 - **SEE PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS**

28. WORK NEAR OR IN IMPAIRED WATERS
 - EXPOSED SOILS MUST BE STABILIZED WITHIN 7 DAYS OF ACTIVITY TEMPORARILY OR PERMANENTLY CEASED.
 - TEMPORARY SEDIMENT BASIN NEEDED WITHIN AREAS 5 ACRE DISTURBANCE WITH COMMON POINT OF DISCHARGE.
 - IF WORK IS NEAR SPECIAL WATERS REFER TO APPENDIX A OF THE NPDES PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS.
 - NO UNTREATED DEWATERING WILL TAKE PLACE AND DISCHARGE TO "IMPAIRED WATERS"
 - **SEE PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS**

29. WORK IN KARST AREAS
 - **SEE PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS**

30. INFILTRATION AREAS
 - FENCE OFF AREA PRIOR TO BEGINNING CONSTRUCTION.
 - EXCAVATION AREA SHALL TAKE PLACE AFTER CONTRIBUTING AREAS ARE AT FINAL GRADE AND STABILIZED.
 - DO NOT USE HEAVY/WHEELED EQUIPMENT IN INFILTRATION AREA.
 - DIVERSIONS, REDUNDANT SEDIMENT AND EROSION CONTROLS MUST BE USED TO PROTECT AREA.
 - ENSURE 8 FT MAINTENANCE ACCESS IS ADEQUATE FOR AREA.
 - IF GRADING MUST OCCUR IN FILTRATION AREA, LEAVE GRADE 3 FT HIGH TEMPORARILY UNTIL AREA CAN BE FINAL GRADED AND STABILIZED

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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

CHRISTIAN FROEMKE

DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY

COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

SHEET NUMBER:

11

OF

13

PROJECT NUMBER: 0051216.00

DATE: 06/20/24

SWPPP NOTES

© 2024 Westwood Professional Services, Inc. N:\0051216.00\DWG\Civil\FINAL\GRADING\0051216.005-SWPPP01.DWG

SWPPP NARRATIVE

THE SWPPP IS PREPARED IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS AS ESTABLISHED BY THE CLEAN WATER ACT. THE MINNESOTA POLLUTION CONTROL AGENCY'S CONSTRUCTION GENERAL PERMIT MN R100001 (CSGP) (EXPIRATION DATE: JULY 31, 2028) PROVIDES A FRAME WORK OF REQUIREMENTS FOR COMPLIANCE TO DISCHARGE STORMWATER FROM A CONSTRUCTION SITE.

THE SWPPP IS FOR IMPLEMENTATION BY THE OWNER AND OPERATOR, AS LISTED BELOW, AT SUMMER VALLEY. THIS REPORT SHALL BE ON THE SITE AT ALL TIMES DURING CONSTRUCTION. THE OWNER MUST ALSO KEEP THIS SWPPP ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. THE FOLLOWING ARE OUTLINED IN THIS SWPPP:

- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION PRIOR TO AND DURING CONSTRUCTION
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION AFTER CONSTRUCTION
- SOURCES OF STORMWATER AND NON-STORMWATER POLLUTION
- INSPECTION AND MAINTENANCE PROCEDURES

THE GRADING AND EROSION CONTROL PLAN PREPARED FOR SUMMER VALLEY SHALL BE CONSIDERED PART OF THE SWPPP.

PROJECT LOCATION
THIS DOCUMENT PRESENTS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR SUMMER VALLEY IN COTTAGE GROVE, MN. THE SITE IS LOCATED NORTH OF MILITARY ROAD AT THE INTERSECTION OF JENSEN AVENUE SOUTH AND 63RD STREET SOUTH.

PROJECT CONTACT INFORMATION

OWNER/DEVELOPER: BRYAN TUCKER SUMMERGATE DEVELOPMENT INC. 17305 CEDAR AVE S. #200 LAKEVILLE, MN 55044 612-490-0982 BRYANT@SUMMER-GATE.COM	CONTRACTOR: JOE RETKA ENEBAK CONSTRUCTION COMPANY 16972 BRANDTIJEN FARM DRIVE LAKEVILLE, MN 55044 952-479-6700 JOER@ENEBAK.COM	
IDENTIFY PERSONNEL INVOLVED WITH THE PROJECT AND THEIR RELATED NECESSARY TRAINING COMMENSURATE WITH THEIR TASK PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.		
SWPPP DESIGNER: CHRISTIAN H. FROEMKE WESTWOOD PROFESSIONAL SERVICES 12701 WHITEWATER DRIVE MINNETONKA, MN 55343 952-906-7489 CHRISTIAN.FROEMKE@WESTWOODPS.COM U OF M DESIGN OF CONSTRUCTION SWPPP EXPIRES: MAY 31, 2025	SWPPP INSPECTION: TBD	BMP INSTALLER: SEE CONTRACTOR

OWNER/OPERATOR RESPONSIBILITIES

OWNER

- DEVELOPMENT OF SWPPP PRIOR TO APPLICATION/NOI SUBMITTAL.
- SUBMIT A COMPLETE AND ACCURATE APPLICATION FORM (NOI)
- COMPLIANCE WITH ALL TERMS AND CONDITIONS OF CONSTRUCTION GENERAL STORMWATER PERMIT
- SWPPP SUBMITTAL FOR 30 DAY REVIEW FOR PROTECT GREATER THAN 50 ACRES & DISCHARGING TO SPECIAL/IMPAIRED WATERS WITHIN 1 MILE OF SITE DISCHARGE.
- KEEPING PERMIT COVERAGE UP-TO-DATE (TRANSFER/SUBDIVISION)
- SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER ALL PERMIT TERMINATION CONDITIONS AS LISTED IN SECTION 13 ARE COMPLETE
- SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS OF MEETING REQUIREMENTS OF FINAL STABILIZATION
- IDENTIFY WHO HAS LONG TERM OPERATION AND MAINTENANCE RESPONSIBILITY OF THE PERMANENT STORMWATER SYSTEM.
- DEVELOP CHAIN OF RESPONSIBILITY WITH ALL OPERATORS TO ENSURE NPDES COMPLIANCE.
- IDENTIFY TRAINED PERSONNEL TO DEVELOP THE SWPPP, INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES, AND OVERSEE THE SWPPP AND CONDUCT INSPECTIONS

OPERATOR

- COMPLETION OF AN ACCURATE NOI WITH THE OWNER
- COMPLIANCE WITH CSGP SECTIONS 3, 4, 6-22, 24 AND ANY APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23 (MINN. R. 7090)
- KEEPING THE PERMIT UP-TO-DATE WITH THE OWNER (PARTIAL, WHOLE, CONTRACTOR, BUILDER, ETC)
- COMPLETE AND SIGN APPLICATIONS FOR PERMIT TRANSFER AND MODIFICATION AND NOTICE OF TERMINATION WITH OWNER AS NEEDED.

PROJECT DESCRIPTION

THE SITE IS APPROXIMATELY 24.50 ACRES. CONSTRUCTION WILL CONSIST OF, BUT IS NOT LIMITED TO, 71 SINGLE FAMILY RESIDENTIAL HOMES WITH ASSOCIATED STREETS AND UTILITY INFRASTRUCTURE.

PROJECT AREA = 24.50
DISTURBED AREA = 24.50
EXISTING IMPERVIOUS AREA = 0.12
PROPOSED IMPERVIOUS AREA = 9.45

PRE-DEVELOPMENT SITE CONDITIONS
THE EXISTING SITE CONSISTS OF AGRICULTURAL LAND. SEVERAL SOIL BORINGS WERE TAKEN FROM AROUND THE SITE AND SHOW MOSTLY TYPE B SOILS. THE EXISTING SITE DRAINS IN TWO DIRECTIONS, SOUTH TO THE EXISTING STORM SEWER SYSTEM IN THE PARKVIEW POINTE DEVELOPMENT, AND EAST TO EXISTING POND 1 IN THE ROLLING MEADOWS DEVELOPMENT. ADDITIONALLY, DISCHARGE FROM THE CARDINAL RESERVE/NORTHWICK DEVELOPMENT HAS BEEN ROUTED THROUGH THE EXISTING SITE.

SOIL TYPES
THE SITE CONTAINS
MOSTLY TYPE B SOILS. REFER TO GEOTECHNICAL REPORT DATED 01/12/2006 COMPLETED BY BRAUN INTERTEC.

POST-DEVELOPMENT SITE CONDITIONS
THE PROPOSED SITE MAINTAINS THE EXISTING DRAINAGE PATTERNS WITH TWO OVERALL DRAINAGE AREAS DRAINING TO THE SOUTH AND EAST. IN THE PROPOSED CONDITION EXISTING POND 1 IN THE ROLLING MEADOWS DEVELOPMENT WILL BE EXPANDED TO INCORPORATE A LARGER TREATMENT AREA TO FIT THE PROPOSED SITE AS WELL AS A PROPOSED INFILTRATION BASIN ADJACENT TO THE EXISTING POND. SITE VEGETATION WILL CONSIST OF SOD AND NATIVE GRASSES AS SPECIFIED IN THE LANDSCAPE PLANS.

STORM WATER MANAGEMENT PLAN
THE TEMPORARY STORMWATER MANAGEMENT PLAN WILL CONSIST OF THE TEMPORARY PONDS LOCATED AT THE PERMANENT POND LOCATIONS. THE TEMPORARY PONDS WILL BE CONVERTED INTO PERMANENT PONDS DURING FINAL GRADING CONSTRUCTION. THE TEMPORARY PONDS WILL BE PROVIDED TO MEET AND EXCEED NPDES PERMIT REQUIREMENTS. THE PONDS SHALL BE SIZED TO PROVIDE LIVE STORAGE FOR THE VOLUME OF RUNOFF FROM A 2-YEAR 24 HOUR STORM OR 1,800 CUBIC FEET PER ACRE DRAINING TO THE BASIN, WHICHEVER IS GREATER. REFER TO THE STORMWATER REPORT FOR DESIGN CALCULATIONS.

THE PERMANENT STORM WATER MANAGEMENT PLAN WILL CONSIST OF TWO PERMANENT PONDS, THESE INCLUDE THE PROPOSED INFILTRATION BASIN AND EXPANDED EXISTING POND 1. DRAINAGE FROM THE PROPOSED SITE WILL BE ROUTED THROUGH PROPOSED STORM SEWER AND DISCHARGE INTO THE EXPANDED POND 1 BEFORE BEING TREATED IN THE INFILTRATION BASIN. DISCHARGE FROM THE PROPOSED PONDS WILL BE ROUTED THROUGH A SERIES OF EXISTING PONDS AND INFILTRATION BASINS FROM TO THE SWWD REGIONAL POND TO THE SOUTH OF THE PROPOSED SITE. THE INFILTRATION BASIN IS SIZED TO MEET THE CITY OF COTTAGE GROVE AND MPCA VOLUME REDUCTION REQUIREMENTS OF 1" OF RUNOFF FROM THE NET INCREASE IN IMPERVIOUS AREA. BASINS ARE PROPOSED TO MEET WATER QUALITY AND RATE CONTROL REQUIREMENTS AS WELL. THE CITY OF COTTAGE GROVE WILL BE RESPONSIBLE FOR THE LONG TERM MAINTENANCE AND OPERATION OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM. DETAILED DRAINAGE AREA MAPS ARE INCLUDED IN THE STORMWATER REPORT FOR THE SITE. REFER TO THE STORMWATER MANAGEMENT REPORT AS WELL FOR MORE INFORMATION REGARDING THE PRE-DEVELOPMENT SITE CONDITIONS, POST-DEVELOPMENT SITE CONDITIONS, AND STORMWATER CALCULATIONS.

REFER TO THE SUMMER VALLEY STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION REGARDING THE PRE-DEVELOPMENT SITE CONDITIONS, POST-DEVELOPMENT SITE CONDITIONS, STORM WATER MANAGEMENT CALCULATIONS, AND DRAINAGE AREA MAPS.

THE SITE STORM WATER DETENTION FACILITY WILL BE CONSTRUCTED TO MEET OR EXCEED LOCAL, STATE AND FEDERAL REQUIREMENTS.

TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S ALONG WITH THE PROCEDURES TO BE USED TO ESTABLISHED ADDITIONAL TEMPORARY BMP'S AS NECESSARY FOR SITE CONDITIONS DURING CONSTRUCTION ARE IDENTIFIED ON THE SITE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE DEVELOPMENT OF THIS PROJECT, AND WITHIN THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.

POTENTIAL STORM WATER POLLUTANTS
POTENTIAL POLLUTANT SOURCES, INCLUDING CONSTRUCTION AND WASTE MATERIALS THAT ARE USED OR STORED AT THE SITE, ARE DESCRIBED IN THE SECTION. BY IMPLEMENTATION OF THESE BMPS, THE POTENTIAL POLLUTANT SOURCES ARE NOT REASONABLY EXPECTED TO AFFECT THE STORM WATER DISCHARGES FROM THE SITE.

CONSTRUCTION MATERIALS, CHEMICALS AND WASTE MATERIALS THAT WILL BE USED OR STORED AT THE SITE:

POTENTIAL POLLUTANT	LOCATION	CONTROL MEASURE
ANTIFREEZE	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
DIESEL FUEL	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
FERTILIZER	LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT
GASOLINE	IN EQUIPMENT/FUELING AREA	SECONDARY CONTAINMENT / DRIP PAN
GLUE/ADHESIVES	CONTRACTOR	SECONDARY CONTAINMENT
HYDRAULIC OILS/FLUIDS	CONTRACTOR	SECONDARY CONTAINMENT
PAINTS	CONTRACTOR	SECONDARY CONTAINMENT
GREASE	CONTRACTOR	SECONDARY CONTAINMENT / DRIP PAN
SANITARY WASTE	PORTABLE BATHROOMS	SERVICE PROVIDER TO SECURE UNITS FROM TIPPING OVER AND MAINTAINED
SOIL AMENDMENTS	VARIOUS	SECONDARY CONTAINMENT
LANDSCAPING MATERIALS	LANDSCAPE CONTRACTOR	CONTRACTOR RESPONSIBLE
CONCRETE	TRUCK WASHOUT	WASHOUT AREA
CONCRETE / MORTAR	MOBILE MIXER	S.C. / WASHOUT AREA

CONSTRUCTION SEQUENCE
THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL PERIMETER CONTROL DEVICES (SILT FENCE, BIO-LOGS, ETC) AND INLET PROTECTION TO EXISTING STRUCTURES AS SHOWN ON PLAN. INSTALL TREE PROTECTION FENCE AS SHOWN ON PLAN.
2. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
3. CLEAR AND GRUB SITE.
4. STRIP AND STOCKPILE TOPSOIL.
5. ROUGH GRADE OF SITE.
6. STABILIZE DENUDED AREAS AND STOCKPILES.
7. INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER AND SERVICES.
8. INSTALL INLET PROTECTION AROUND CATCH BASINS.
9. INSTALL STREET SECTION.
10. INSTALL CURB AND GUTTER.
11. INSTALL PAVEMENT.
12. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
13. FINE GRADE BOULEVARD, LANDSCAPE AREAS, SEED AND MULCH.
14. REMOVE ACCUMULATED SEDIMENT.
15. FINAL GRADE.
16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD AND LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

CONSTRUCTION NOTES
IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCKPILE OF EROSION CONTROL DEVICES AND SEDIMENT CONTROL BMP'S ON SITE AT ALL TIMES FOR IMMEDIATE USAGE. IN THE EVENT OF AN ACCIDENTAL SEDIMENT DISCHARGE TO WATERS OF THE STATE, OR ANY DISCHARGE OF HAZARDOUS MATERIAL OF REPORTABLE QUANTITY, CONTACT THE MPCA STATE DUTY OFFICER AT 1-800-422-0798.

TIMING OF BMP INSTALLATION
THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. THE FOLLOWING LIST DEFINES THE TIMING OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IN SPECIFIC AREAS.

- PRIOR TO START OF CONSTRUCTION
THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION:
 1. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND THE PERIMETER OF AREAS TO BE GRADED AND ALL AREAS WHICH ARE NOT TO BE DISTURBED AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN.
 2. CONSTRUCT GRADING CONSTRUCTION ENTRANCES AT FIELD ENTRANCES TO THE SITE AS SHOWN ON THE CONSTRUCTION PLANS.
 3. INLET PROTECTION IS TO BE INSTALLED AT ALL STORM WATER INLETS WHICH HAVE THE POTENTIAL TO RECEIVE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE WITHIN 200 FEET OF LIMITS OF CONSTRUCTION.
 4. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND ALL TEMPORARY INACTIVE STOCKPILES. ALL SILT FENCES FOR STOCKPILES SHALL BE INCIDENTAL TO GRADING CONTRACT IF STOCKPILES ARE PLACED OUTSIDE OF SILT FENCES SHOWN ON THE PLAN.
- DURING CONSTRUCTION
THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED DURING CONSTRUCTION:
 1. PHASE GRADING WORK TO MINIMIZE THE DURATION THAT ANY DISTURBED SOIL IS EXPOSED.
 2. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED AND/OR IF NOT AT FINAL GRADE WITHIN **14 DAYS** OF DISTURBANCE ACTIVITY TEMPORARILY OR PERMANENTLY CEASING. TEMPORARY SEED MIX 22-111, APPLIED AT A RATE OF 30.5 LBS/ACRE, SHALL BE USED PRIOR TO WINTER, IF SITE NOT SODDED.
 3. STRIP AND STOCKPILE TOPSOIL FOR REPLACEMENT OF 6 INCHES OF TOPSOIL OVER TURF AREAS WHEN GRADING IS COMPLETE.
 4. PLACE A MINIMUM OF 2 TONS/ACRE OF STRAW ON ALL AREAS AFTER REACHING FINAL GRADE WITH TOPSOIL AND ANCHOR STRAW WITH EITHER A STRAIGHT DISK, HYDROMULCH OR POLYMER.
 5. STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE DITCHES THAT DRAIN WATER FROM THE CONSTRUCTION SITE MUST BE INITIATED WITHIN 24 HOURS OF CONNECTING THE DRAINAGE DITCH TO ANY CONVEYANCE SYSTEM THAT DISCHARGES TO SURFACE WATERS. THE FIRST 200 LINEAR FEET MUST BE STABILIZED WITHIN 24 HOURS. THE REMAINING DITCH SHALL BE STABILIZED WITHIN **14 DAYS**.
 6. INSTALL SILT FENCE AROUND ALL TEMPORARY INACTIVE STOCKPILES WHICH ARE NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER PERIMETER CONTROLS.
 7. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON UP ACCORDING TO THE STANDARD DETAIL.
 8. SUFFICIENT PERSONNEL, EQUIPMENT, AND MATERIALS SHALL BE MOBILIZED WITHIN 24 HOURS OF A WRITTEN ORDER BY THE OWNER OR OWNER'S REPRESENTATIVE TO CONDUCT CORRECTIVE WORK AND INSTALL TEMPORARY EROSION CONTROL WORK IN THE CASE OF AN EMERGENCY.
 9. REMOVE ANY SEDIMENT THAT HAS BEEN TRACKED ONTO PUBLIC STREETS AT THE END OF THE DAY OR WITHIN 24 HOURS OF DETECTION, OR MORE FREQUENT AT DIRECTION OF SITE INSPECTOR.
 10. COLLECT ALL CONSTRUCTION DEBRIS IN DUMPSTERS AND ROLL-OFF BOXES, EMPTY WHEN DEBRIS REACHES TOP OF DUMPSTER
 11. INSPECT POLLUTION CONTROL MEASURES AS SPECIFIED WITHIN SECTION 11 OF THE GENERAL PERMIT.

- INLET SEDIMENT CONTROL BMP REMOVAL
IF INLET SEDIMENT CONTROLS (WIMCO TYPE OR EQUAL) BMP'S ARE REMOVED FOR FLOODING / FREEZING CONCERNS UPON REQUEST OF THE MUNICIPALITY, WATERSHED DISTRICT OR OTHER AGENCY, DOCUMENTATION SHALL BE ATTACHED TO THE INSPECTION REPORTS AND THIS SWPPP OR BE AVAILABLE WITHIN 72 HOURS OF REQUEST. DOCUMENTATION SHALL BE A WRITTEN FORM OF CORRESPONDENCE VERIFYING THE NEED FOR REMOVAL.
- UPON COMPLETION OF CONSTRUCTION ACTIVITIES
PERMIT TERMINATION CONDITIONS ARE ACHIEVED FOR THE PROJECT WHEN PERMANENT EROSION CONTROL BMP'S ARE APPLIED TO THE SITE. THE PERMANENT EROSION CONTROL BMP'S MAY BE A COMBINED OF VEGETATIVE AND NON-VEGETATIVE COVER TYPES. ADDITIONAL REQUIREMENTS TO ACHIEVING FINAL STABILIZATION PERMIT TERMINATION CONDITIONS INCLUDE :
 1. ALL SOIL DISTURBING ACTIVITY IS COMPLETED. ALL DISTURBED AREA WITHOUT PERMANENT IMPERMEABLE SURFACES ARE VEGETATED FOR FINAL STABILIZATION.
 2. PERMANENT STORMWATER TREATMENT SYSTEM (IF REQUIRED) IS CONSTRUCTED AND ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM CONSTRUCTION ACTIVITY. CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENT BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
 3. THE VEGETATIVE COVER FOR THE SITE IS AT A DENSITY, WITH UNIFORM PERENNIAL COVER OF 70% OF THE EXPECTED FINAL GROWTH DENSITY.
 4. ALL TEMPORARY, SYNTHETIC BMP'S HAVE BEEN REMOVED.

PERMANENT VEGETATION ESTABLISHMENT
PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING AND/OR LANDSCAPE PLAN. SEED THAT OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE MNDOT SPECIFICATIONS FOR DORMANT SEEDING.

SWPPP INSPECTIONS AND MAINTENANCE

EROSION AND SEDIMENT CONTROL INSPECTIONS
CONSTRUCTION ACTIVITY AND ALL SUPPORT ACTIVITIES MUST BE INSPECTED (USING MPCA CONSTRUCTION STORMWATER INSPECTION CHECKLIST OR AN ALTERNATIVE FORM) WITHIN THE PARAMETERS OF THE SCHEDULE BELOW. THE INSPECTOR SHALL BE A PERSON TRAINED AND FAMILIAR WITH THE REQUIREMENTS OF THIS SWPPP AND THE MPCA MN R100001 PERMIT. ALTERNATES WILL INCLUDE INDIVIDUALS TO BE DESIGNATED BY THE OWNER AND MAY INCLUDE CONTRACTOR PERSONNEL OR OTHER QUALIFIED INDIVIDUALS AND SHALL BE LISTED IN THE PROJECT CONTACT INFORMATION SECTION OF THIS PLAN

INSPECTION SCHEDULE

- IF THE SITE IS ACTIVE: INSPECTION NEEDED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAT 0.5 INCHES.
- INACTIVE AND STABILIZED AREAS: INSPECTION NEEDED ONCE EVERY 30 CALENDAR DAYS.
- INACTIVE AREAS WITH FINAL STABILIZATION: INSPECTION NEEDED ONCE EVERY MONTH FOR 12 MONTHS (NOT INCLUDING FROZEN CONDITIONS).
- SUBJECT TO WINTER/FROZEN CONDITIONS: NOT APPLICABLE/NOT NEEDED IF NO CONSTRUCTION ACTIVITY IS OCCURRING.

SCOPE OF INSPECTION SHALL INCLUDE:

1. RECORD DATE AND TIME OF INSPECTION
2. NAME OF PERSON(S) CONDUCTING INSPECTION
3. FINDINGS OF THE INSPECTION
4. LOCATION AND CORRECTIVE ACTIONS NEEDED
5. CORRECTIVE ACTIONS TAKEN (DATE/TIME/BY WHOM)
6. DATE AND AMOUNT OF RAINFALL (RAINFALL AMOUNTS TO BE TAKEN FROM AN ONSITE RAIN GAUGE)
7. OBSERVED DISCHARGES LOCATIONS
8. DESCRIBE DISCHARGE (COLOR, ODOR, FLOATING, SETTLED, SOLIDS, FOAM, OIL SHEEN)
9. THE SITE INSPECTOR WILL VISUALLY CHECK A DISCHARGE FROM A TEMPORARY OR PERMANENT SEDIMENTATION BASIN TO ENSURE ADEQUATE TREATMENT IS OBTAINED AND DISCHARGE WATER WILL NOT CONTRIBUTE EXCESSIVE SEDIMENT OR OTHER NUISANCE CONDITIONS.
10. RECORD CHANGES MADE TO THE SWPPP. AMENDMENTS FROM INSPECTIONS NEED TO BE COMPLETED WITHIN 7 DAYS.
11. ALL INSPECTIONS SHALL BE DOCUMENTED WITHIN 24 HOURS AFTER COMPLETING THE FIELD INSPECTION AND AVAILABLE IN PAPER OR ELECTRONIC FORM ON SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL ROUTINE AND POST RAINFALL EVENTS. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED BELOW.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF THE EROSION AND SEDIMENT CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:

1. ALL NON-FUNCTIONAL BMPS - OBSERVED CONDITION; SEDIMENT OVERTOPPING, UNDER WATER, SCoured ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC. - SHALL BE MAINTAINED OR REPLACED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
2. PERIMETER SEDIMENT CONTROL (SILT FENCE, FIBER LOGS, BERMS, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FLATTENED TO 1/2 HEIGHT, DRIVEN OVER, UNDERMINED, SCoured, MOVED FOR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERIMETER SEDIMENT CONTROL SHOULD BE DONE BY THE END OF NEXT BUSINESS DAY OR AD FIELD CONDITIONS ALLOW.
3. INLET PROTECTION BMPS, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION; SEDIMENT DEPOSITION, SEDIMENT DELTAS AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVAL/CLEAN OUT OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
4. TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENT BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION TO $\frac{1}{2}$ OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT MATERIAL WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
5. SITE EXIT LOCATIONS, ROCK EXIT PADS, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP, TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK EXIT OR OTHER ANTI-TRACKING DEVICES, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
6. PAVED SURFACES AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL FRO THE SITE HAULING OR ACCESS - SWEEP WITHIN 1 CALENDAR DAY OF DISCOVERY, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY OR PREVENT WASHING FROM FORECASTED RAINS.

TERMINATION OF COVERAGE

THE PROJECT PERMIT MAY BE TERMINATED IN ONE OF THE FOLLOWING SCENARIOS:

1. ALL CONSTRUCTION ACTIVITY IS COMPLETE, TEMPORARY SYNTHETIC BMP'S ARE REMOVED, ACCUMULATED SEDIMENT FROM CONSTRUCTION IS REMOVED, AND PERMANENT COVER HAS BEEN ACHIEVED WITH VEGETATIVE AND/OR NON-VEGETATIVE COVER. THE NOTICE OF TERMINATION FORM FROM THE PCA SHOULD BE COMPLETED WITHIN 30 DAYS OF MEETING THE CONDITIONS ABOVE. UPON MIDNIGHT OF THE POST MARKED DATE, THE PERMIT COVERAGE IS TERMINATED UNLESS OTHERWISE NOTIFIED BY THE MPCA. OR:
2. WITHIN 30 DAYS OF SELLING OR OTHERWISE LEGALLY TRANSFERRING OWNERSHIP OF THE SITE IN IT'S ENTIRETY (INCLUDING STREET SWEEPING AND STORMWATER INFRASTRUCTURE) FROM THE ORIGINAL OWNER TO ANOTHER PARTY TAKING RESPONSIBILITY OF OWNERSHIP. THE TERMINATION IS EFFECTIVE UPON MIDNIGHT OF THE SUBMISSION DATE OF THE NOT. IF A PORTION OF THE SITE IS TRANSFERRED (I.E. OUTLOTS, LOTS/BLOCKS) THAT PORTION OF THE SITE IS TERMINATED FROM THE ORIGINAL PERMIT COVERAGE AT MIDNIGHT OF THE SUBMISSION DATE. OR:
3. PERMIT COVERAGE CAN BE TERMINATED IF ALL OF THE FOLLOWING ARE MET:
 - 3.a. CONSTRUCTION ACTIVITY HAS CEASED FOR 90 DAYS; AND
 - 3.b. AT LEAST 90% OF THE AREA OF THE ORIGINALLY PROPOSED ACTIVITY HAS BEEN COMPLETED AND PERMANENTLY ESTABLISHED WITH VEGETATION OR NON-VEGETATIVE COVER; AND
 - 3.c. WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND
 - 3.d. THE SITE IS COMPLIANT WITH PERMIT SECTIONS 13.3 THROUGH 13.7.
4. WHERE THE PROJECT OBTAINED PERMIT COVERAGE BUT NEVER STARTED CONSTRUCTION ACTIVITY DUE TO CANCELLATION OR OTHER REASONS, DOCUMENTATION SHOULD BE SENT TO THE PCA WITH THE NOT FORM AND IS SUBJECT TO PCA APPROVAL.

WHEN SUBMITTING FOR NOT, GROUND OR AERIAL PHOTOGRAPHS MUST BE SUBMITTED SHOWING PERMANENT/VEGETATIVE COVER REQUIREMENTS HAVE BEEN MET.

SWPPP BMP QUANTITIES	
SILT FENCE	4,530 LF
INLET PROTECTION	32 EACH
MULCH	3.75 TON
EROSION CONTROL BLANKET	15,000 SF
ROCK CONSTRUCTION ENTRANCE	1 EACH
STREET SWEEPING	1 EACH
SEE LANDSCAPE PLANS FOR SEED DETAILS	

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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

CHRISTIAN FROEMKE

DATE: 06/20/24 LICENSE NO. 56208

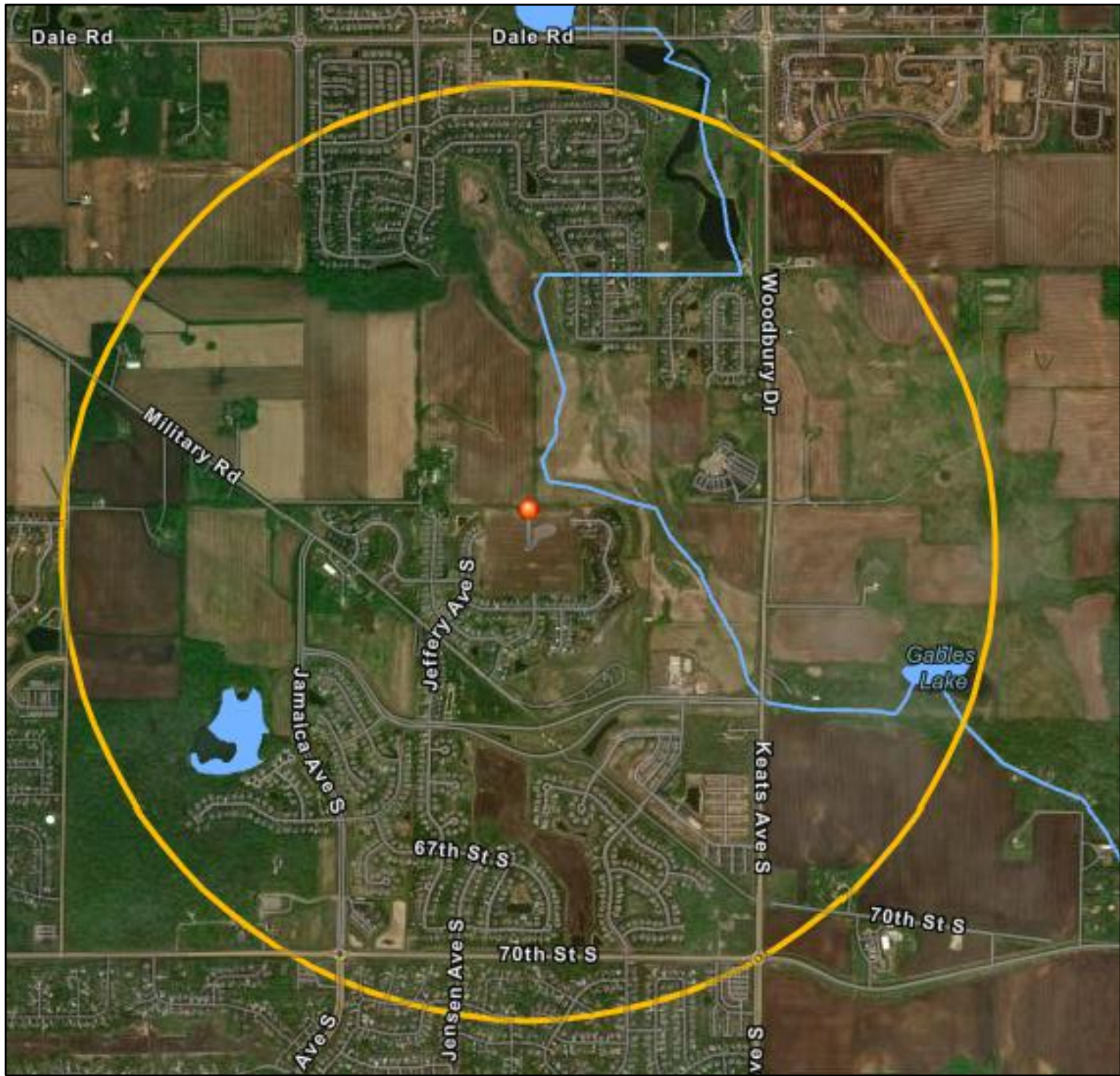
SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

SWPPP NARRATIVE



VICINITY MAP/IMPAIRED WATERS MAP



WEB SOIL SURVEY MAP

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: [Web Soil Survey URL](#)
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Minnesota
Survey Area Date: Version 19, Sep 10, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 29, 2023—Sep 13, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

SOIL MAP UNIT SYMBOL LEGEND

10

Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance

SWPPP AMENDMENTS
THIS PLAN AND THE ATTACHMENTS MUST BE AMENDED WITHIN 7 DAYS TO INCLUDE ADDITIONAL REQUIREMENTS OR MODIFIED REQUIREMENTS WHICH TAKE PLACE DURING CONSTRUCTION IF ONE OR MORE OF THE FOLLOWING OCCUR:

1. THERE IS A CHANGE IN DESIGN CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT SIGNIFICANTLY IMPACTS THE DISCHARGE OF POLLUTANTS FROM THE SITE TO SURFACE OR GROUNDWATER.
2. INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER, OPERATOR, ENVIRONMENTAL PROTECTION AGENCY, MINNESOTA POLLUTION CONTROL AGENCY OFFICIALS INDICATE THIS PLAN IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS.
3. THIS SWPPP IN NOT ACHIEVING THE GENERAL OBJECTIVES OF MINIMIZING POLLUTANTS IN STORMWATER DISCHARGES OR IF THIS PLAN IS NOT CONSISTENT WITH THE MN R1000011 CONSTRUCTION GENERAL PERMIT.
4. IF THE MPCA NOTIFIES THE OWNER AND/OR OPERATOR (i.e. PERMITTEES) THAT ADDITIONAL REQUIREMENTS ARE NEEDED, REQUIREMENTS ARE NOT BEING MET FOR TMDL OR OTHER WATER QUALITY STANDARDS, OR THAT THE SWPPP DID NOT INCORPORATE THE NECESSARY REQUIREMENTS.
5. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.

THE FOLLOWING TABLE SHOULD BE COMPLETED AS NECESSARY DURING CONSTRUCTION TO DOCUMENT CHANGES AND AMENDMENTS TO THIS DOCUMENT. AMENDMENTS MUST BE MADE BY ONE OF THE FOLLOWING INDIVIDUALS:THOSE PREPARING THIS DOCUMENT; THOSE OVERSEEING THE IMPLEMENTATION OF THE SWPPP; THOSE REVISING THE SWPPP; THOSE PERFORMING INSPECTIONS FOR THE PROJECT; AND/OR OTHER QUALIFIED INDIVIDUAL

PLACE THE AMENDMENT NUMBER NEXT TO ALL APPLICABLE CHANGES, REDLINES, AND INFORMATION IN THE DOCUMENT TO REFERENCE BACK TO THE CHANGES SUMMARIZED BELOW.

AMENDMENT NO.	DATE	REASON, LOCATION, AND BRIEF DESCRIPTION OF CHANGE OR AMENDMENT	REQUESTED BY	PREPARED BY

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/21/24
REVISIONS:
△ 06/20/24 CITY COMMENTS
△
△
△
△

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SWPPP MAPS

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

13 OF 13

DATE: 06/20/24

CONSTRUCTION PLANS

FOR SANITARY SEWER, WATER MAIN, STORM SEWER, AND STREETS

FOR

SUMMER VALLEY COTTAGE GROVE, MINNESOTA

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200

LAKEVILLE, MN 55044

CONTACT: BRYAN TUCKER

PHONE: 612-490-0982

EMAIL: BRYANT@SUMMER-GATE.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0051216.00

CONTACT: CHRISTIAN FROEMKE



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
1	Cover
2	Overall Utility Plan
3	Sanitary Sewer & Watermain Construction Plan
4	Sanitary Sewer & Watermain Construction Plan
5	Sanitary Sewer & Watermain Construction Plan
6	Sanitary Sewer & Watermain Construction Plan
7	Street & Storm Sewer Construction Plan
8	Street & Storm Sewer Construction Plan
9	Street & Storm Sewer Construction Plan
10	Street & Storm Sewer Construction Plan
11	Backyard Storm Sewer Construction Plan
12	Intersection Details
13	Intersection Details
14	Intersection Details
15	Details
16	Details
17	Details
18	Details
19	Details
20	Details
21	MNDOT Pedestrian Ramp Details
22	MNDOT Pedestrian Ramp Details
23	MNDOT Pedestrian Ramp Details
24	MNDOT Pedestrian Ramp Details
25	MNDOT Pedestrian Ramp Details
26	MNDOT Pedestrian Ramp Details
27	Signage Plan
28	Lighting Plan

BENCHMARKS

BM-1
MNDT POINT FREDIN MNDT

HORIZONTAL DATUM
1983NAD (2011 ADJ) WASHINGTON COUNTY COORDINATE SYSTEM, US SURVEY FEET

VERTICAL DATUM
1988NAVD, US SURVEY FEET

NOTE

UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.

NO.	DATE	REVISION	SHEETS
01	06/20/24	CITY COMMENTS	ALL
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

CONSTRUCTION PLANS

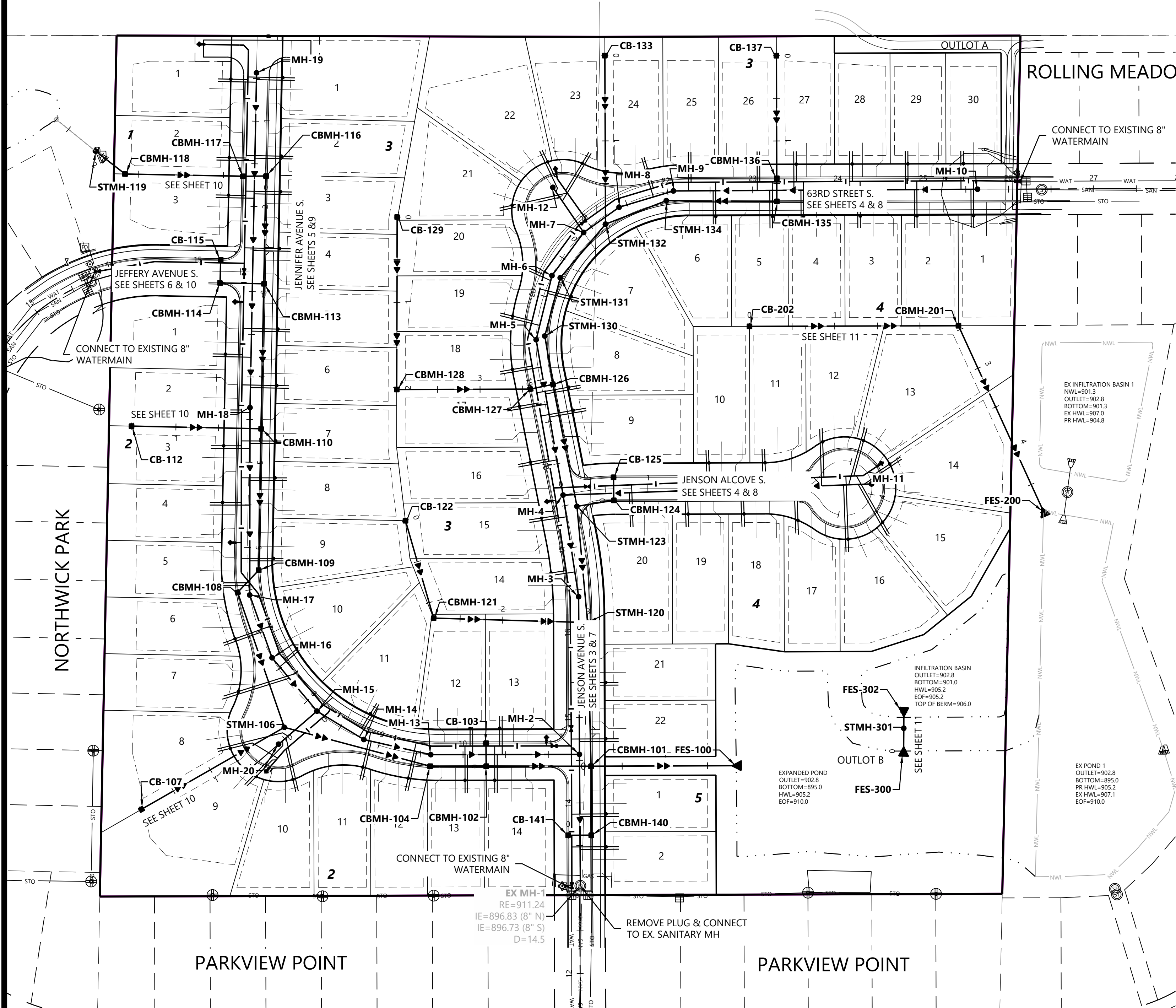
FOR
SANITARY SEWER, WATER MAIN,
STORM SEWER, AND STREETS
FOR
SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

INITIAL SUBMITTAL DATE: 05/21/24 SHEET: 1 OF 28

© 2024 Westwood Professional Services, Inc.

N:\0051216.00\DWG\CIVIL\FINAL\U&S\0051216.00C-0A101.DWG

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



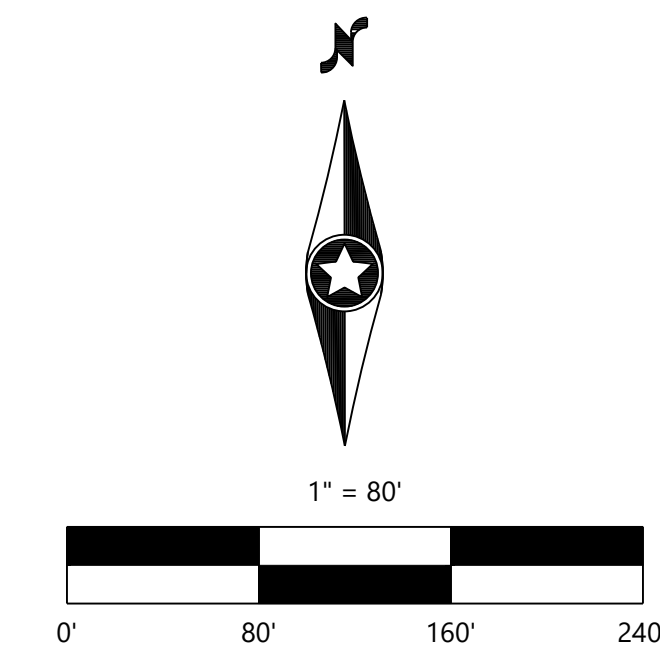
OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
			SANITARY SEWER
			STORM SEWER
			DRAIN TILE
			WATER MAIN
			HYDRANT

GENERAL UTILITY NOTES

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.
- THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
- VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

STORM SEWER CASTING SCHEDULE				
STRUCTURE			CASTING TYPE	CITY DETAIL PLATE
NUMBER	TYPE	SIZE		
100	FES	42"	w/TRASHGUARD	STO-11
101	CBMH (3.0' SUMP)	84"	R-3067-V	STO-6
102	CBMH	60"	R-3067-VB	STO-5
103	CB	2'X3'	R-3067-VB	STO-7
104	CBMH	60"	R-3067-V	STO-5
106	STMH	60"	R-1642B	STO-3
107	CB	48"	R-4342	STO-9
108	CBMH	60"	R-3067-V	STO-5
109	CBMH	60"	R-3067-V	STO-5
110	CBMH	60"	R-3501	STO-5
112	CB	48"	R-4342	STO-9
113	CBMH	60"	R-3067-V	STO-5
114	CBMH	48"	R-3067-VB	STO-5
115	CB	2'X3'	R-3067-VB	STO-7
116	CBMH	72"	R-3067-VB	STO-5
117	CBMH	60"	R-3067-VB	STO-5
118	CBMH	60"	R-4342	STO-9
119	STMH	48"	R-1642B	STO-3
120	STMH	60"	R-1642B	STO-3
121	CBMH	48"	R-4342	STO-9
122	CB	48"	R-4342	STO-9
123	STMH	60"	R-1642B	STO-3
124	CBMH	48"	R-3067-VB	STO-5
125	CB	2'X3'	R-3067-VB	STO-7
126	CBMH	60"	R-3067-VB	STO-5
127	CBMH	48"	R-3067-VB	STO-5
128	CBMH	48"	R-4342	STO-9
129	CB	48"	R-4342	STO-9
130	STMH	48"	R-1642B	STO-3
131	STMH	48"	R-1642B	STO-3
132	STMH	60"	R-1642B	STO-3
133	CB	48"	R-4342	STO-9
134	STMH	48"	R-1642B	STO-3
135	CBMH	48"	R-3067-VB	STO-5
136	CBMH	48"	R-3067-VB	STO-5
137	CB	48"	R-4342	STO-9
140	CBMH	48"	R-3067-VB	STO-5
141	CB	2'x3'	R-3067-VB	STO-7
200	FES	15"	w/TRASHGUARD	STO-11
201	CBMH	48"	R-4342	STO-9
202	CBMH	48"	R-4342	STO-9
300	FES	24"	w/TRASHGUARD	STO-11
301	STMH	48"	R-1642B	STO-3
302	FES	24"	w/TRASHGUARD	STO-11



CONSTRUCTION PLANS

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: 80'
VERTICAL SCALE: 16' OR 8'

INITIAL ISSUE: 05/21/24
REVISIONS:
06/20/24 CITY COMMENTS
.
.
.
.

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.
CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

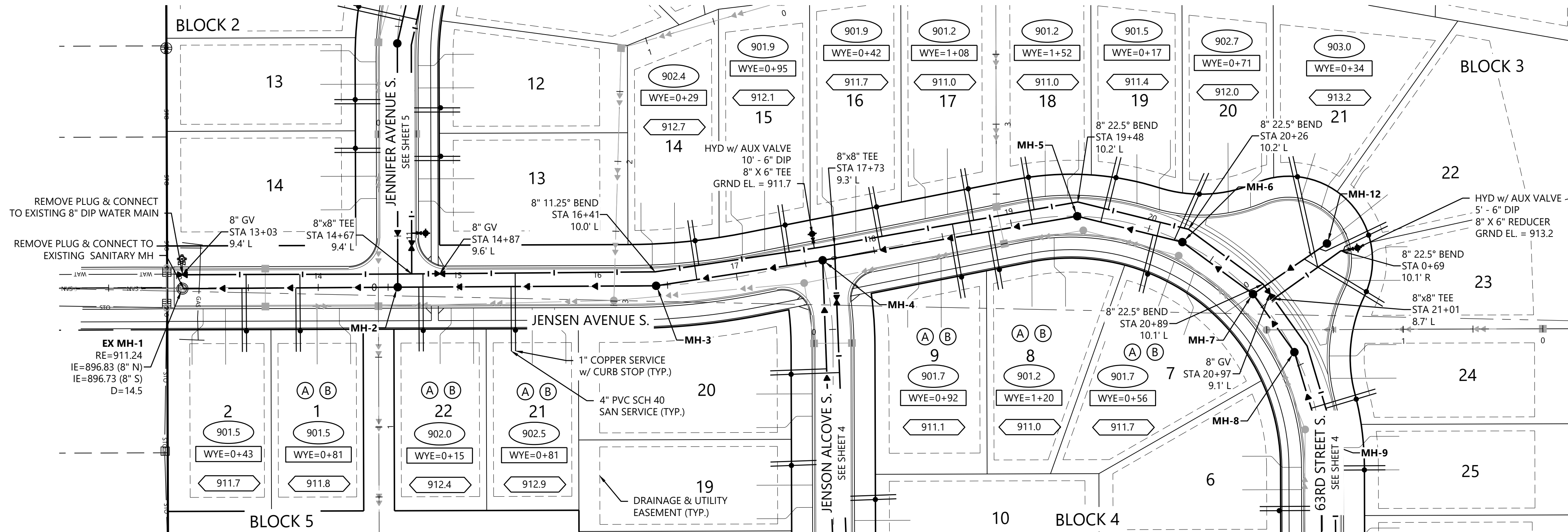
SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL UTILITY PLAN

SHEET NUMBER:
2 OF 28
PROJECT NUMBER: 0051216.00 DATE: 06/20/24



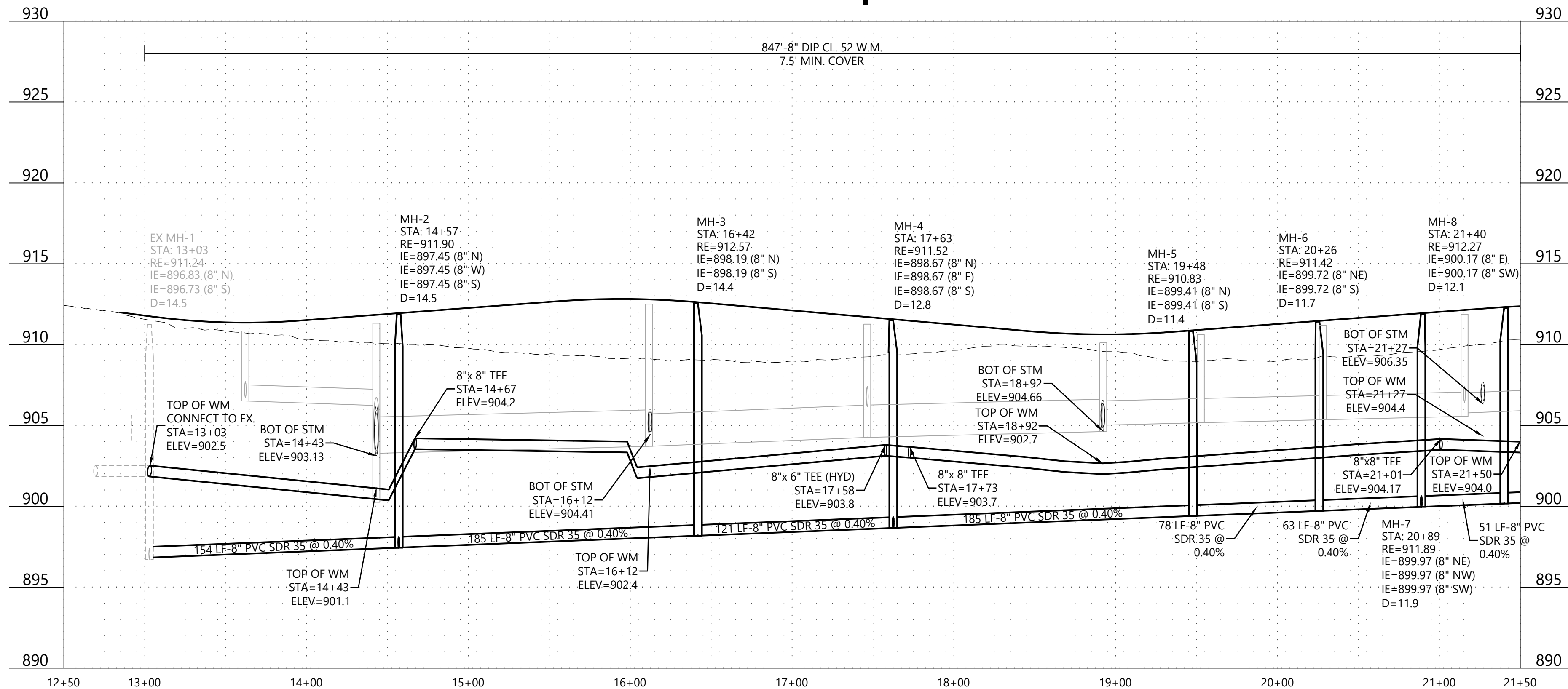
LEGEND

- XXXX SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
- X.X' RISER DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
- (A) WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 2.0 FEET
- (B) SANITARY SEWER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER - INSTALL RISER AT PROPERTY LINE

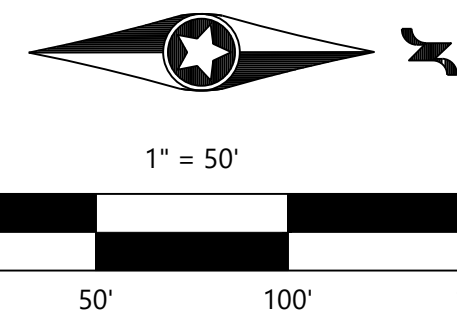
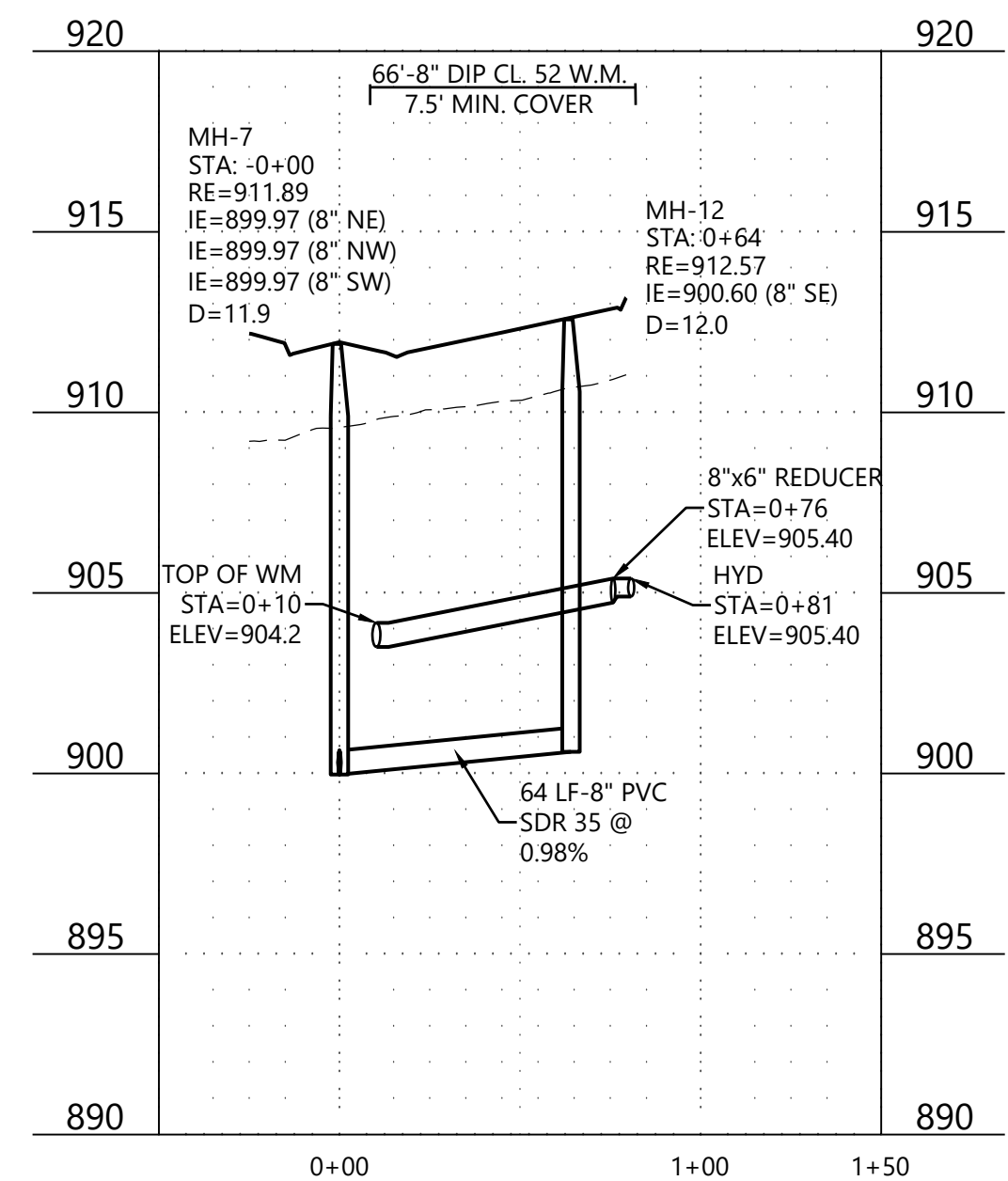
GENERAL NOTES

- FLAG HYDRANTS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.

JENSEN AVENUE S. | 63RD STREET S.



BUBBLE



CONSTRUCTION PLANS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	CHF
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	05/21/24
REVISIONS:	
06/20/24	CITY COMMENTS

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE

DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY

COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**SANITARY SEWER &
WATERMAIN
CONSTRUCTION PLAN**

PROJECT NUMBER: 0051216.00

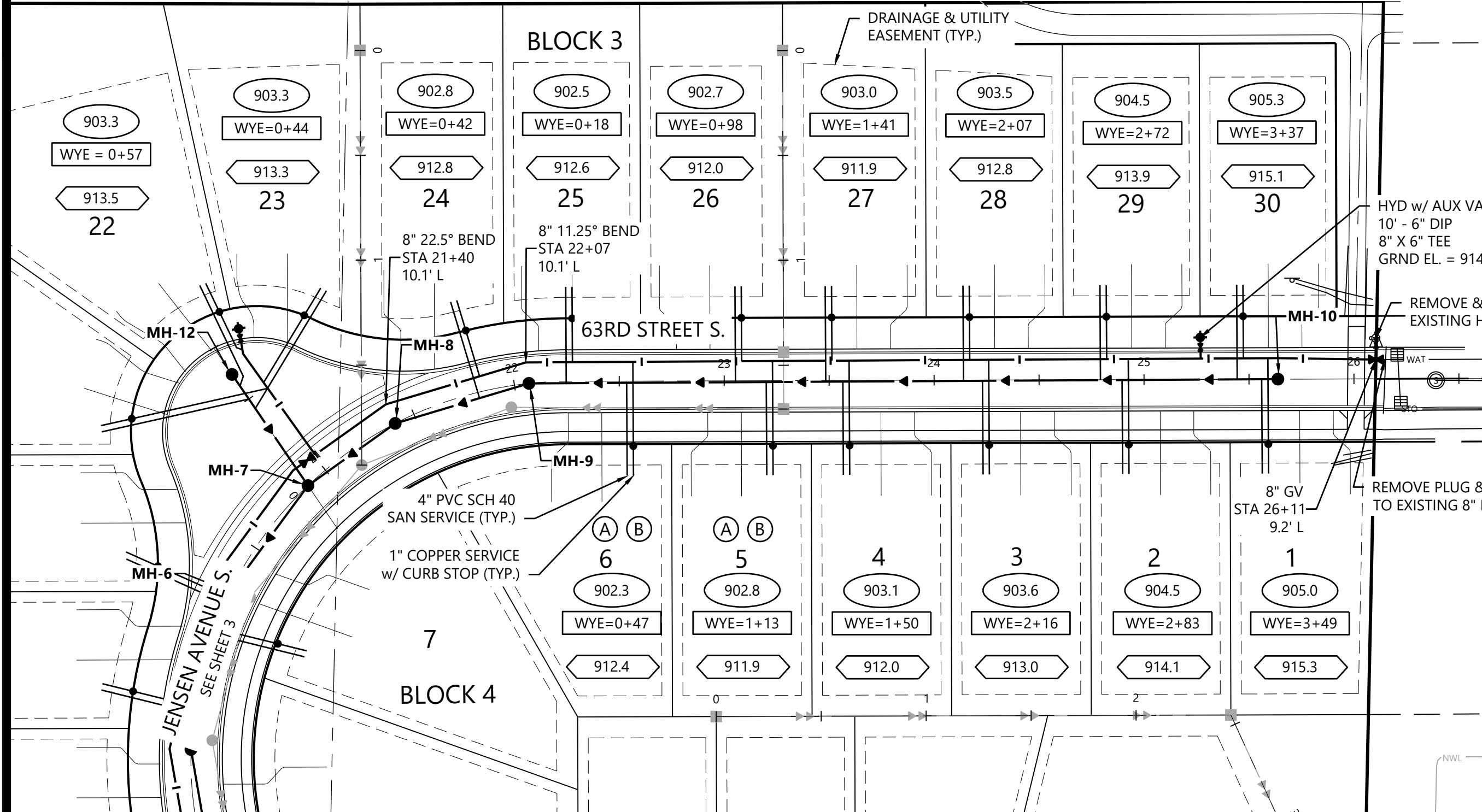
SHEET NUMBER:

3

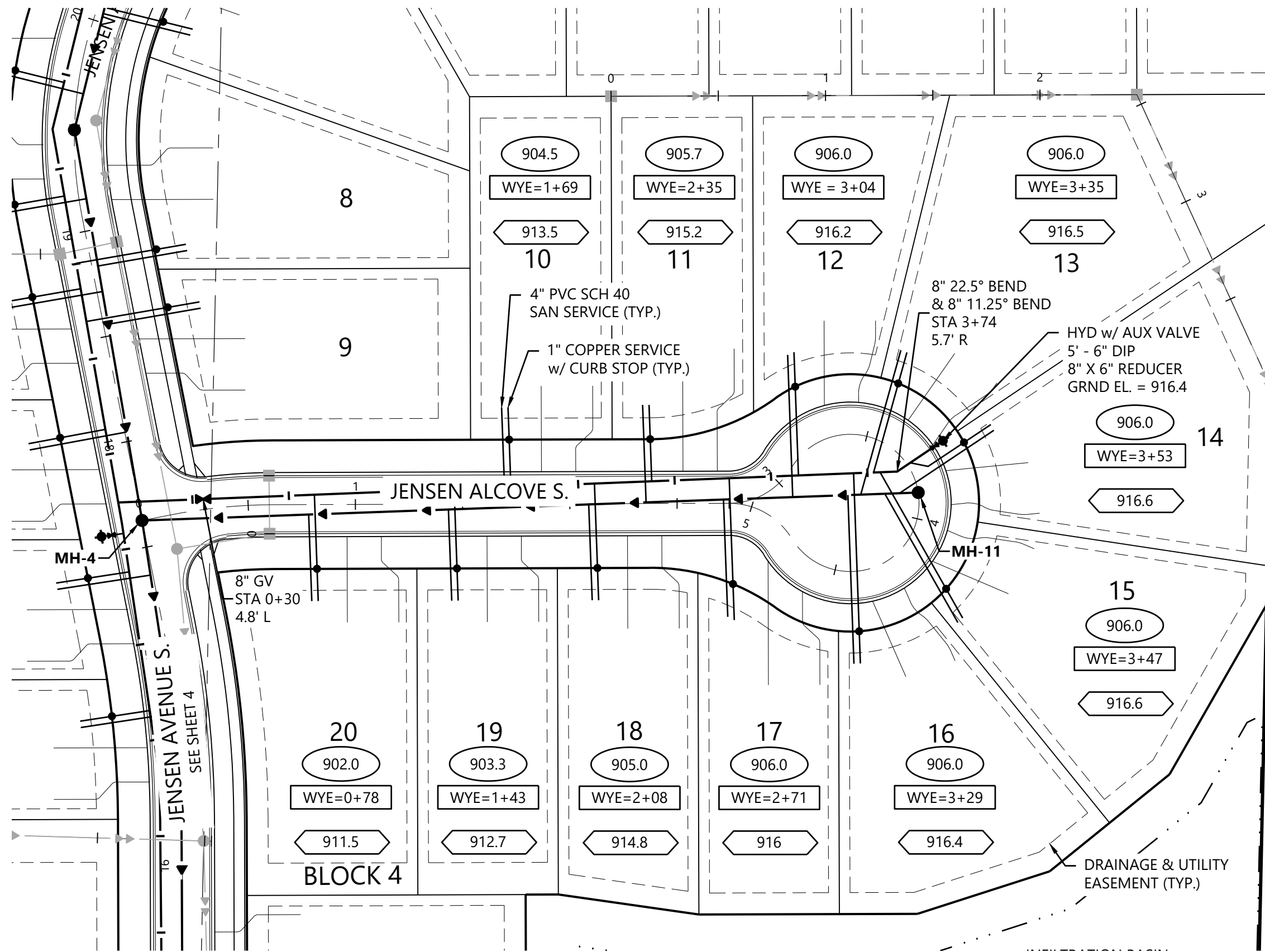
OF

28

DATE: 06/20/24



JENSEN AVENUE S. | 63RD STREET S.



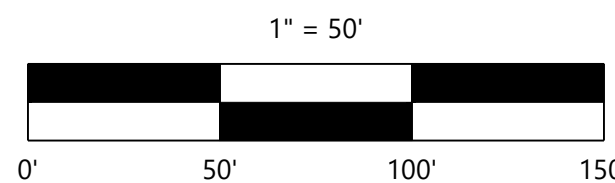
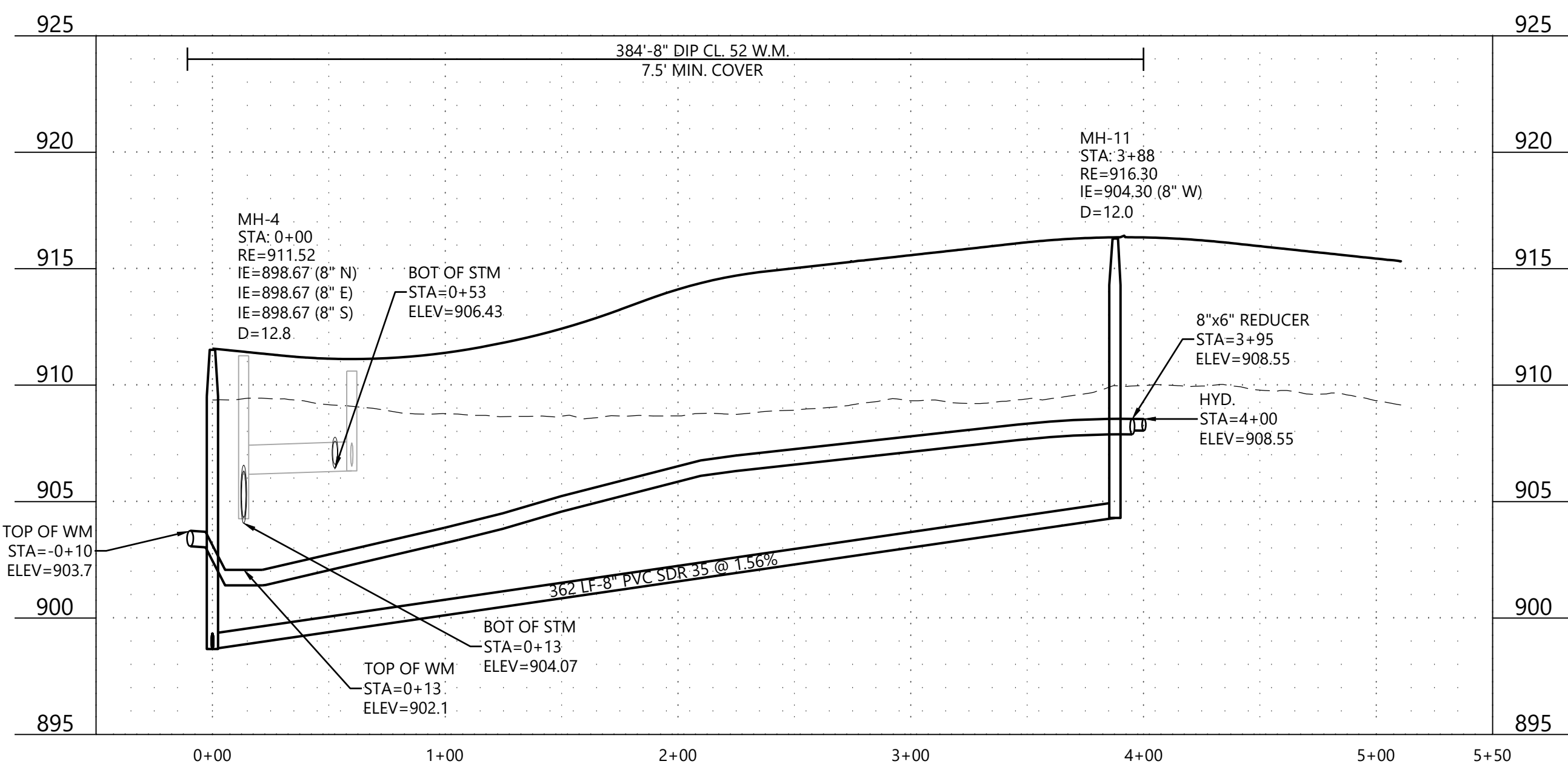
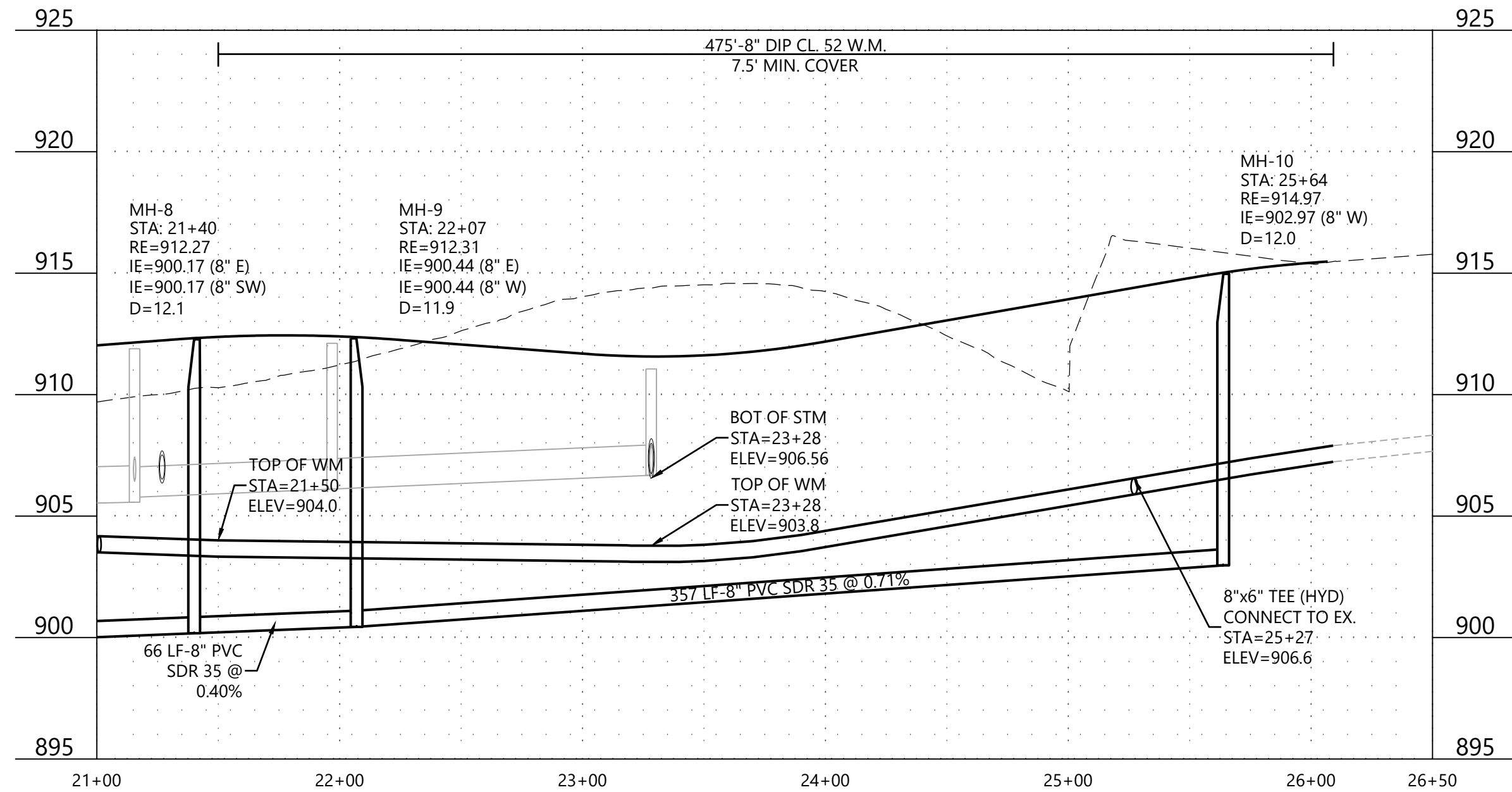
JENSEN ALCOVE S.

LEGEND

- (XXX.X) SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX SANITARY SEWER SERVICE WYE LOCATION ON
MAIN LINE FROM DOWNSTREAM MANHOLE
- X.X' RISER DENOTES ELEVATION OF THE TOP OF WATER
SERVICE STOP BOX
- (A) WATER SERVICE TO THIS LOT SHALL BE
INSTALLED UNDER PROPOSED STORM SEWER
& SHALL MAINTAIN A MINIMUM VERTICAL
SEPARATION FROM STORM PIPE OF 2.0 FEET
- (B) SANITARY SEWER SERVICE TO THIS LOT SHALL
BE INSTALLED UNDER PROPOSED STORM SEWER
- INSTALL RISER AT PROPERTY LINE

GENERAL NOTES

- FLAG HYDRANTS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST.
TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF
COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET &
UTILITY CONSTRUCTION - 2024.



CONSTRUCTION PLANS

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/21/24
REVISIONS:
06/20/24 CITY COMMENTS
06/20/24
06/20/24
06/20/24

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SANITARY SEWER &
WATERMAIN
CONSTRUCTION PLAN

PROJECT NUMBER: 0051216.00

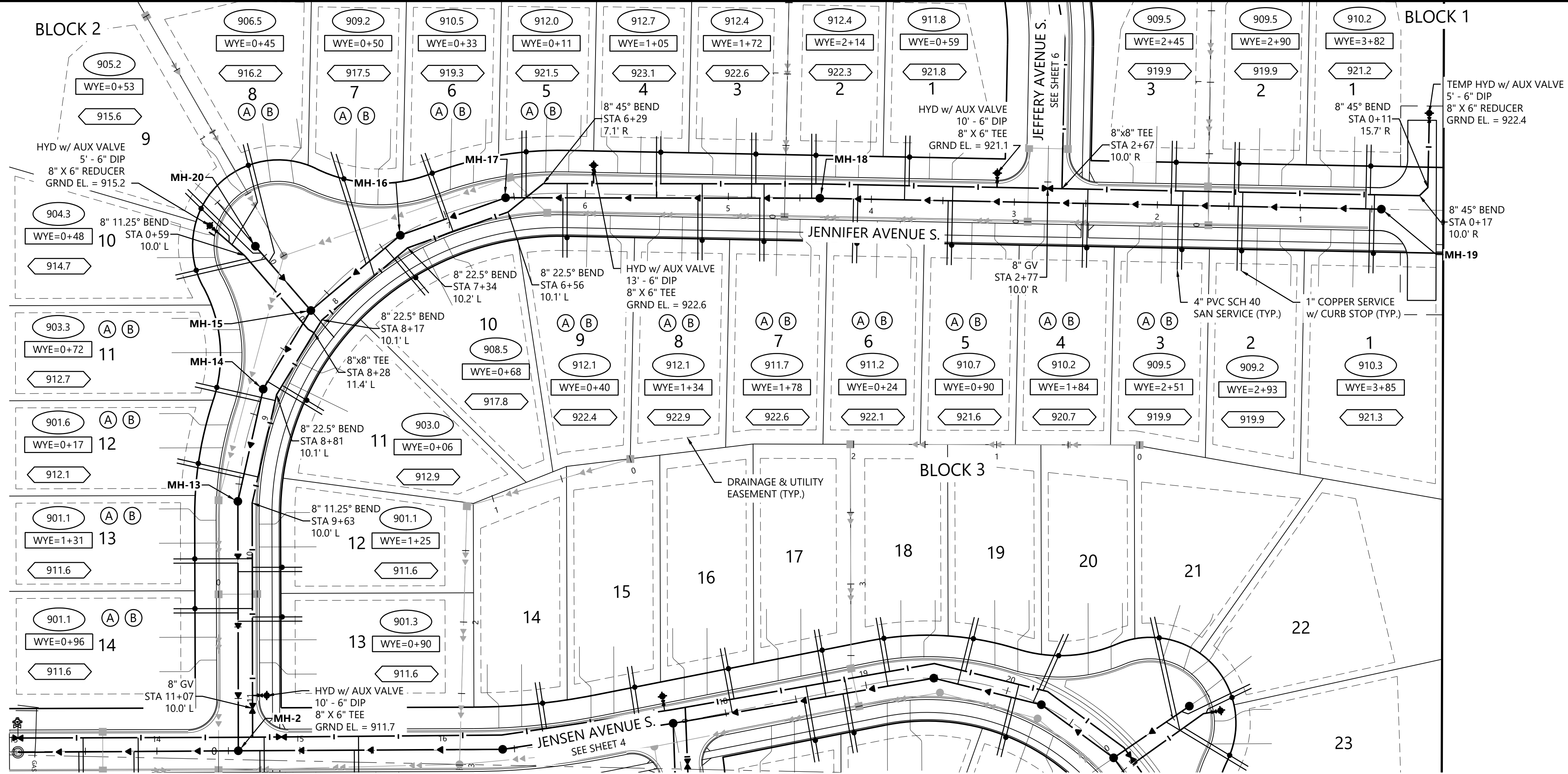
SHEET NUMBER:

4

OF

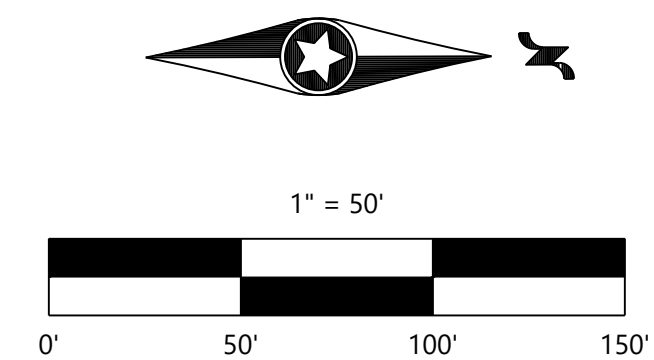
28

DATE: 06/20/24



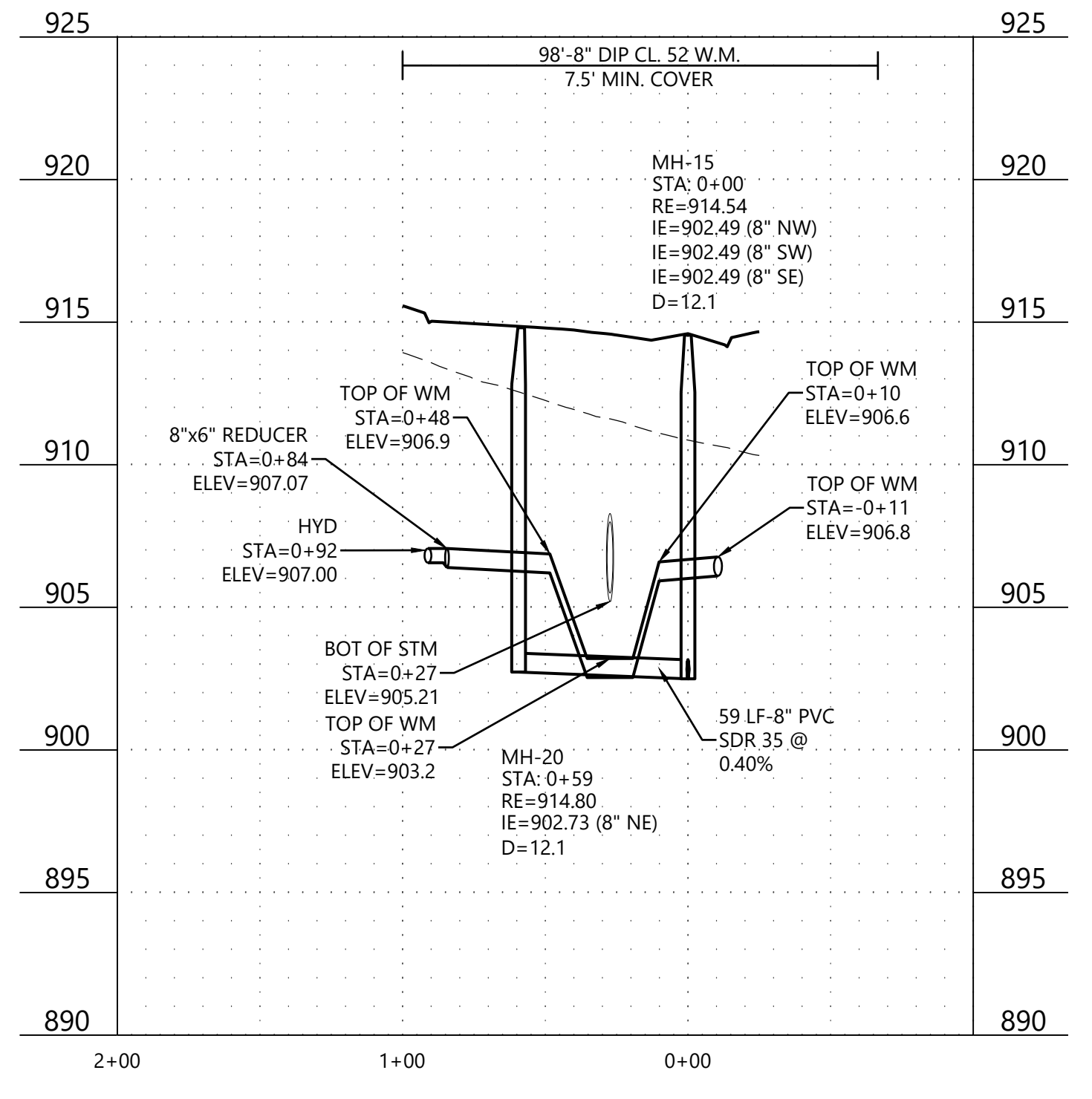
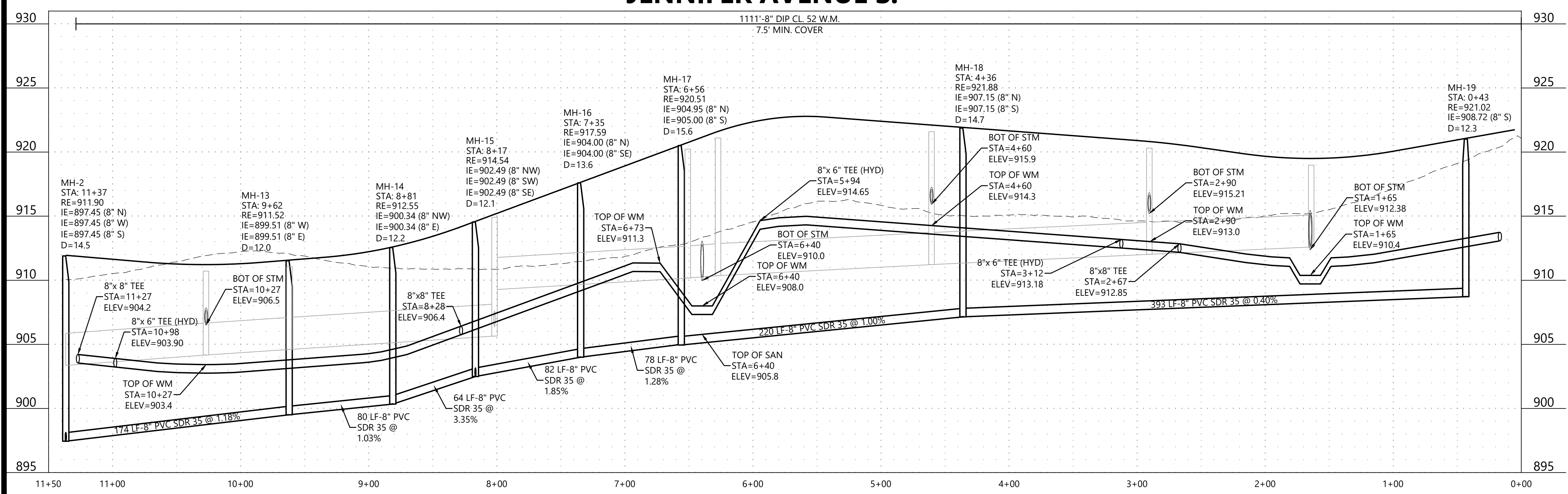
- ### LEGEND
- XXX.X SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
 - WYE = X+XX SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
 - X.X' RISER DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
 - (A) WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION FROM STORM PIPE OF 2.0 FEET
 - (B) SANITARY SEWER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER - INSTALL RISER AT PROPERTY LINE

- ### GENERAL NOTES
- FLAG HYDRANTS.
 - UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.



CONSTRUCTION PLANS

BUBBLE



DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	CHF
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	05/21/24
REVISIONS:	
06/20/24	CITY COMMENTS

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

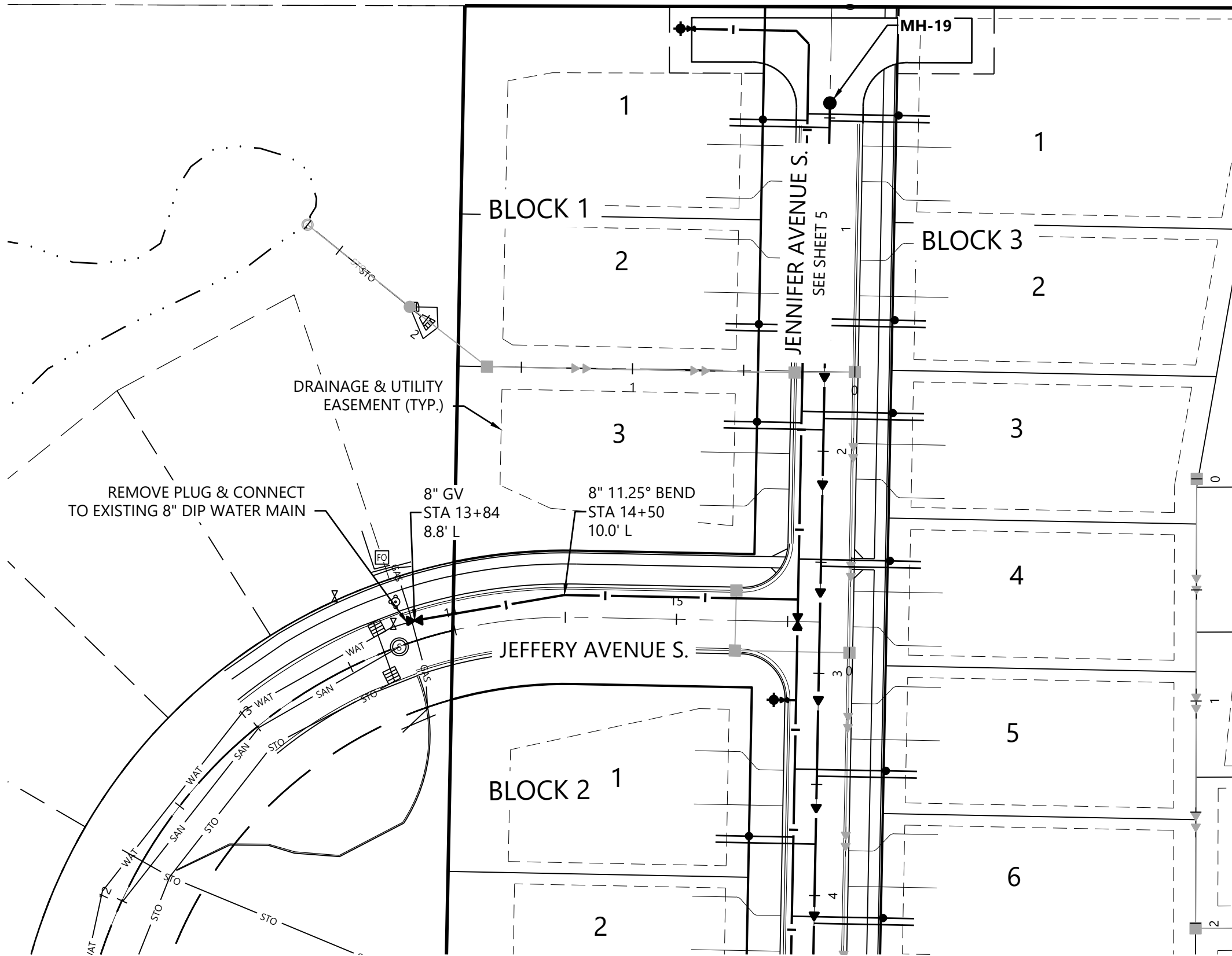
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Christian Froemke
CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

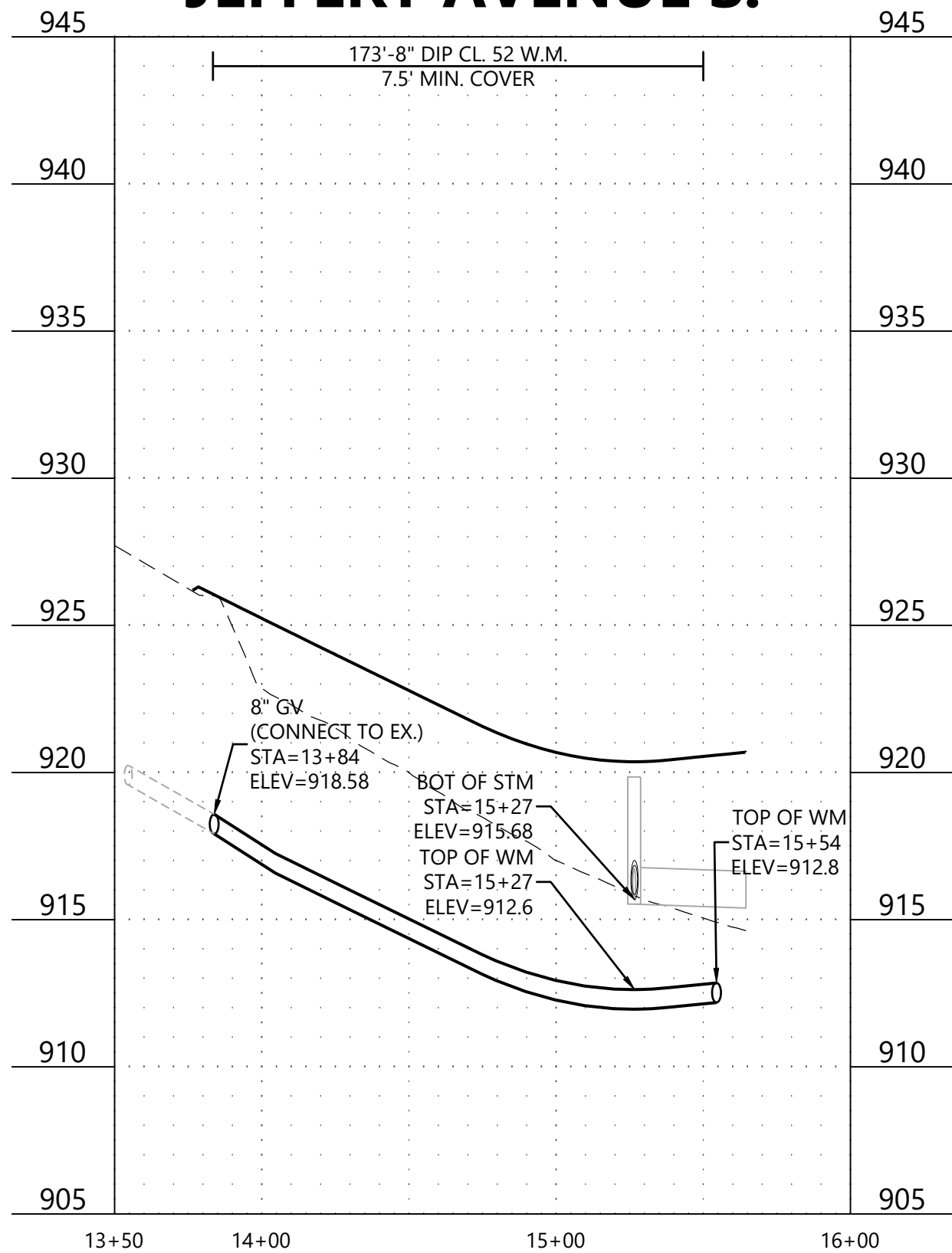
Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

SANITARY SEWER & WATERMAIN CONSTRUCTION PLAN
PROJECT NUMBER: 0051216.00

SHEET NUMBER:
5 OF **28**
DATE: 06/20/24



JEFFERY AVENUE S.

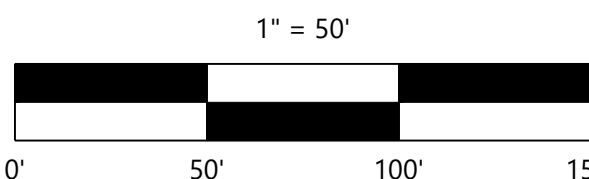


LEGEND

- XXXX
SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX
XX' RISER
XXXX
SANITARY SEWER SERVICE WYE LOCATION ON
MAIN LINE FROM DOWNSTREAM MANHOLE
DENOTES ELEVATION OF THE TOP OF WATER
SERVICE STOP BOX
- A
WATER SERVICE TO THIS LOT SHALL BE
INSTALLED UNDER PROPOSED STORM SEWER
& SHALL MAINTAIN A MINIMUM VERTICAL
SEPARATION FROM STORM PIPE OF 2.0 FEET
- B
SANITARY SEWER SERVICE TO THIS LOT SHALL
BE INSTALLED UNDER PROPOSED STORM SEWER
- INSTALL RISER AT PROPERTY LINE

GENERAL NOTES

- FLAG HYDRANTS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.



CONSTRUCTION PLANS

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/21/24

REVISIONS:
06/20/24 CITY COMMENTS
.
.
.
.
.

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE

DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**SANITARY SEWER &
WATERMAIN
CONSTRUCTION PLAN**

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

6

OF

28

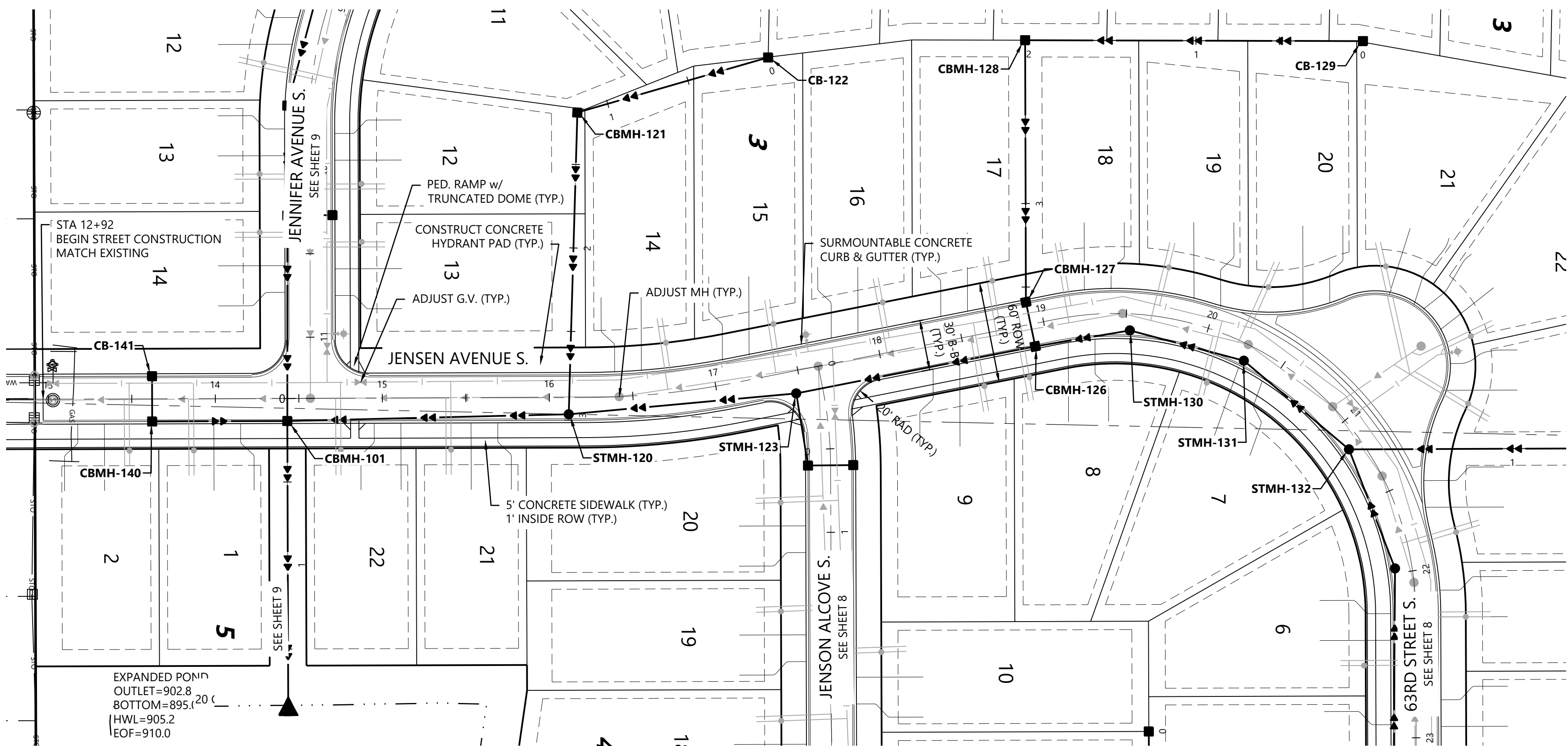
DATE: 06/20/24

LEGEND

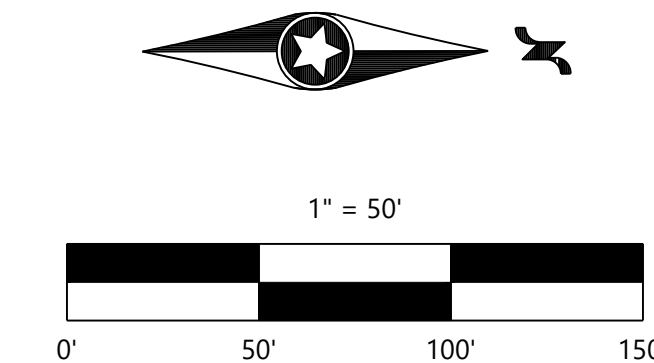
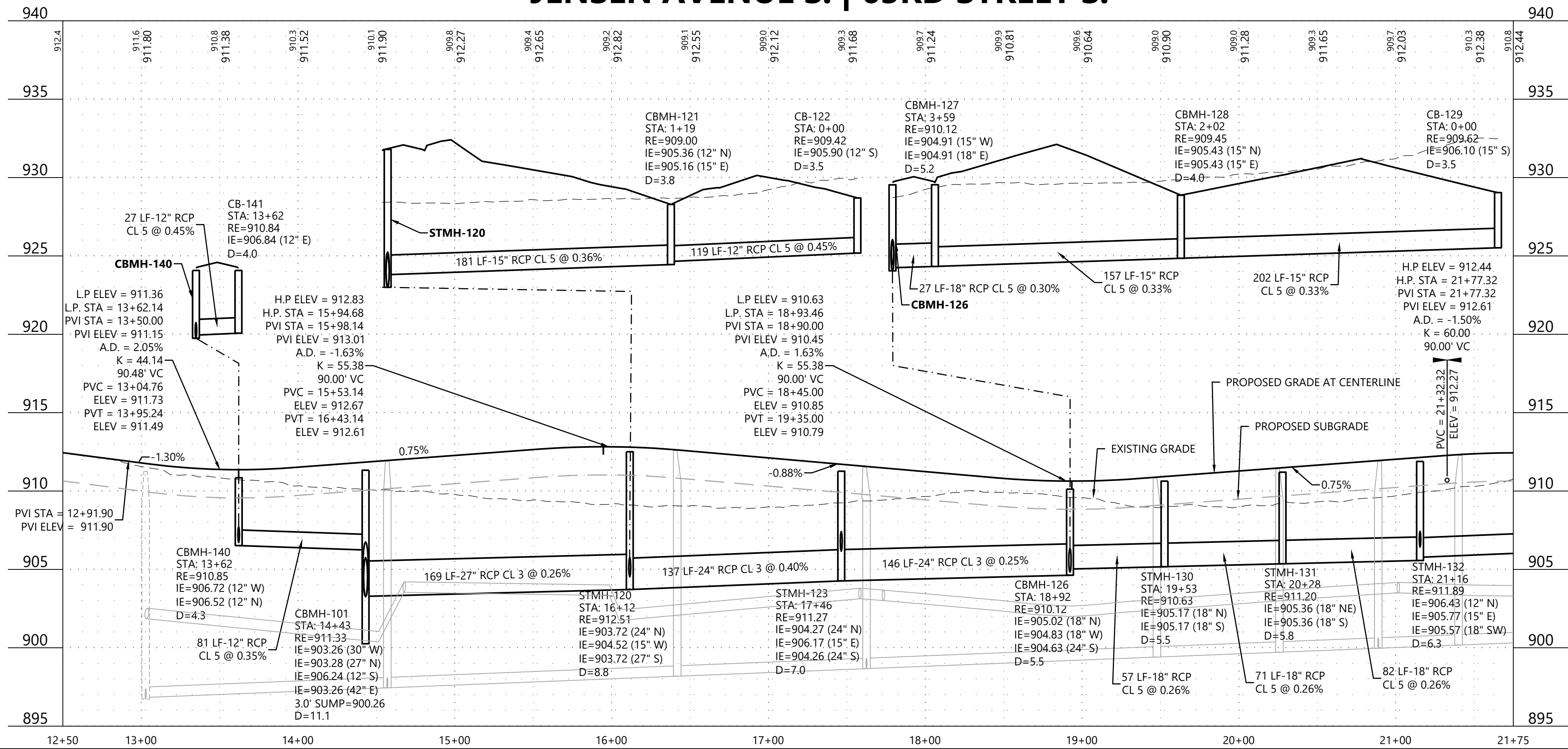
EXISTING PROPOSED GUTTER ELEVATION
* 900.00 * 900.00

GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.



JENSEN AVENUE S. | 63RD STREET S.



CONSTRUCTION PLANS

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/21/24

REVISIONS:
06/20/24 CITY COMMENTS
06/20/24
06/20/24
06/20/24

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**STREET & STORM SEWER
CONSTRUCTION PLAN**

PROJECT NUMBER: 0051216.00

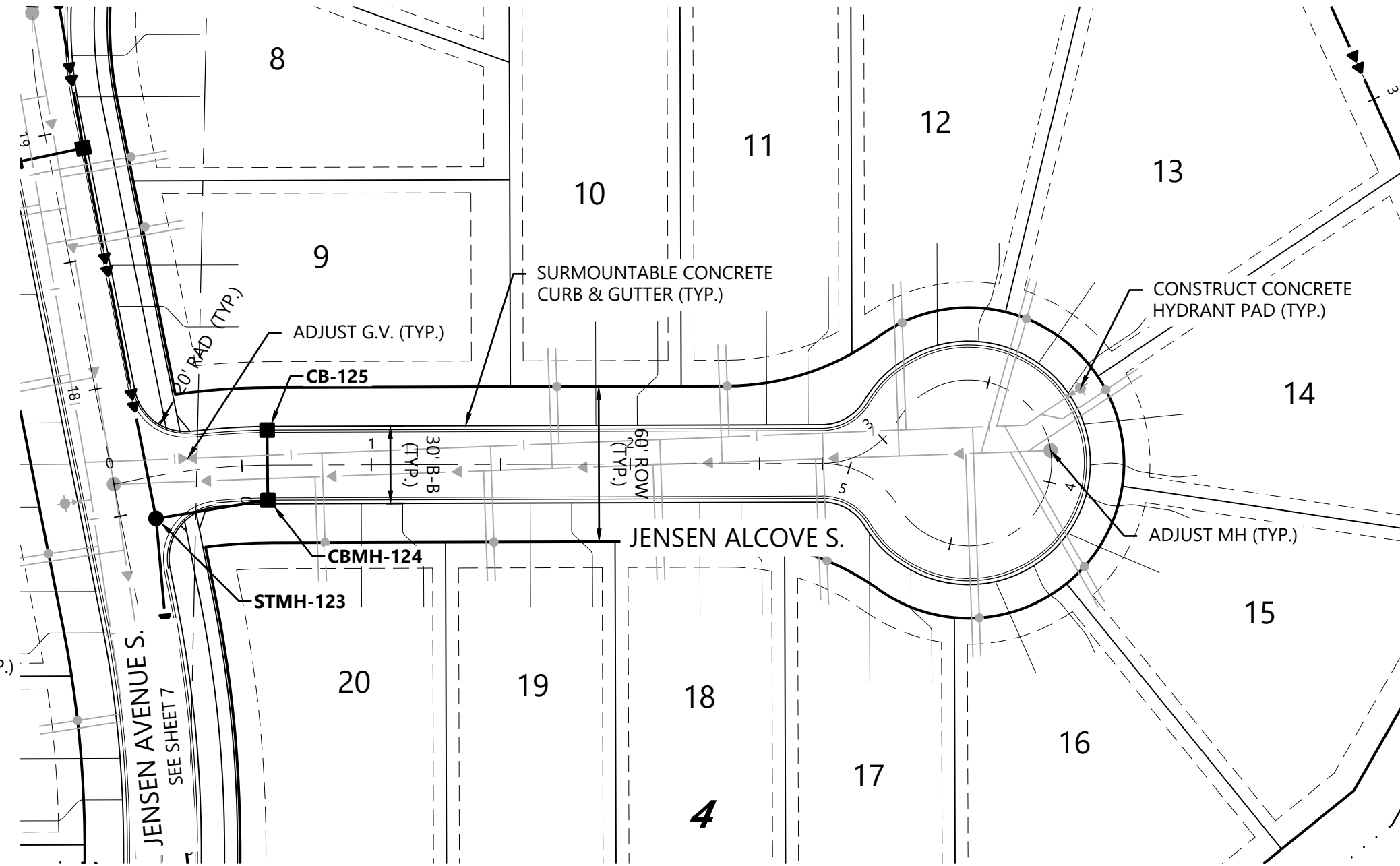
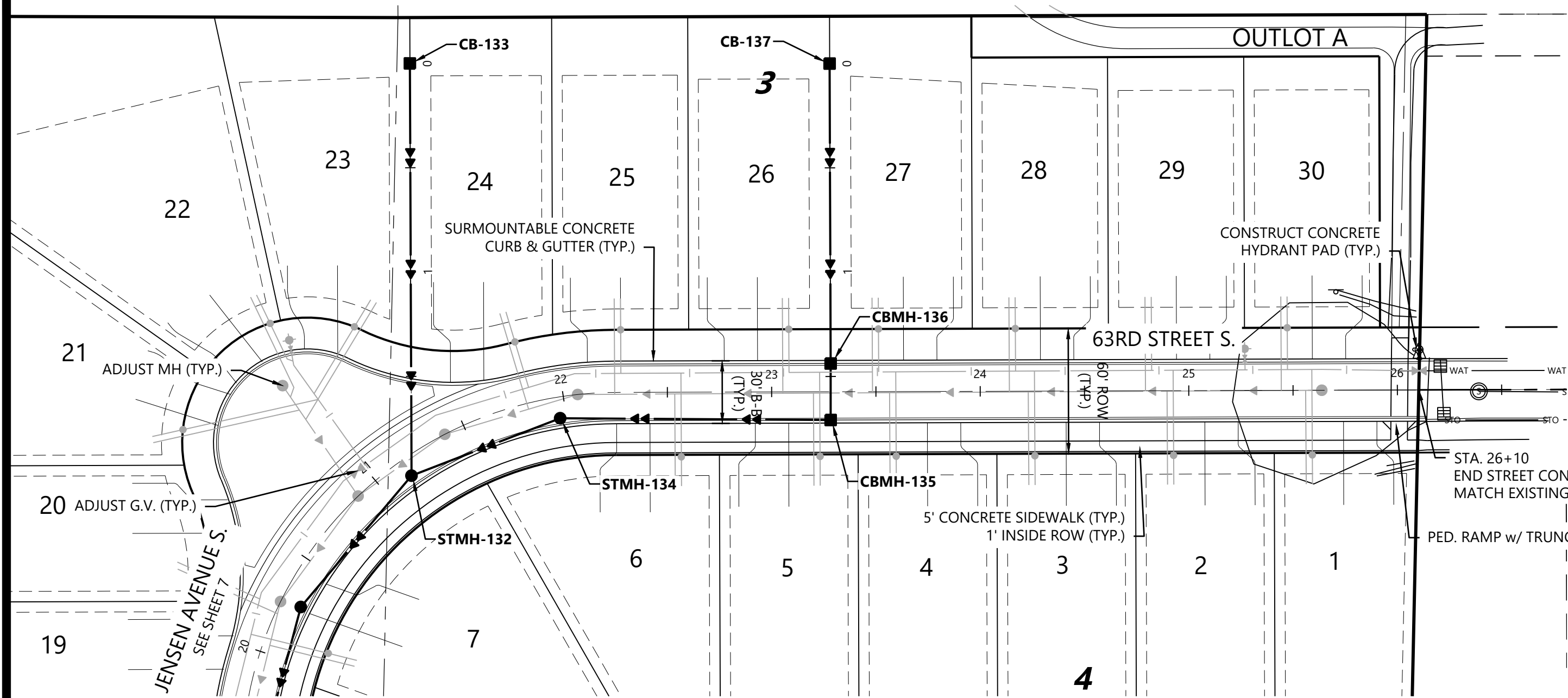
SHEET NUMBER:

7

OF

28

DATE: 06/20/24



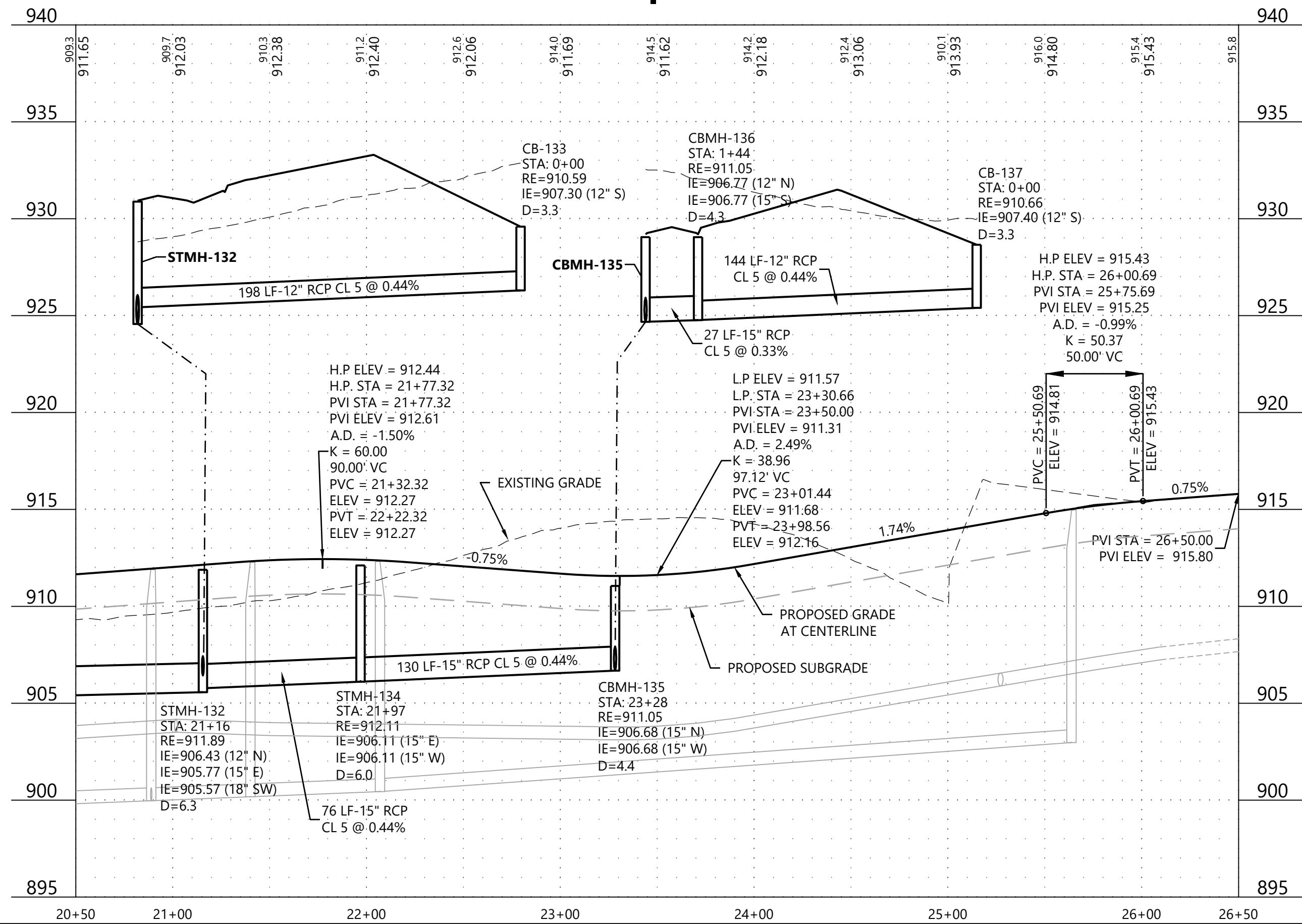
LEGEND

EXISTING	PROPOSED	GUTTER ELEVATION
- 900.00	× 900.00	

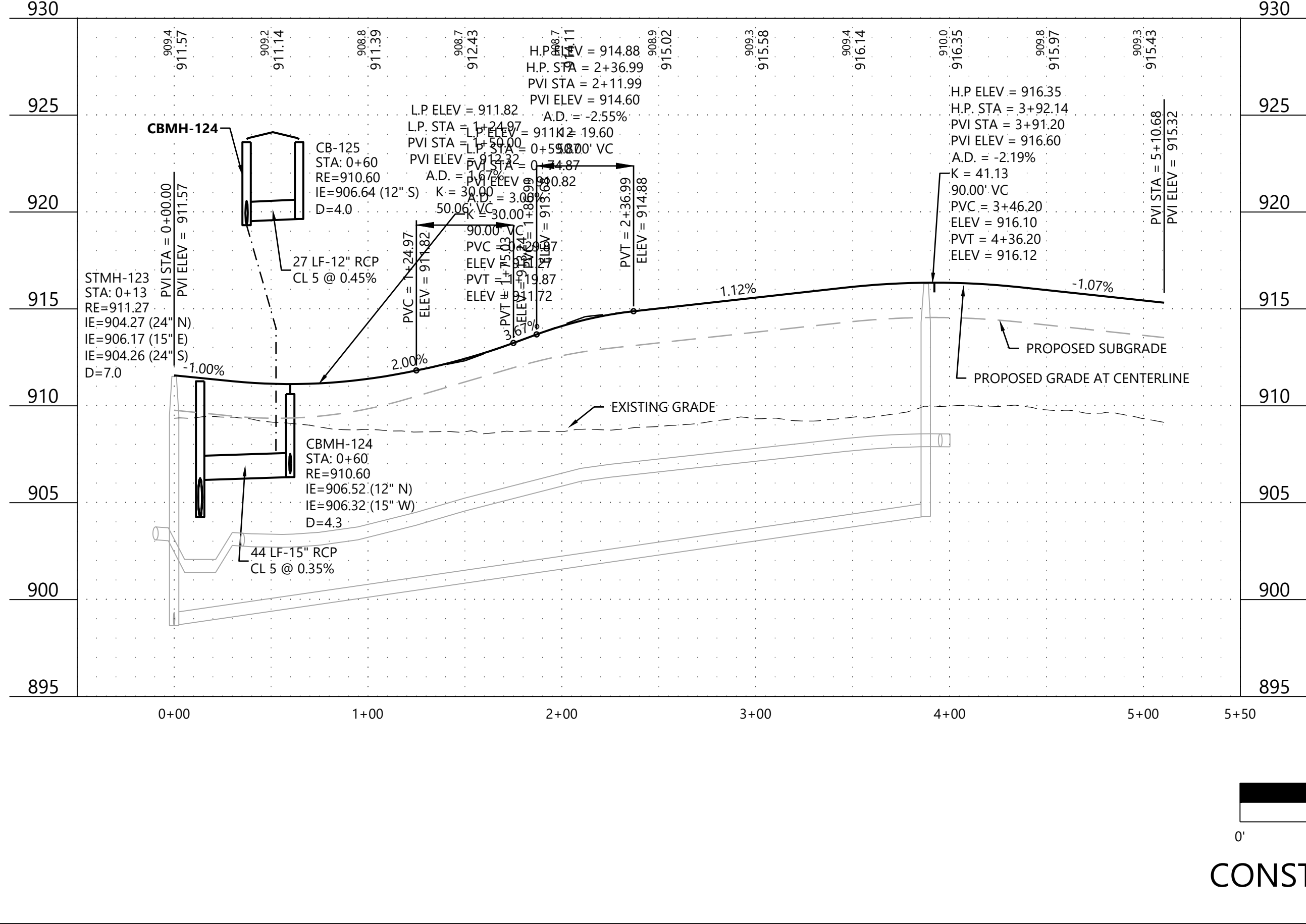
GENERAL NOTES

- RADIUS TO BE 8618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.

JENSEN AVENUE S. | 63RD STREET S.



JENSEN ALCOVE S.



CONSTRUCTION PLANS

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/21/24

REVISIONS:
06/20/24 CITY COMMENTS
06/20/24 CITY COMMENTS
06/20/24 CITY COMMENTS
06/20/24 CITY COMMENTS
06/20/24 CITY COMMENTS

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE

DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoods.com
Westwood Professional Services, Inc.

STREET & STORM SEWER
CONSTRUCTION PLAN

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

8

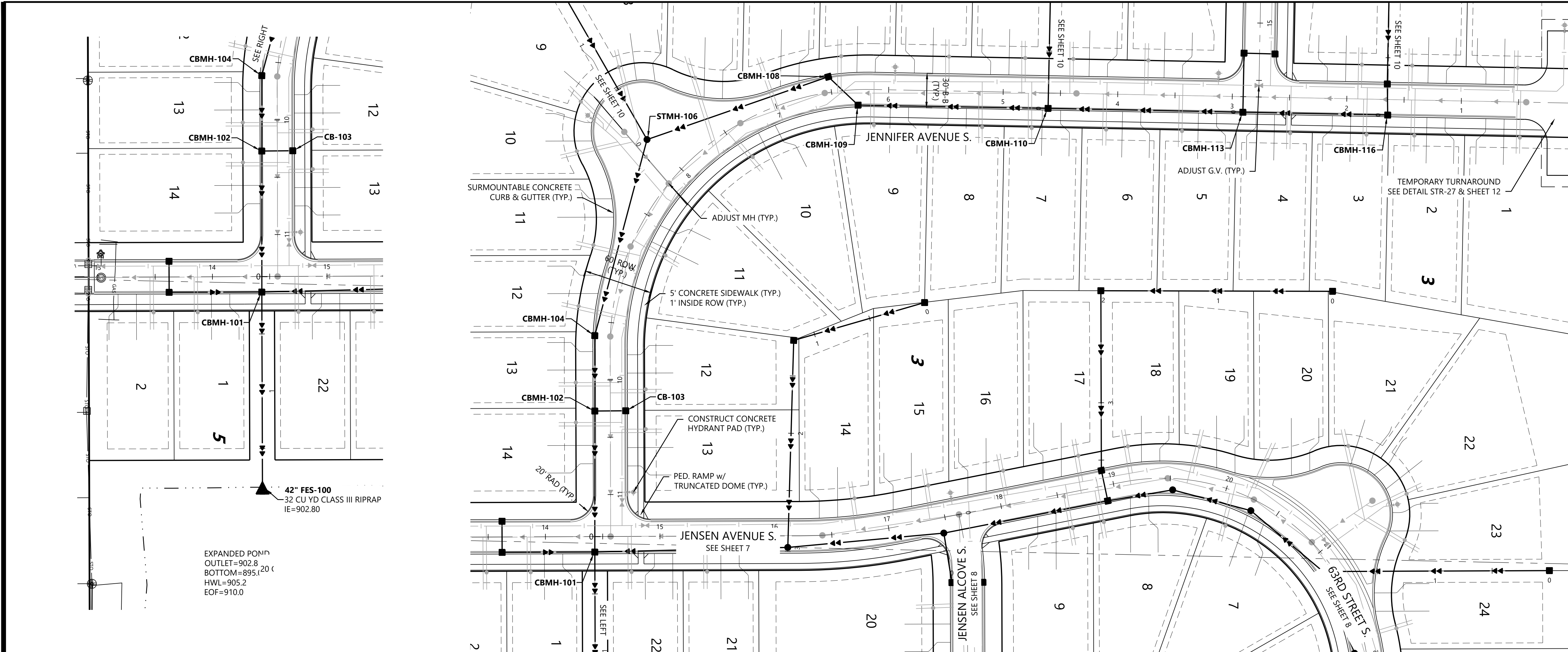
OF

28

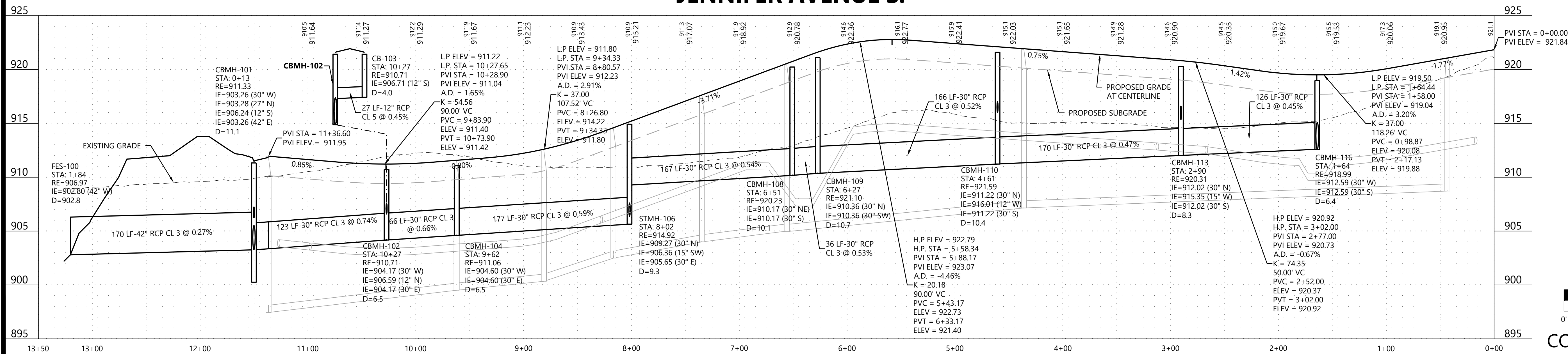
DATE: 06/20/24

<u>EXISTING</u>	<u>PROPOSED</u>	
* 900.00	* 900.00	GUTTER ELEVATION

1. RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
2. ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
3. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
4. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.



JENNIFER AVENUE S.



1" = 50'



0' 50' 100' 150'

CONSTRUCTION PLANS

INITIAL ISSUE:	05/21/24	
REVISIONS:		
	06/20/24	CITY COMMENTS
	.	.
	.	.
	.	.
	.	.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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



CHRISTIAN FROEMKE

DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 **westwoodps.com**

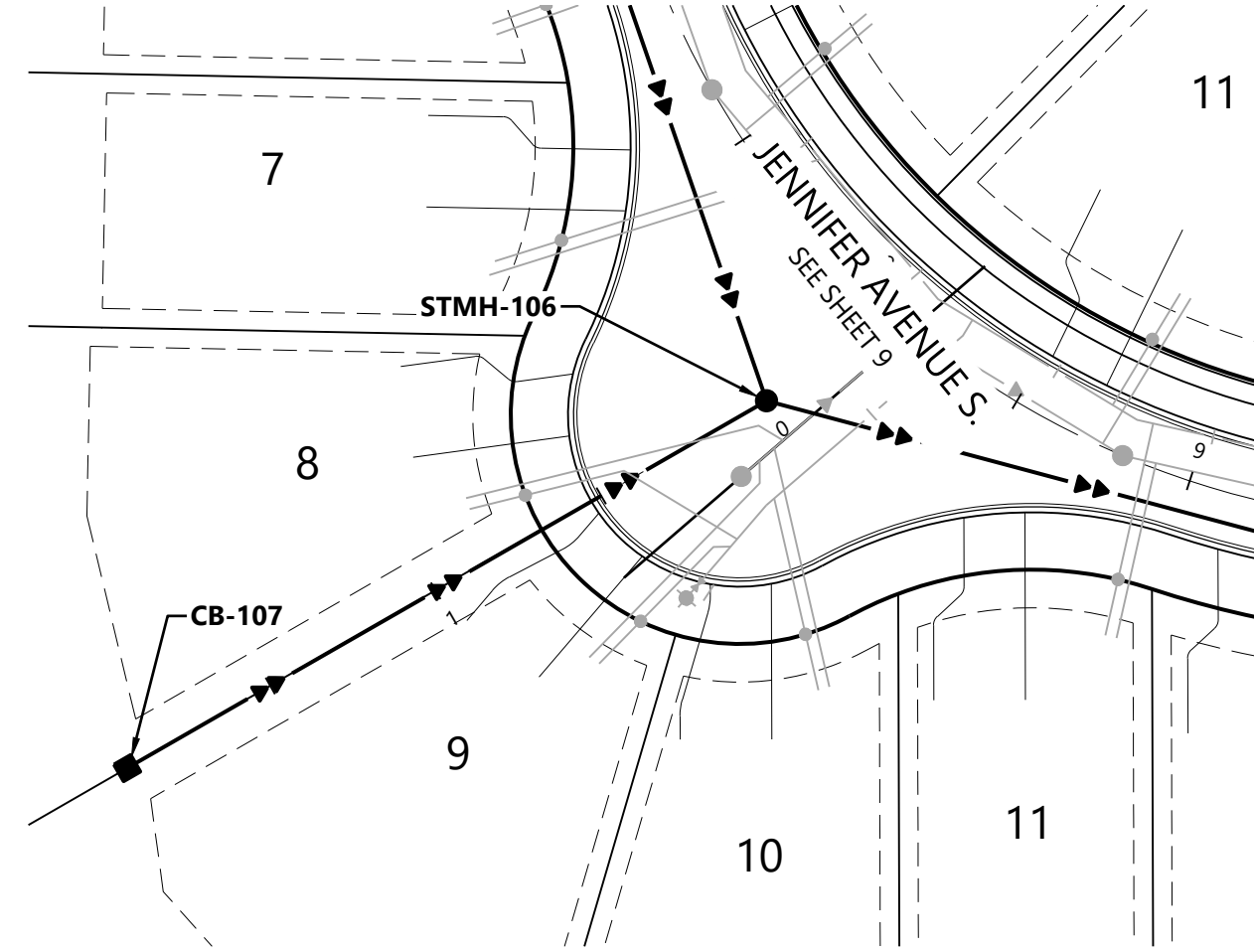
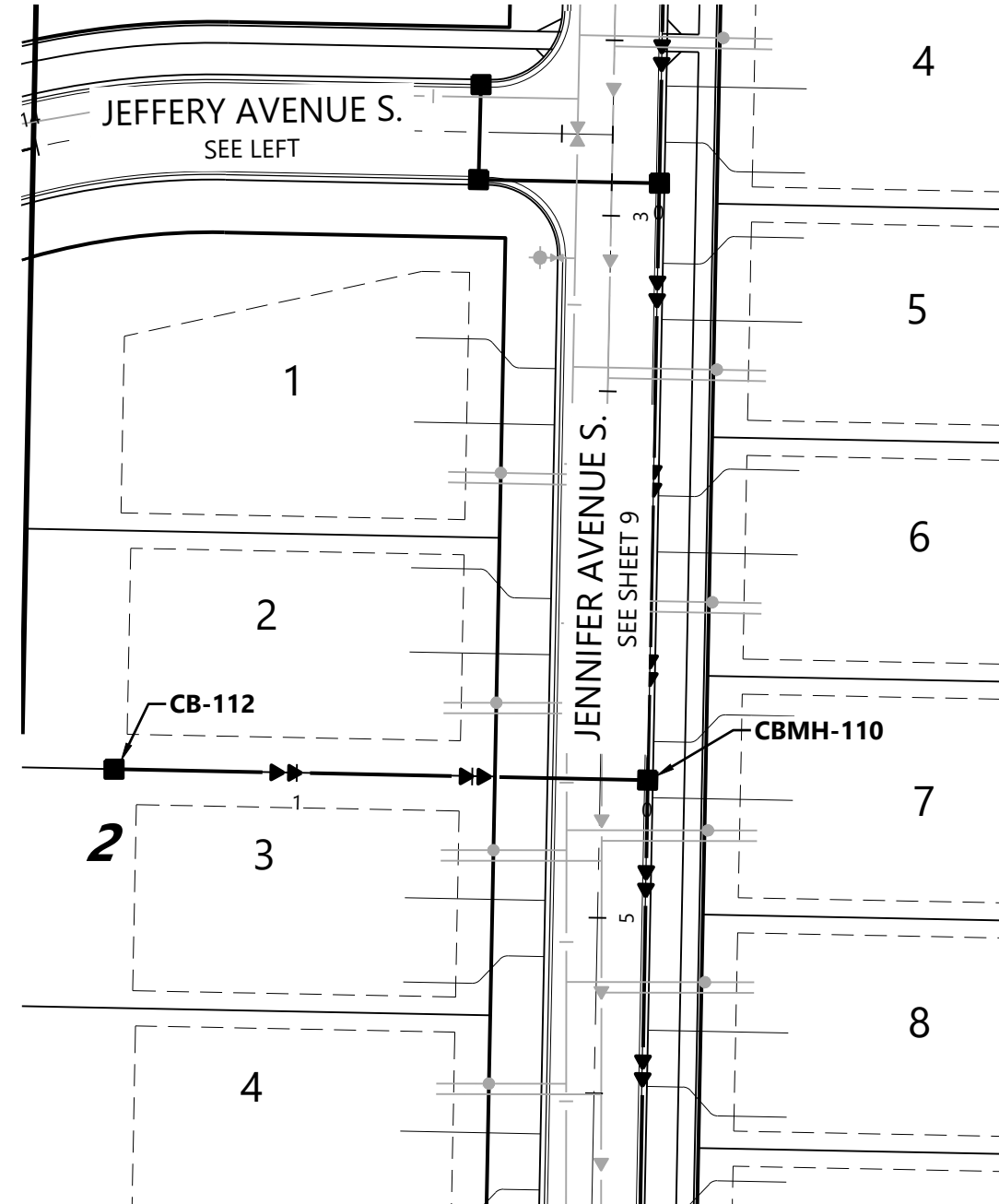
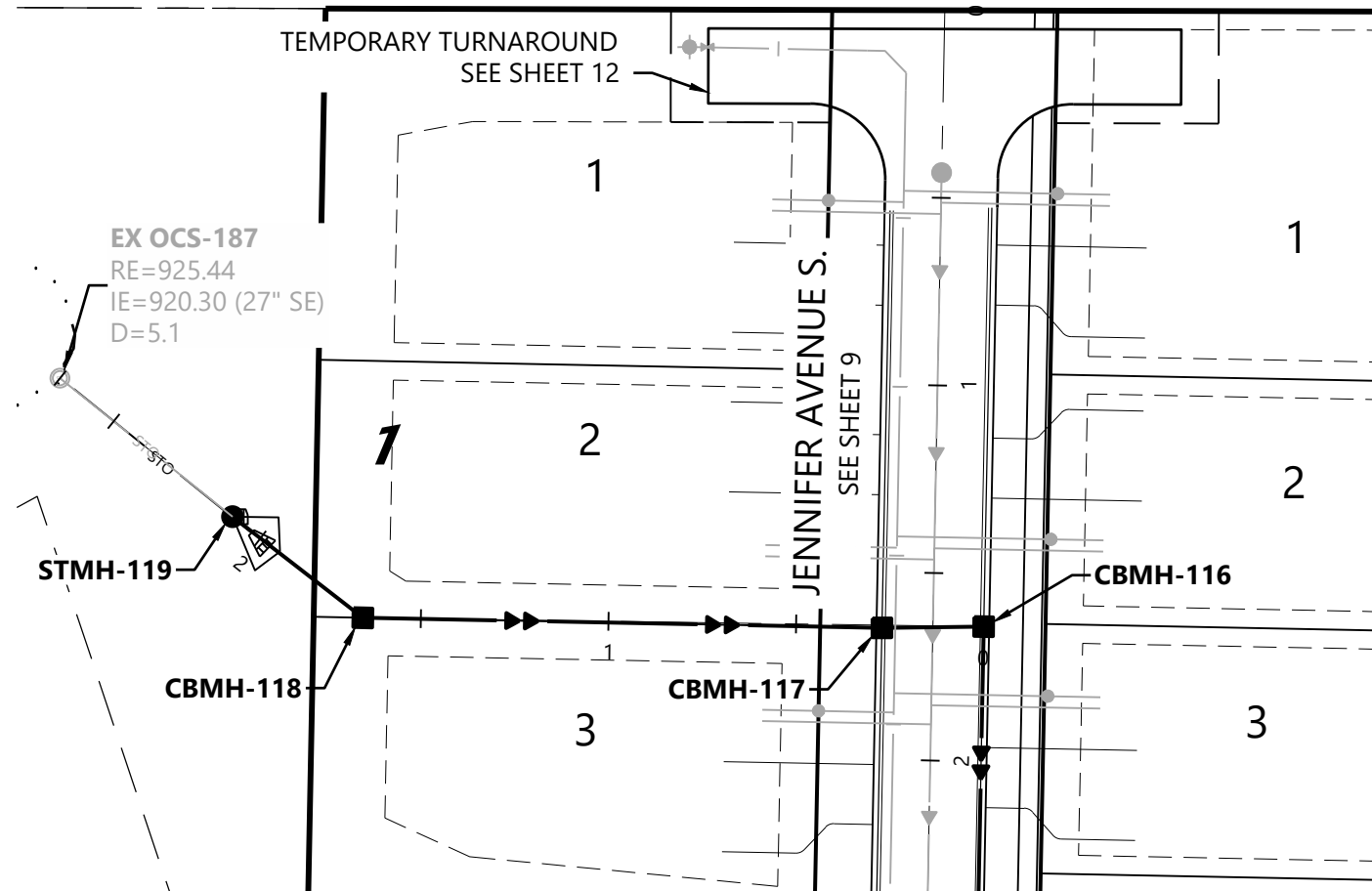
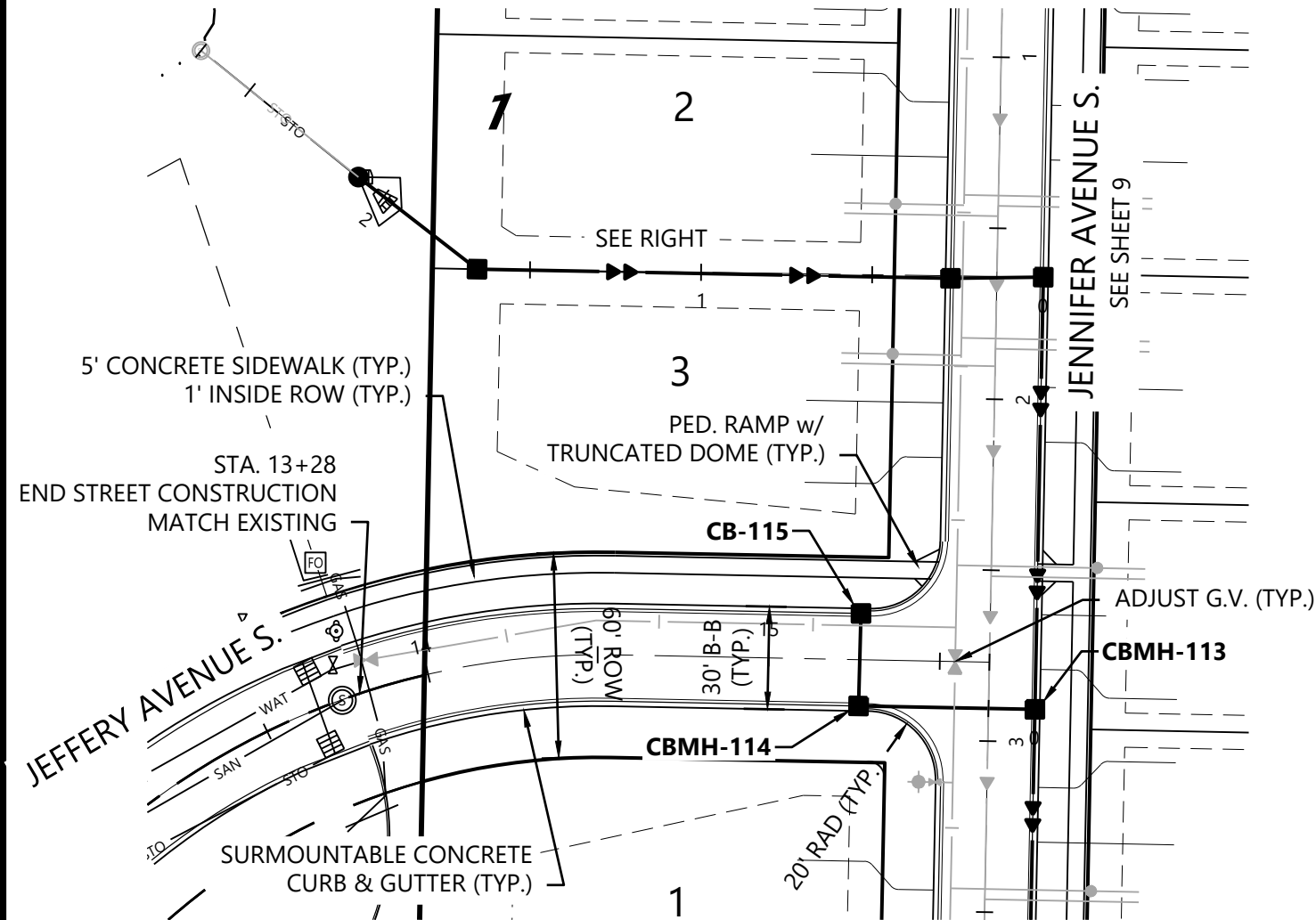
Westwood Professional Services, Inc.

STREET & STORM SEWER CONSTRUCTION PLAN

PROJECT NUMBER: 0051216.00

28

DATE: 06/20/24

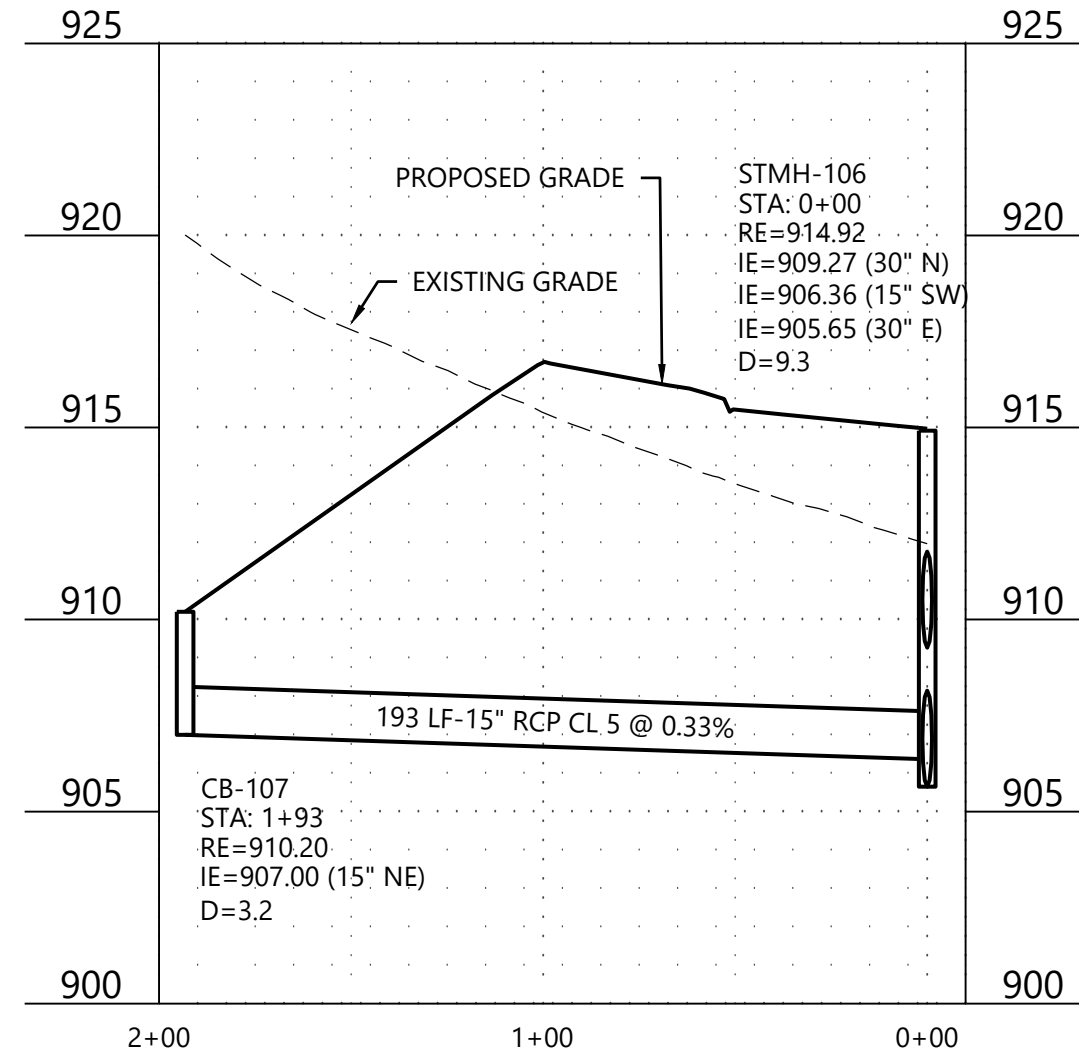
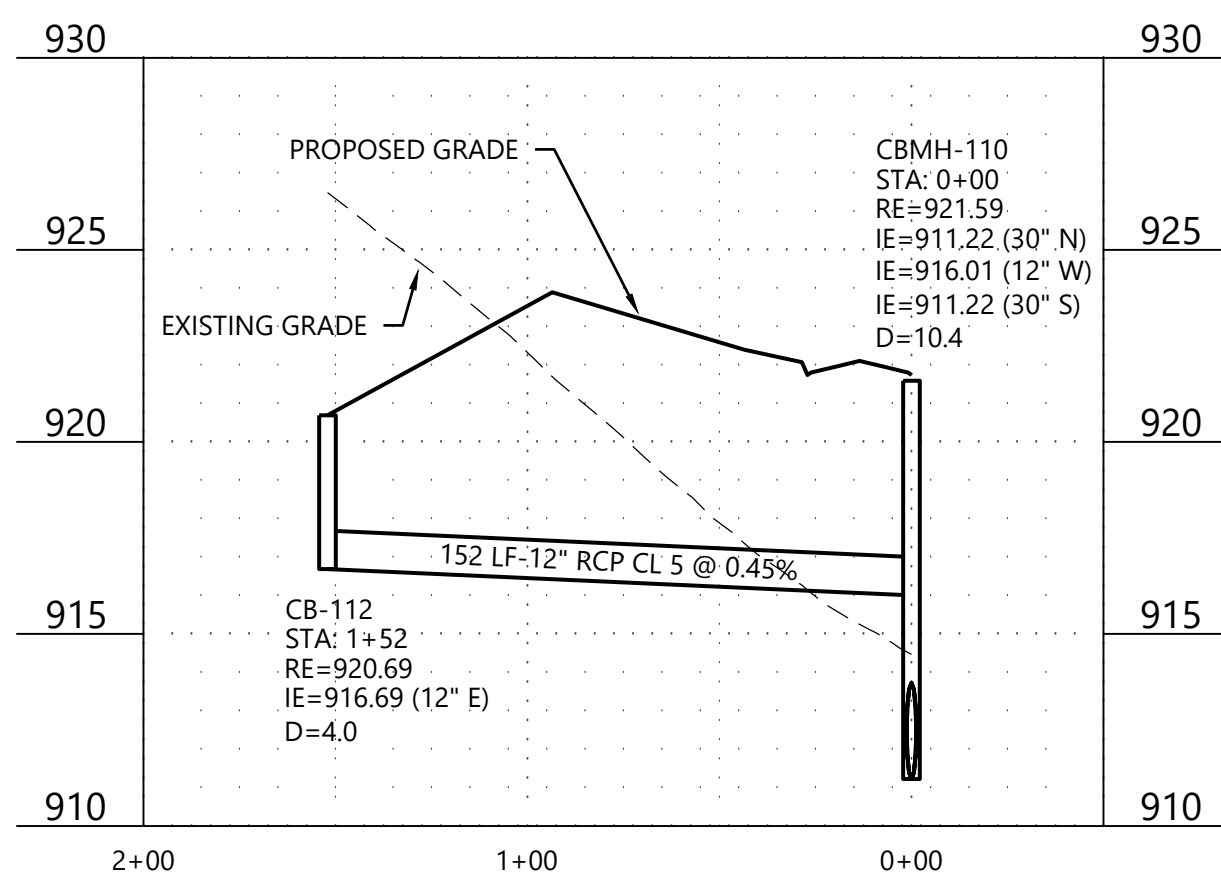
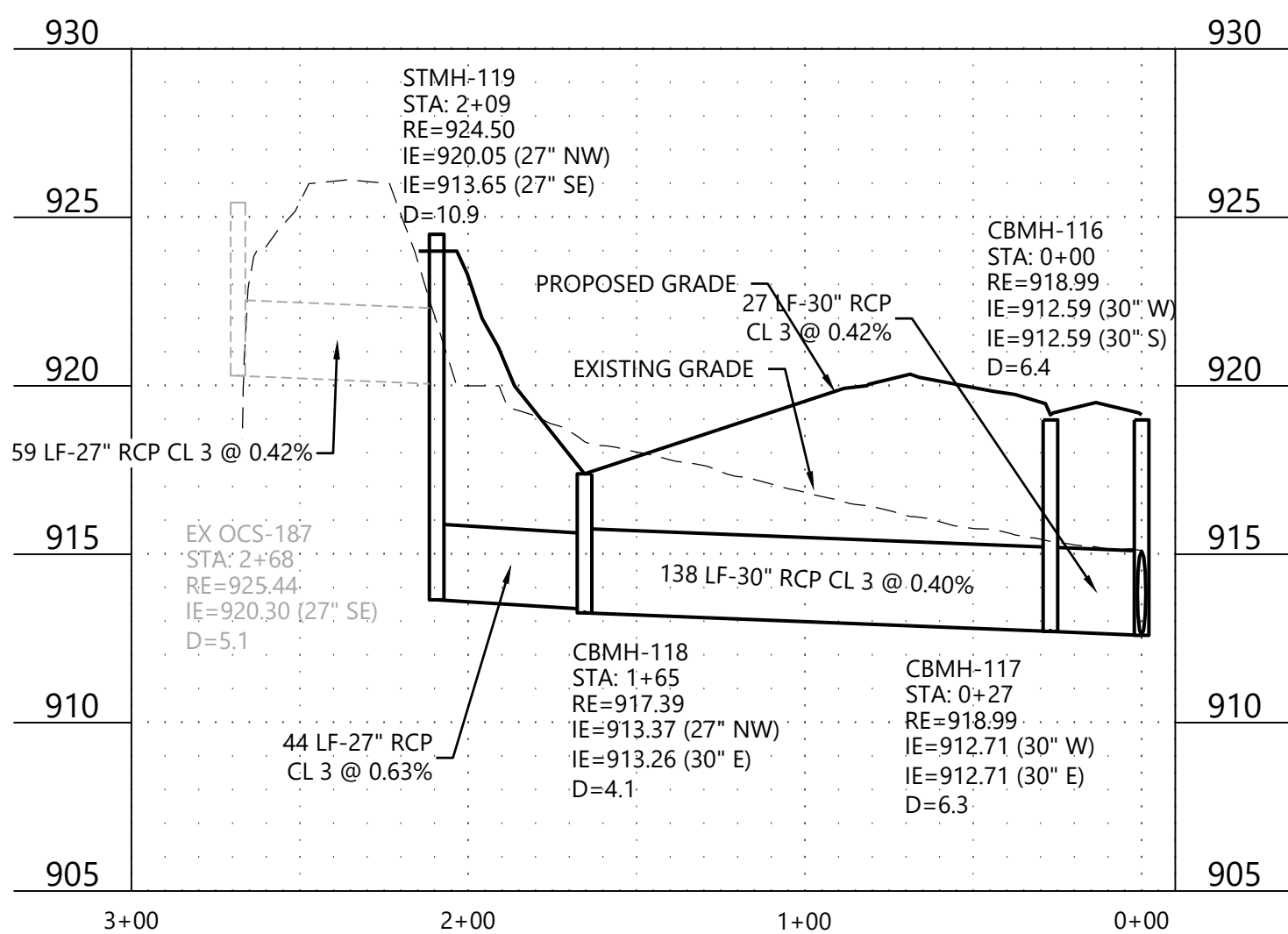
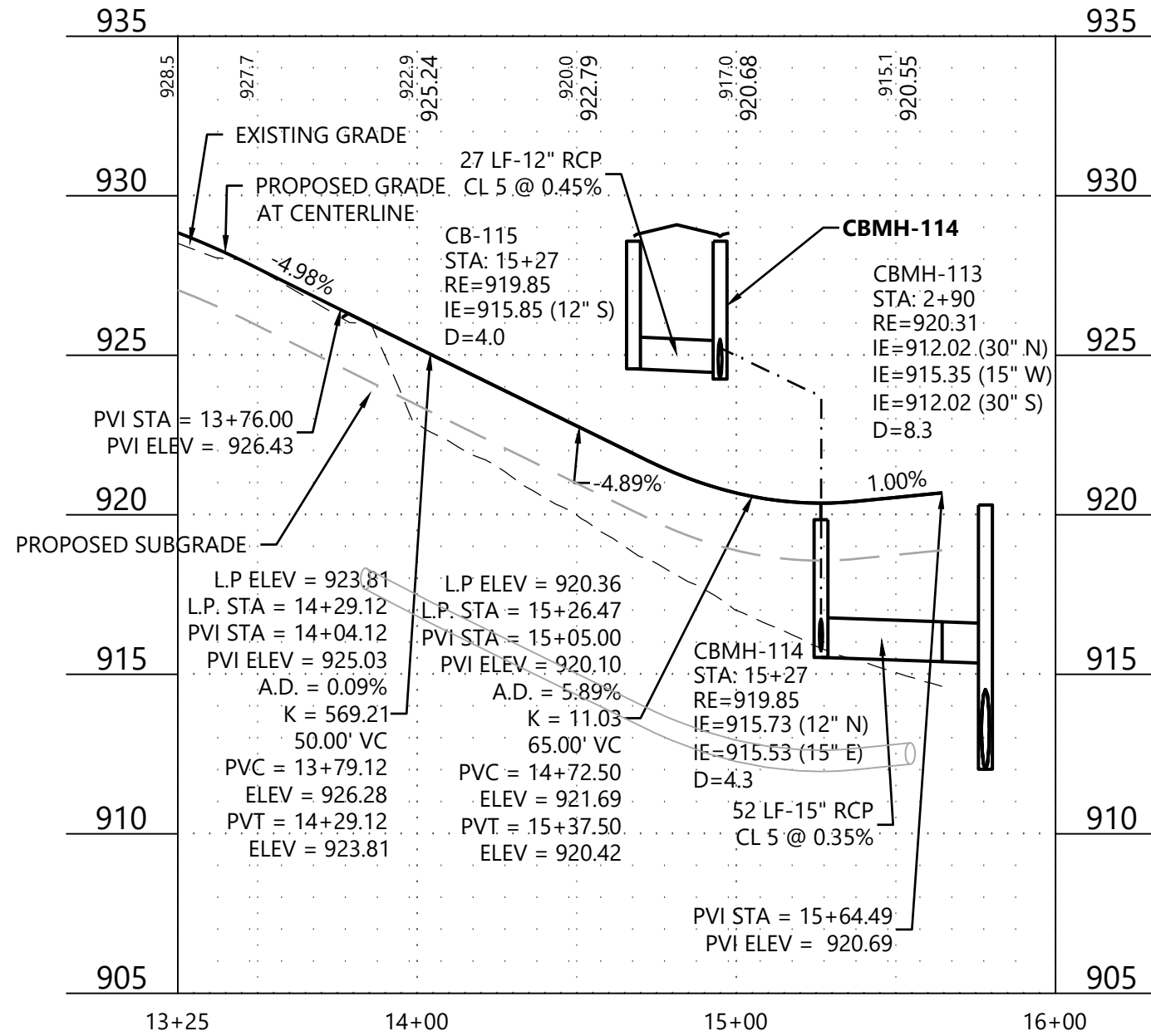


JEFFERY AVENUE S.

CBMH 116 - OCS 187

CB 112 - CBMH 110

CB 107 - STMH 106

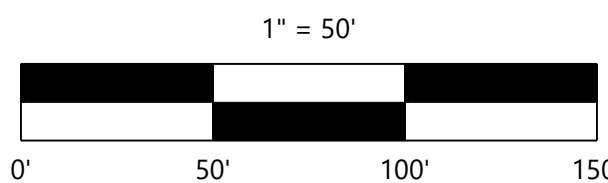


LEGEND

EXISTING	PROPOSED	GUTTER ELEVATION
—	—	—
• 900.00	× 900.00	

GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.



CONSTRUCTION PLANS

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/21/24

REVISIONS:
06/20/24 CITY COMMENTS
06/20/24
06/20/24
06/20/24

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

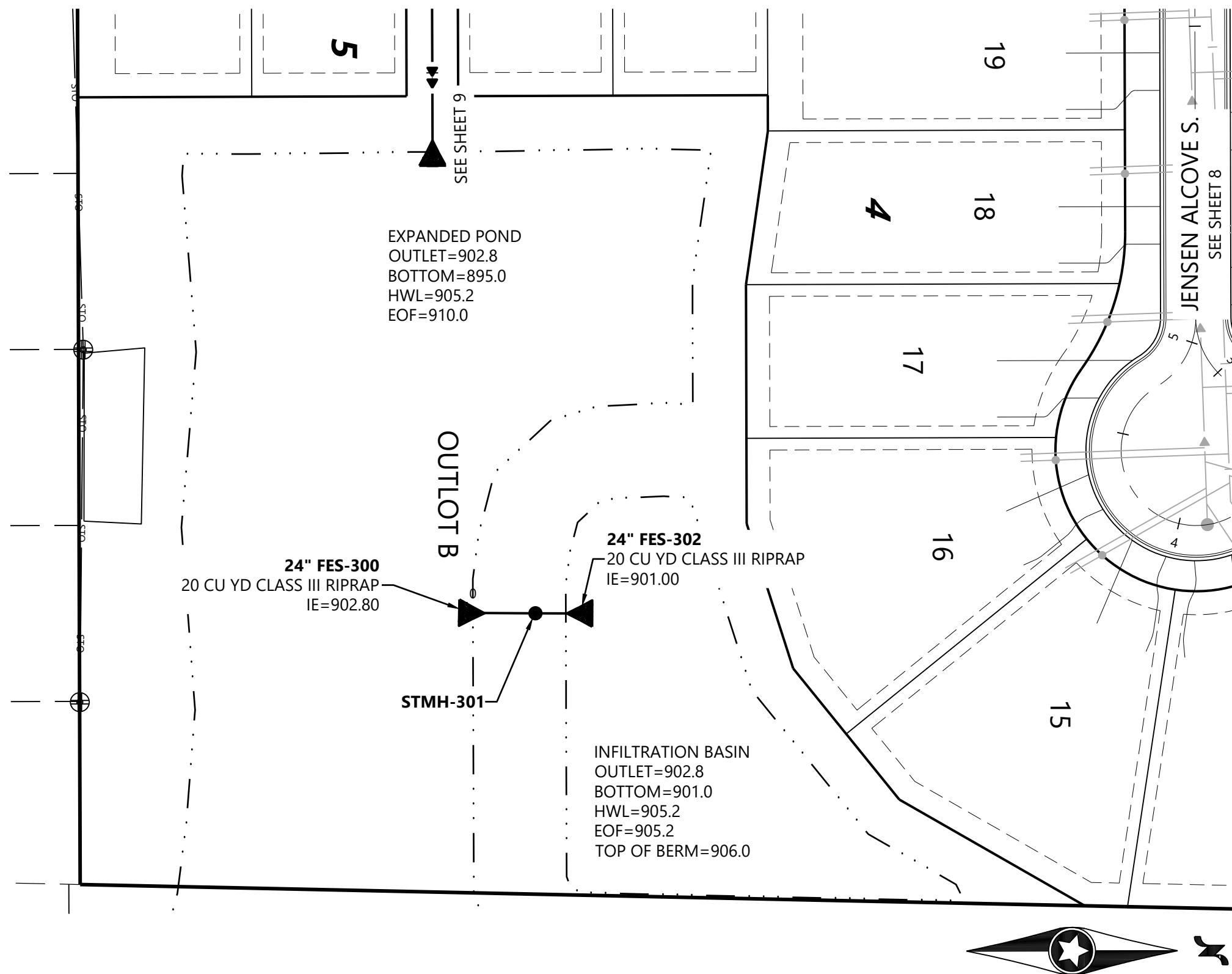
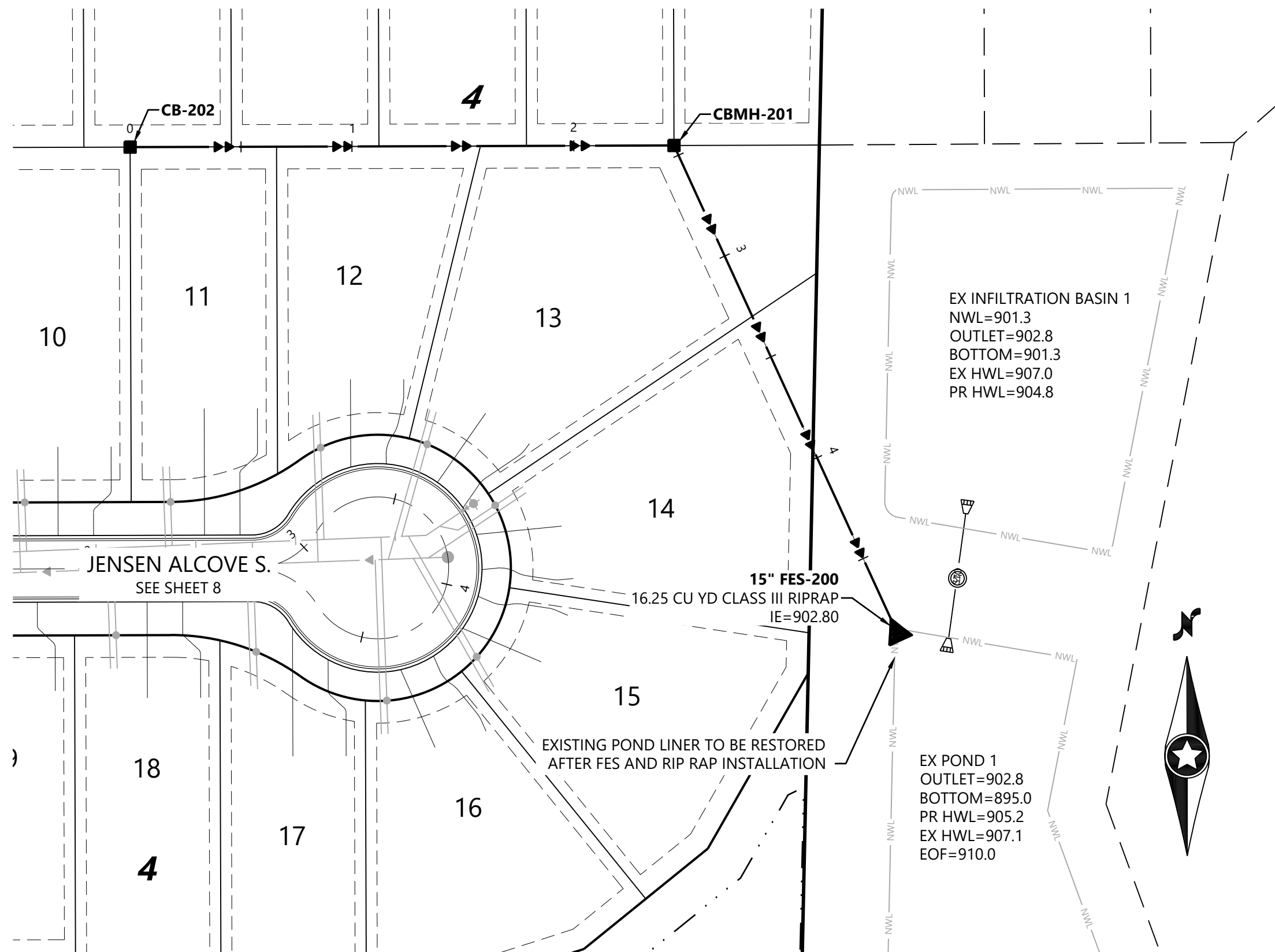
STREET & STORM SEWER
CONSTRUCTION PLAN

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

10 OF 28

DATE: 06/20/24



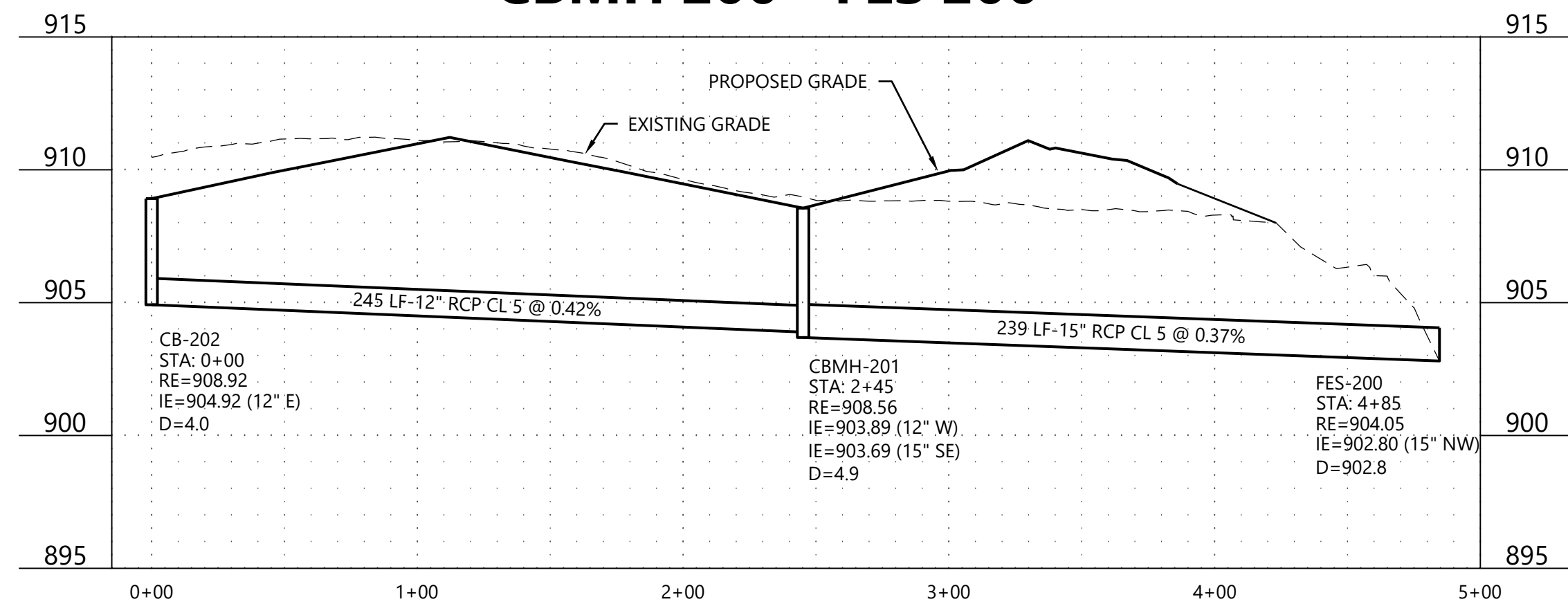
LEGEND

EXISTING	PROPOSED	GUTTER ELEVATION
+	x	

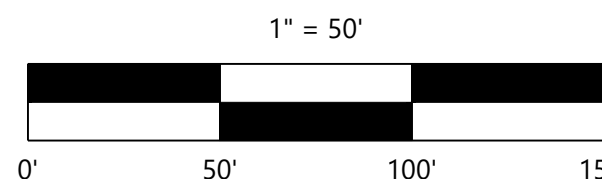
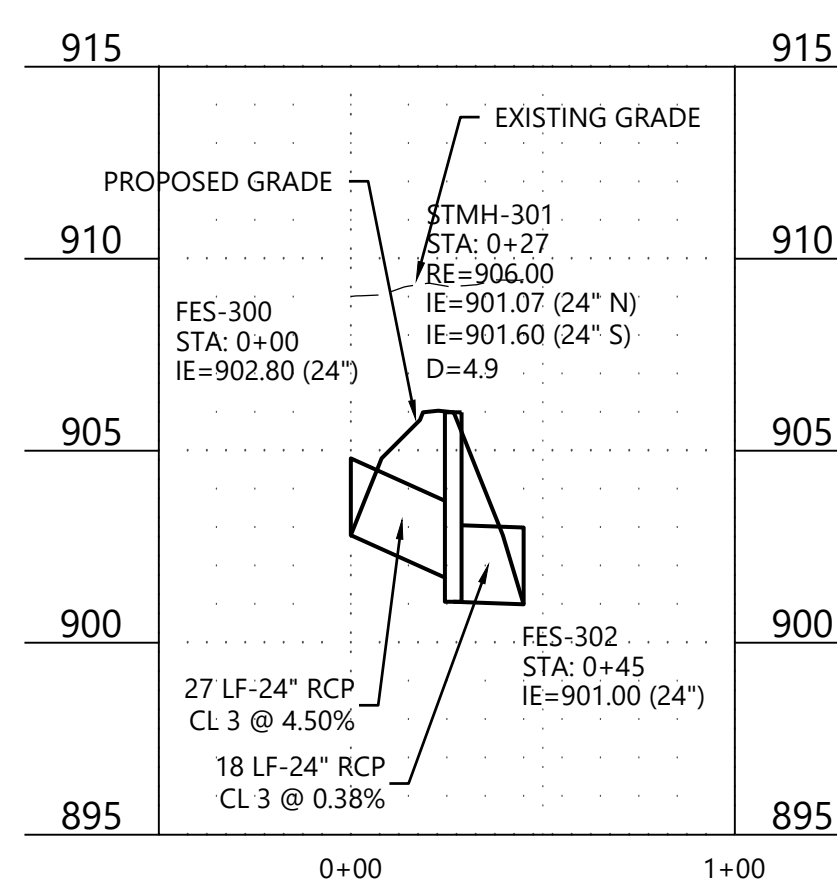
GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.

CBMH 200 - FES 200



FES 300 - FES 302



CONSTRUCTION PLANS

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 05/21/24

REVISIONS:
06/20/24 CITY COMMENTS
06/20/24 CITY COMMENTS
06/20/24 CITY COMMENTS
06/20/24 CITY COMMENTS
06/20/24 CITY COMMENTS

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE

DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY

COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

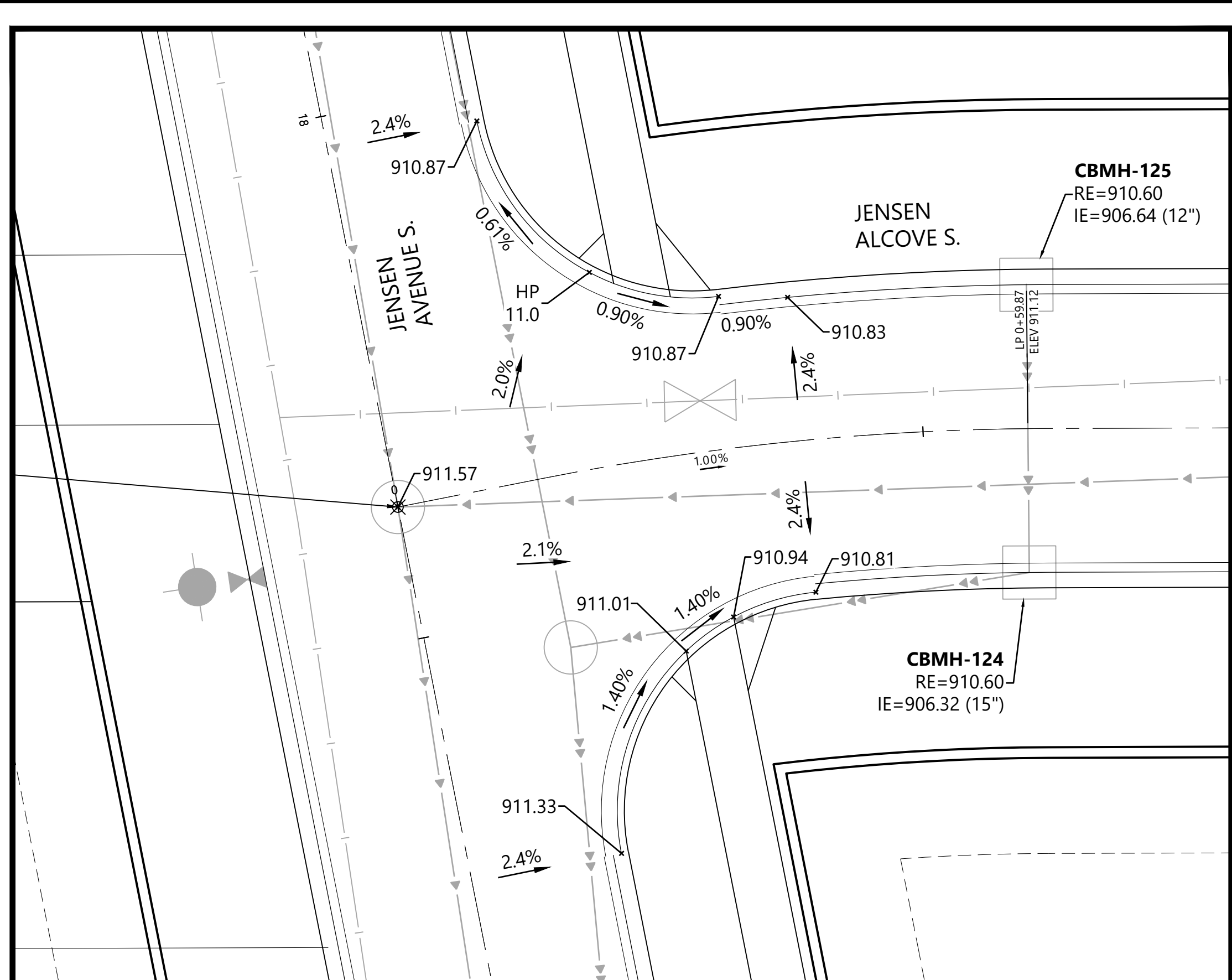
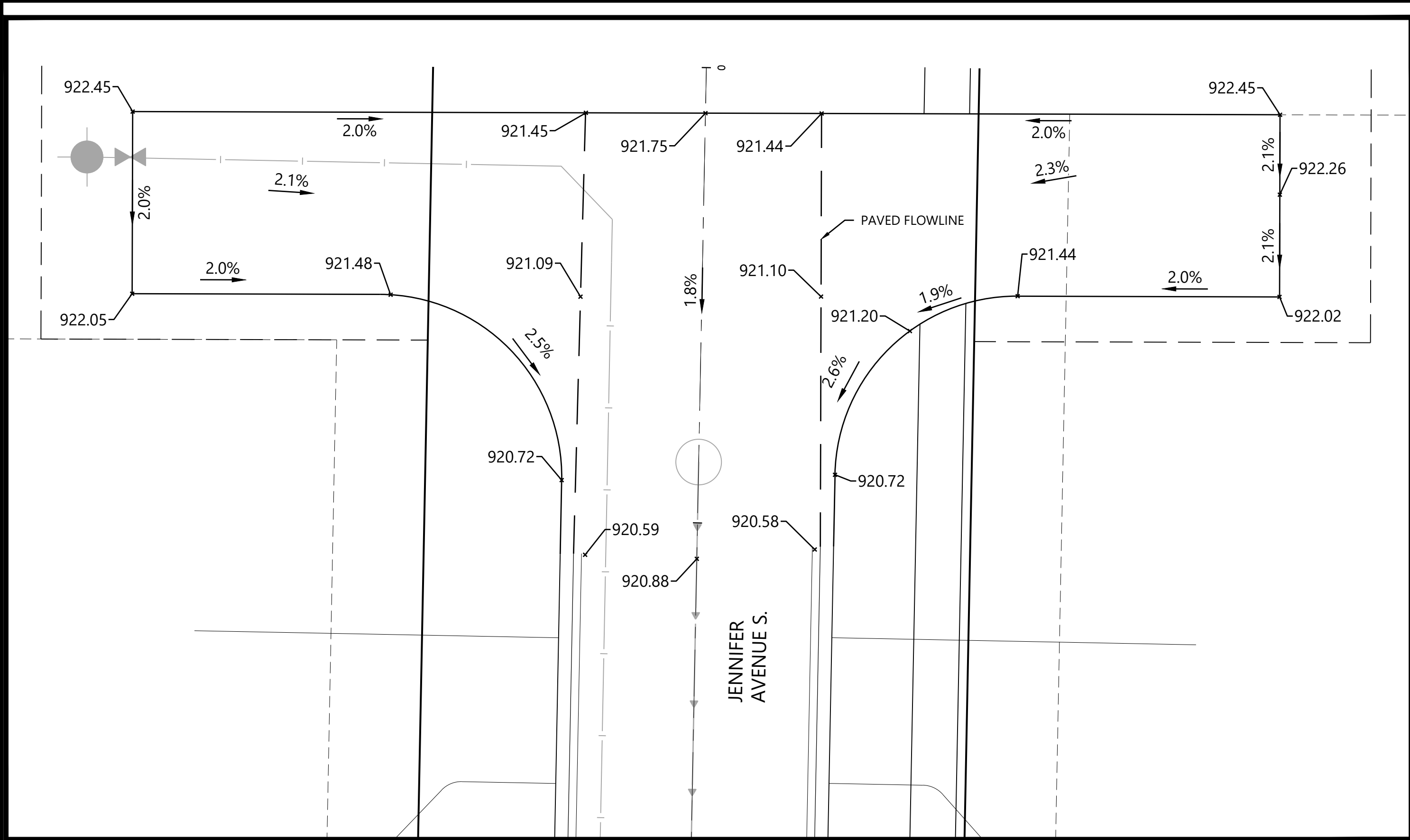
BACKYARD STORM
SEWER CONSTRUCTION
PLAN

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

11 OF 28

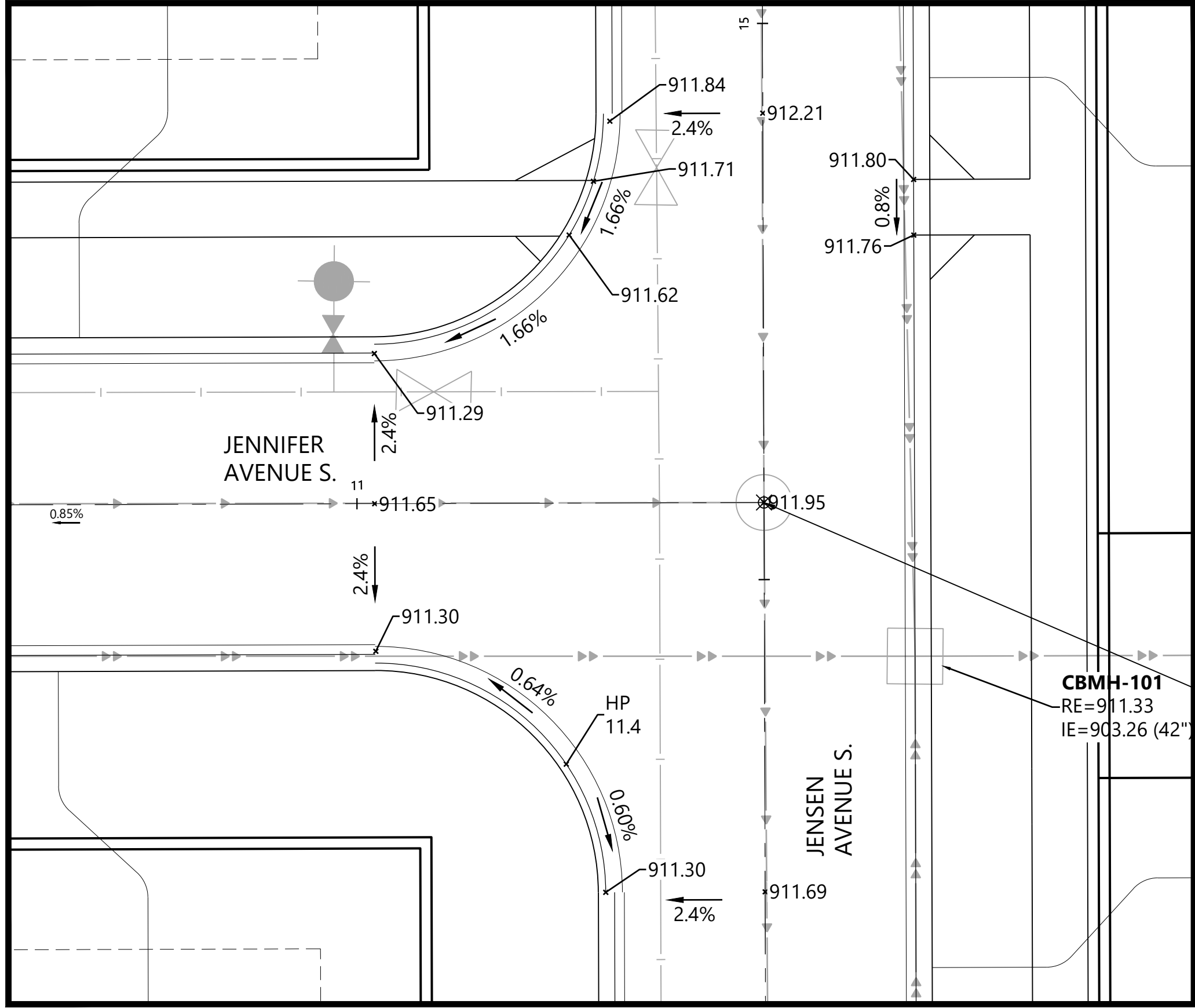
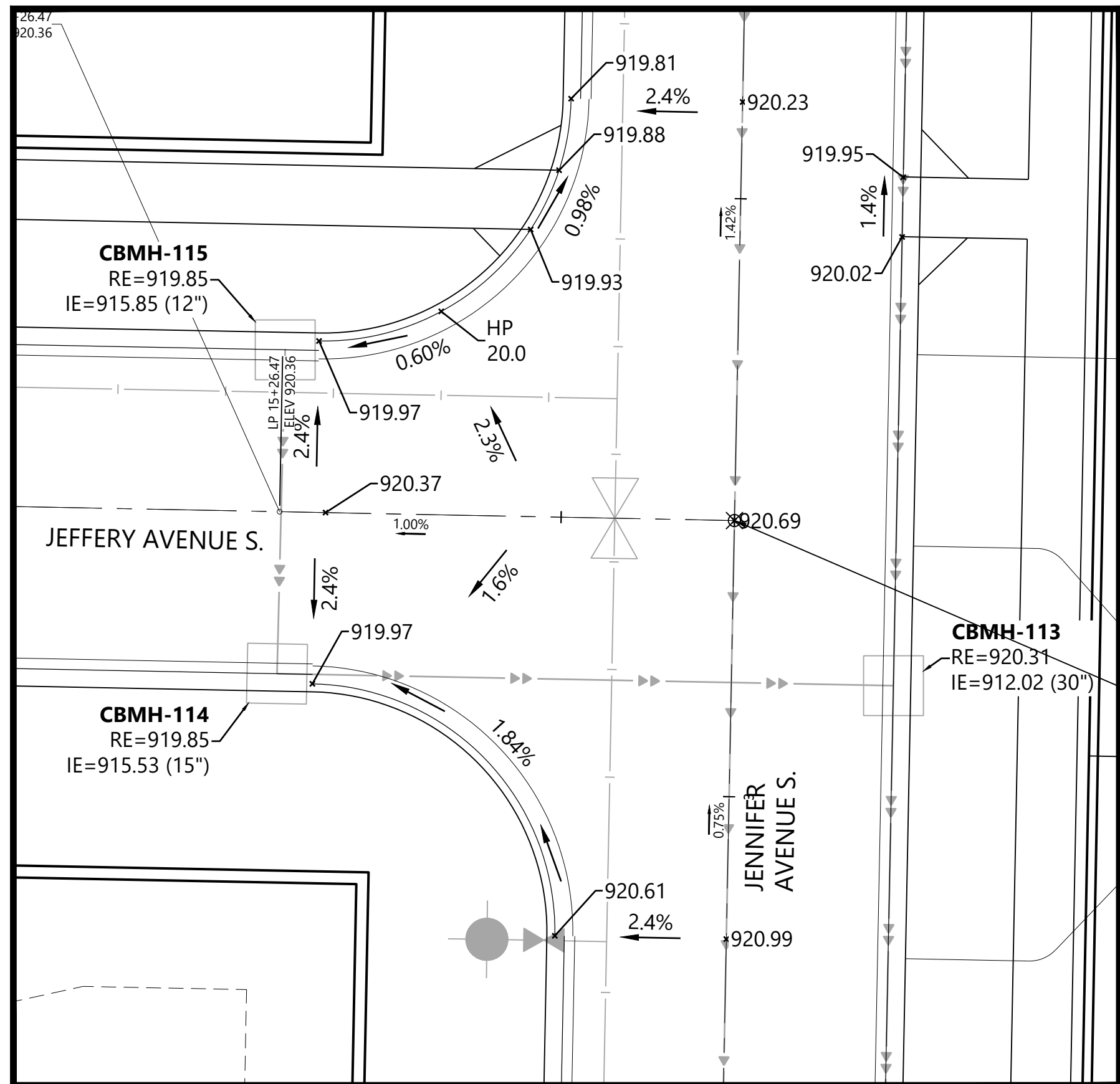
DATE: 06/20/24



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

1" = 10'

CONSTRUCTION PLANS



LEGEND

EXISTING	PROPOSED	
• 900.00	× 900.00	GUTTER ELEVATION
	× TC 900.00	TOP OF CURB ELEVATION
	→ 0.00%	FLOW DIRECTION
		TRUNCATED DOMES
		FLOW LINE
		BACK OF CURB
		LANDING AREA - 4'x 4'
		MINIMUM AND MAXIMUM
		2.0% SLOPE IN ALL
		DIRECTIONS
		STORM SEWER

GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/21/24
REVISIONS:
△ 06/20/24 CITY COMMENTS
△
△
△
△

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

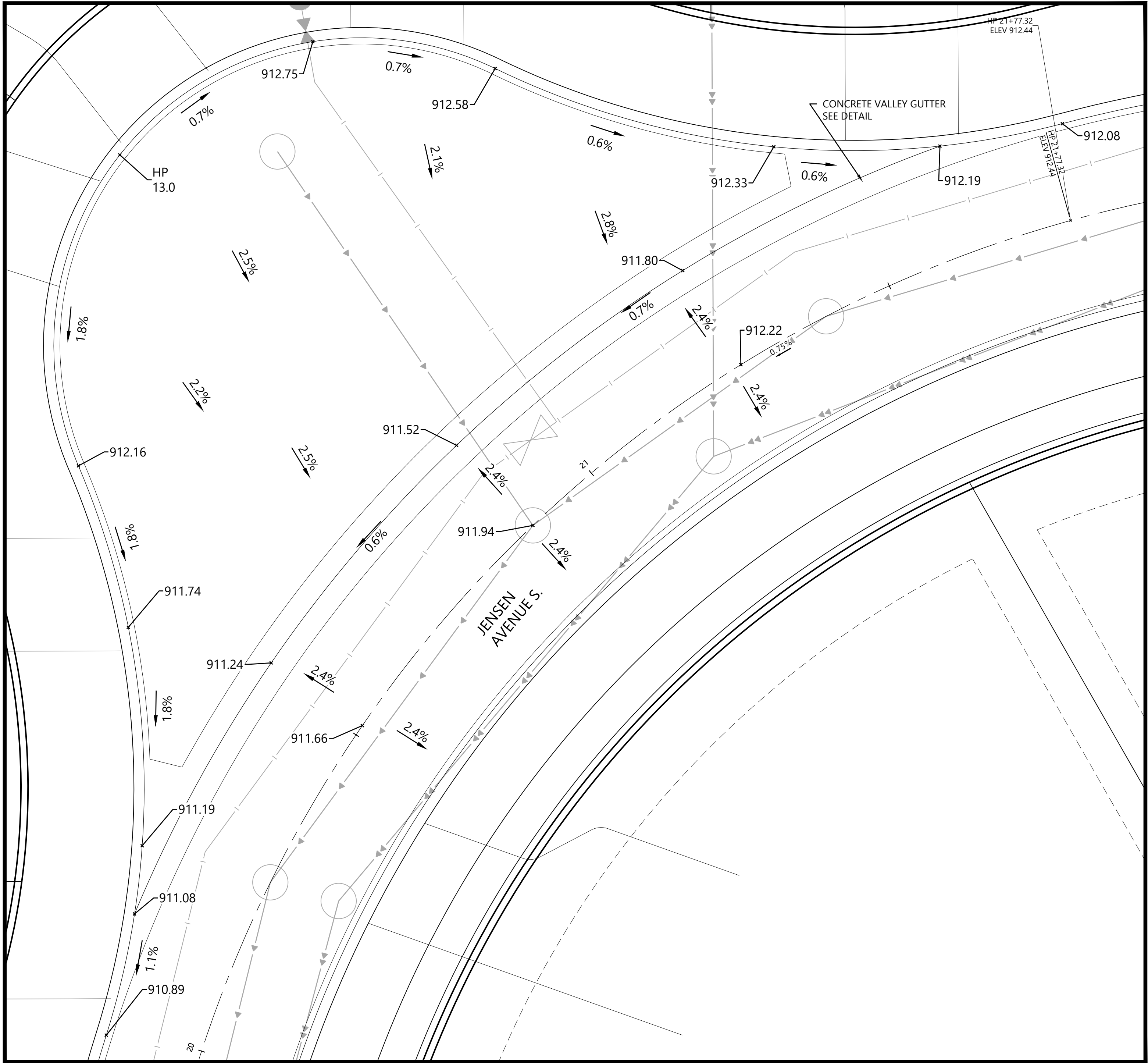
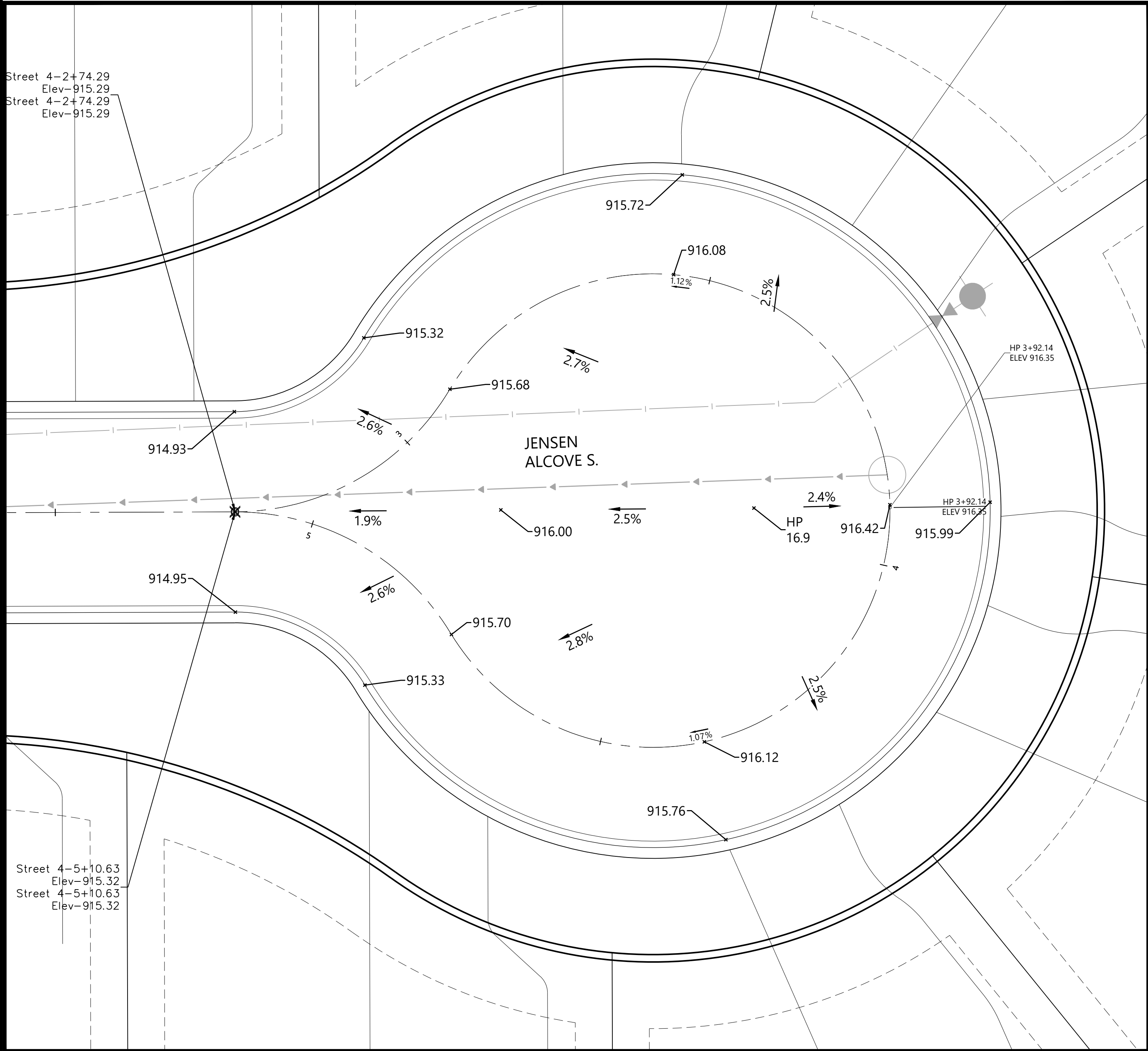
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Christian Froemke
CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

INTERSECTION DETAILS

SHEET NUMBER:
12 OF **28**
DATE: 06/20/24



LEGEND

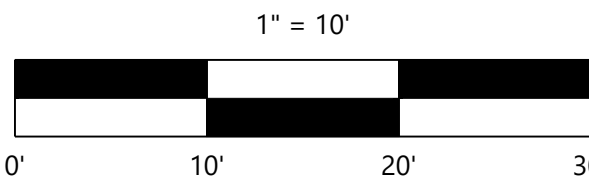
EXISTING	PROPOSED		
900.00	900.00	GUTTER ELEVATION	BACK OF CURB
	TC 900.00	TOP OF CURB ELEVATION	LANDING AREA - 4'x 4'
	0.00%	FLOW DIRECTION	MINIMUM AND MAXIMUM
		TRUNCATED DOMES	2.0% SLOPE IN ALL
		FLOW LINE	DIRECTIONS
			STORM SEWER

GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.

Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance



CONSTRUCTION PLANS

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' OR 1'

INITIAL ISSUE: 05/21/24
REVISIONS:
06/20/24 CITY COMMENTS
.
.
.
.
.

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.
Christian Froemke
CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

INTERSECTION DETAILS

PROJECT NUMBER: 0051216.00

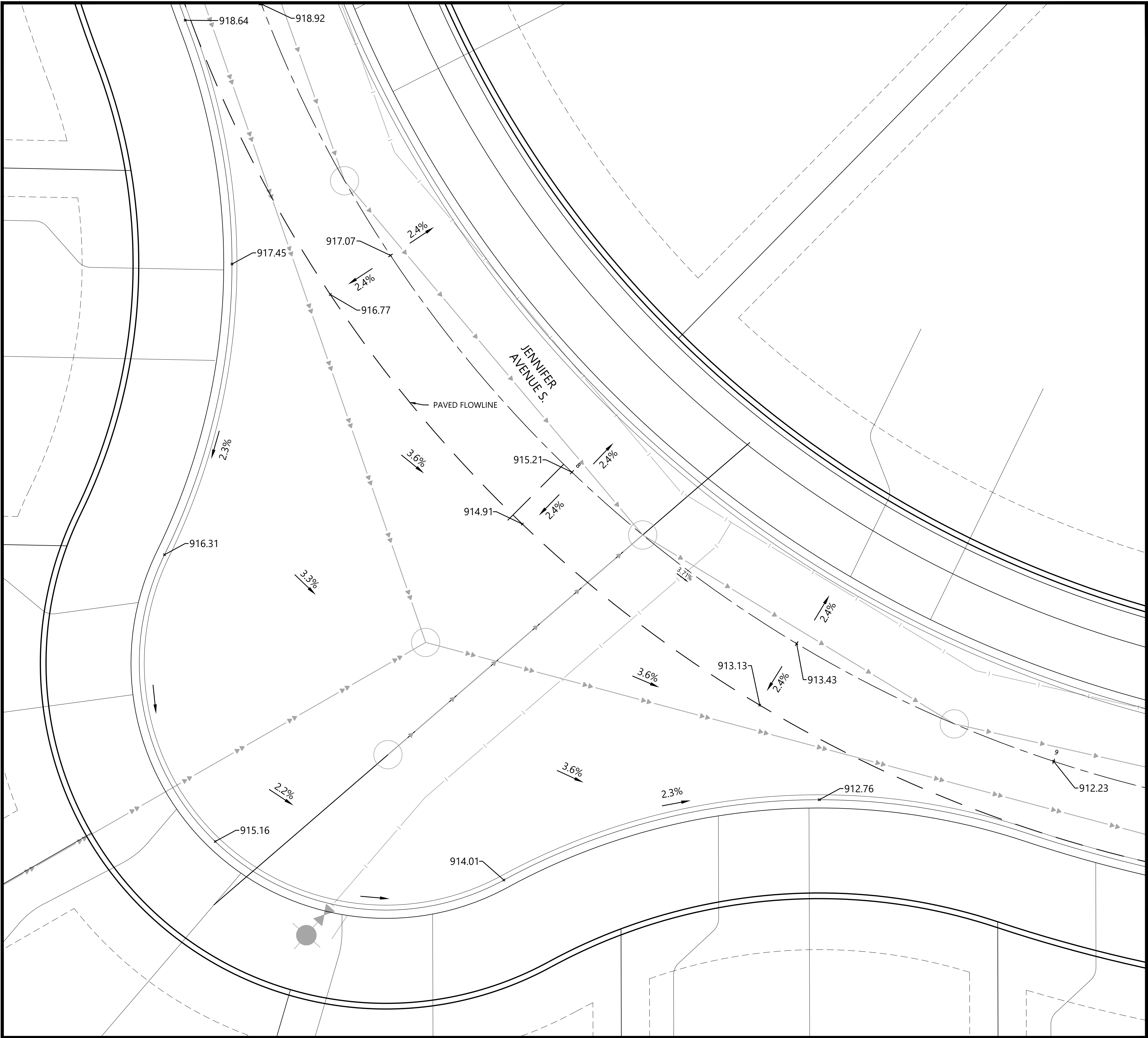
SHEET NUMBER:

13 OF **28**

DATE: 06/20/24

© 2024 Westwood Professional Services, Inc.

N:\0051216\00 DWG\CIVIL\FINAL\U&S\0051216\00C-INF01.DWG



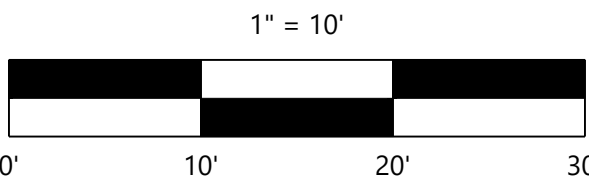
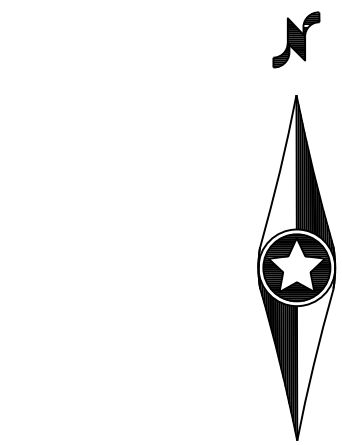
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

EXISTING	PROPOSED	
× 900.00	× 900.00	GUTTER ELEVATION
	× TC 900.00	TOP OF CURB ELEVATION
	0.00% →	FLOW DIRECTION
		TRUNCATED DOMES
		FLOW LINE
		BACK OF CURB
		LANDING AREA - 4'x4' MINIMUM AND MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS
		STORM SEWER

GENERAL NOTES

- RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
- ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET. MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS SHOWN ON THE PROFILES REFLECT THE SUMPED ELEVATIONS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.



CONSTRUCTION PLANS

SUMMER VALLEY

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: 10.0000026"
VERTICAL SCALE: 2' OR 1'

INITIAL ISSUE:	05/21/24
REVISIONS:	
	06/20/24 CITY COMMENTS
	.
	.
	.
	.
	.

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

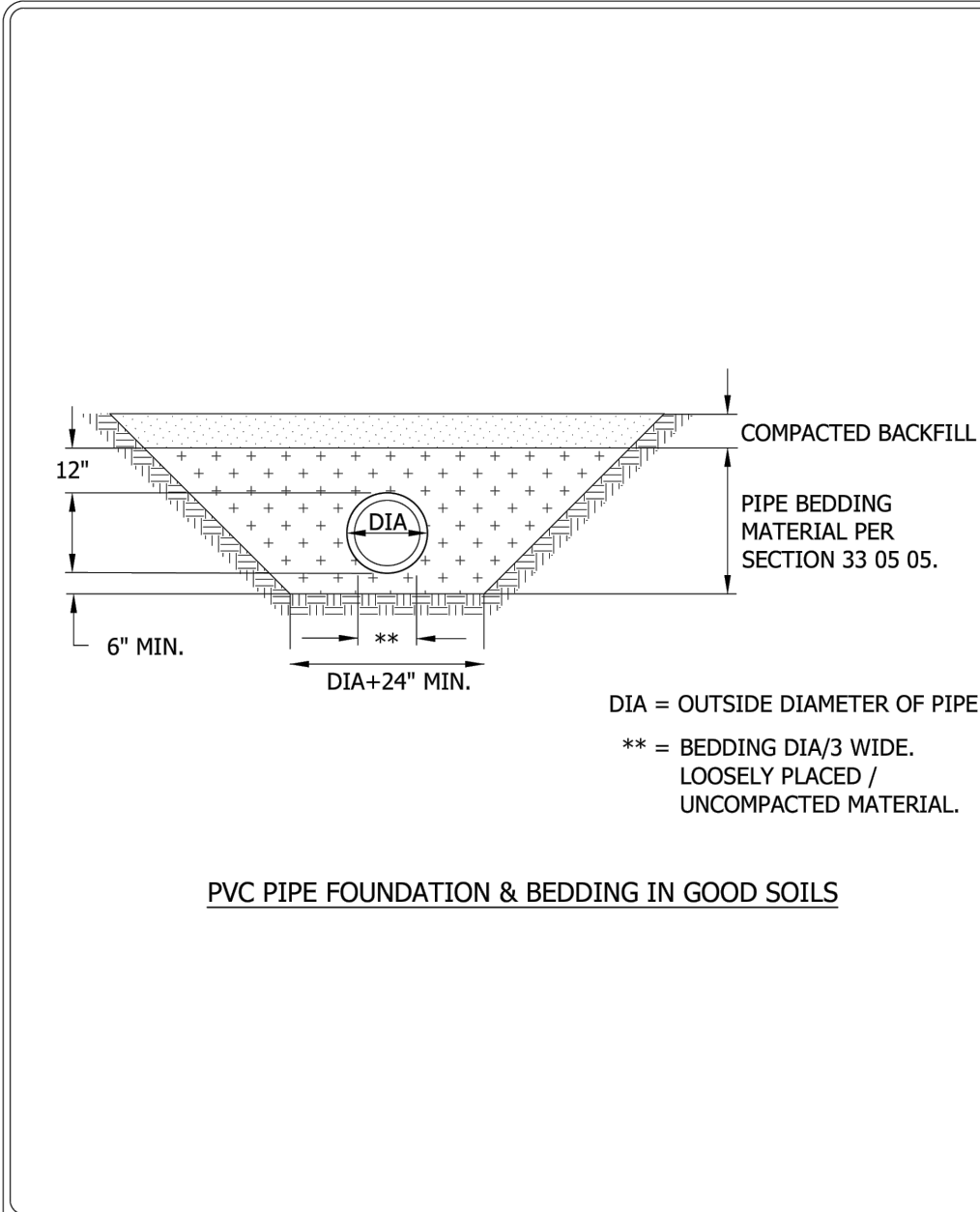
SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

INTERSECTION DETAILS

PROJECT NUMBER: 0051216.00

SHEET NUMBER:
14 OF **28**
DATE: 06/20/24



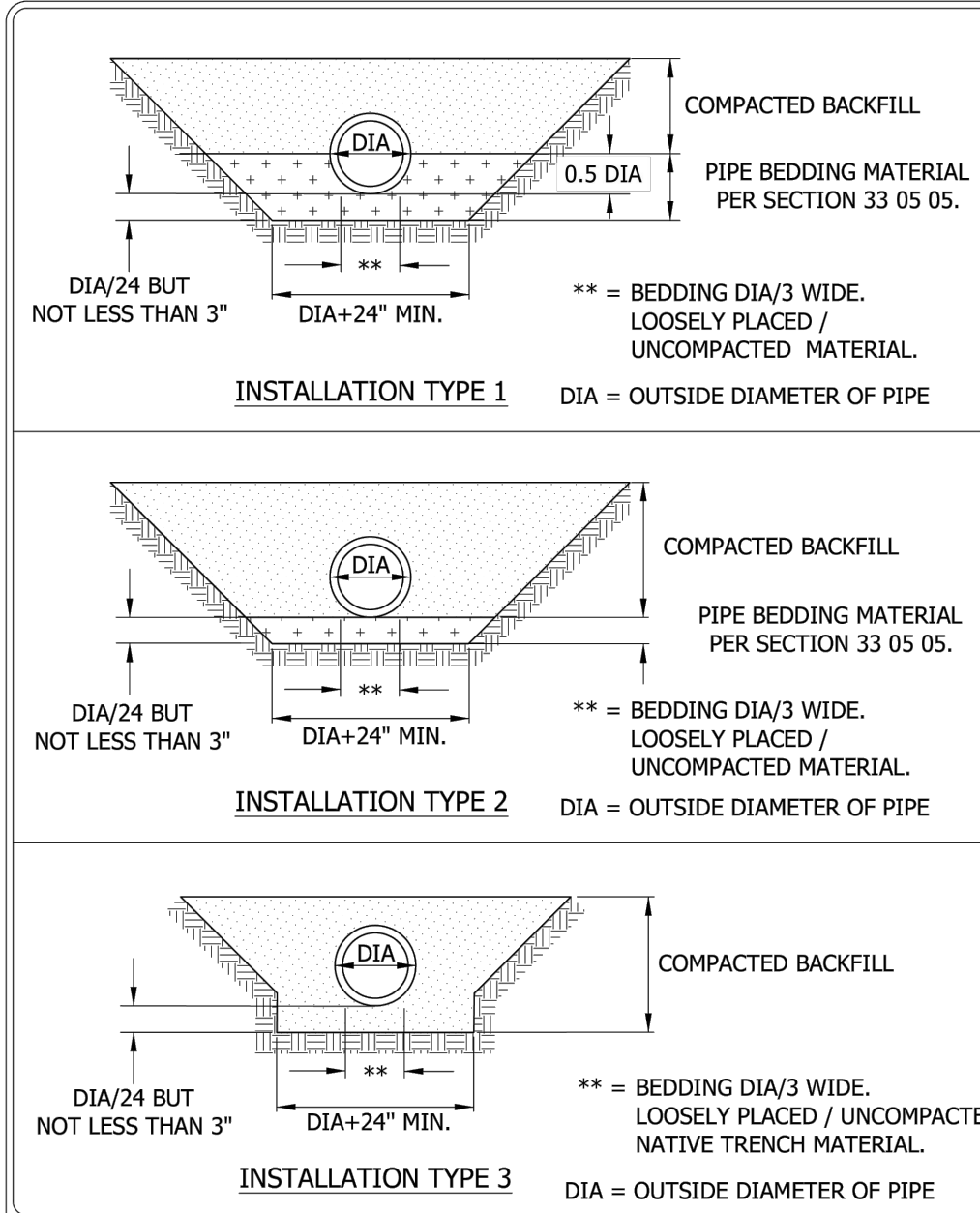


Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
PIPE FOUNDATION & BEDDING
METHOD FOR PVC
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
BED-1

48_BED1.DWG



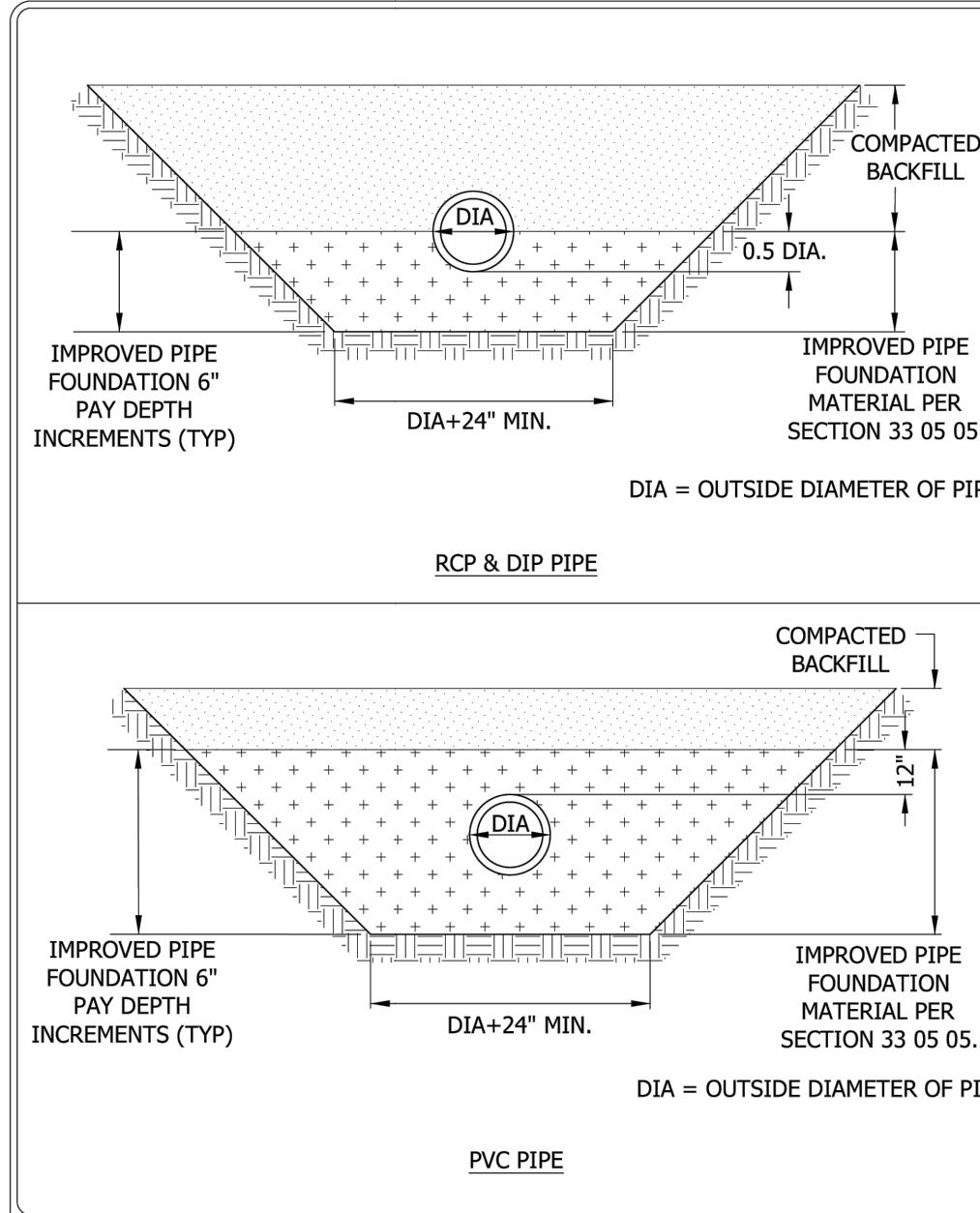


Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
PIPE FOUNDATION & BEDDING
METHODS FOR RCP & DIP
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
BED-2

48_BED2.DWG



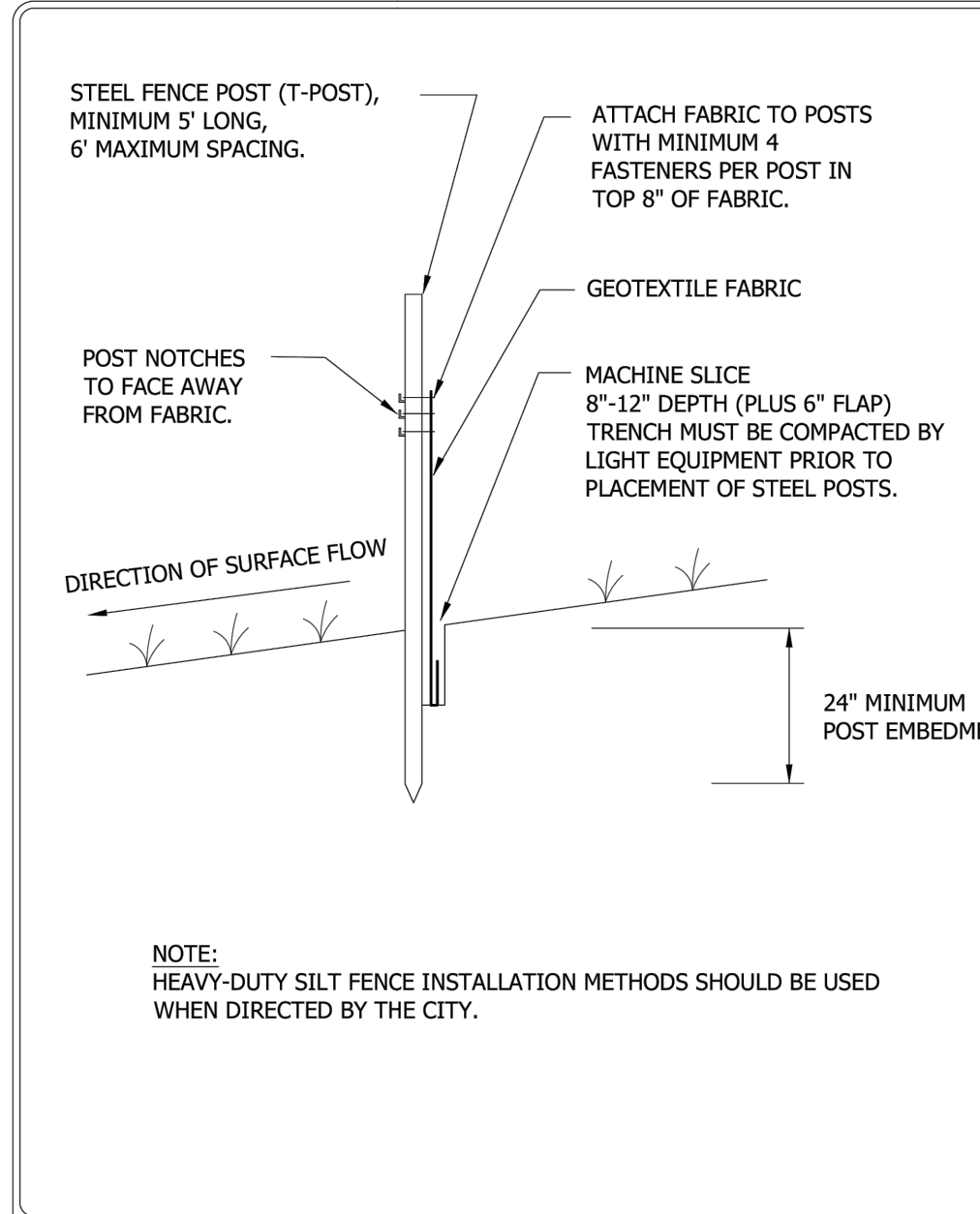


Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
IMPROVED FOUNDATION FOR
RCP, DIP, PVC PIPE TRENCH
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
BED-3

48_BED3.DWG



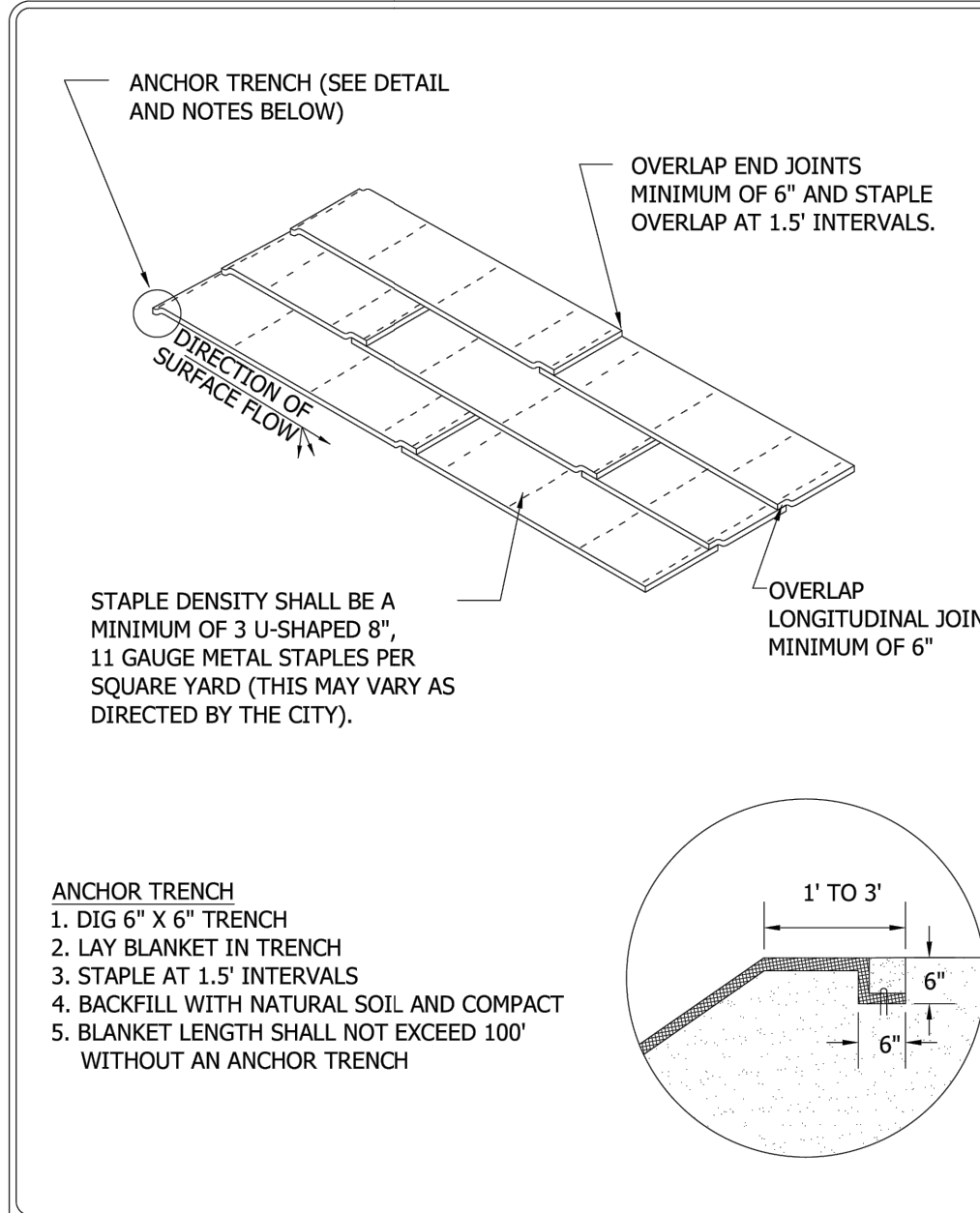


Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
MACHINE SLICED SILT FENCE
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
ERO-1

48_ER01.DWG



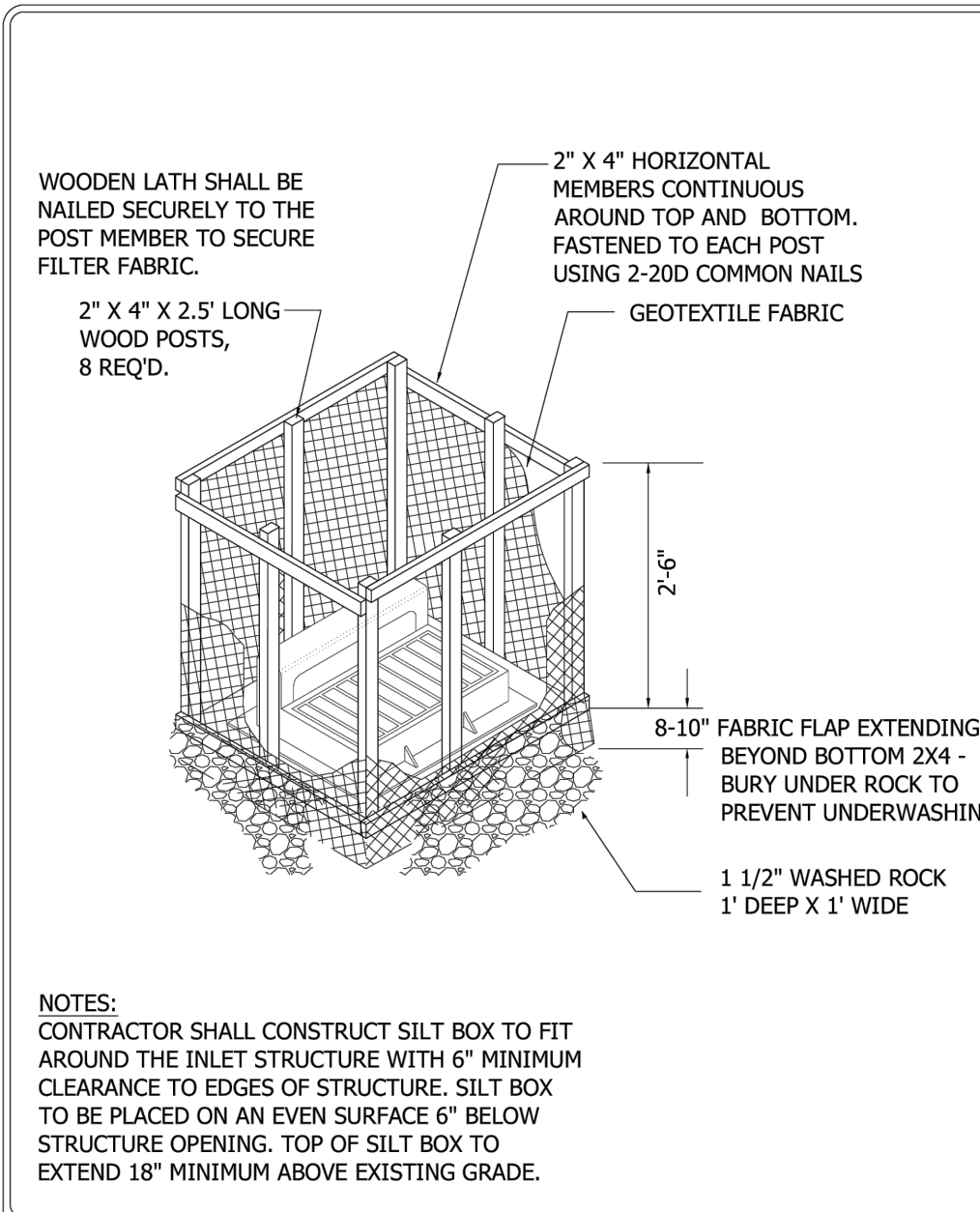


Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
ROLLED EROSION PREVENTION
PRODUCTS INSTALLATION
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
ERO-5

48_ER05.DWG



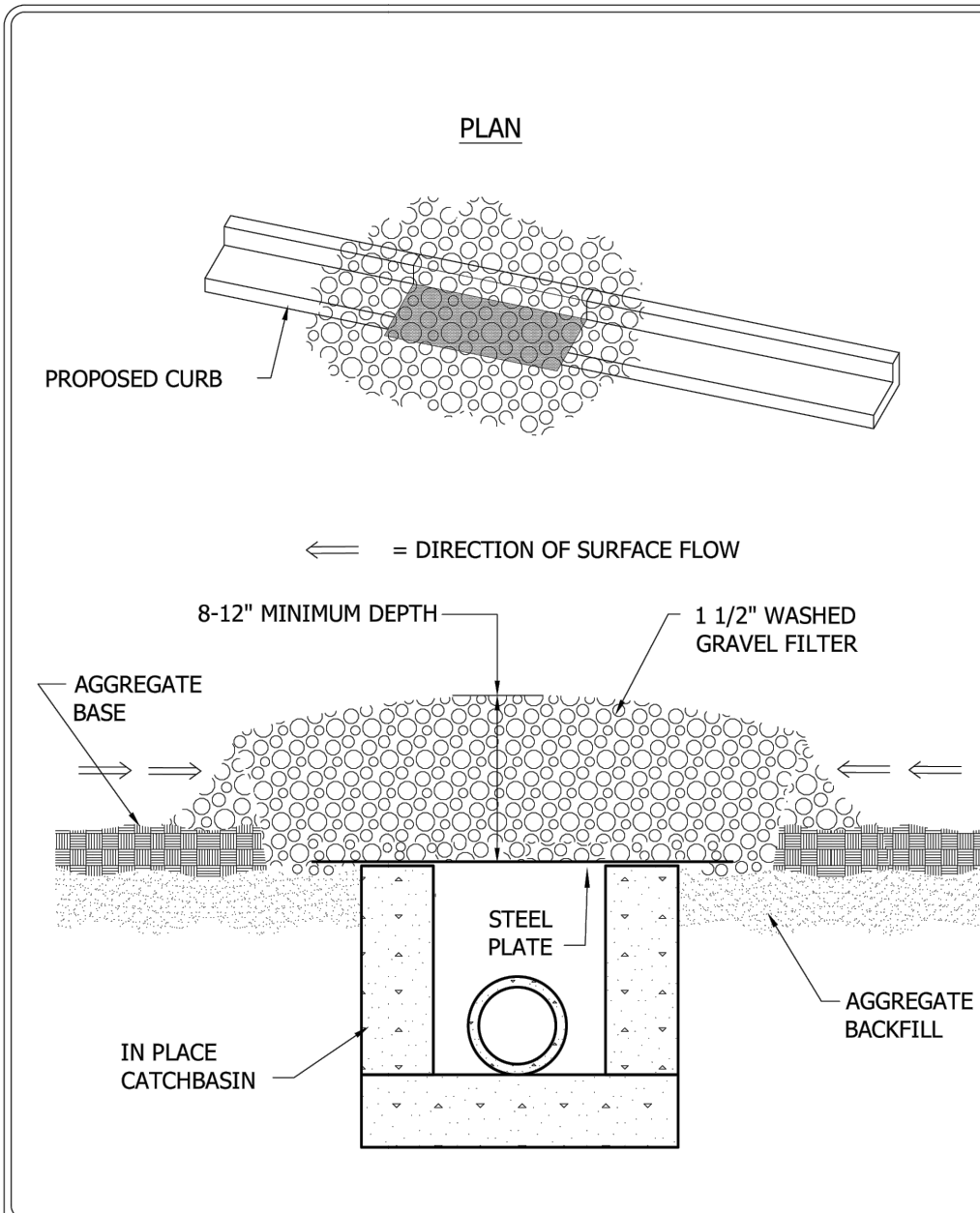


Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
INLET PROTECTION SILT BOX
FOR CATCH BASIN
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
ERO-7

48_ER07.DWG



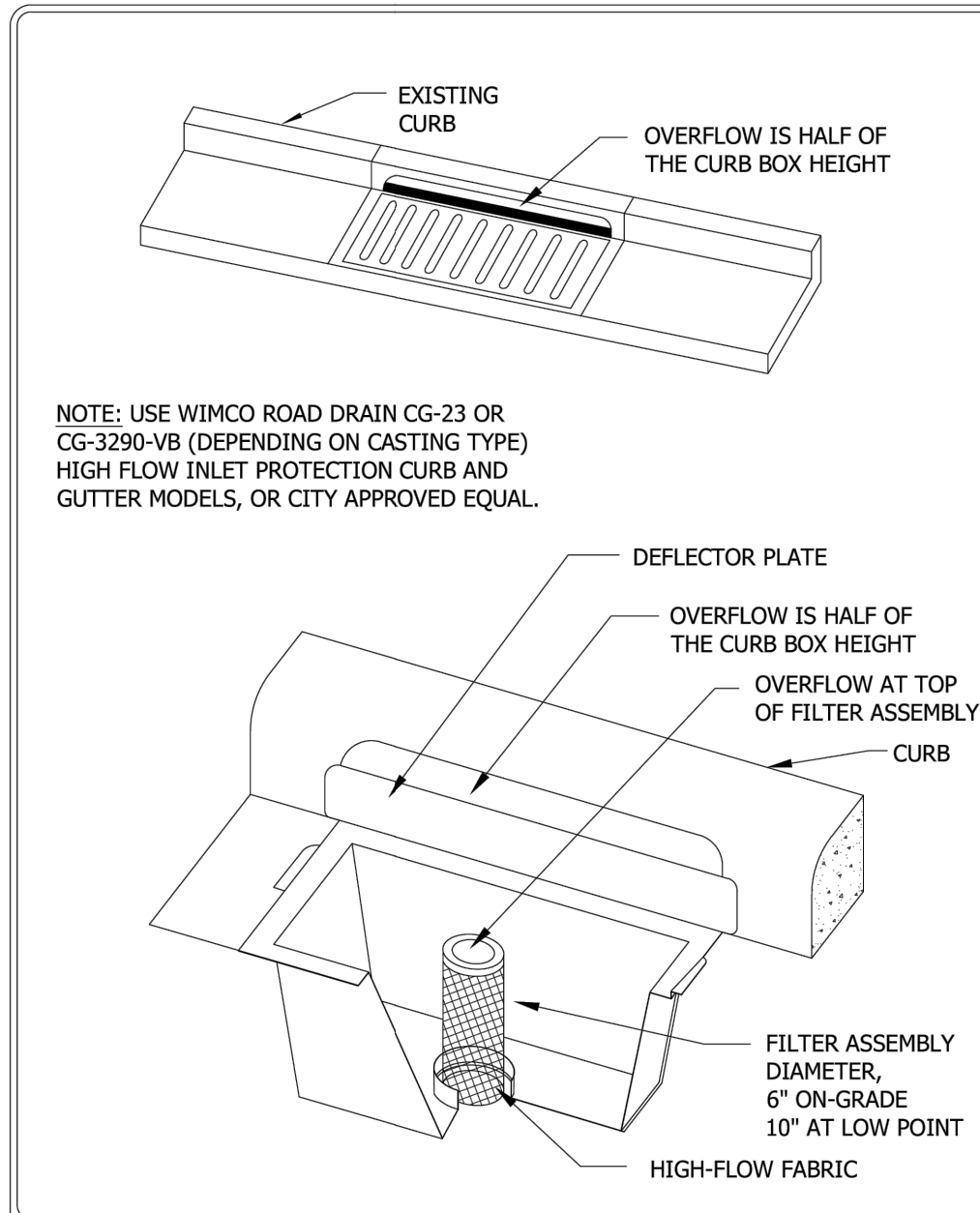


Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
INLET PROTECTION ROCK
FILTER FOR CATCH BASIN
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
ERO-8

48_ER08.DWG



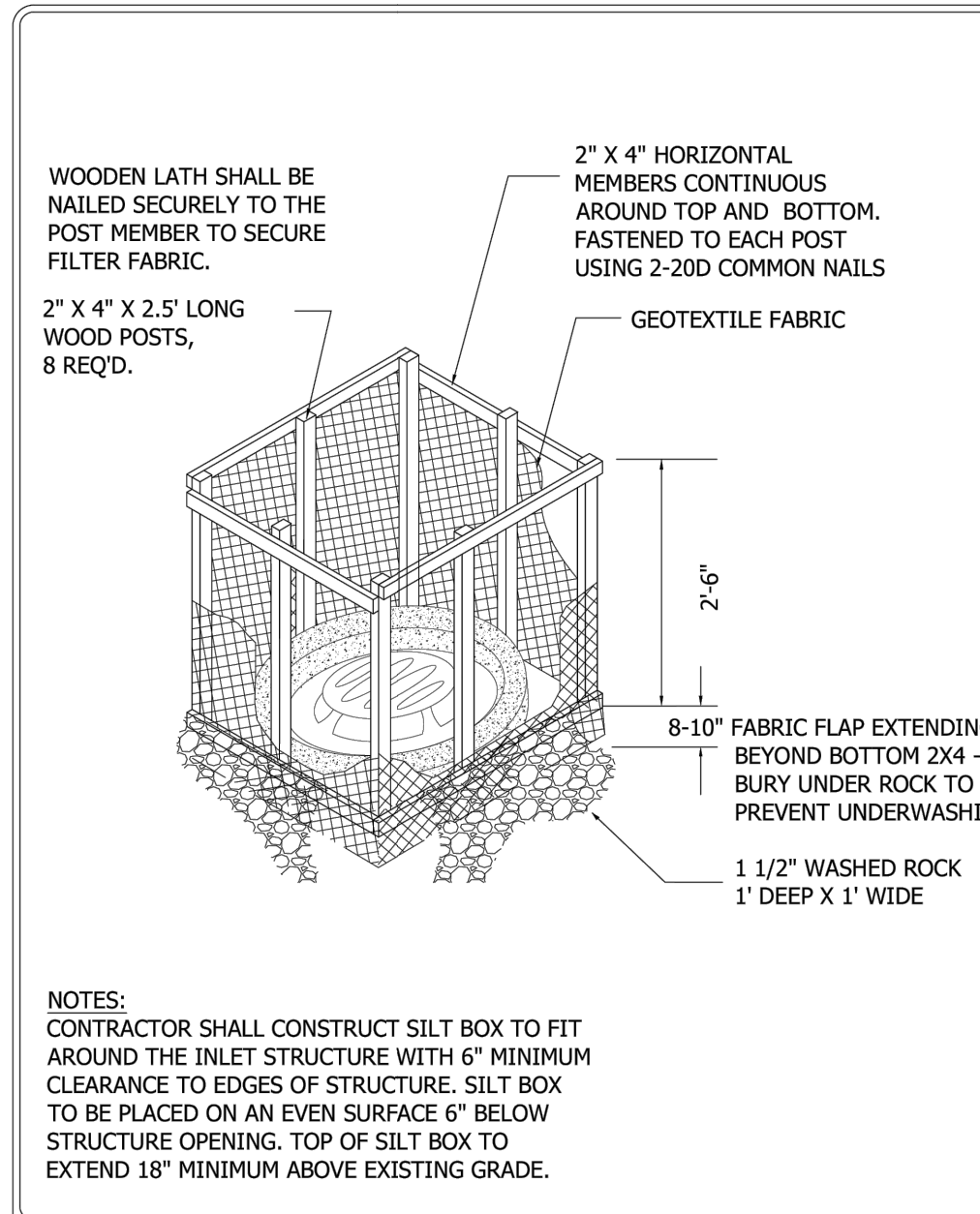


Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
INLET PROTECTION CATCH
BASIN INSERT
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
ERO-9

48_ER09.DWG



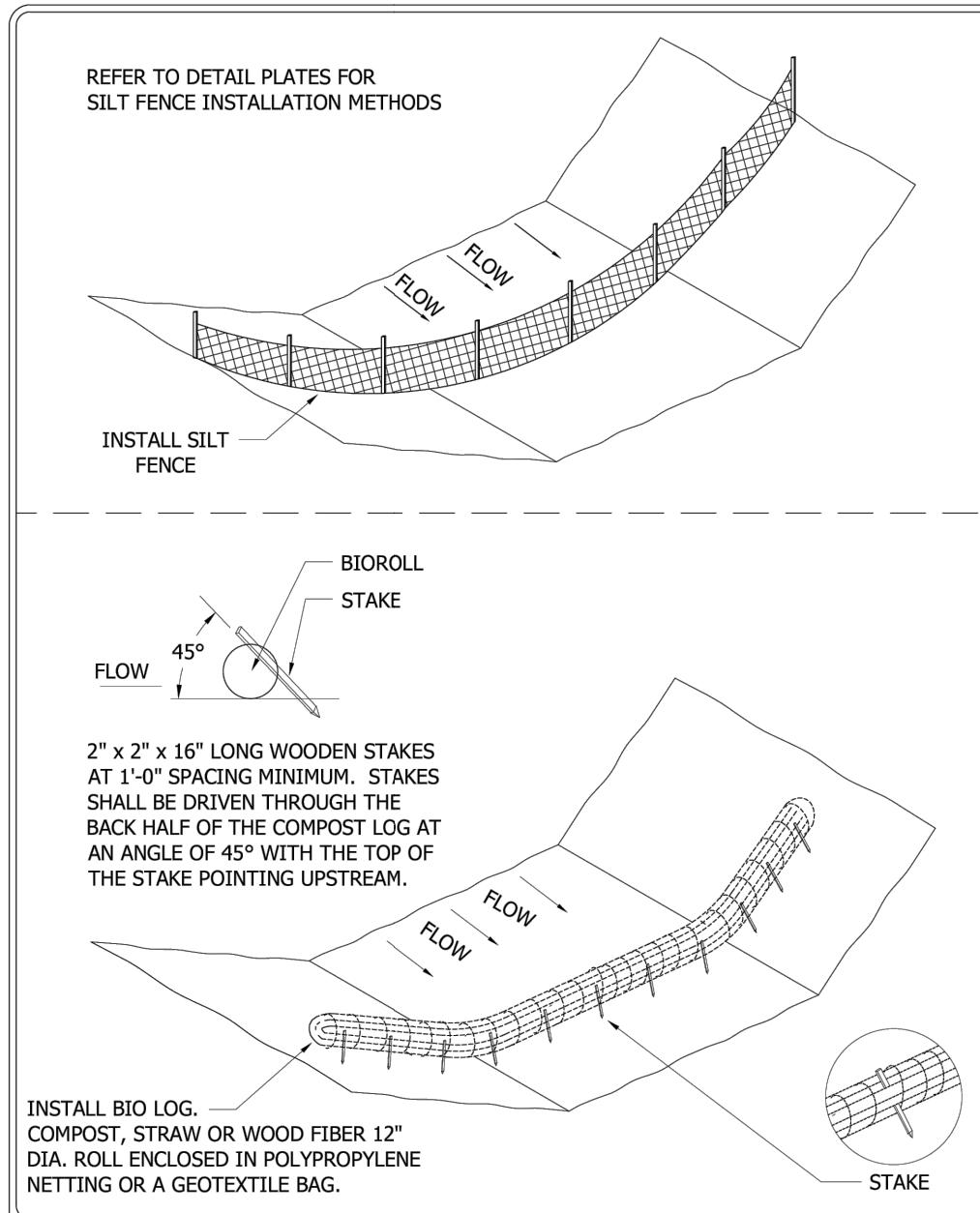


Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
INLET PROTECTION SILT BOX
FOR BEEHIVE CASTING
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
ERO-10

48_ER10.DWG





Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
FILTER BERMS
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
ERO-11

48_ER11.DWG

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/21/24
REVISIONS:
06/20/24 CITY COMMENTS
.
.
.
.
.

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

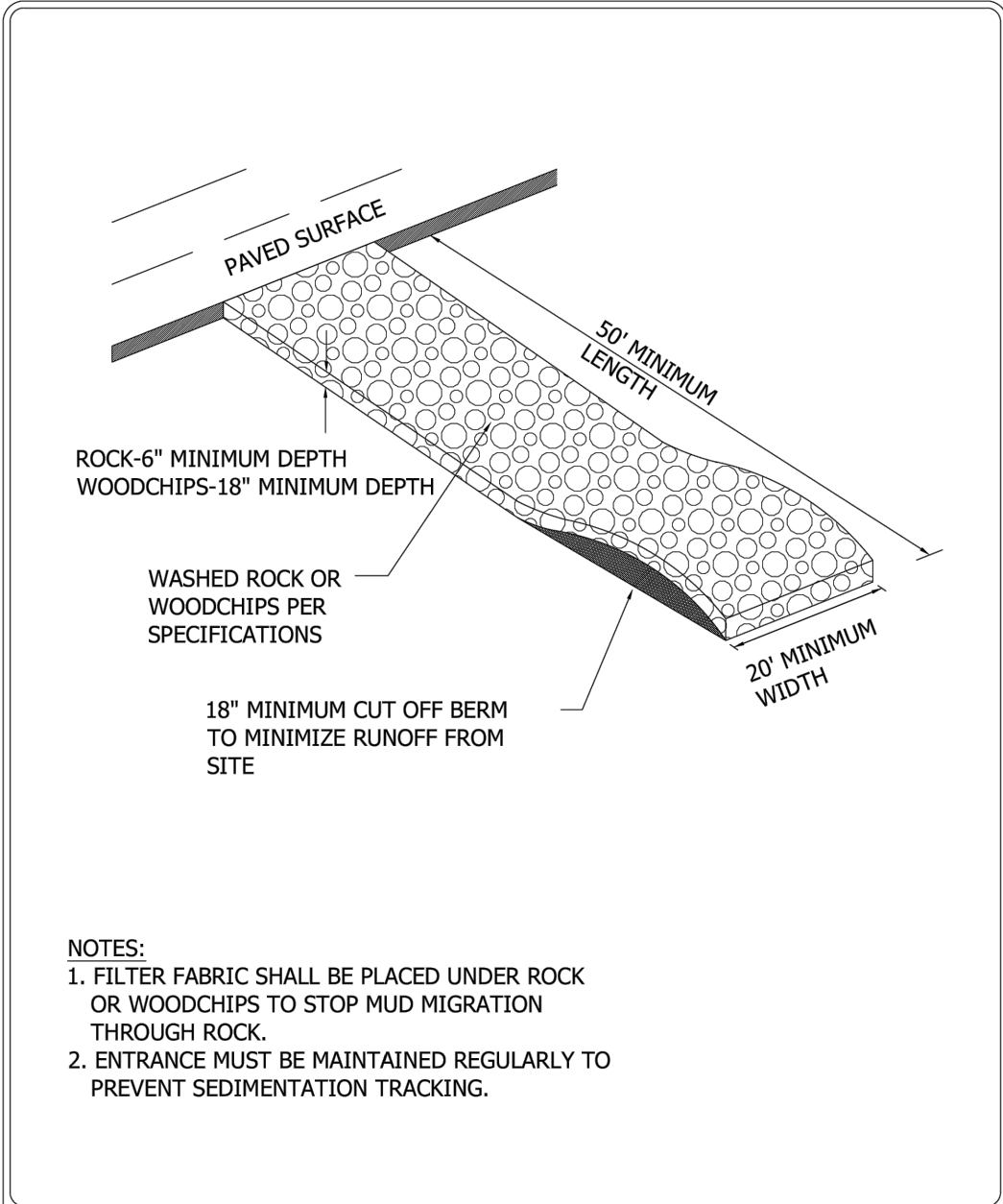
DETAILS

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

15 OF 28

DATE: 06/20/24





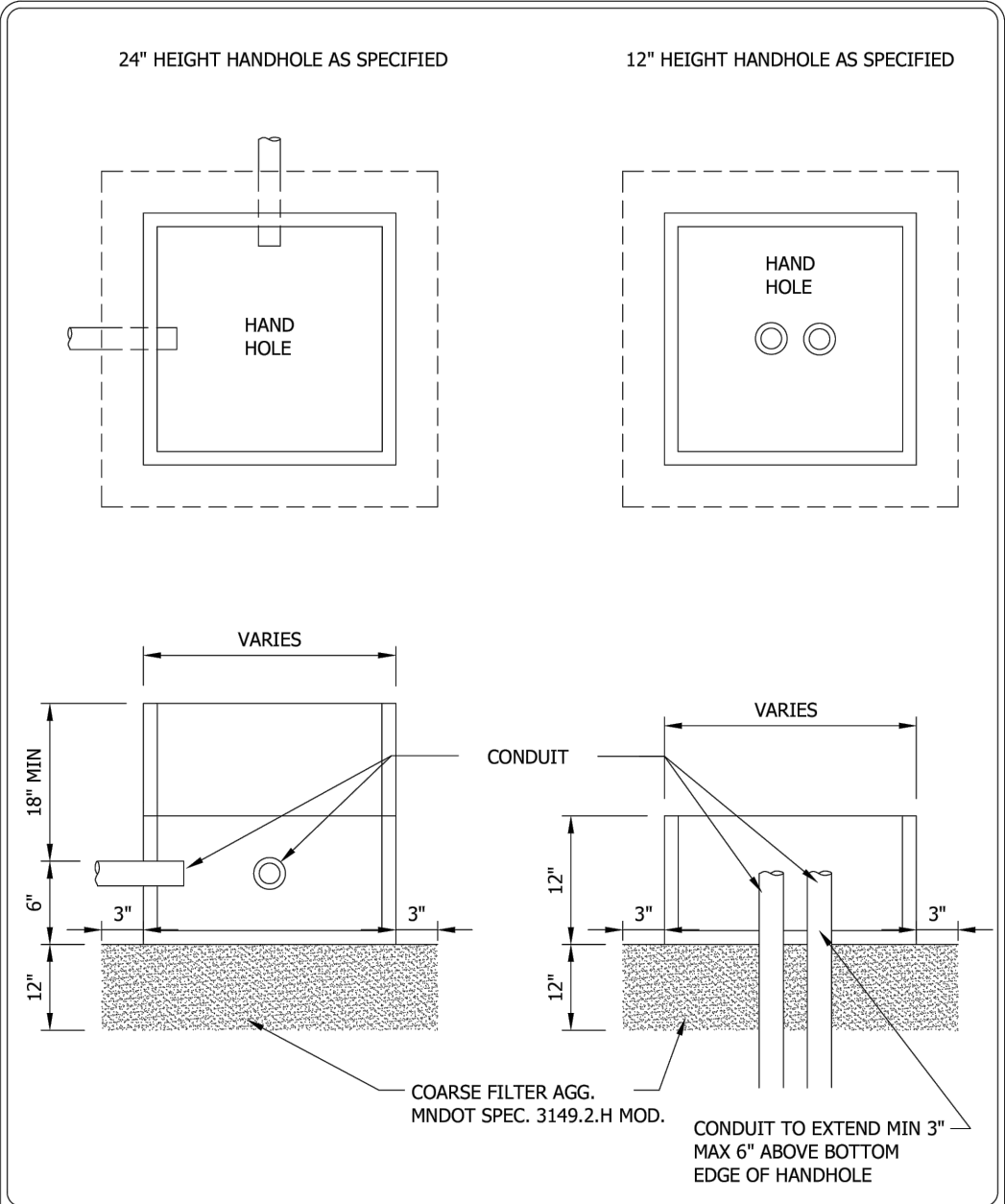
Cottage
Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
CONSTRUCTION ENTRANCE
ROCK AND WOODCHIP
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
ERO-12

48_ERO12.DWG





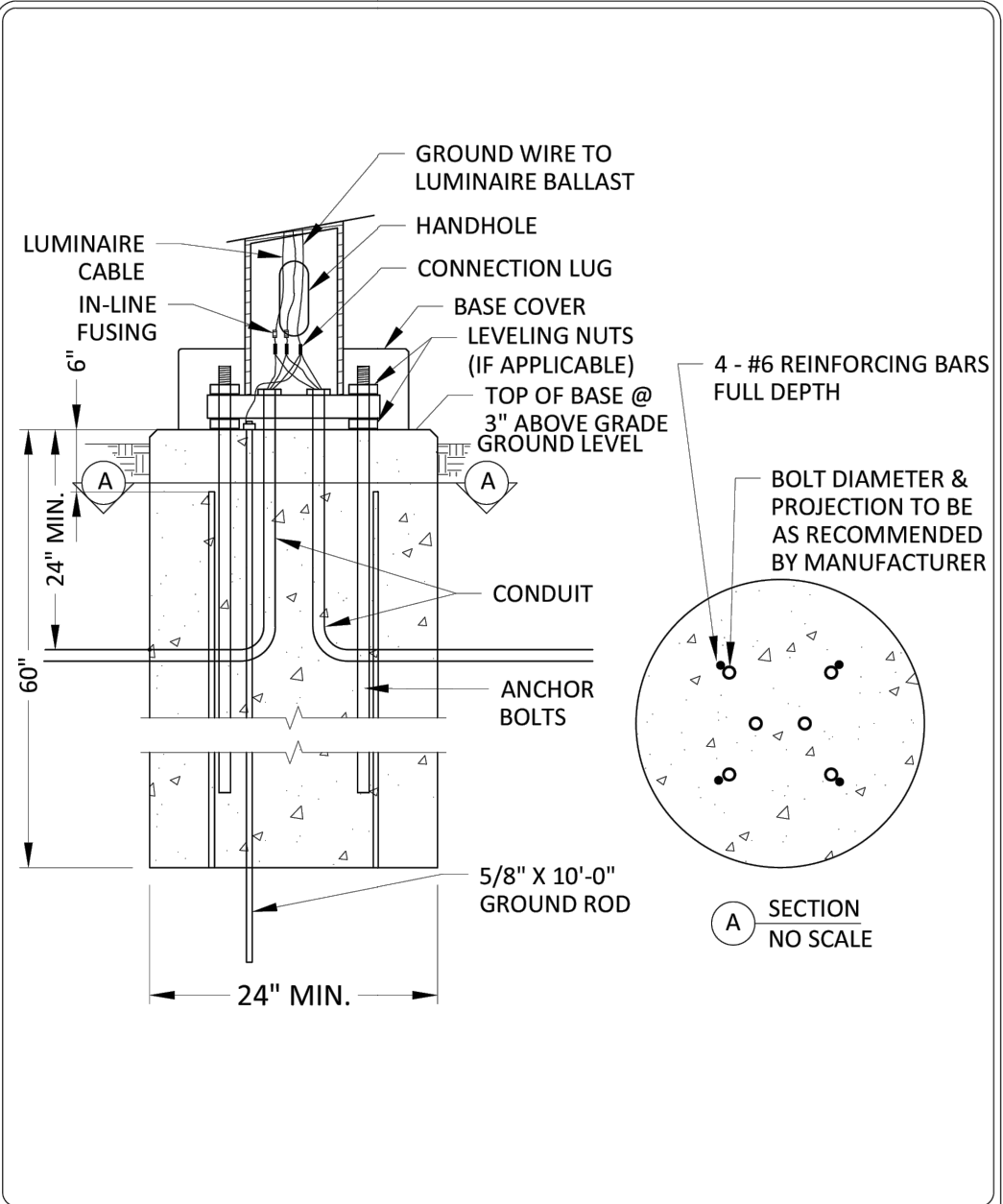
Cottage
Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
LIGHTING HANDHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
LGT-1

48_LGT1.DWG





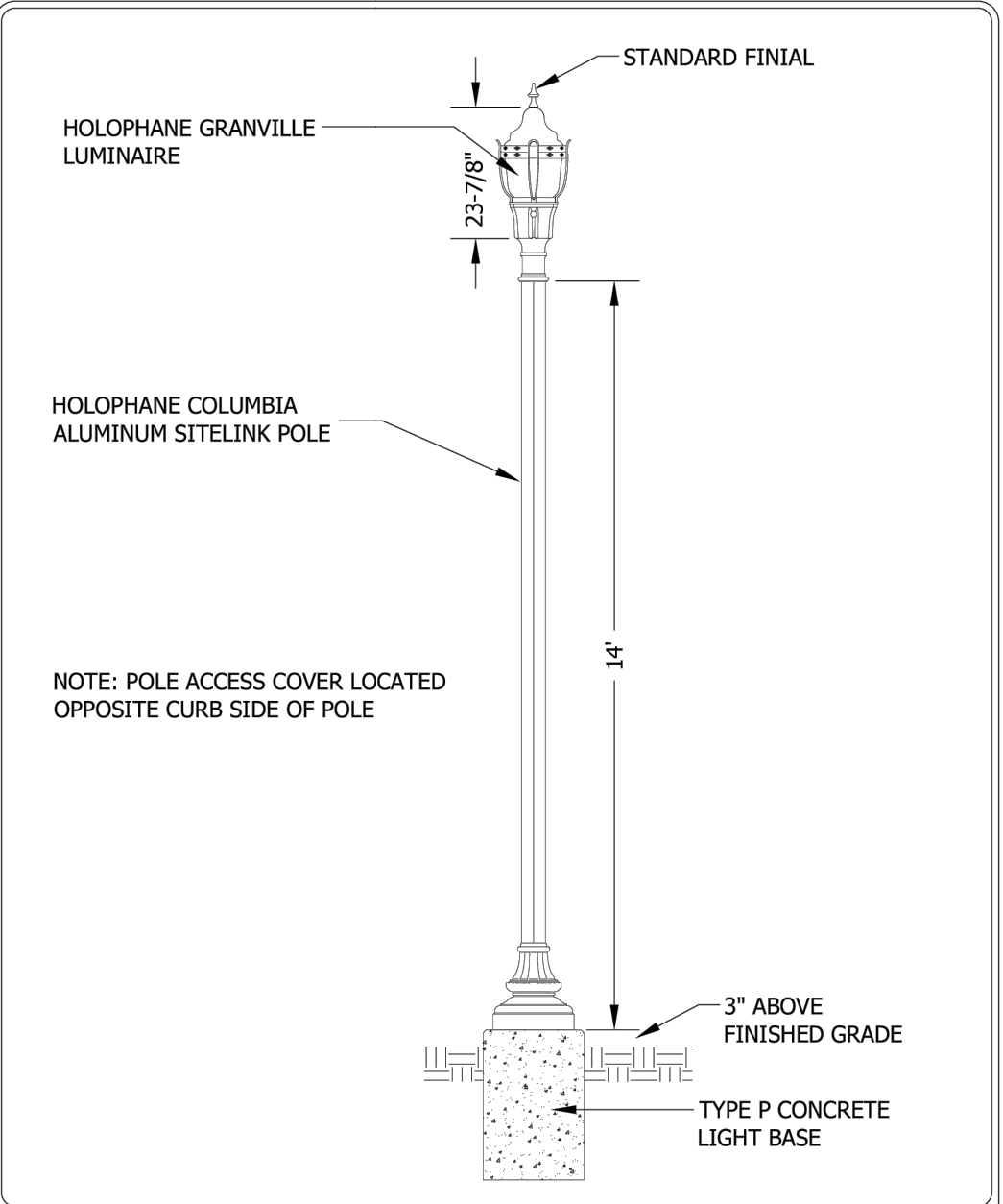
Cottage
Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE LIGHT BASE TYPE P
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
LGT-3

48_LGT3.DWG





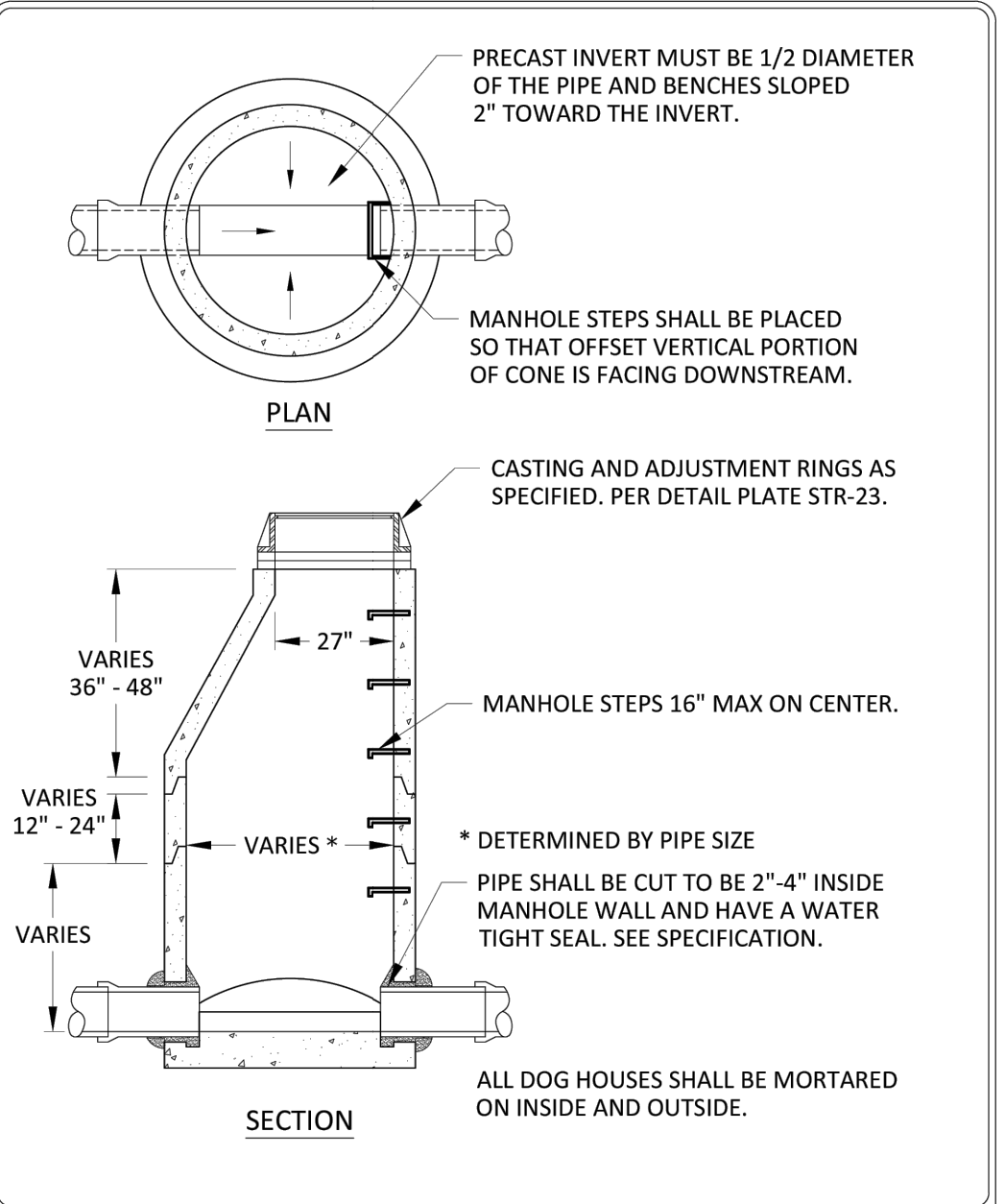
Cottage
Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
LIGHT POLE TYPE P1
RAVINE SINGLE LED FIXTURE 14 FOOT
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
LGT-8

48_LGT8.DWG





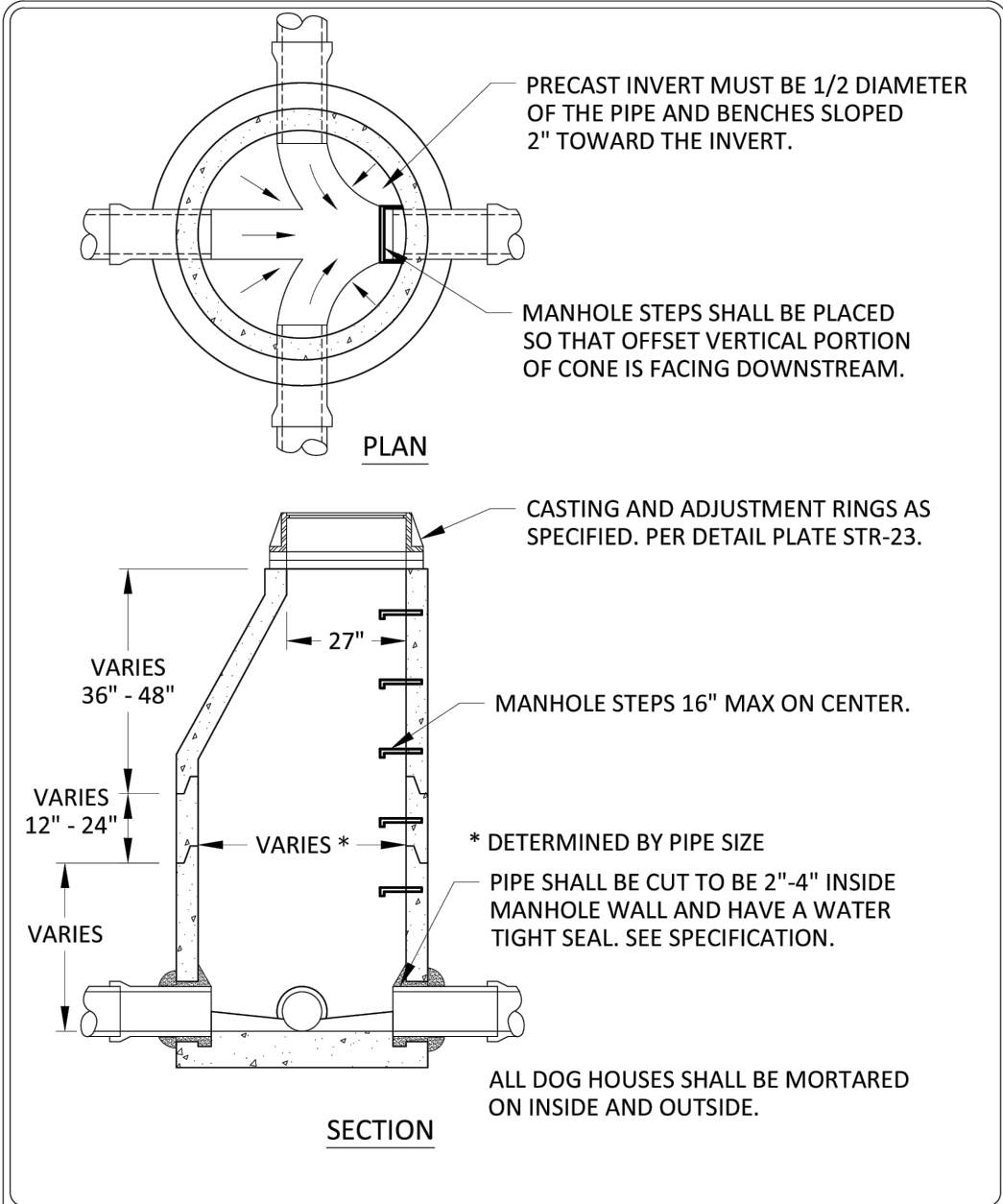
Cottage
Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
SANITARY SEWER MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
SAN-1

48_SAN1.DWG





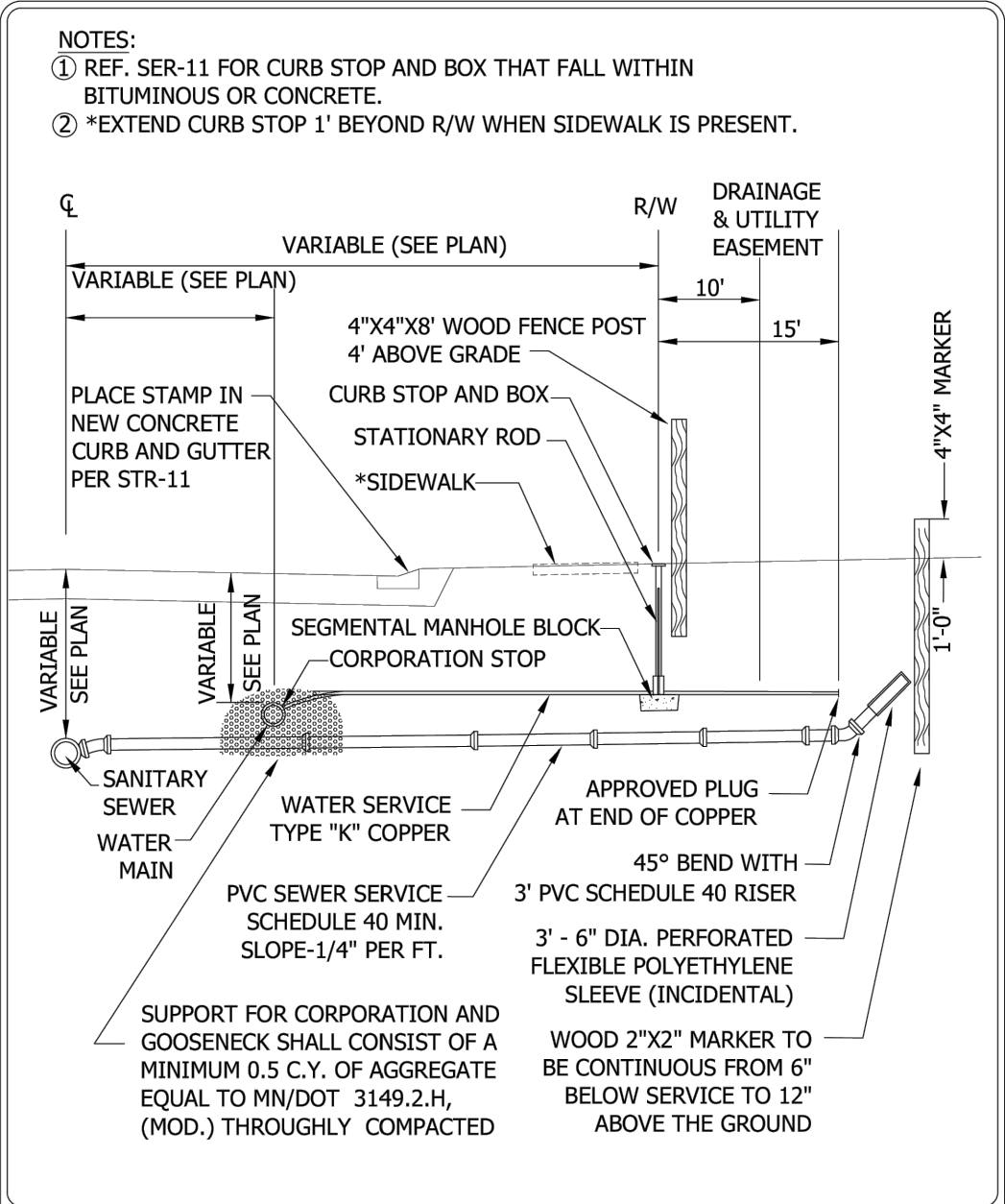
Cottage
Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
SANITARY SEWER
JUNCTION MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
SAN-2

48_SAN2.DWG





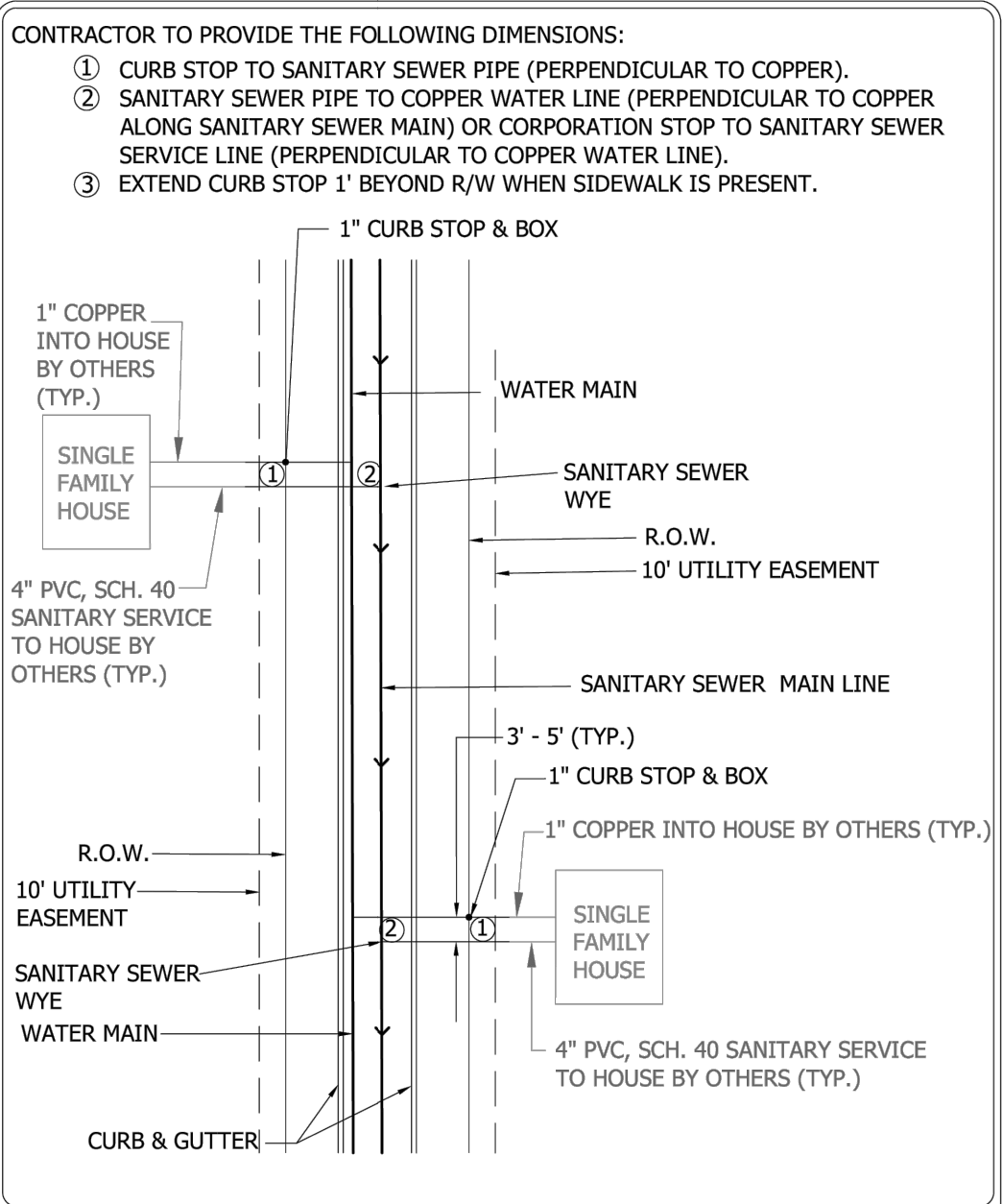
Cottage
Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
RESIDENTIAL SEWER AND WATER SERVICE
CONNECTIONS
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
SER-1

48_SER1.DWG





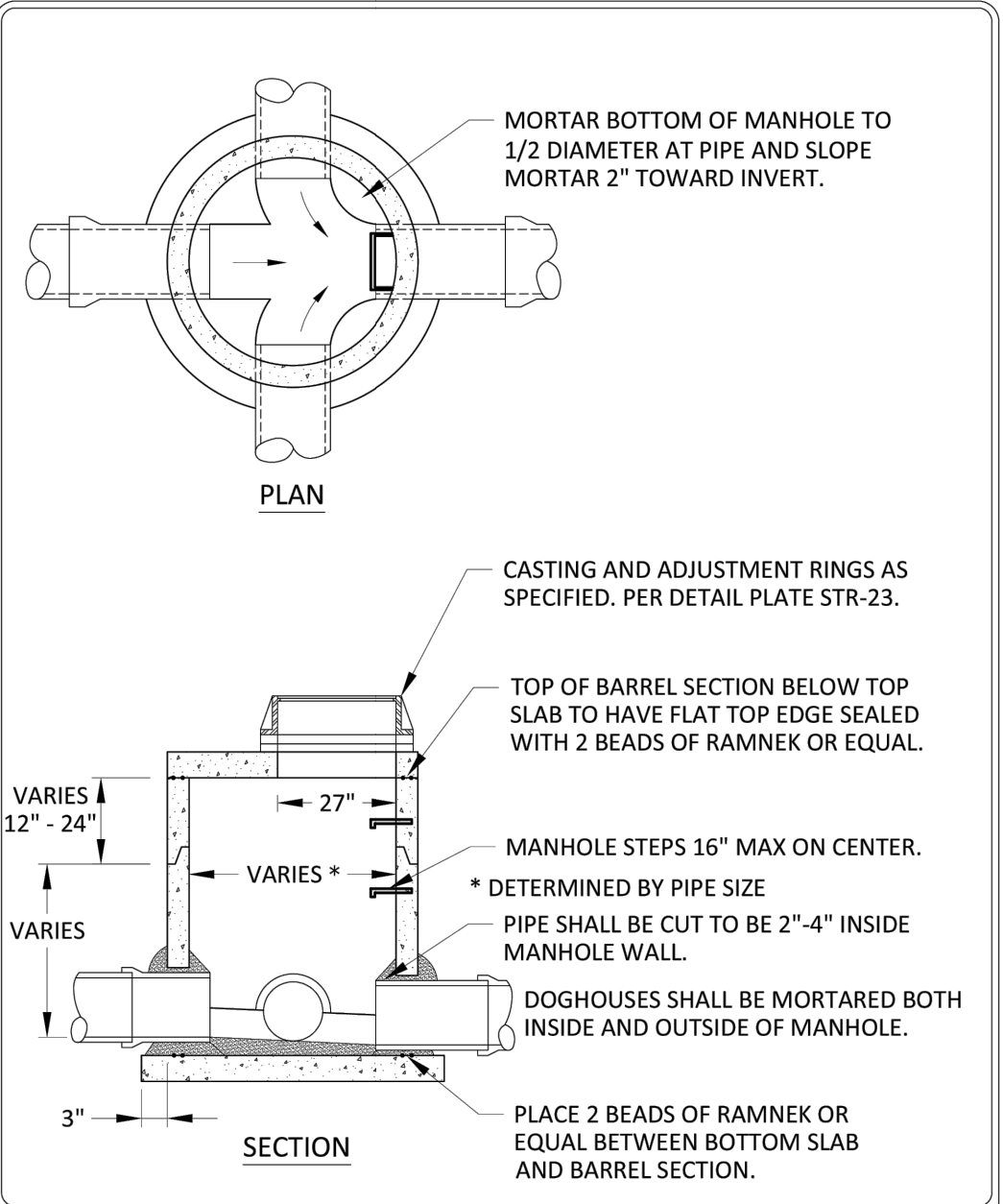
Cottage
Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
LOCATING REQUIREMENTS FOR
SINGLE FAMILY HOUSES
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
SER-5

48_SER5.DWG





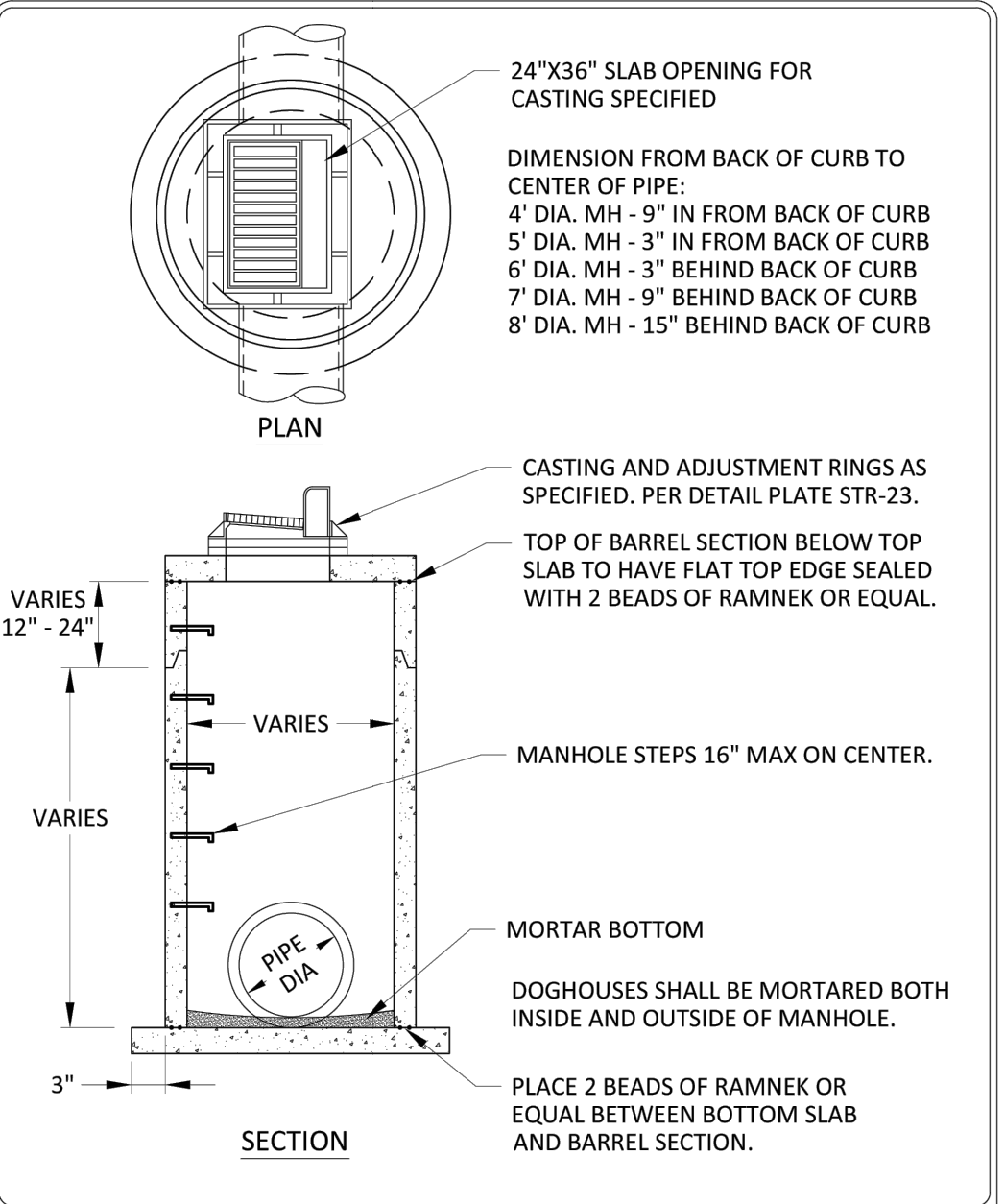
Cottage
Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
STORM SEWER JUNCTION MANHOLE
WITH REINFORCED TOP SLAB
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
STO-3

48_STO3.DWG





Cottage
Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
CATCH BASIN MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
STO-5

48_STO5.DWG

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/21/24

REVISIONS:
06/20/24 CITY COMMENTS
.
.
.
.

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoodsps.com
Westwood Professional Services, Inc.

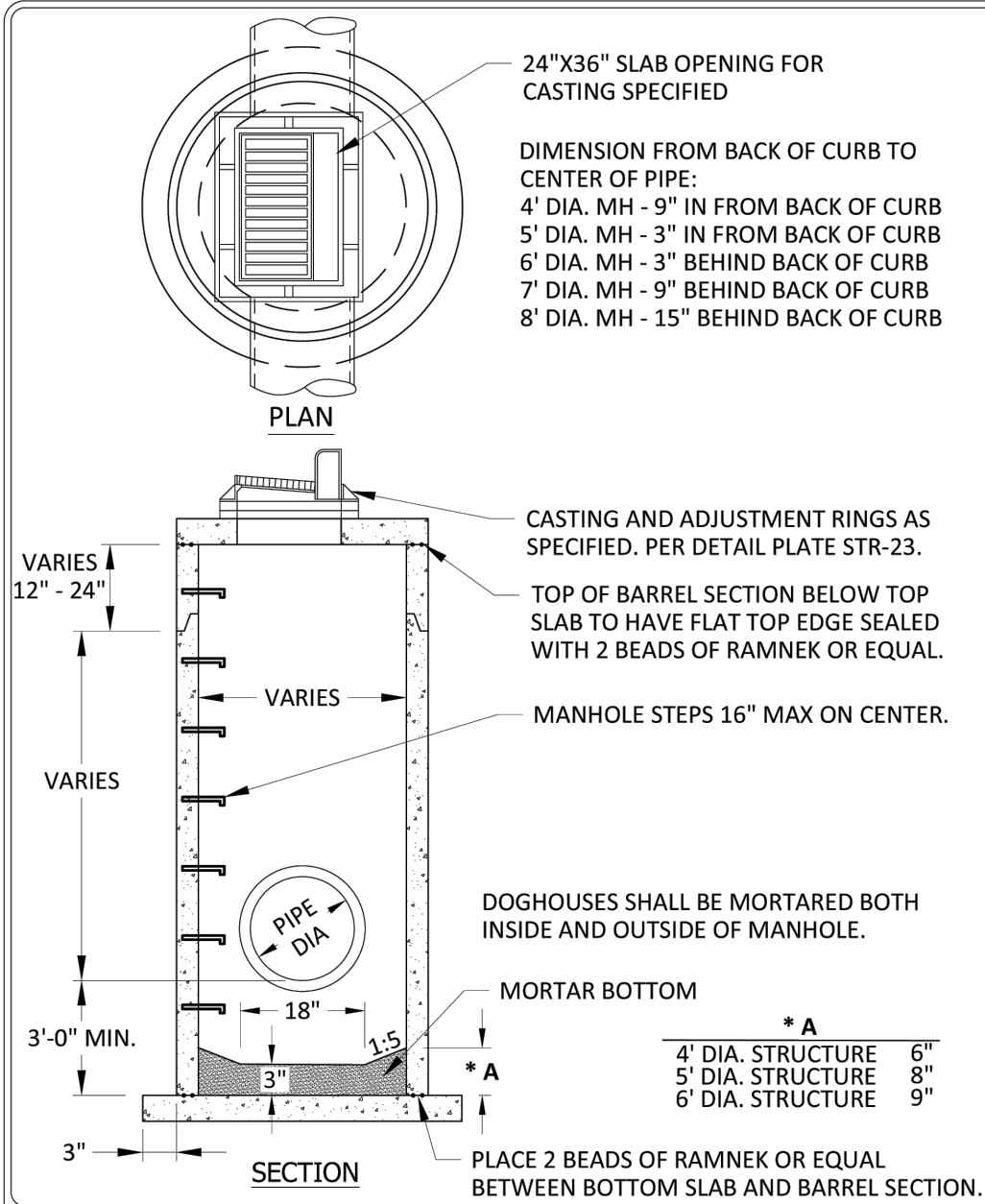
DETAILS

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

16 OF 28

DATE: 06/20/24

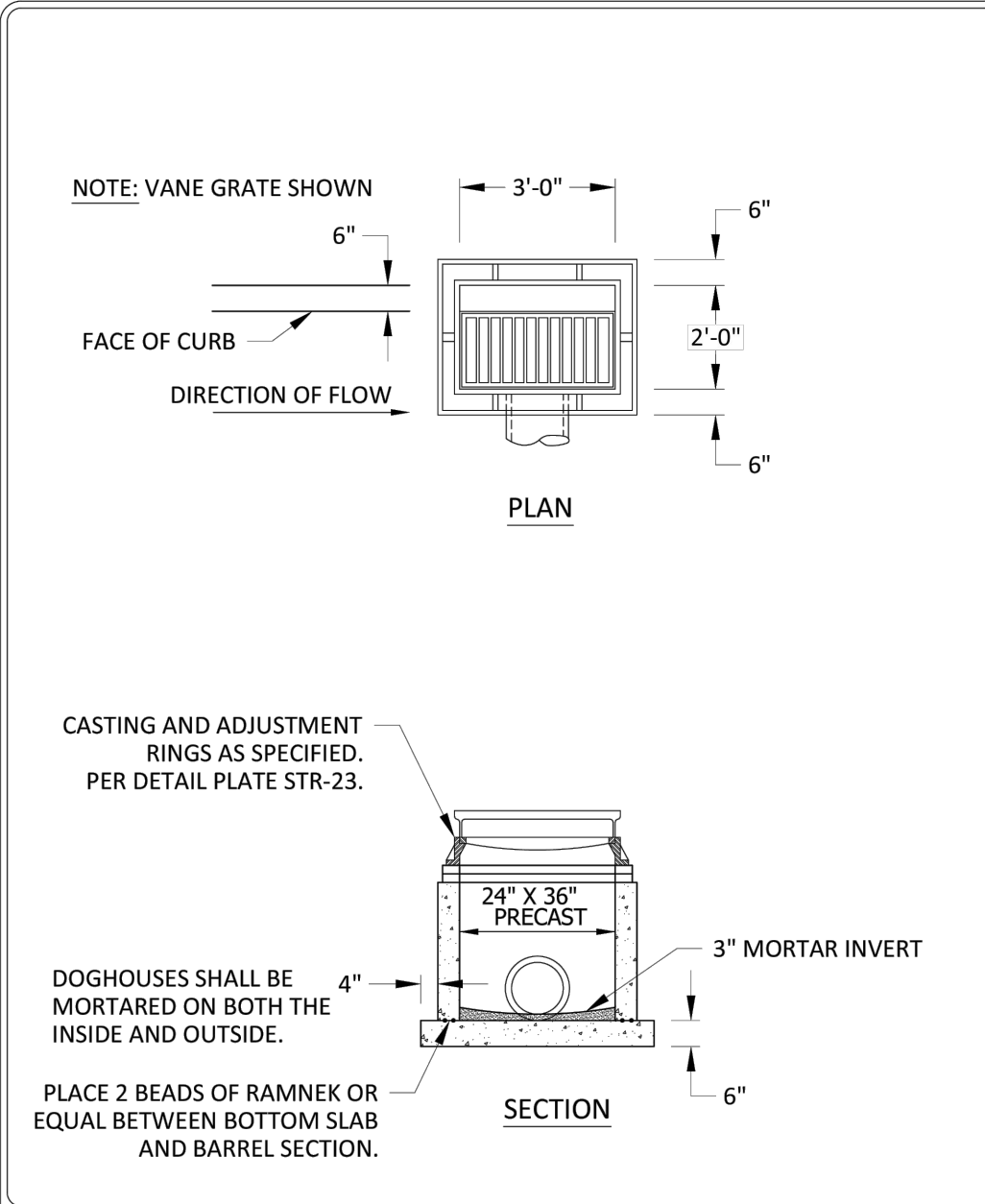


**Cottage Grove**
Where Pride and Prosperity Meet

STANDARD DETAILS
CATCH BASIN MANHOLE WITH SUMP
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
STO-6

48_STO6.DWG

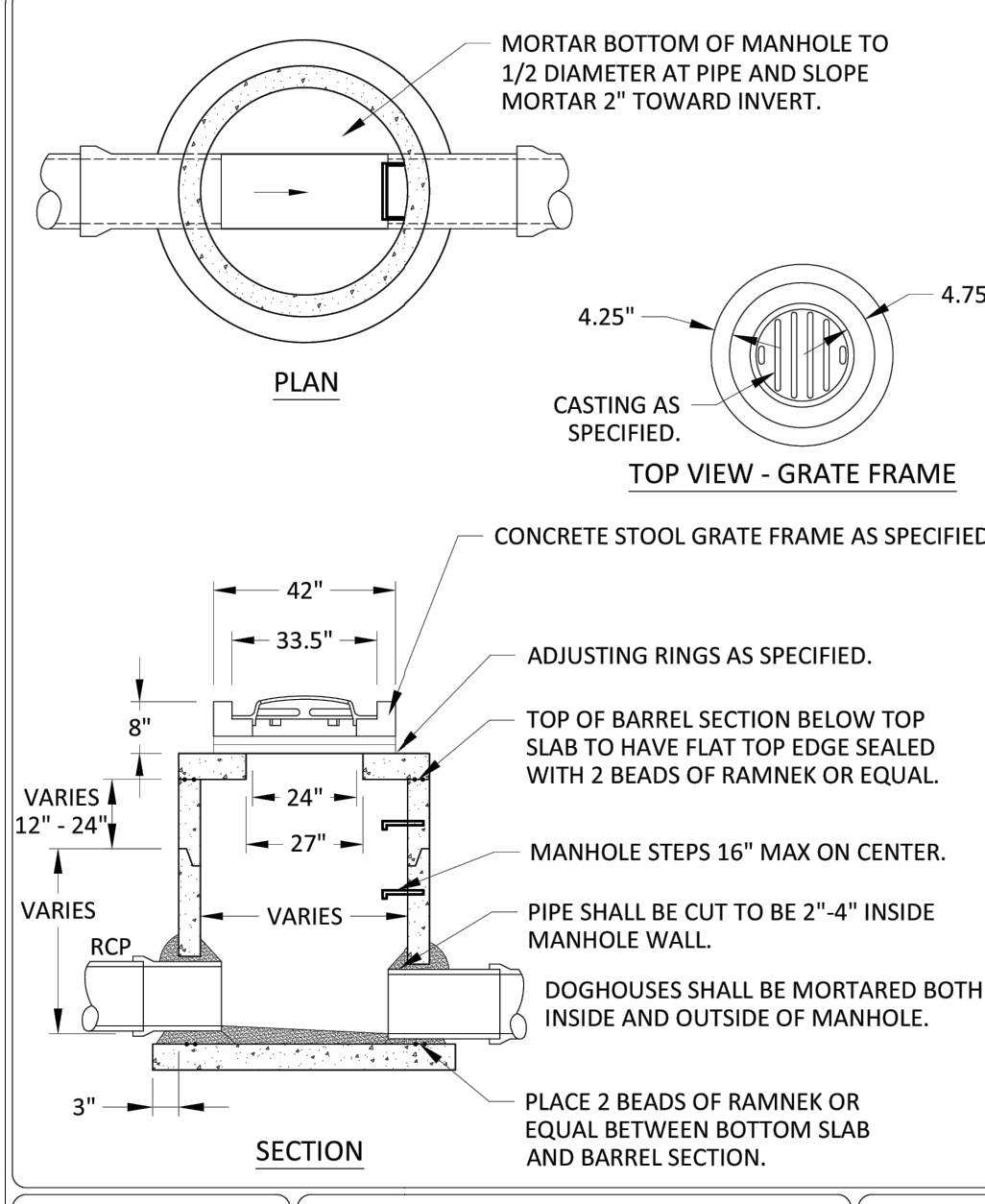


**Cottage Grove**
Where Pride and Prosperity Meet

STANDARD DETAILS
CATCH BASIN
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
STO-7

48_STO7.DWG

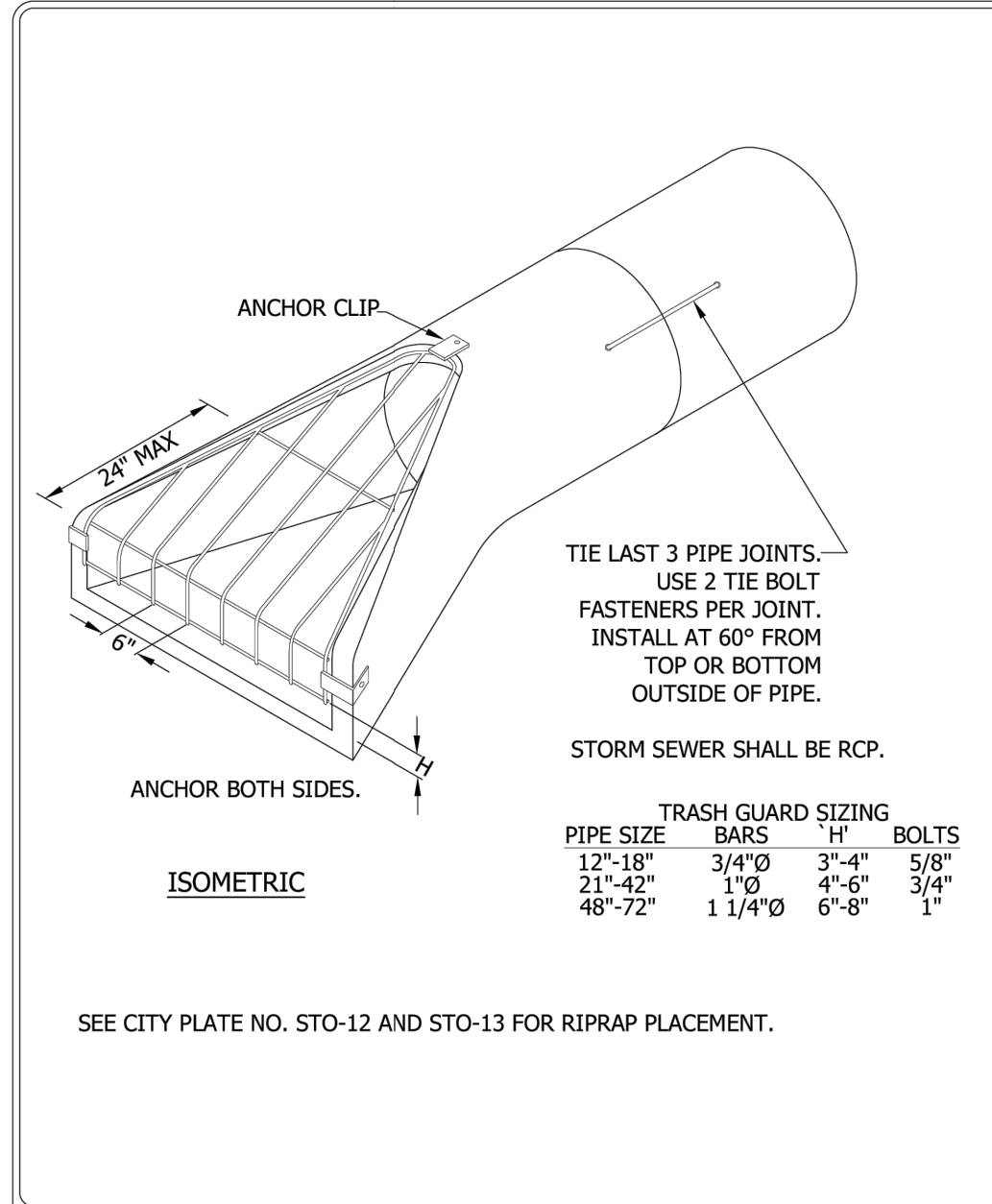


**Cottage Grove**
Where Pride and Prosperity Meet

STANDARD DETAILS
OFF STREET CATCH BASIN WITH CONCRETE STOOL GRATE FRAME
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
STO-9

48_STO9.DWG

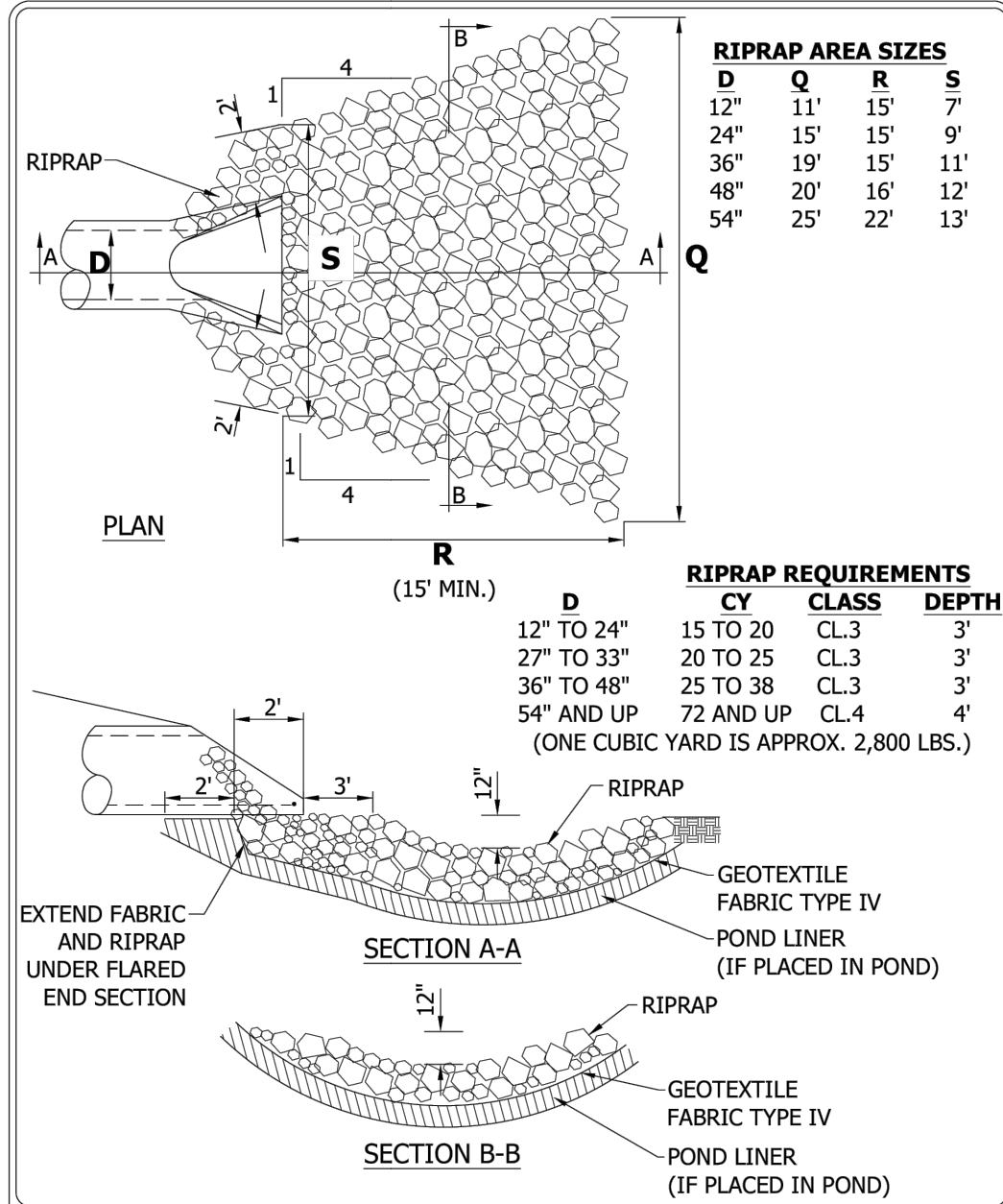


**Cottage Grove**
Where Pride and Prosperity Meet

STANDARD DETAILS
FLARED END SECTION AND TRASH GAURD
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
STO-11

48_STO11.DWG

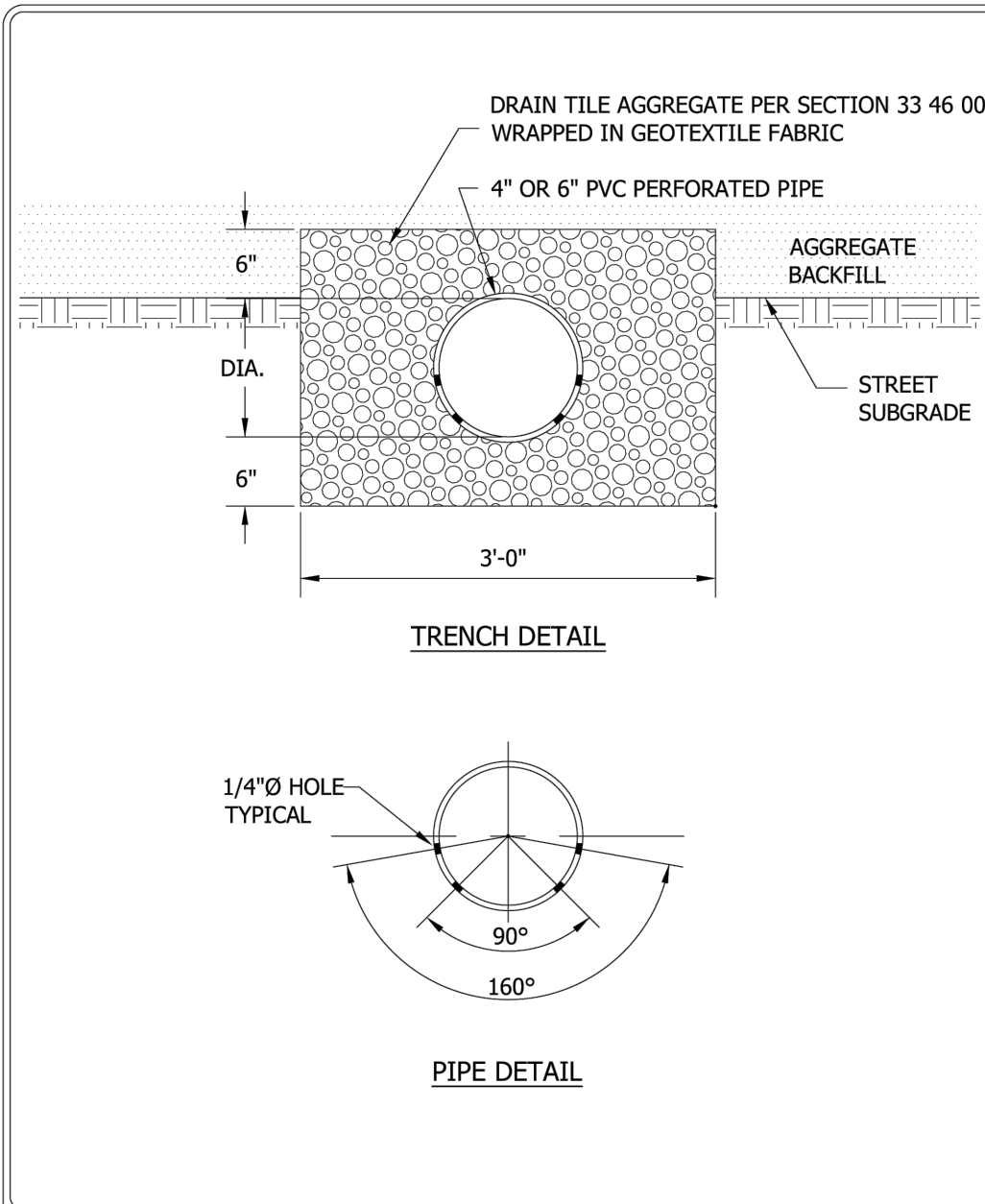


**Cottage Grove**
Where Pride and Prosperity Meet

STANDARD DETAILS
RIPRAP AT FLARED END SECTION
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
STO-12

48_STO12.DWG

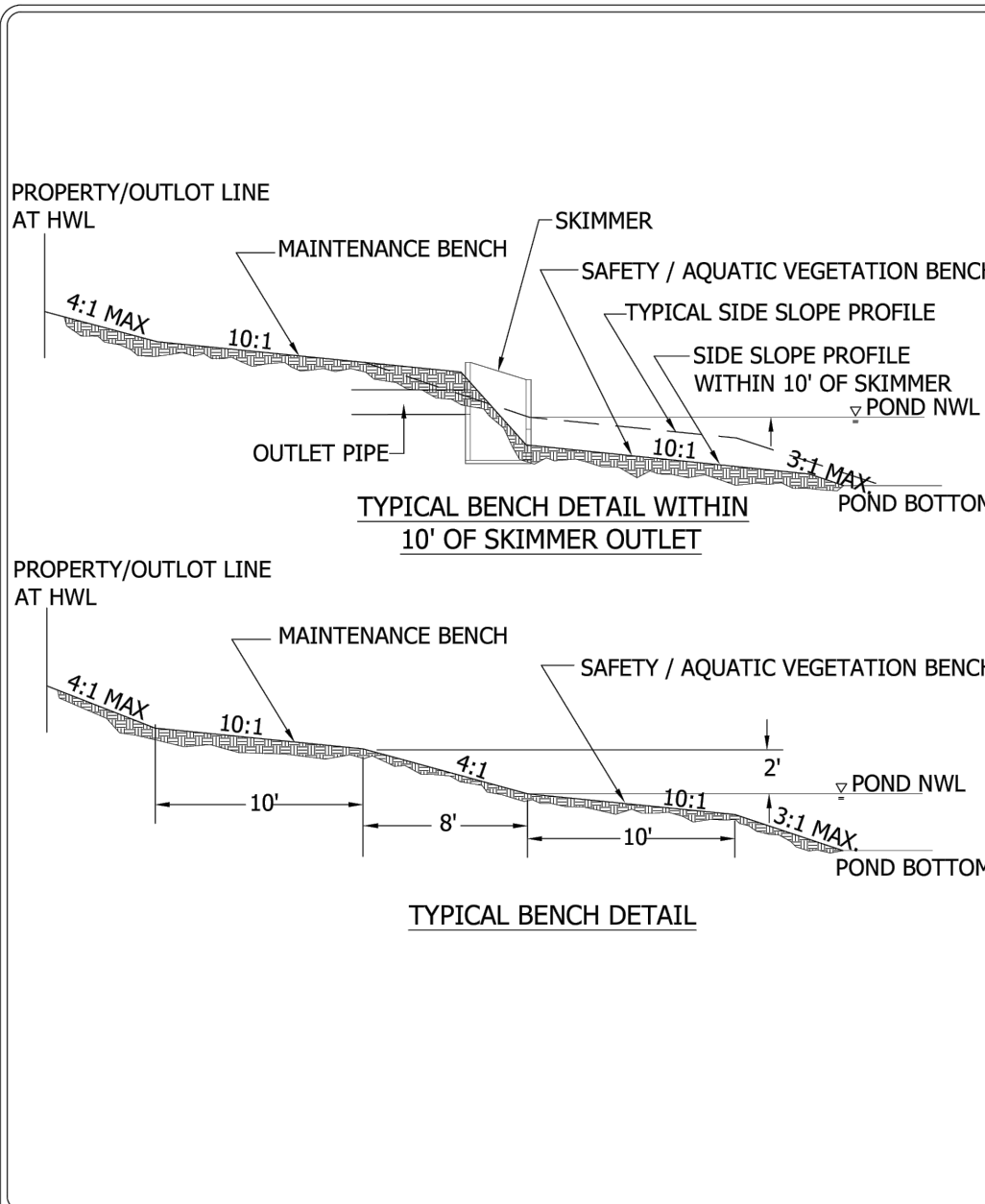


**Cottage Grove**
Where Pride and Prosperity Meet

STANDARD DETAILS
PVC PERFORATED PIPE
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
STO-14

48_STO14.DWG

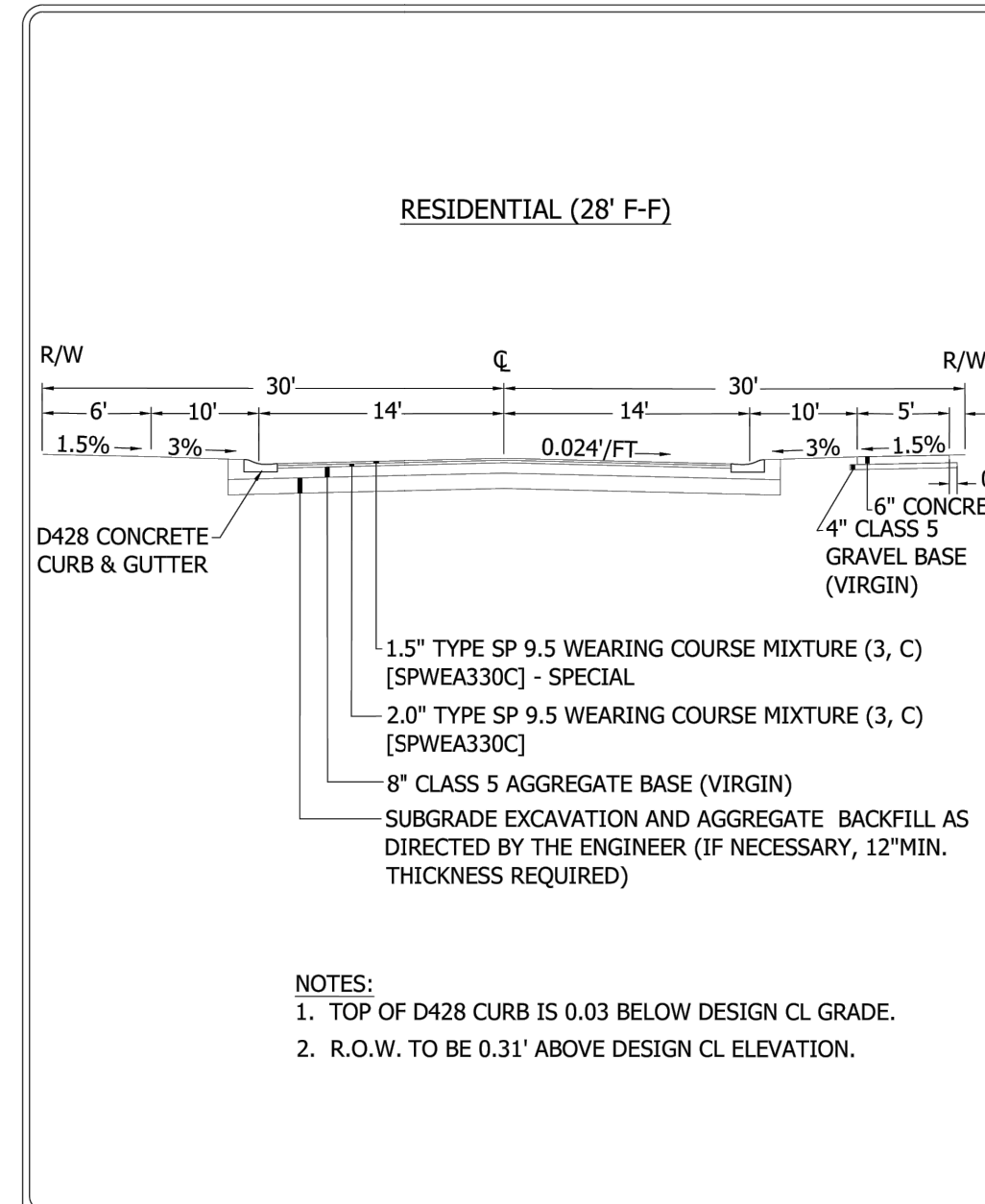


**Cottage Grove**
Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL BENCH DETAIL
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
STO-15

48_STO15.DWG

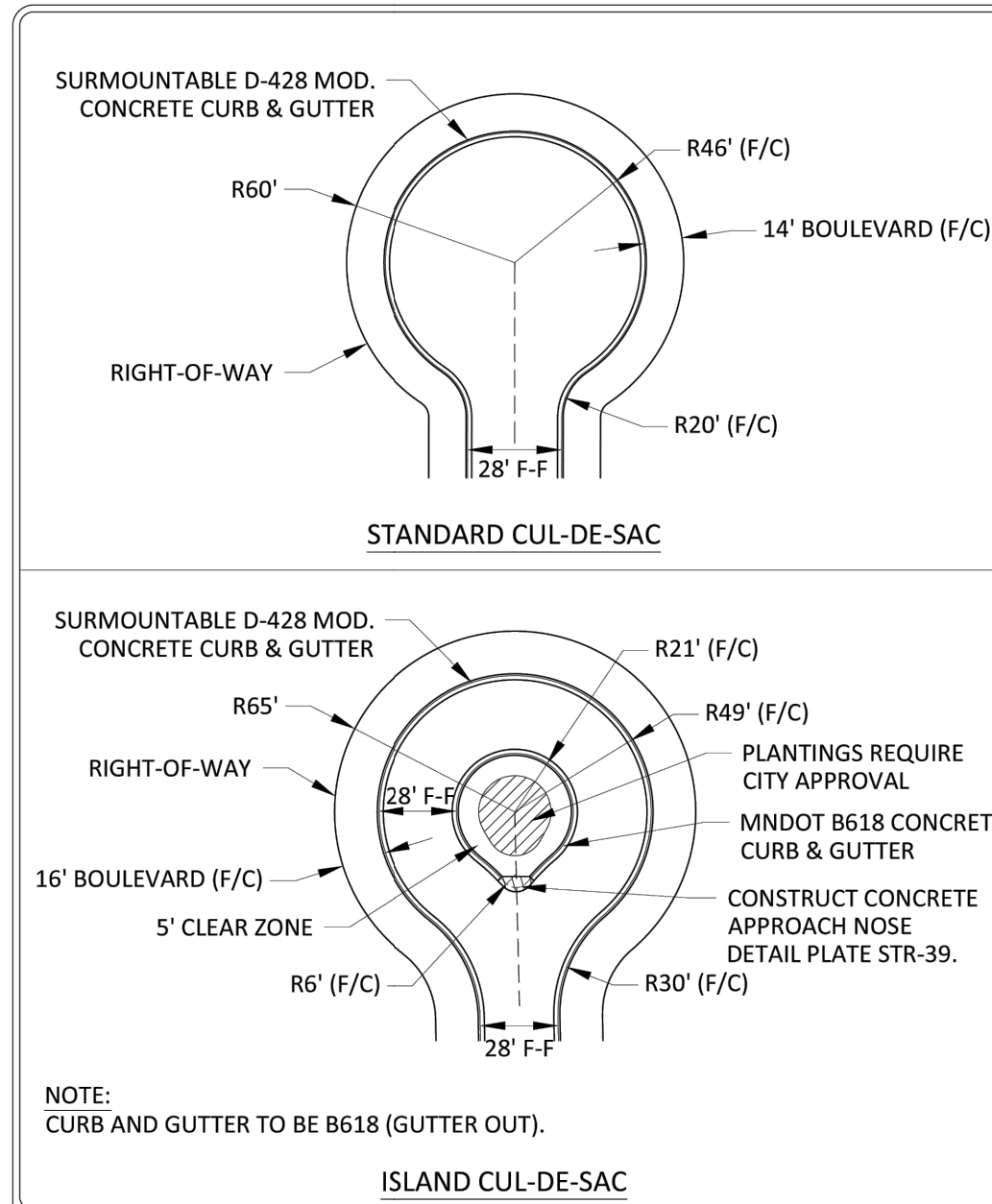


**Cottage Grove**
Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL PUBLIC STREET SECTION RESIDENTIAL (28' F-F)
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
STR-1

48_STR1.DWG

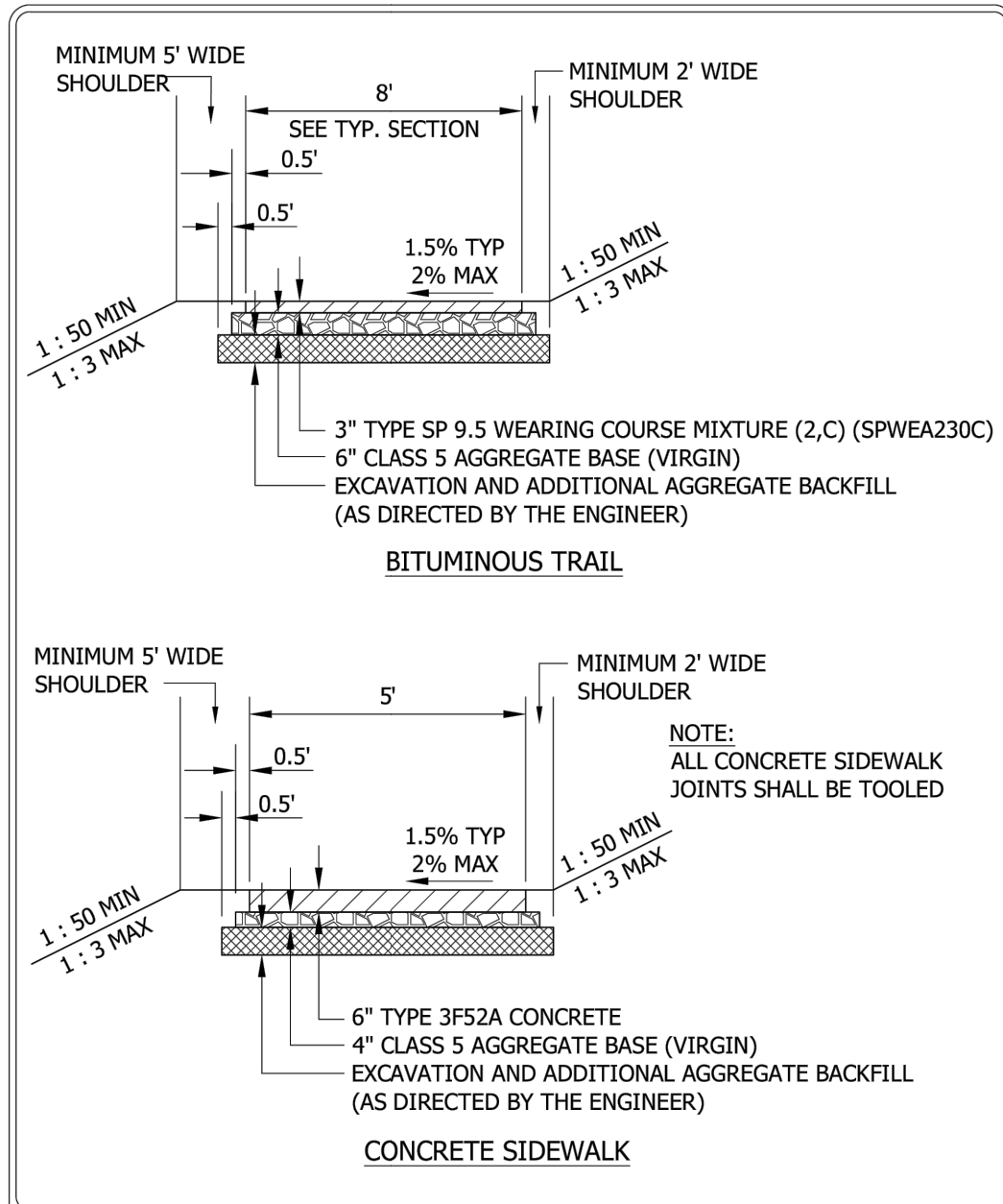


**Cottage Grove**
Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL CUL-DE-SAC SECTIONS RESIDENTIAL (28' F-F)
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
STR-4

48_STR4.DWG



**Cottage Grove**
Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL BITUMINOUS TRAIL AND CONCRETE SIDEWALK SECTIONS
COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO.
STR-9

48_STR9.DWG

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/21/24

REVISIONS:
06/20/24 CITY COMMENTS
.
.
.
.

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE

DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0051216.00

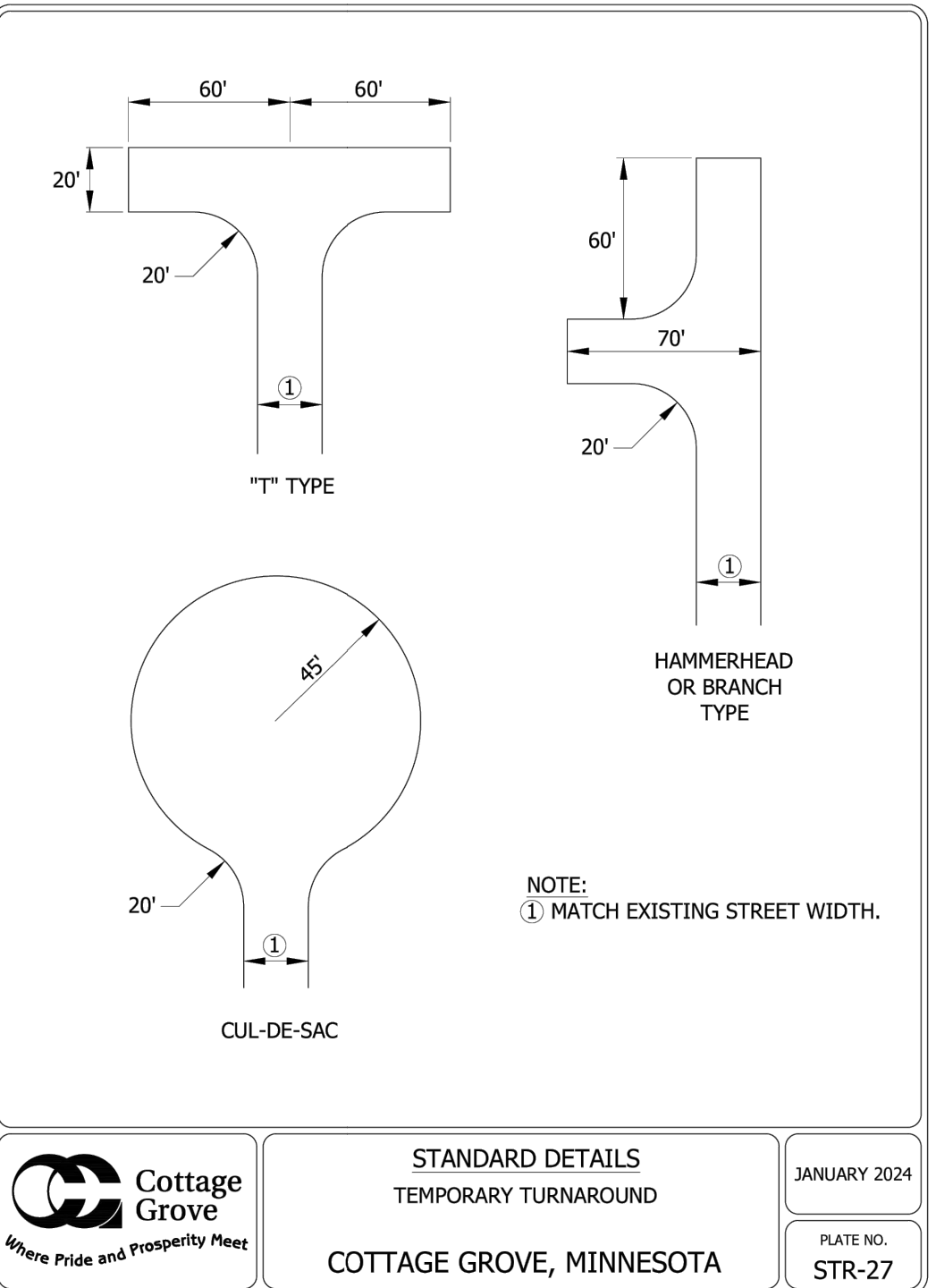
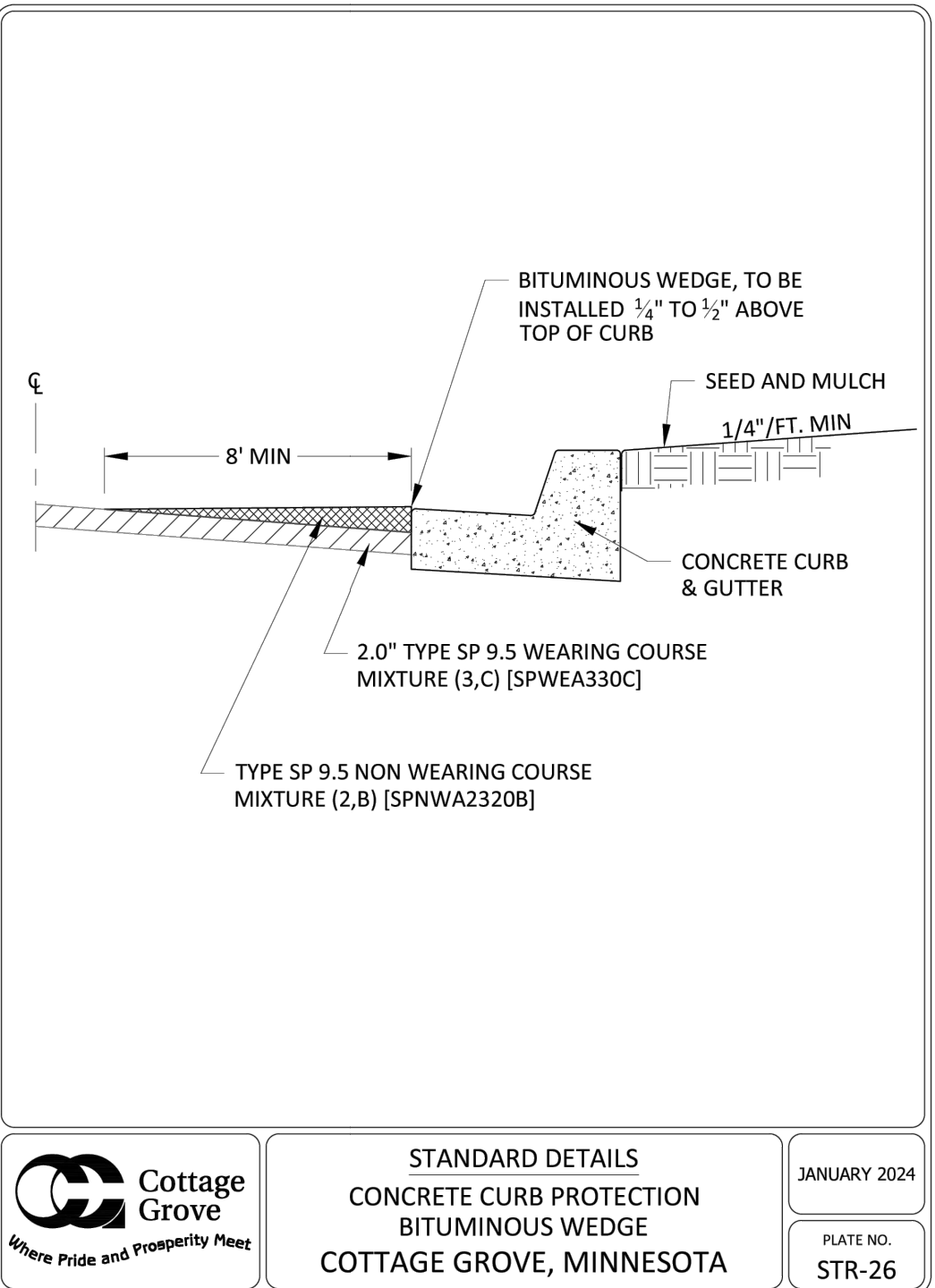
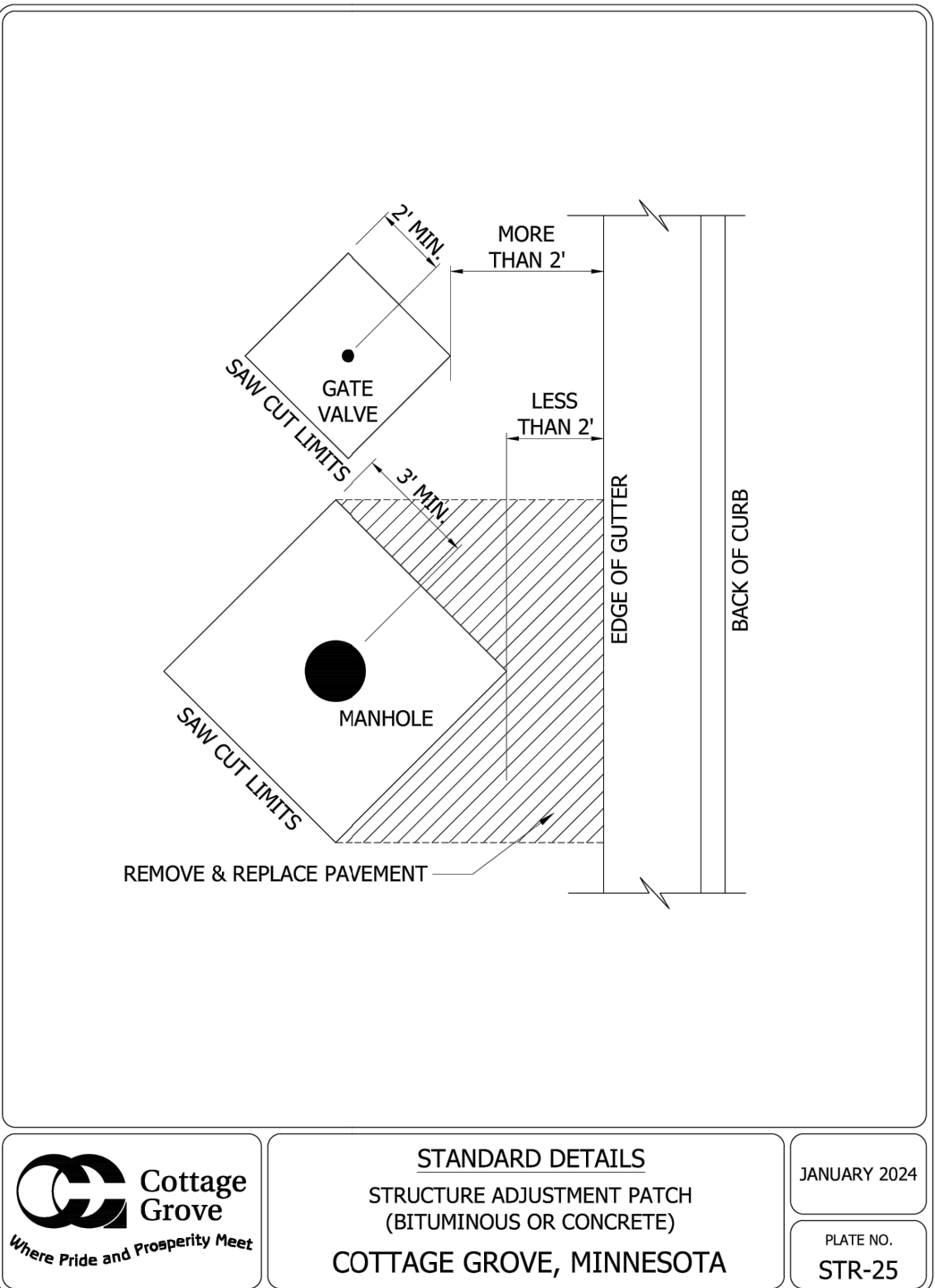
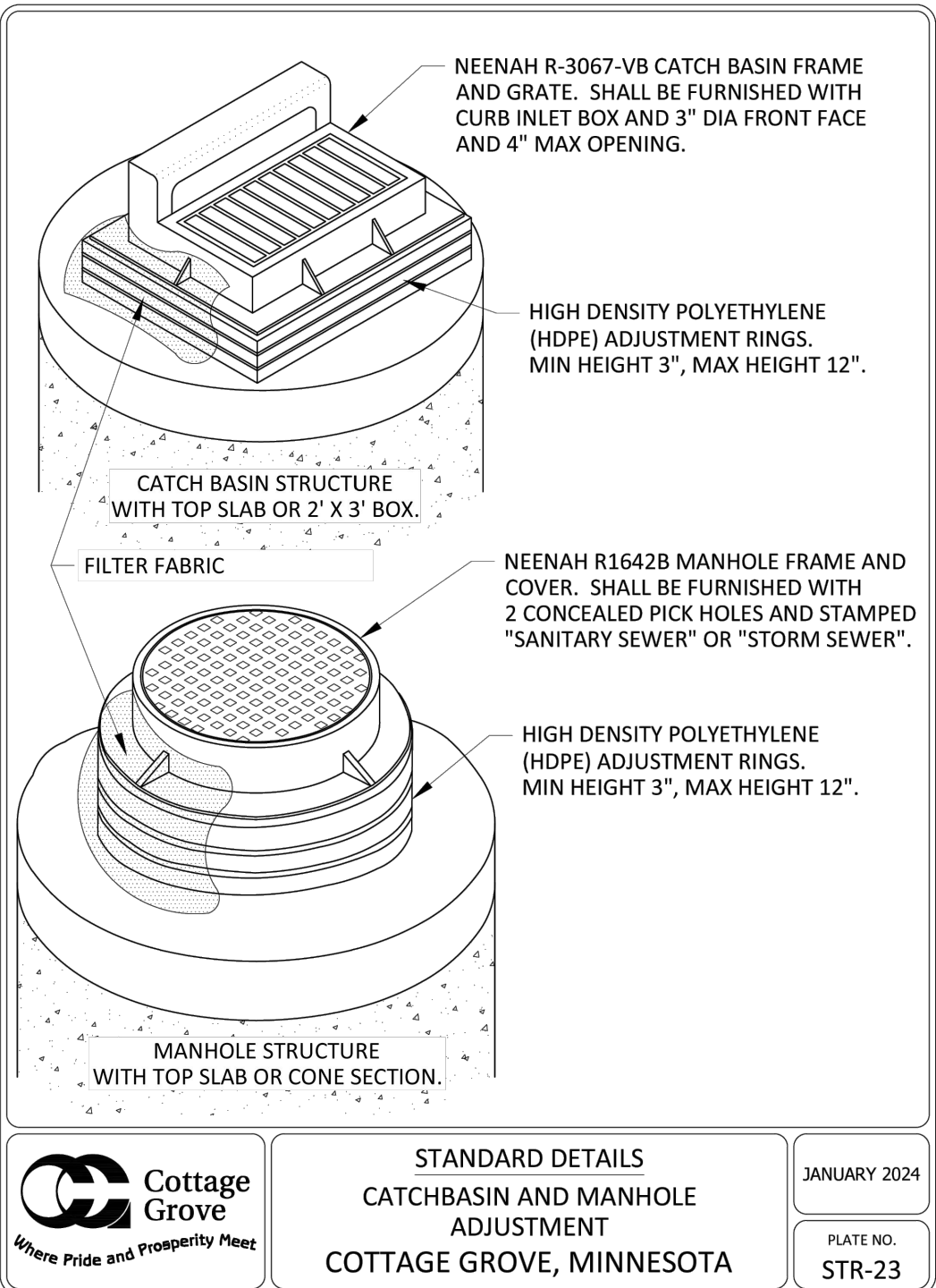
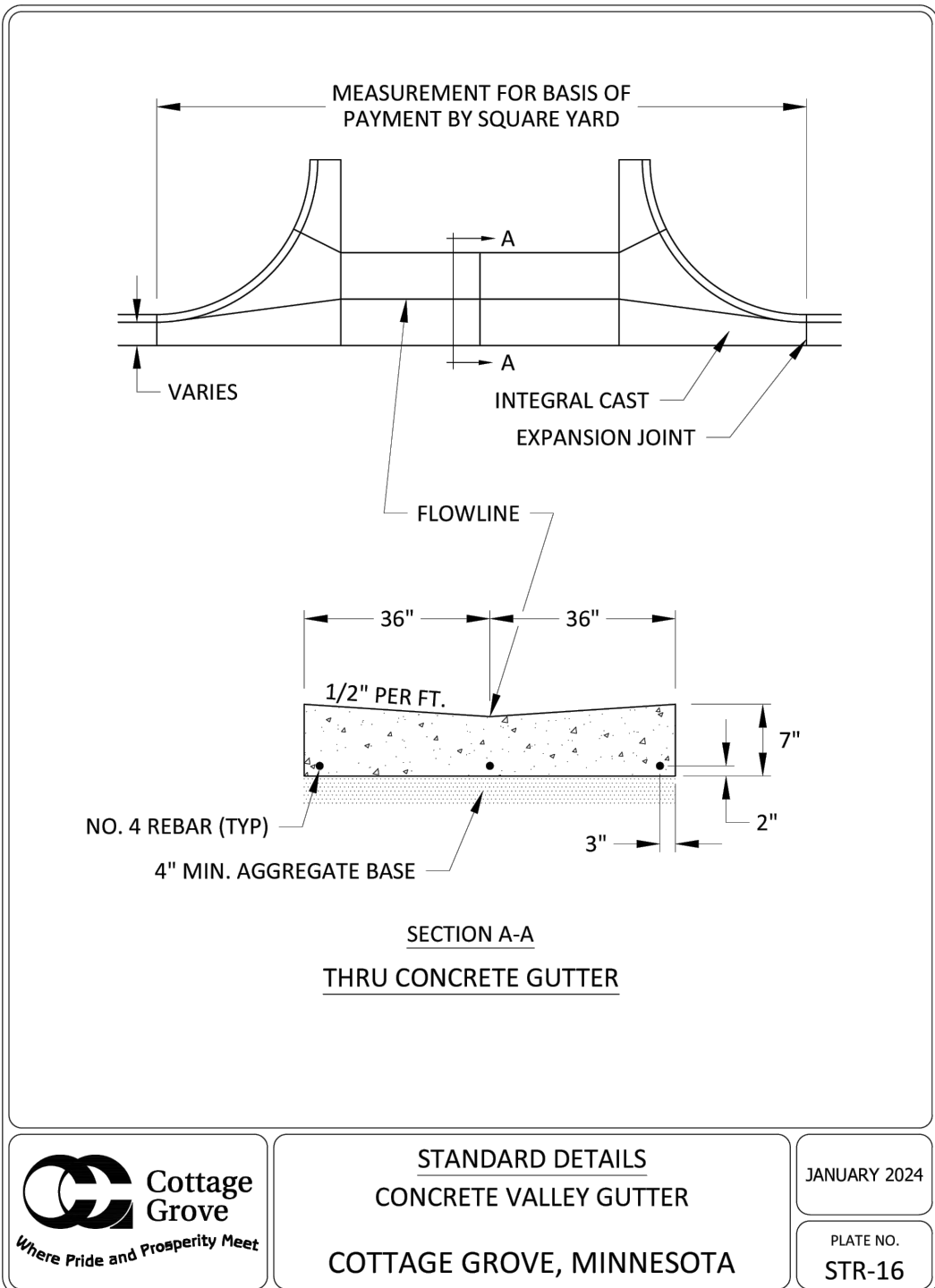
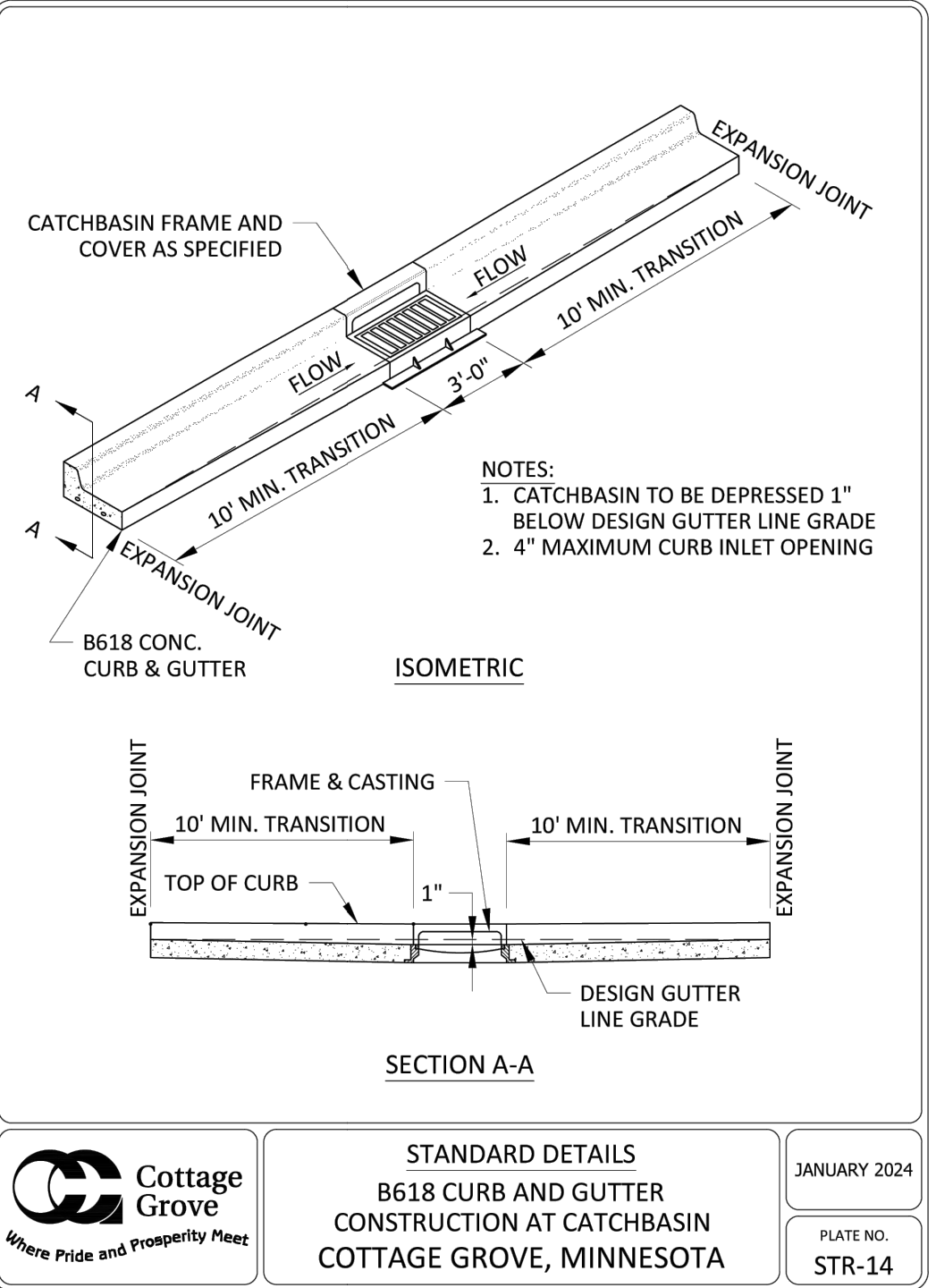
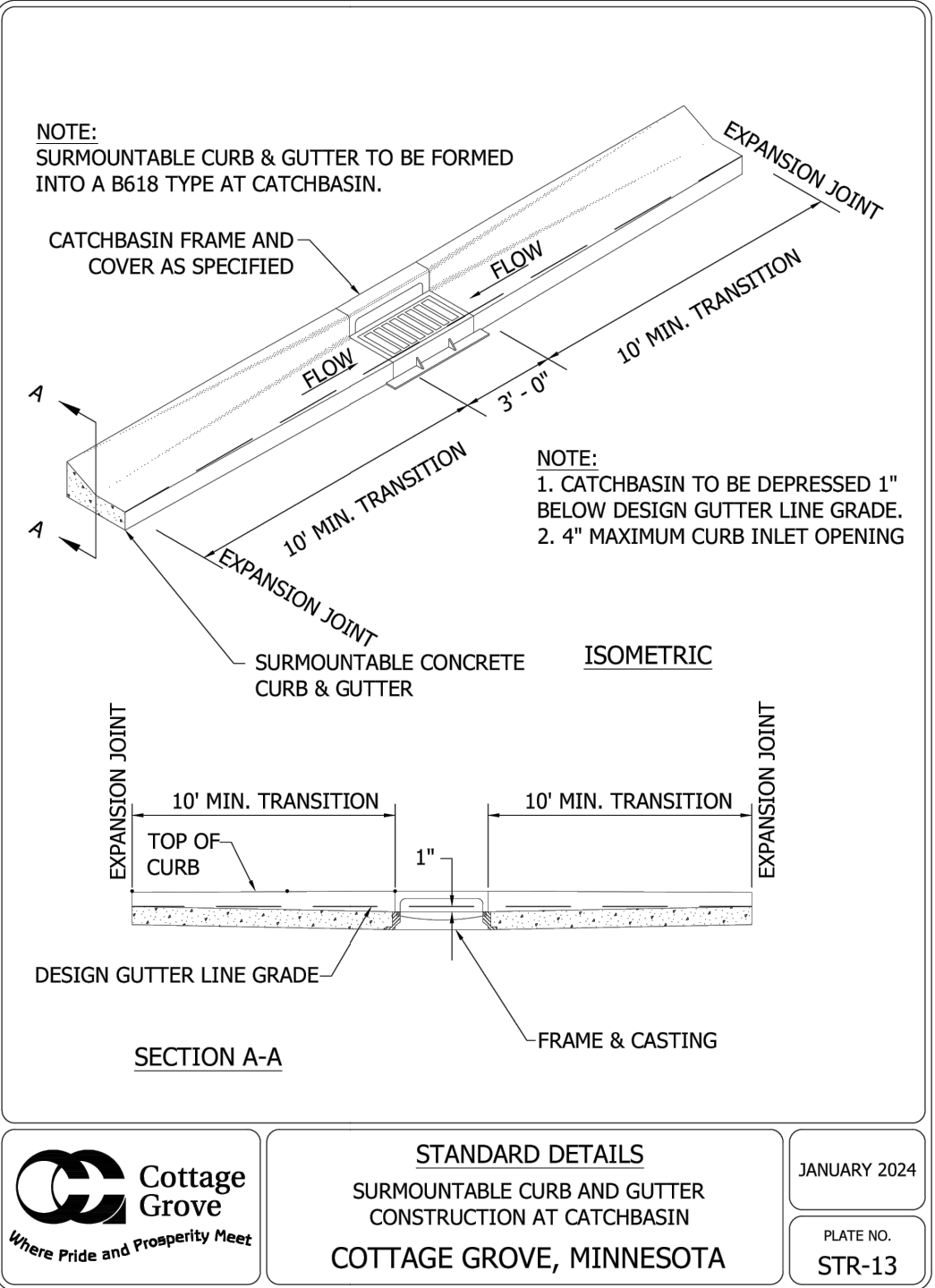
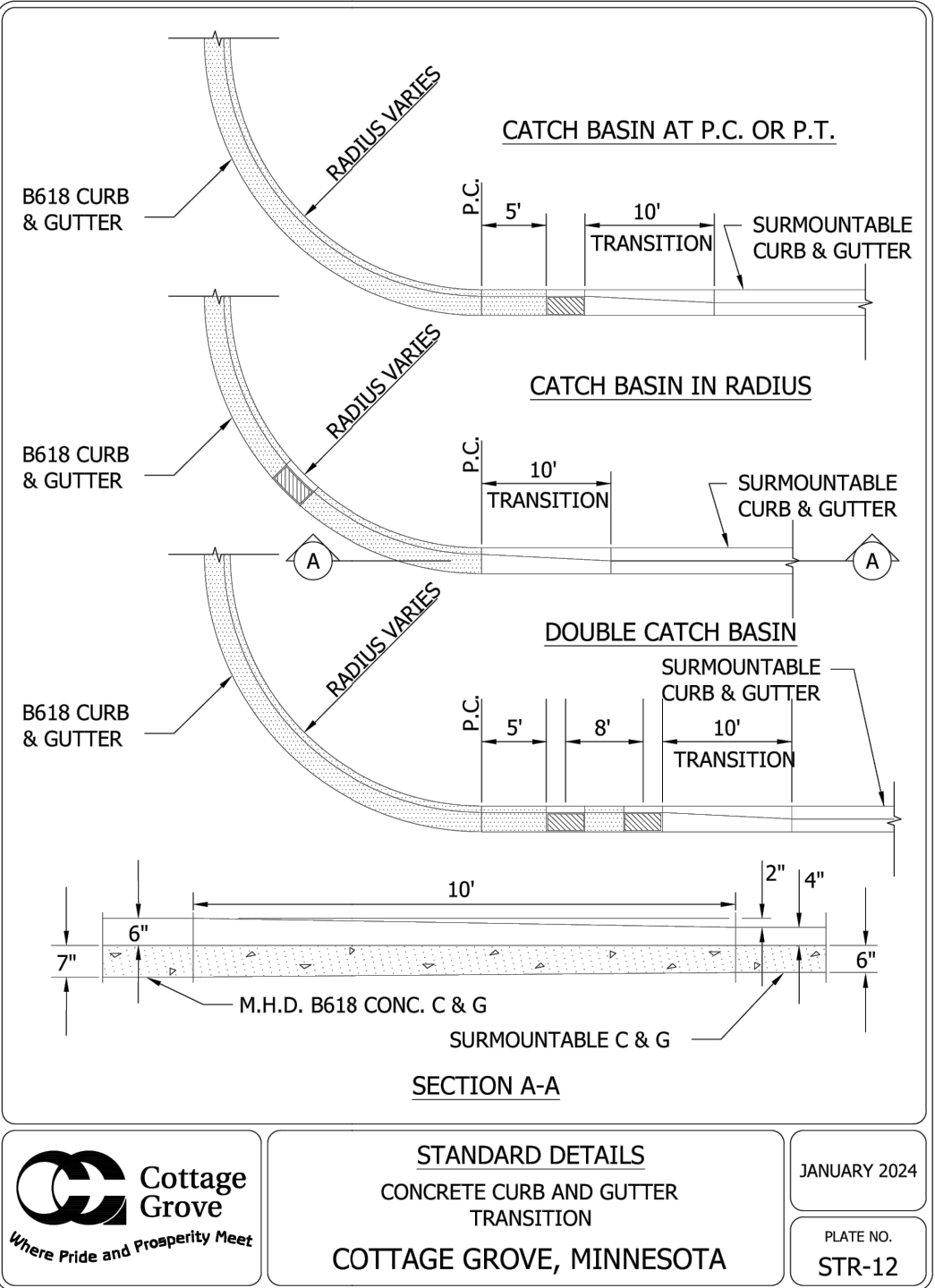
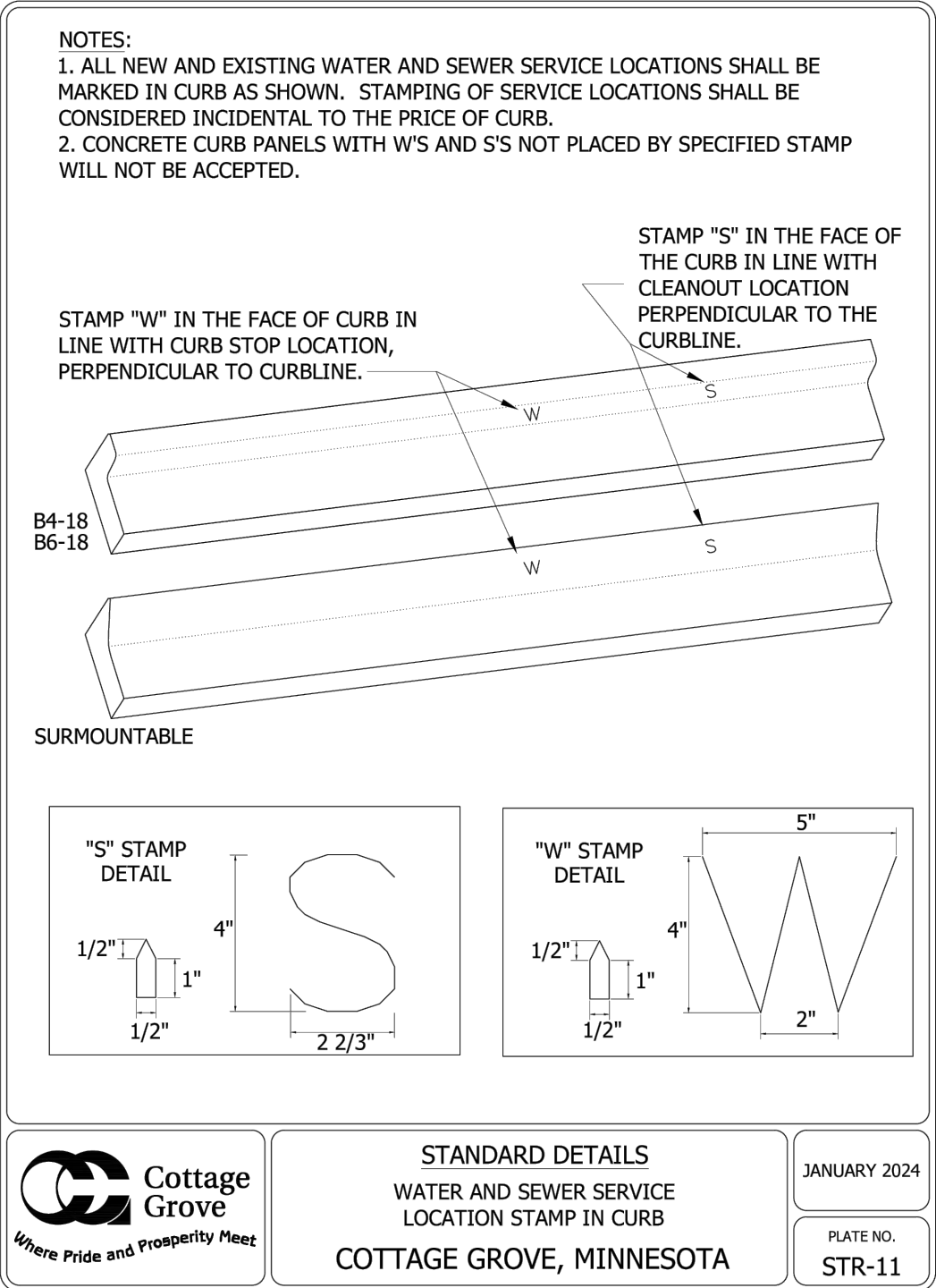
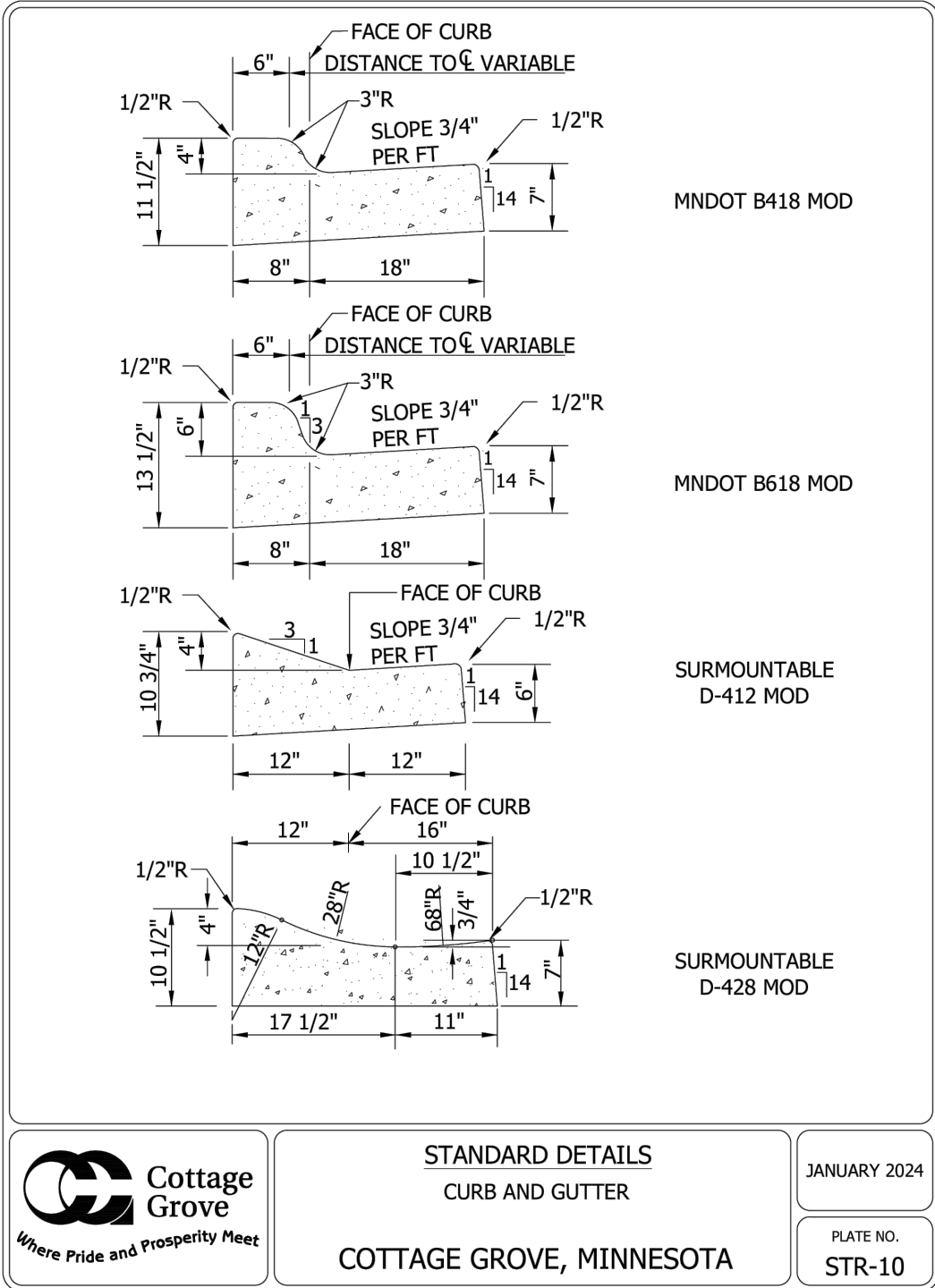
SHEET NUMBER:

17

OF

28

DATE: 06/20/24



DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/21/24
REVISIONS:
06/20/24 CITY COMMENTS
.
.
.
.

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.
Christian Froemke
CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

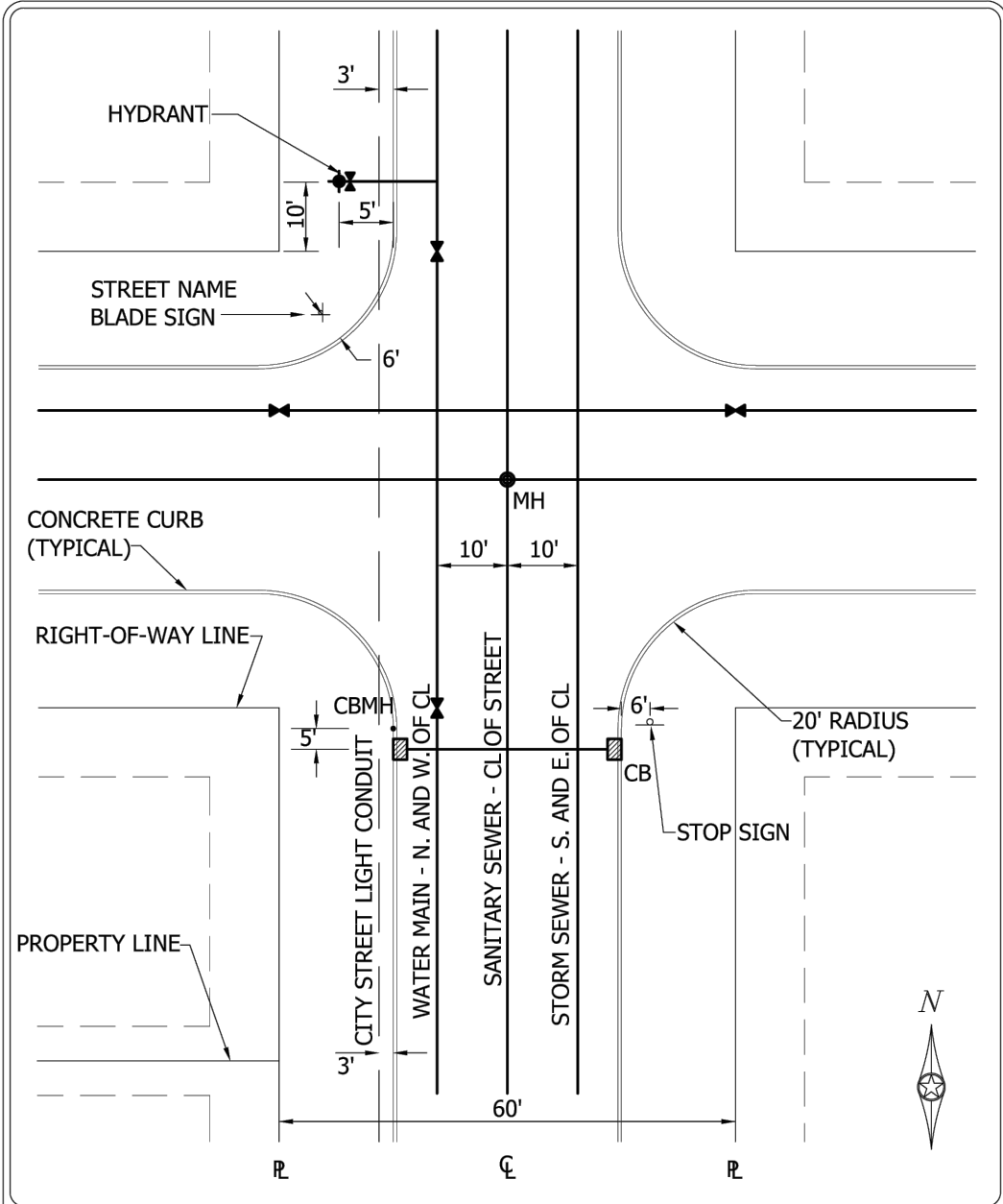
DETAILS

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

18 OF 28

DATE: 06/20/24





Cottage Grove
Where Pride and Prosperity Meet

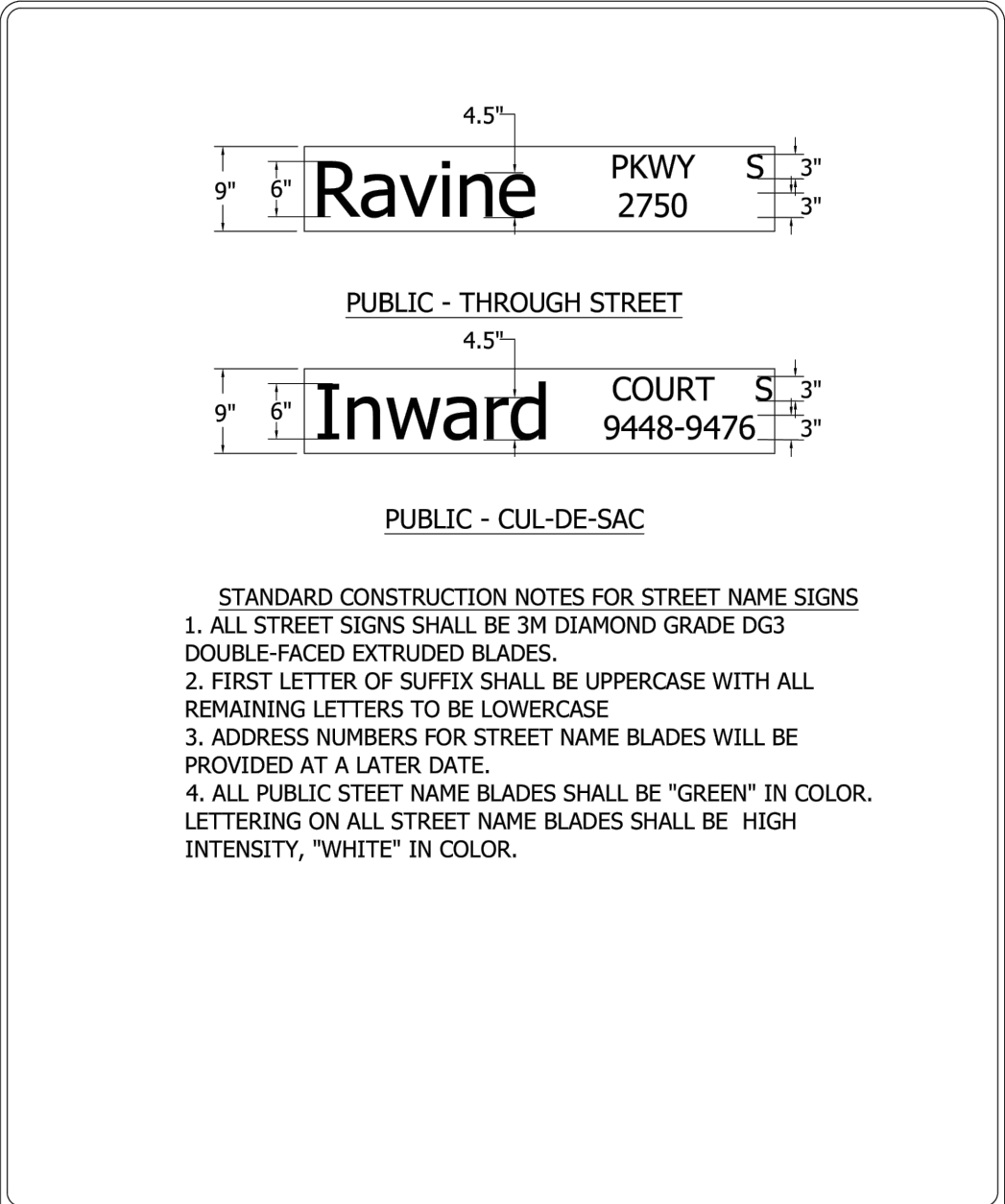
STANDARD DETAILS
TYPICAL UTILITY LOCATIONS

COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
STR-28

48_STR28.DWG





Cottage Grove
Where Pride and Prosperity Meet

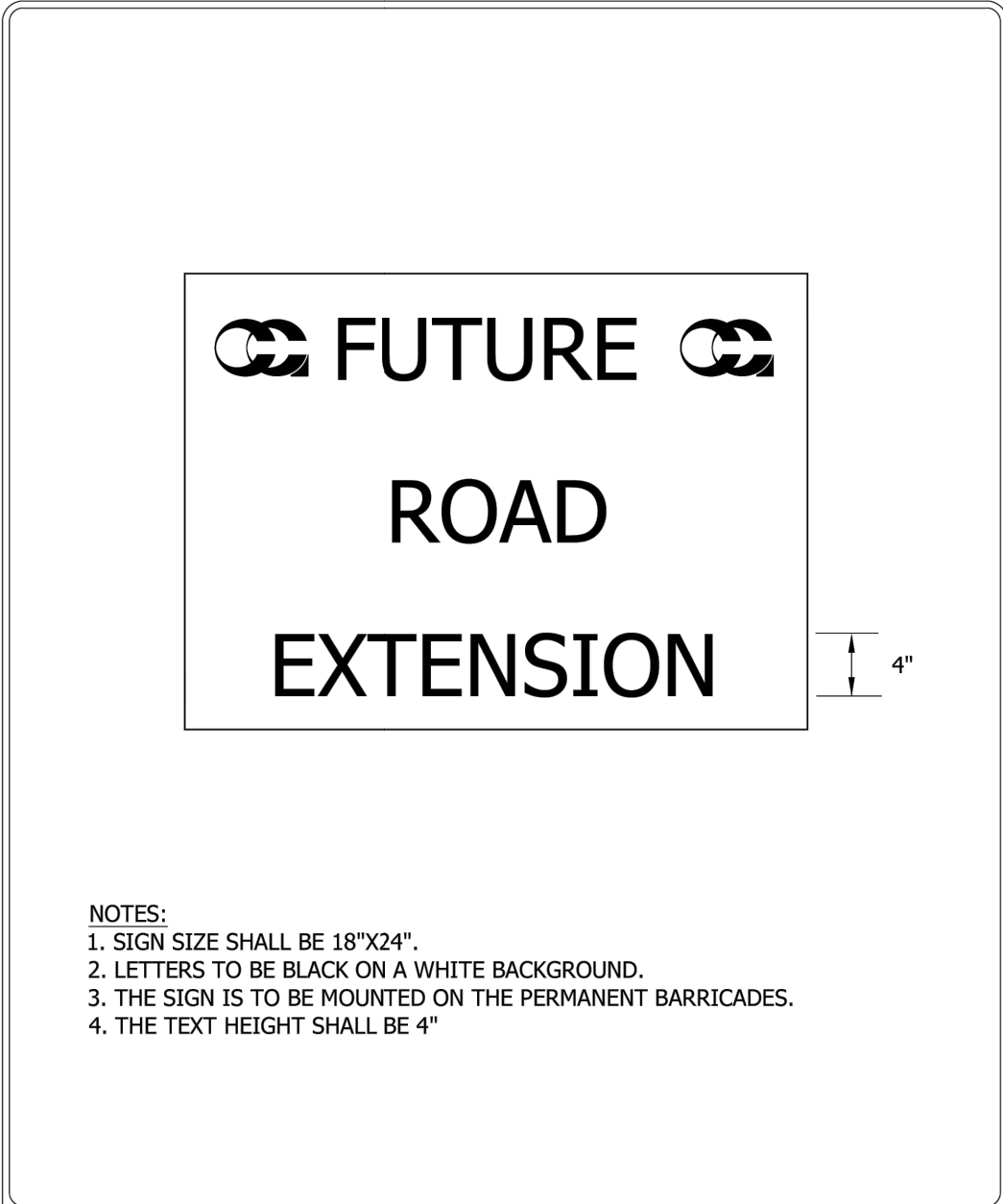
STANDARD DETAILS
STREET NAME BLADE SIGNS
PUBLIC STREETS

COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
STR-29

48_STR29.DWG





Cottage Grove
Where Pride and Prosperity Meet

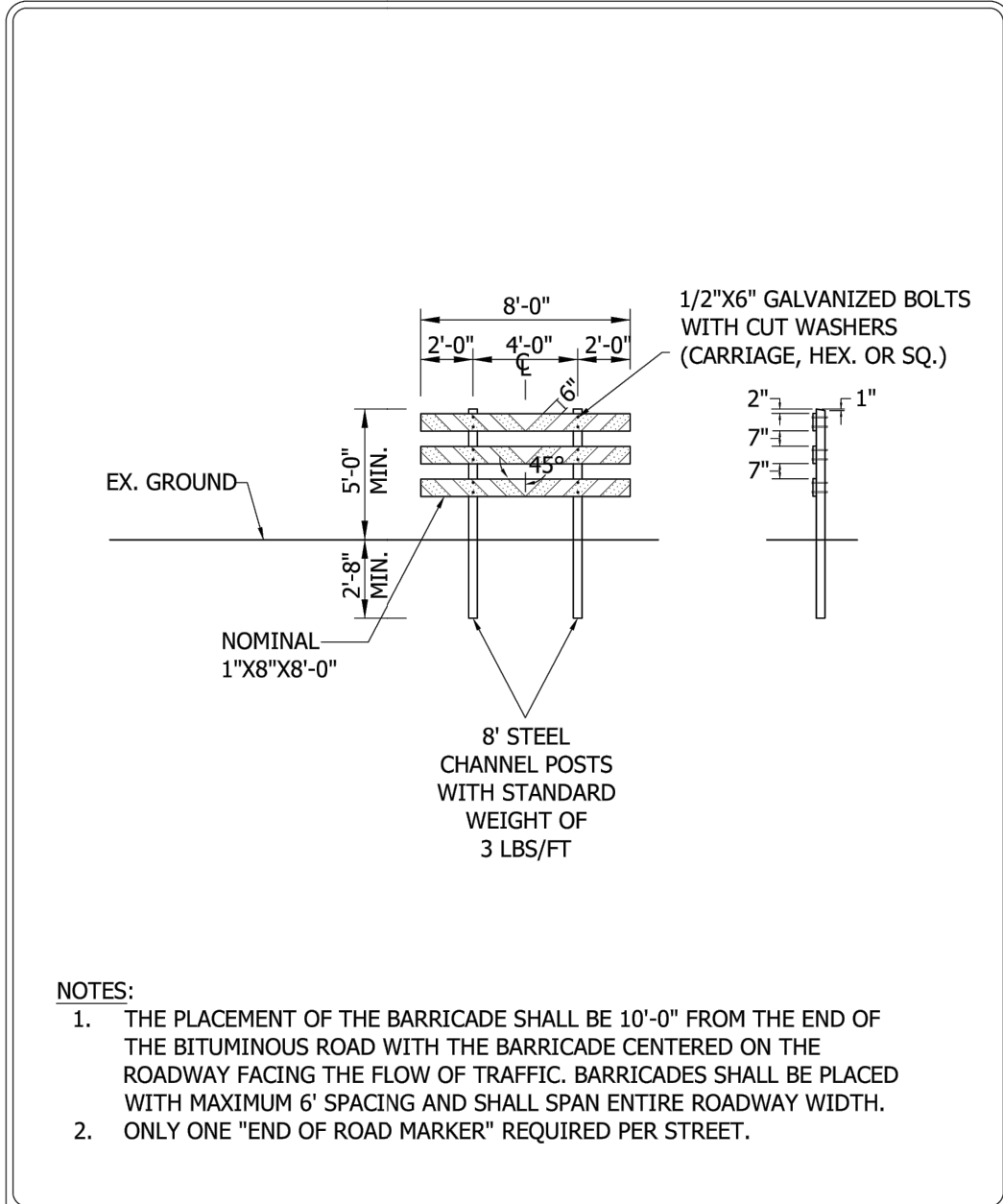
STANDARD DETAILS
FUTURE ROAD EXTENSION SIGN

COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
STR-31

48_STR31.DWG





Cottage Grove
Where Pride and Prosperity Meet

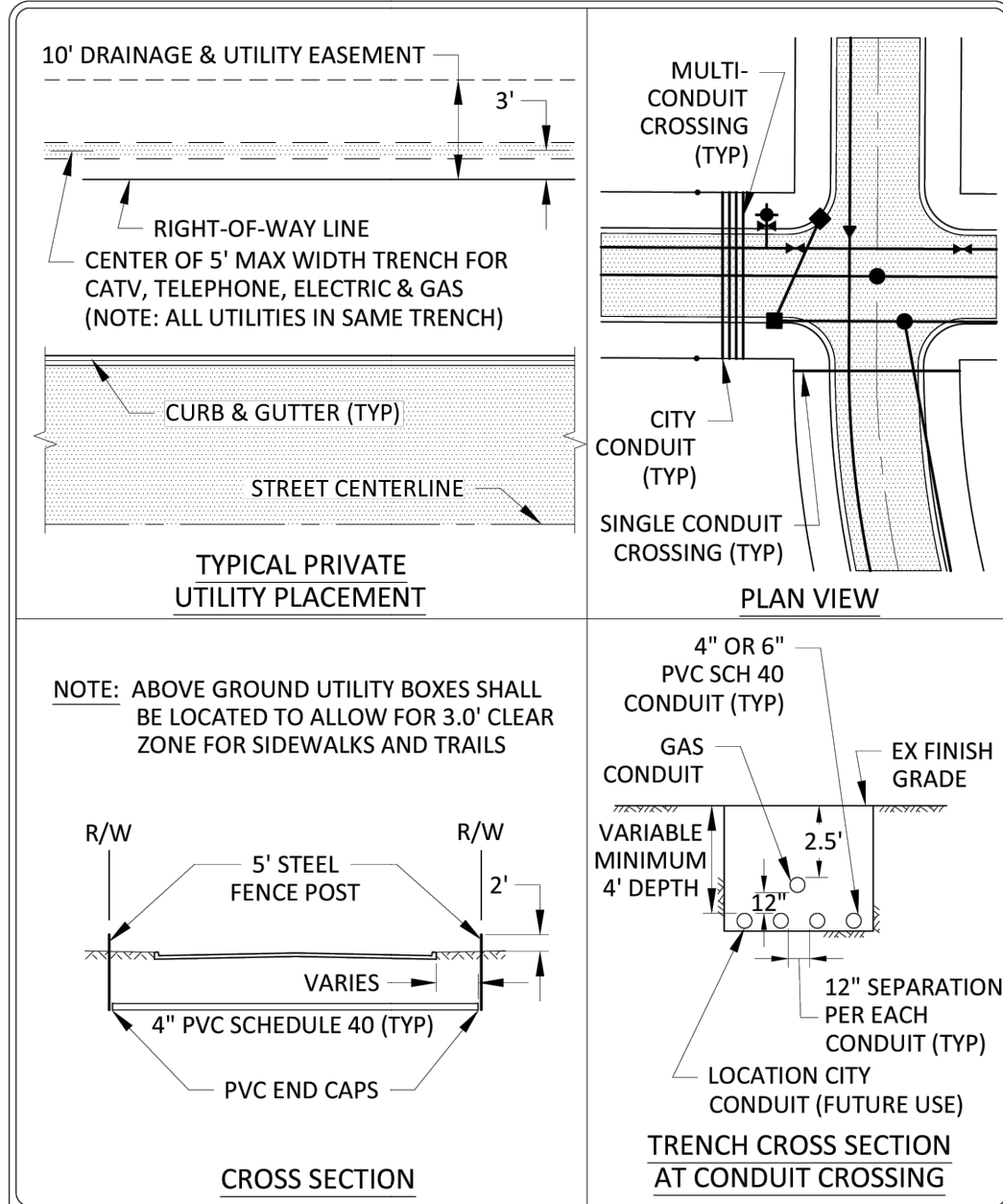
STANDARD DETAILS
PERMANENT BARRICADE

COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
STR-32

48_STR32.DWG





Cottage Grove
Where Pride and Prosperity Meet

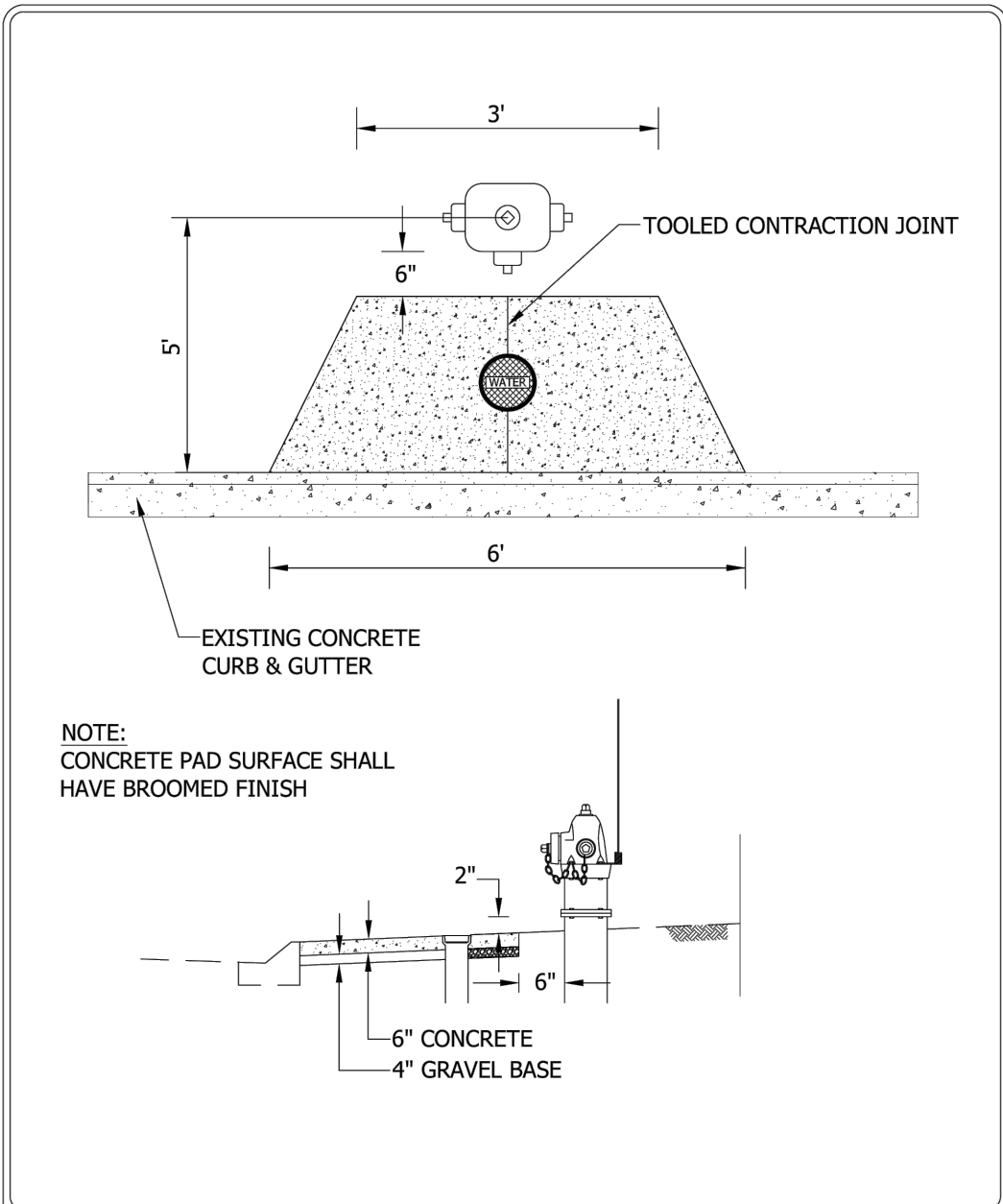
STANDARD DETAILS
PRIVATE UTILITY CONDUIT CROSSING

COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
STR-34

48_STR34.DWG





Cottage Grove
Where Pride and Prosperity Meet

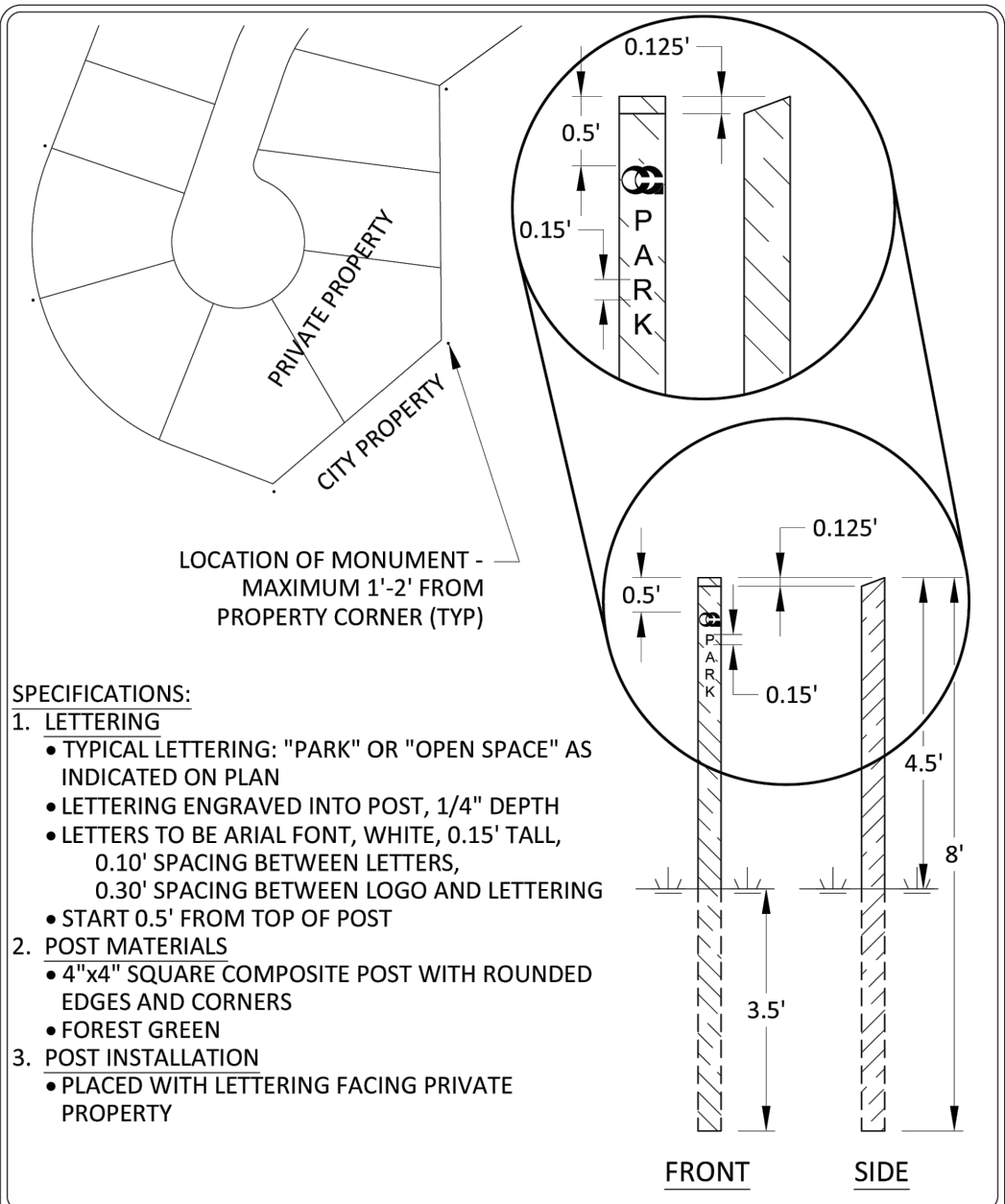
STANDARD DETAILS
CONCRETE HYDRANT PAD

COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
STR-37

48_STR37.DWG





Cottage Grove
Where Pride and Prosperity Meet

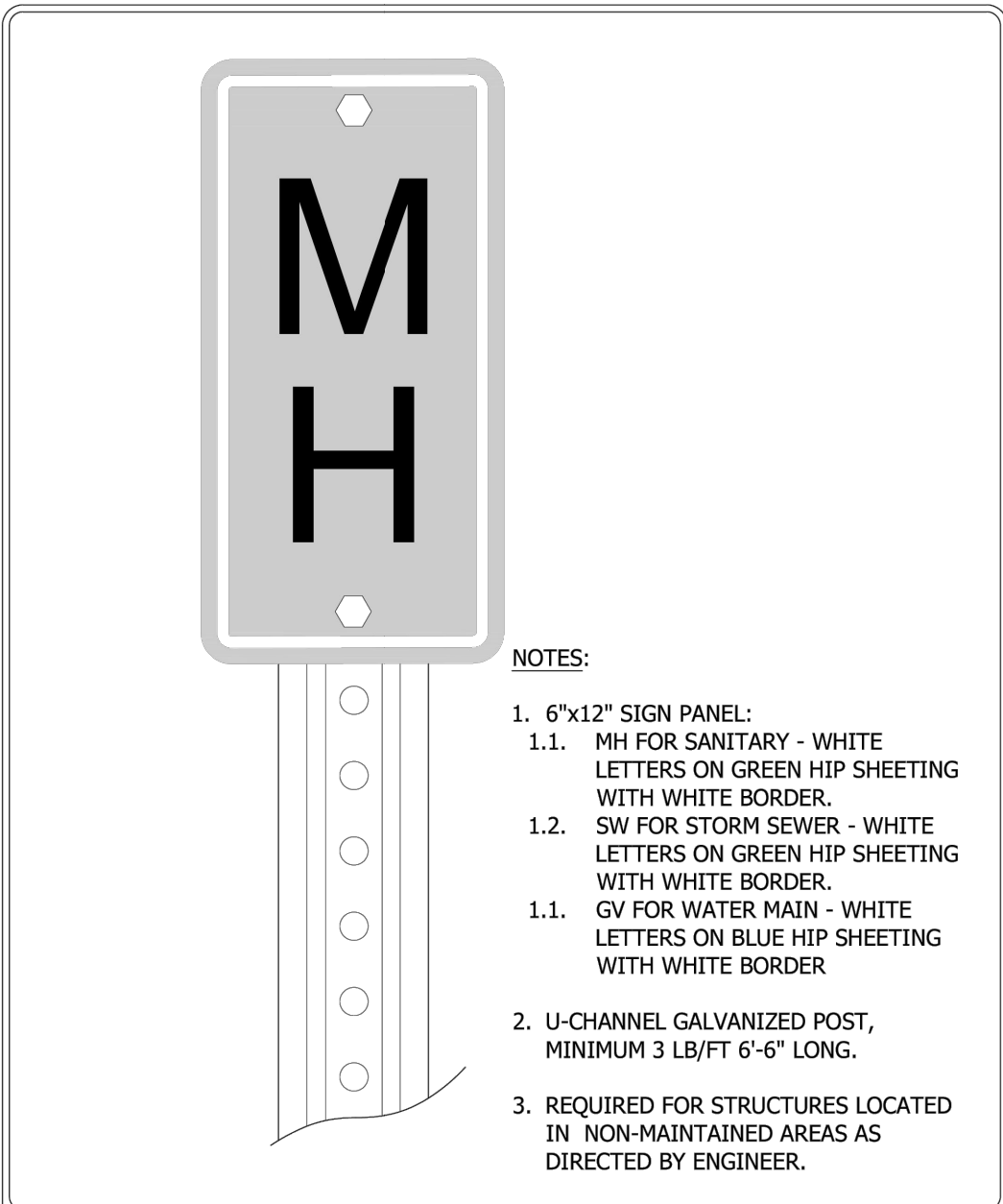
STANDARD DETAILS
CITY MONUMENT POST

COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
STR-40

48_STR40.DWG





Cottage Grove
Where Pride and Prosperity Meet

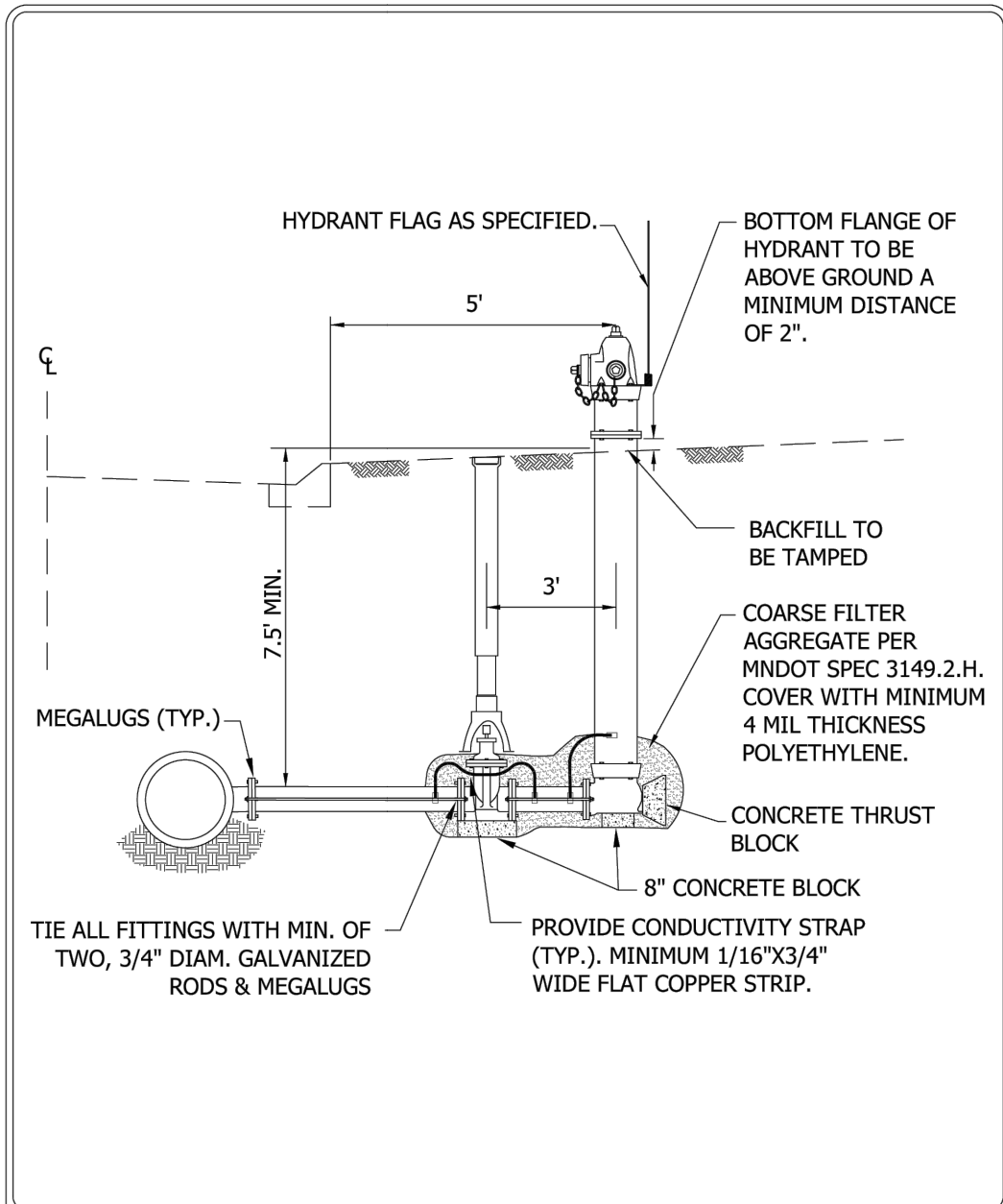
STANDARD DETAILS
STRUCTURE MARKER SIGN

COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
STR-41

48_STR41.DWG





Cottage Grove
Where Pride and Prosperity Meet

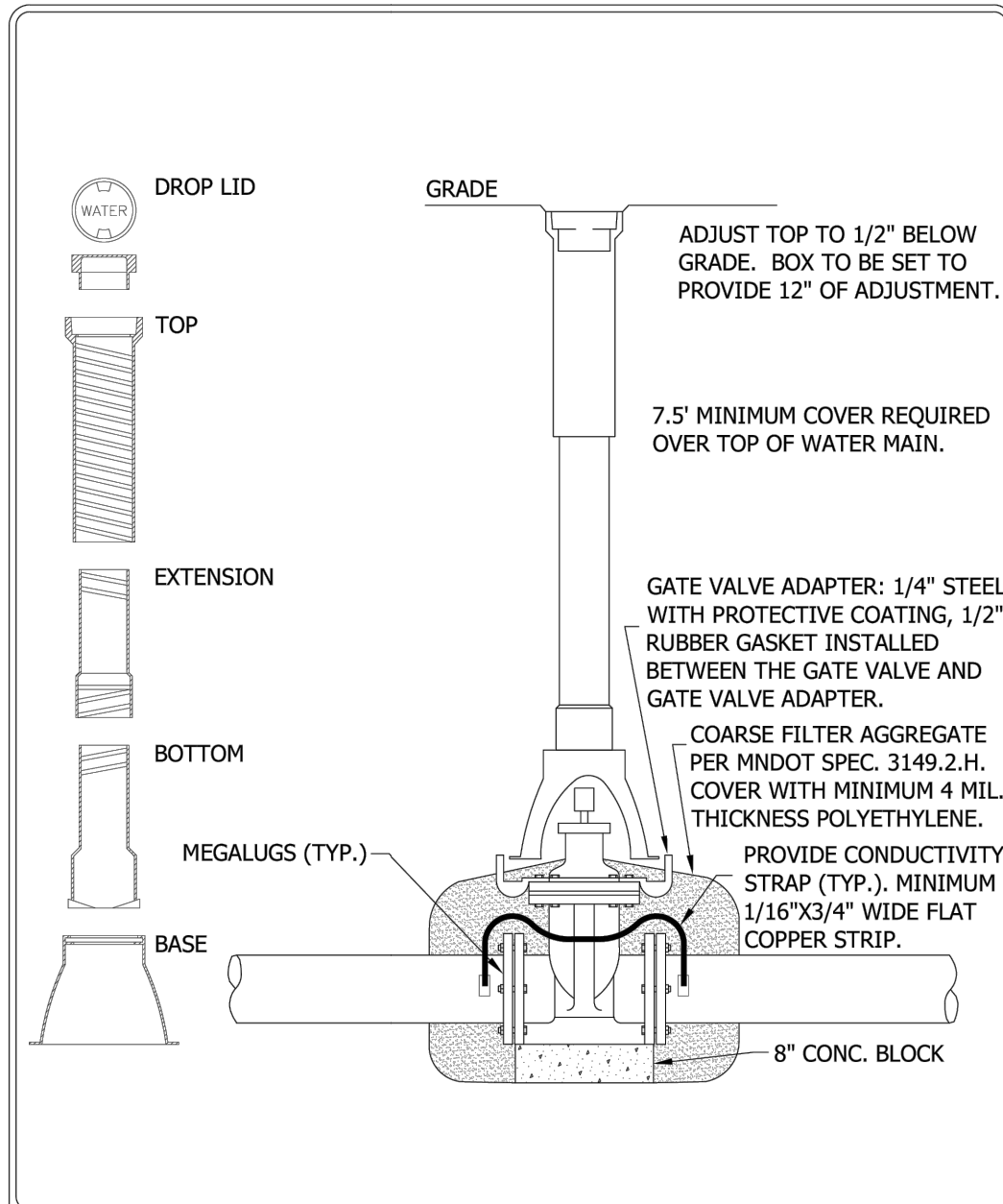
STANDARD DETAILS
HYDRANT DETAIL

COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
WAT-1

48_WAT1.DWG





Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
GATE VALVE AND BOX INSTALLATION

COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
WAT-3

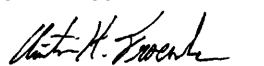
48_WAT3.DWG

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/21/24

REVISIONS:
06/20/24 CITY COMMENTS
.
.
.
.

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

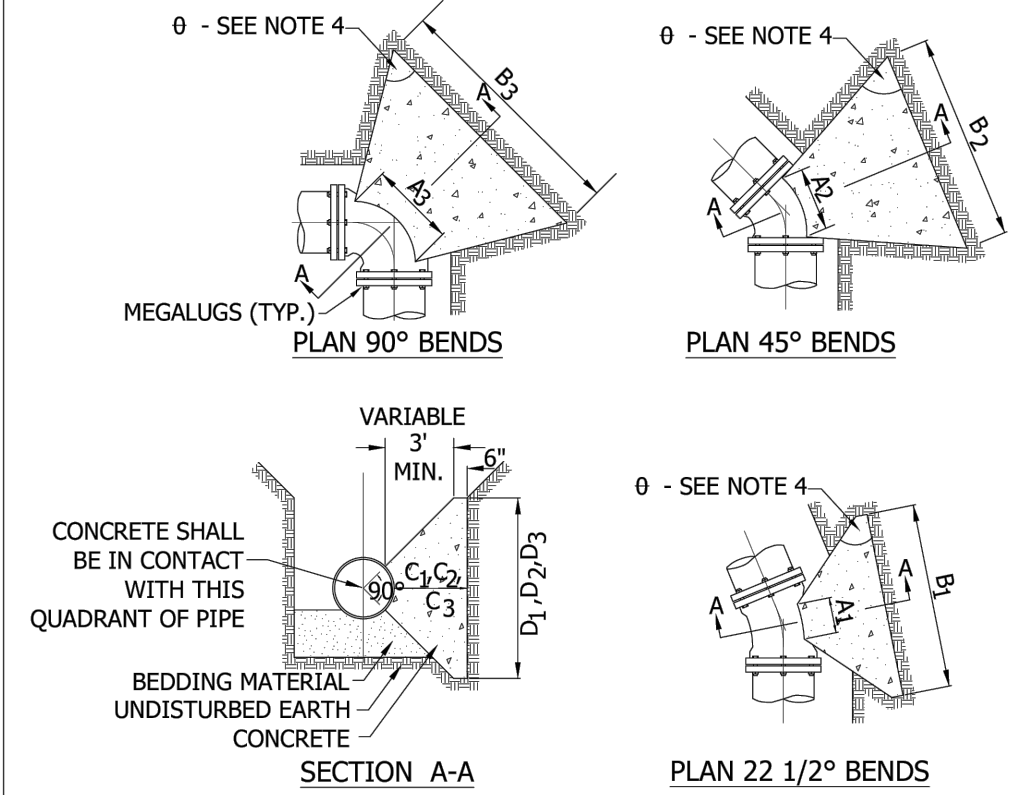
SHEET NUMBER:
19 OF 28
DATE: 06/20/24
PROJECT NUMBER: 0051216.00

NOTES:

1. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POURED AGAINST FIRM UNDISTURBED EARTH.
2. DIMENSION C1,C2,C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE θ EQUAL TO OR LARGER THAN 45°.
3. DIMENSION A1,A2,A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M J BOLTS.
4. $\theta = 45^\circ$ MINIMUM.
5. PLACE POLYETHYLENE BETWEEN CONCRETE & PIPE.

BUTTRESS DIMENSIONS

PIPE SIZE	22 1/2° BEND	45° BEND	90° BEND
	B ₁	D ₁	B ₂ D ₂ B ₃ D ₃
6"	--	--	-- 2'-1" 1'-6"
8"	--	--	-- 2'-8" 2'-0"
12"	1'-10"	1'-10"	3'-4" 2'-0" 4'-9" 2'-6"
16"	3'-0"	2'-0"	3'-10" 3'-0" 6'-2" 3'-6"
20"	3'-6"	2'-8"	5'-6" 3'-4" 8'-4" 4'-0"
24"	4'-4"	3'-0"	6'-10" 3'-10" 9'-8" 5'-0"
30"	--	--	9'-3" 6'-0" 17'-0" 6'-0"





Cottage Grove
Where Pride and Prosperity Meet

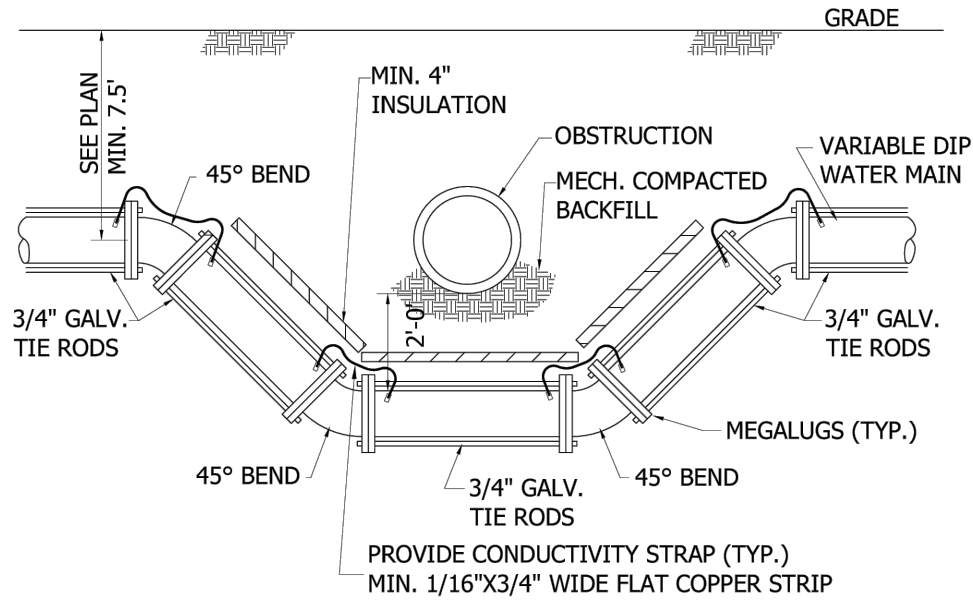
STANDARD DETAILS
CONCRETE THRUST BLOCKING

COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
WAT-6

48_WAT6.DWG





Cottage Grove
Where Pride and Prosperity Meet

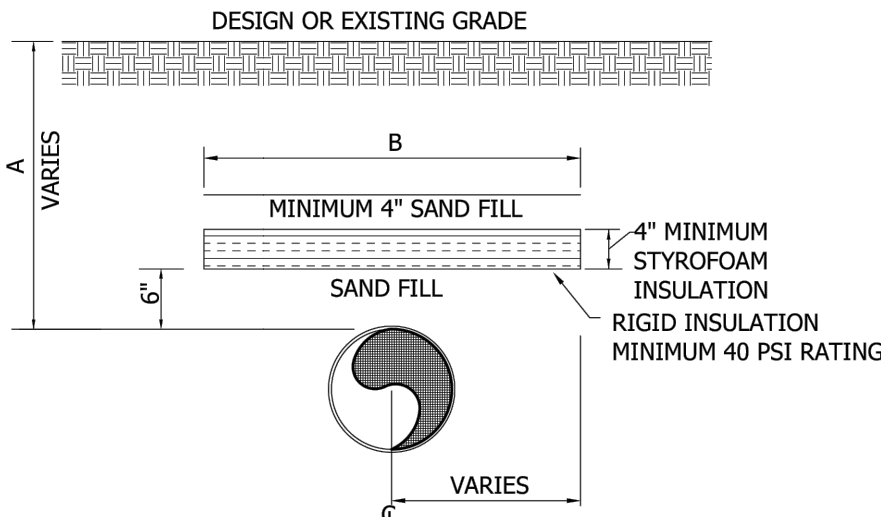
STANDARD DETAILS
WATER MAIN OFFSET

COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
WAT-7

48_WAT7.DWG



PIPE SHALL BE CENTERED UNDER INSULATION UNLESS OTHERWISE SPECIFIED.

COVER OVER PIPE - A	WIDTH OF INSULATING BOARD - B
2'	11'
3'	9'
4'	7'
5'	5'
6'	3'



Cottage Grove
Where Pride and Prosperity Meet

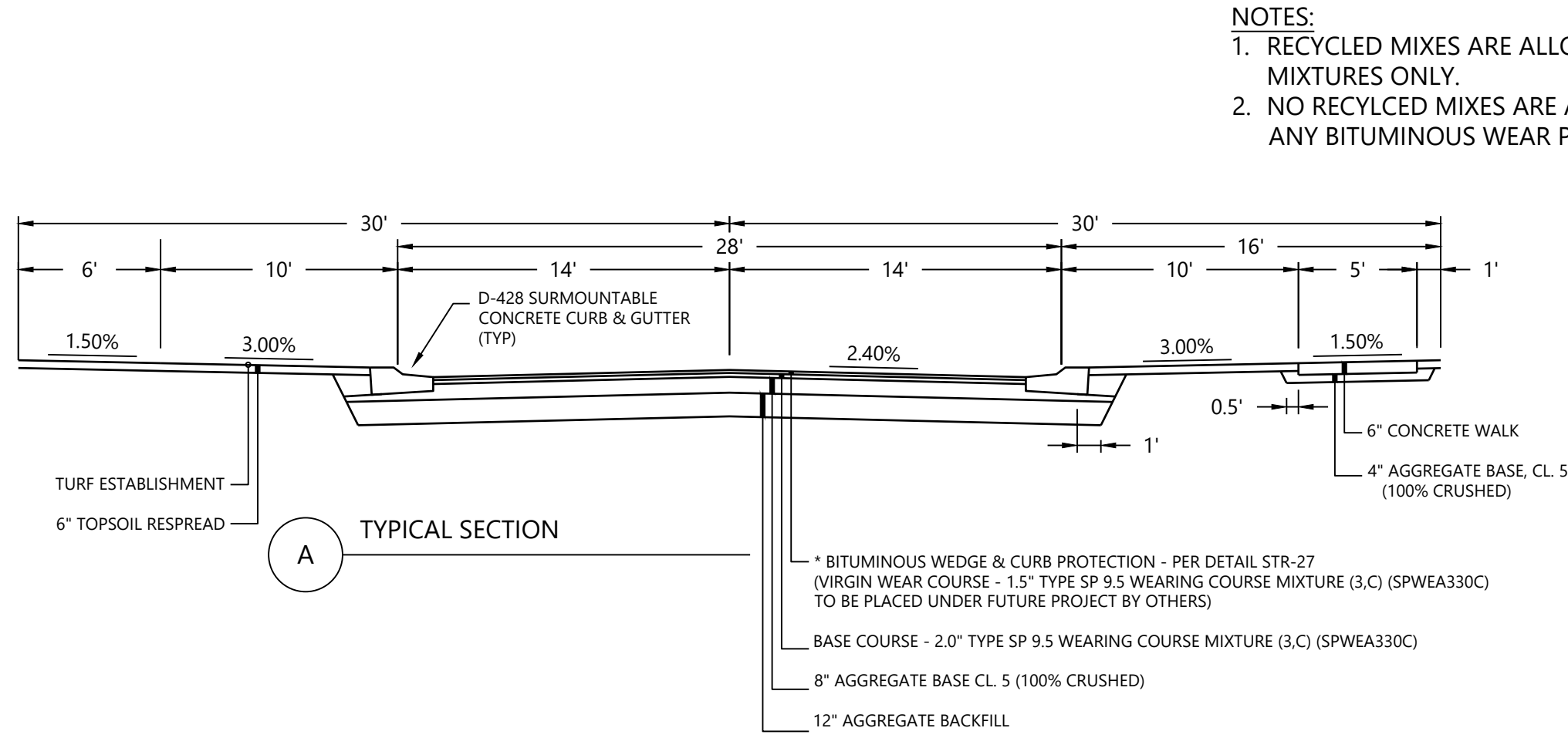
STANDARD DETAILS
INSULATION DETAIL

COTTAGE GROVE, MINNESOTA

JANUARY 2024

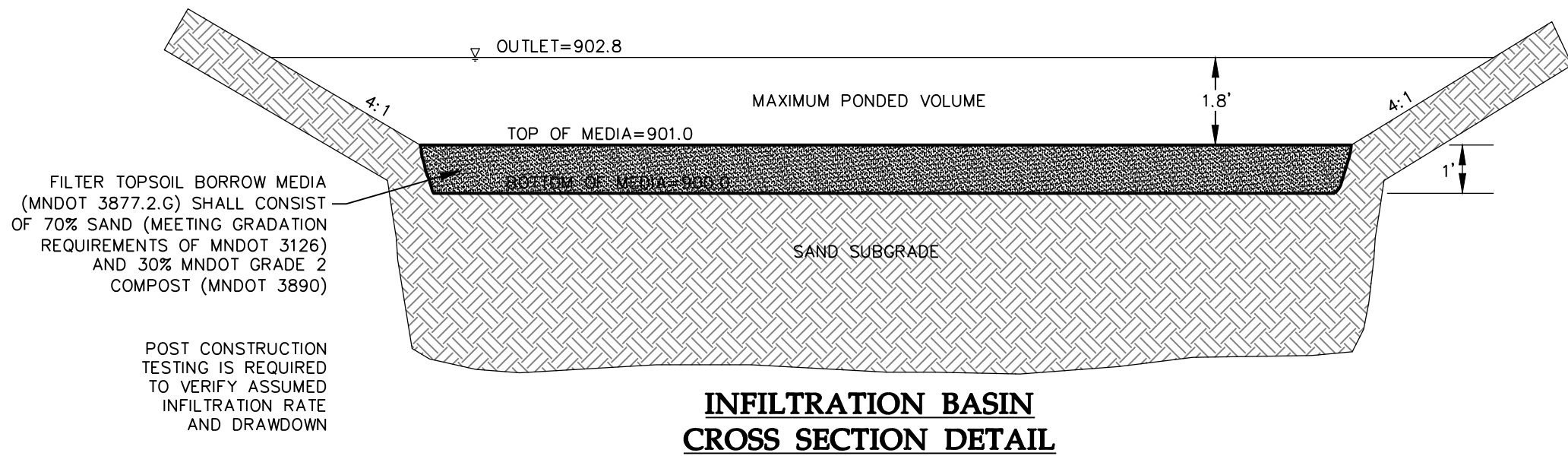
PLATE NO.
WAT-9

48_WAT9.DWG



NOTES:

1. RECYCLED MIXES ARE ALLOWED FOR BASE MIXTURES ONLY.
2. NO RECYLCED MIXES ARE ALLOWED FOR ANY BITUMINOUS WEAR PLACED.



INFILTRATION BASIN
CROSS SECTION DETAIL

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/21/24

REVISIONS:
△ 06/20/24 CITY COMMENTS
△
△
△
△

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

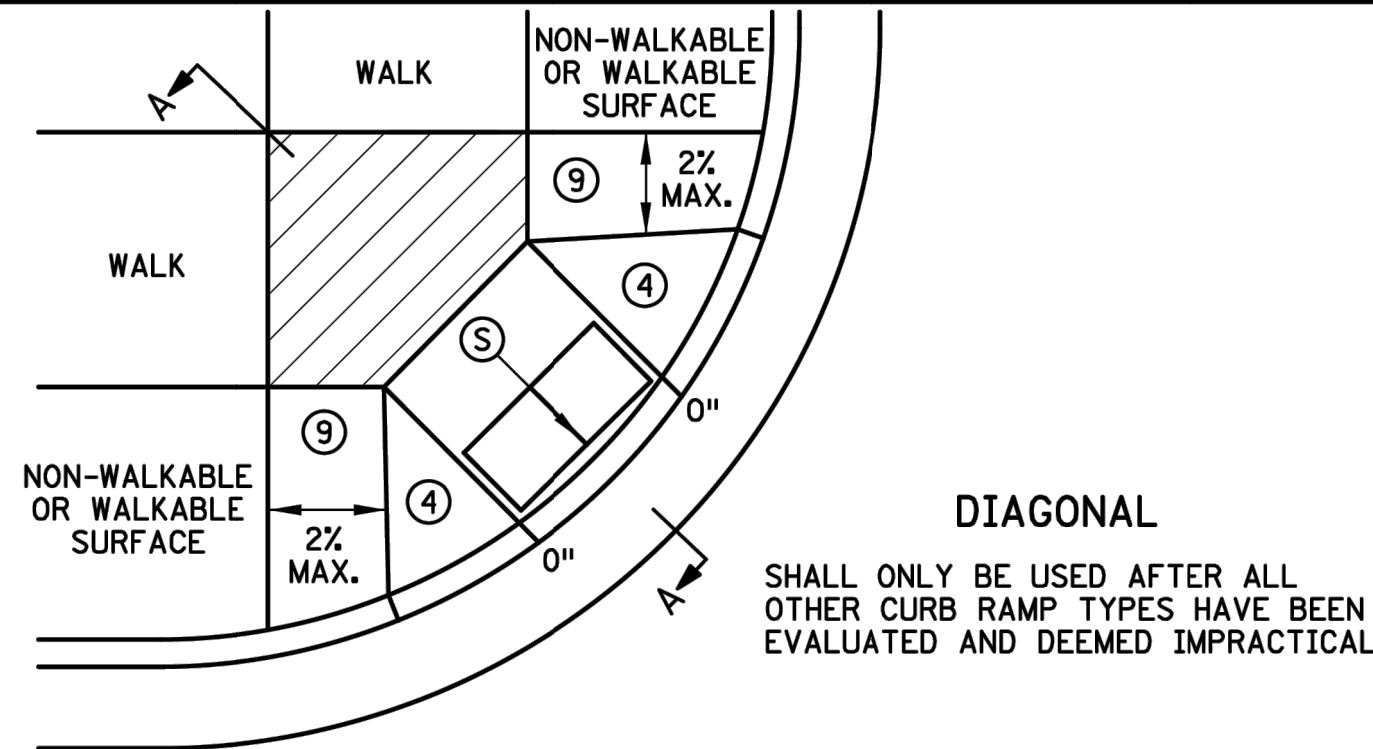
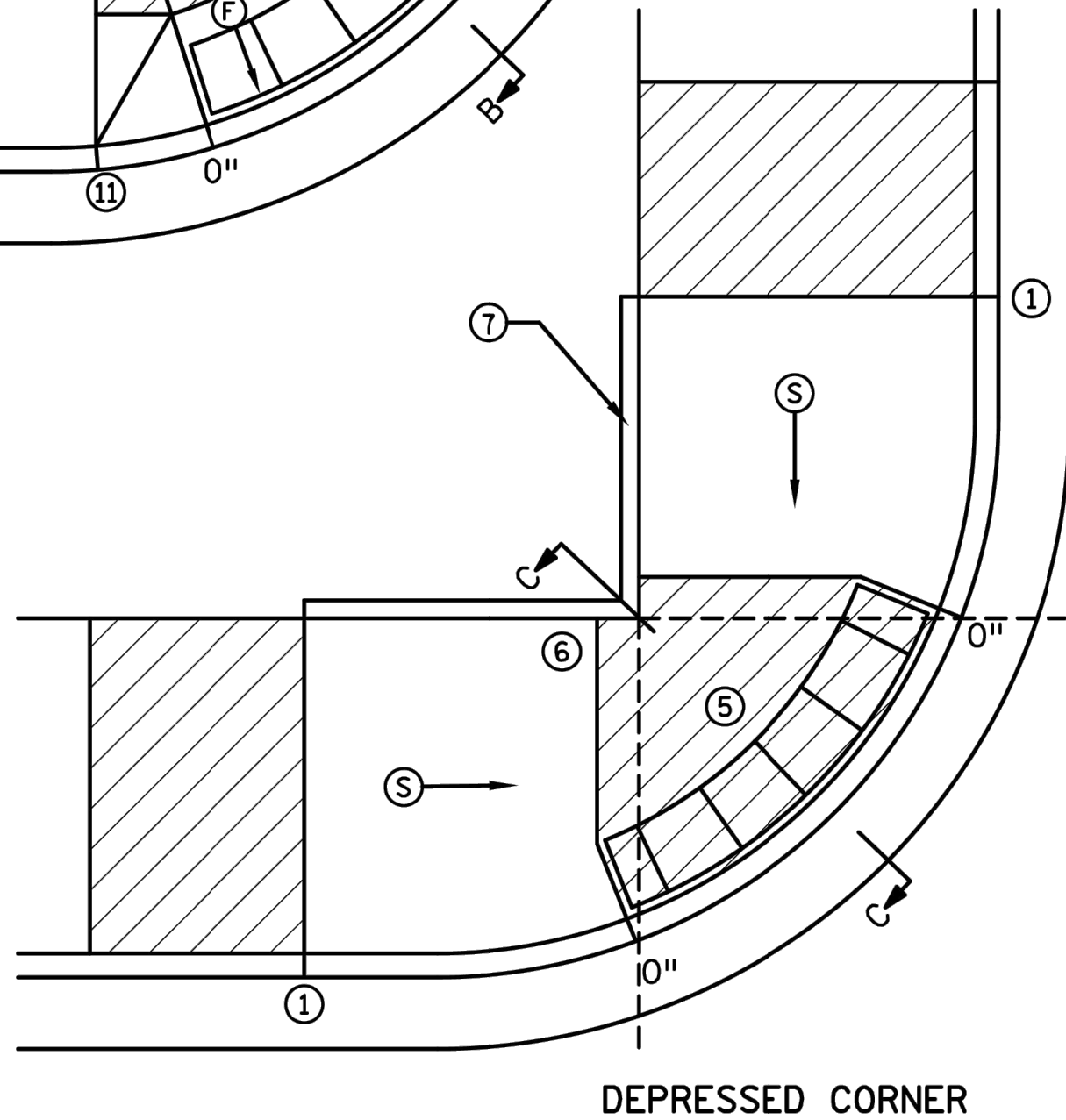
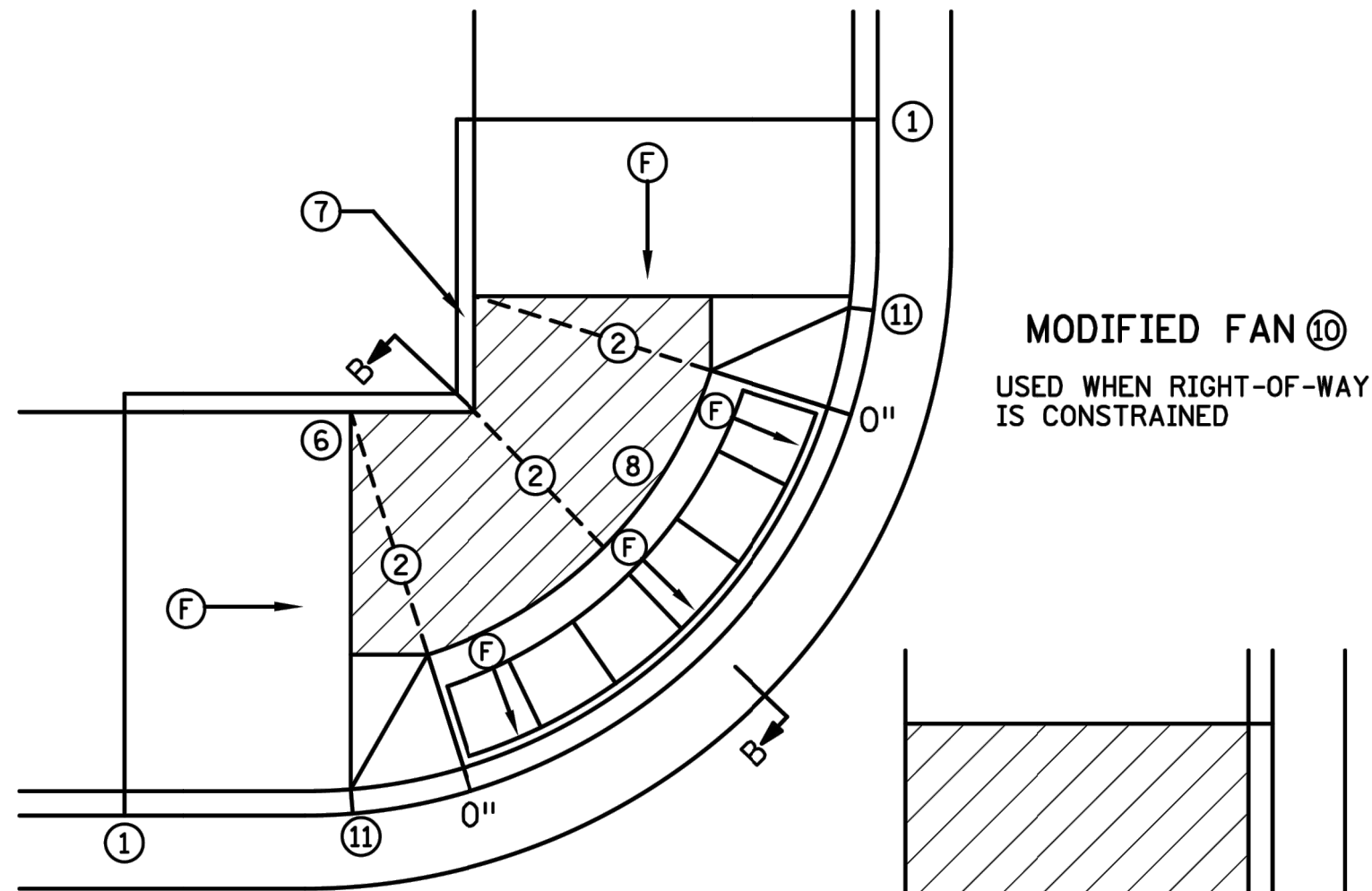
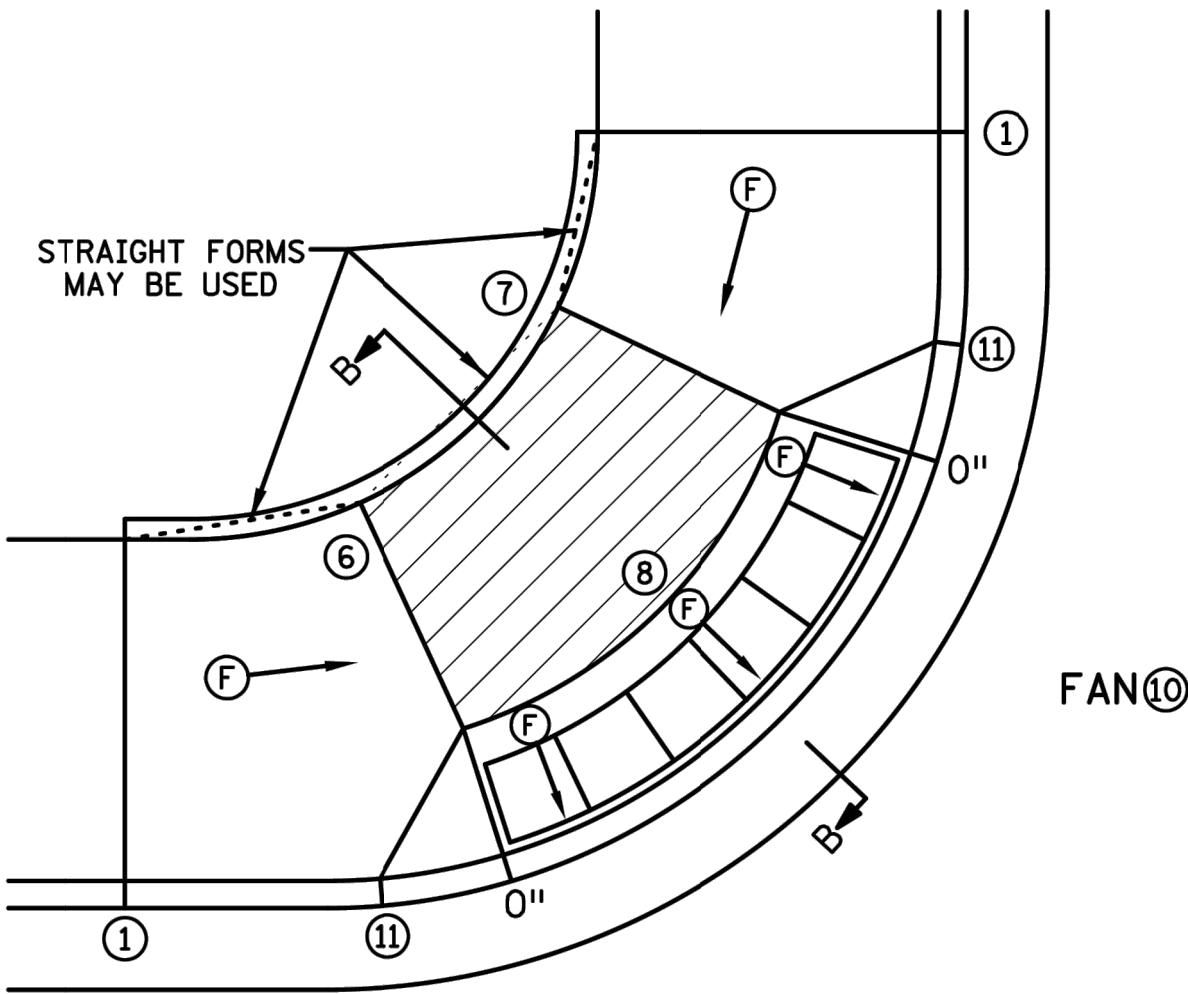
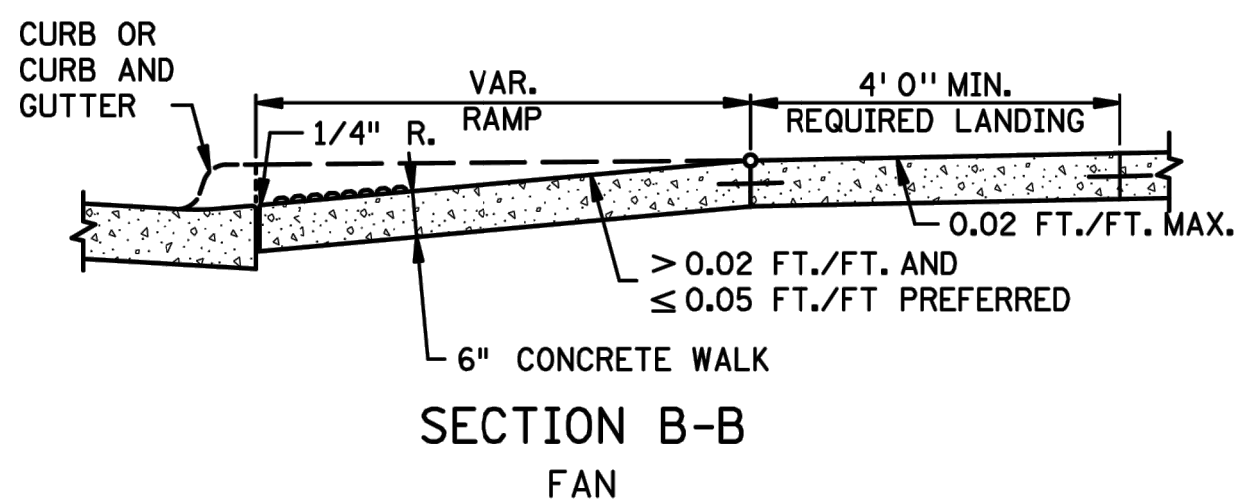
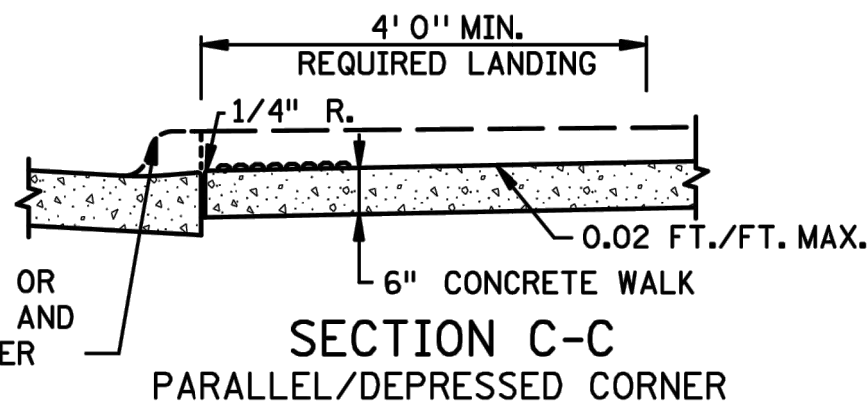
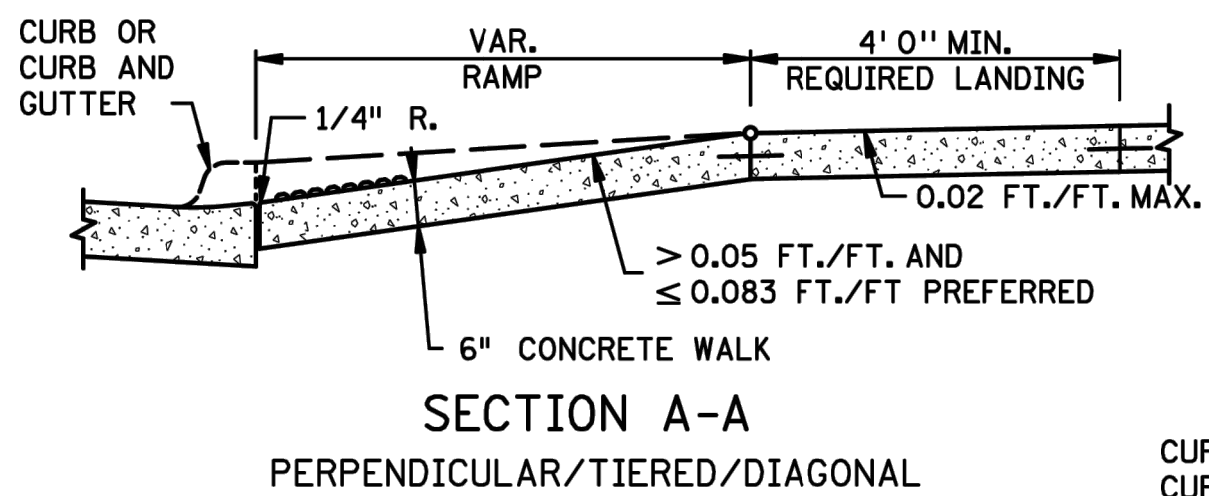
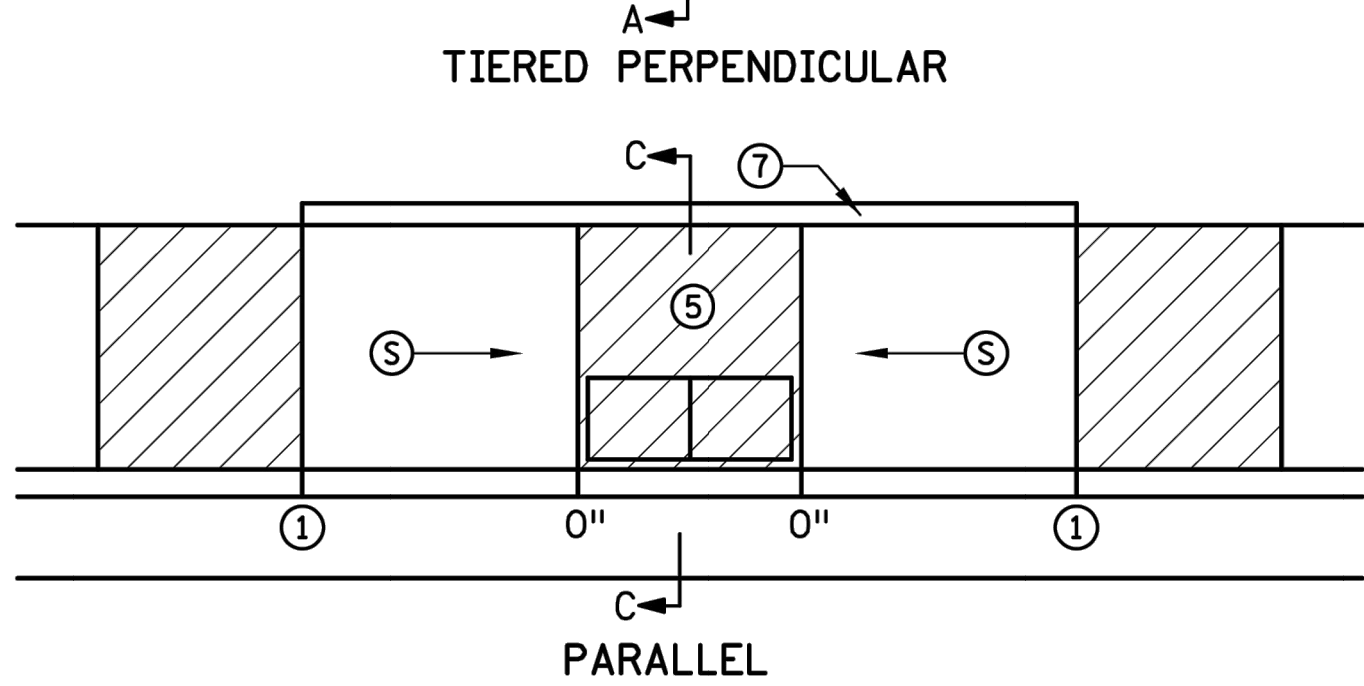
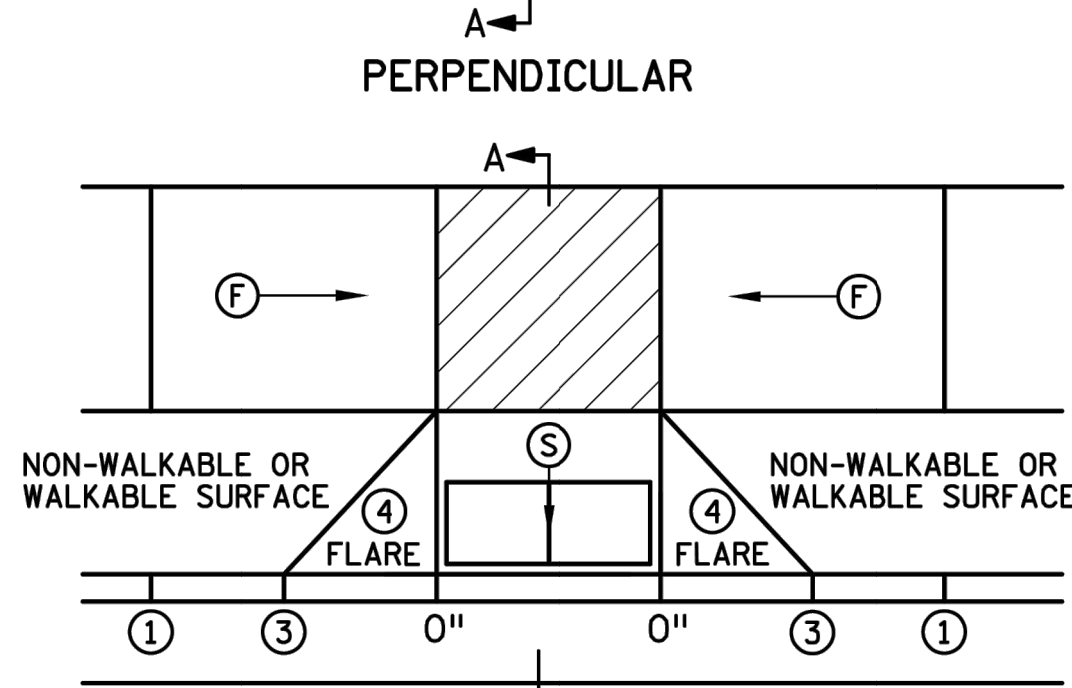
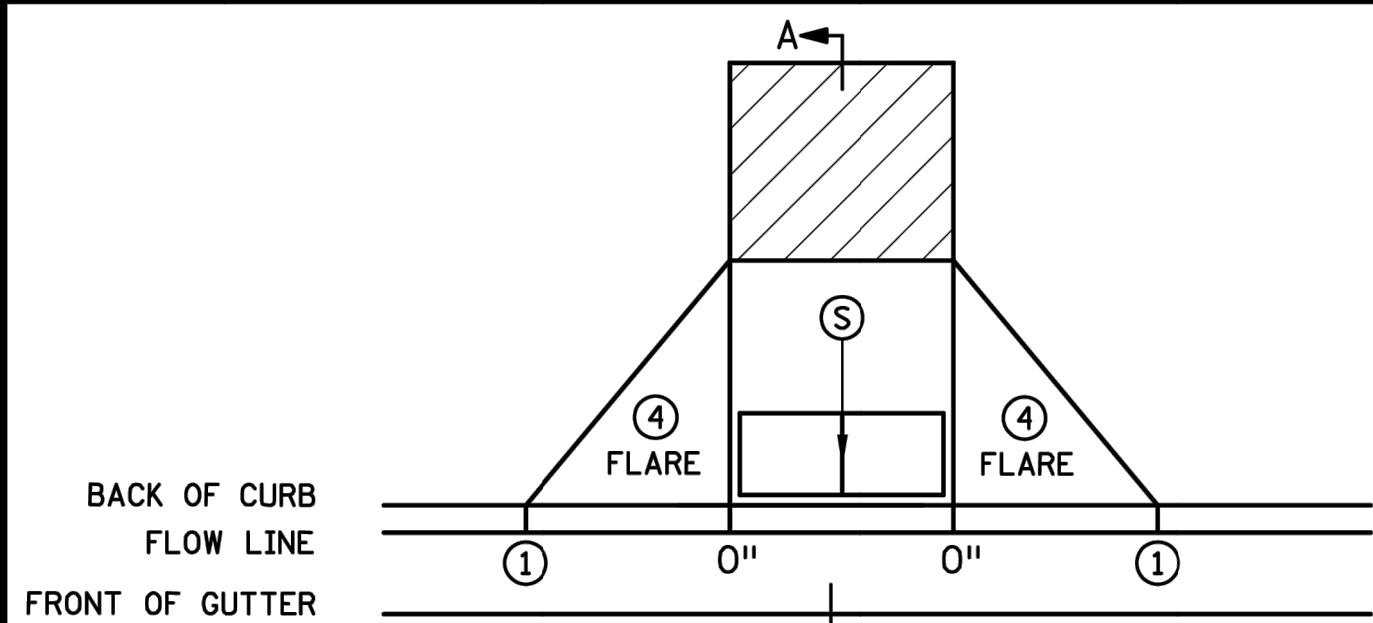
DETAILS

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

20 OF 28

DATE: 06/20/24



NOTES:

- LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE GREATER THAN 2%.
- INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.
- SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL RUNNING SLOPE IS GREATER THAN 5.0%.
- CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOPS OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.
- ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL, THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH, (EXCEPT AS STATED IN 6) BELOW.
- TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 OF 6 FOR ALL SEPARATELY POURED INITIAL LANDINGS.
- WHEN SIDEWALK IS AT BACK OF CURB, TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE. MAINTAIN POSITIVE BOULEVARD DRAINAGE TO TOP OF CURB.
- ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.
- 4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.
- WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.
- RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.
- 1 MATCH FULL HEIGHT CURB.
- 2 4' MINIMUM DEPTH LANDING REQUIRED ACROSS TOP OF RAMP.
- 3 3" HIGH CURB WHEN USING A 3' LONG RAMP, 4" HIGH CURB WHEN USING A 4' LONG RAMP.
- 4 SEE SHEET 4 OF 6, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
- 5 DETECTABLE WARNINGS MAY BE PART OF THE 4' X 4' MIN. LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
- 6 THE GRADE BREAK SHALL BE PERPENDICULAR TO THE BACK OF WALK. THIS WILL ENSURE THAT THE GRADE BREAK IS PERPENDICULAR TO THE DIRECTION OF TRAVEL. (TYPICAL FOR ALL)
- 7 WHEN ADJACENT TO GRASS, GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V. CURB. IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS LESS THAN 5% RUNNING SLOPE SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.
- 8 A 7' MIN TOP RADIUS GRADE BREAK IS REQUIRED TO BE CONSTRUCTIBLE.
- 9 PAVE FULL WALK WIDTH.
- 10 "S" SLOPES ON FANS SHALL ONLY BE USED WHEN ALL OTHER FEASIBLE OPTIONS HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.
- 11 INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3" CURB HEIGHT. REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

LEGEND	
THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.	
	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.
	INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.
	LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PAR.
	X" CURB HEIGHT

REVISION:	
APPROVED: 11-04-2021	
JEFF J. PEL	
OPERATIONS DIVISION	

	STANDARD PLAN 5-297.250	1 OF 6
DEPARTMENT OF TRANSPORTATION	APPROVED: 11-04-2021	
	REVISD:	
	THOMAS STYRBICKI	
	STATE DESIGN ENGINEER	

STATE PROJ. NO.	(TH)	SHEET NO.	OF	SHEETS
-----------------	-------	-----------	----	--------

PEDESTRIAN CURB RAMP DETAILS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	CHF
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	05/21/24
REVISIONS:	
	06/20/24 CITY COMMENTS

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.
CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

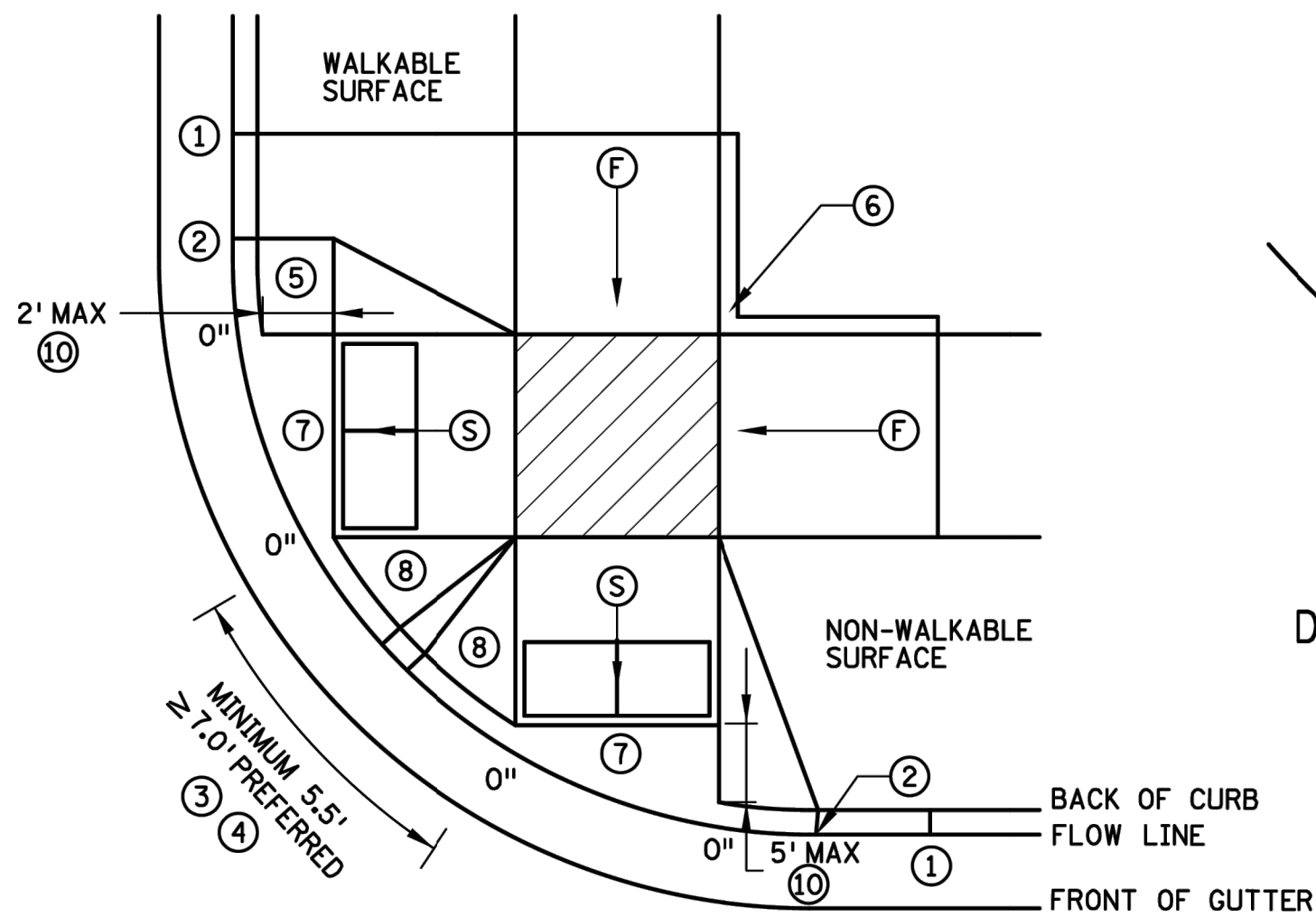
MNDOT PEDESTRIAN
RAMP DETAILS

PROJECT NUMBER: 0051216.00

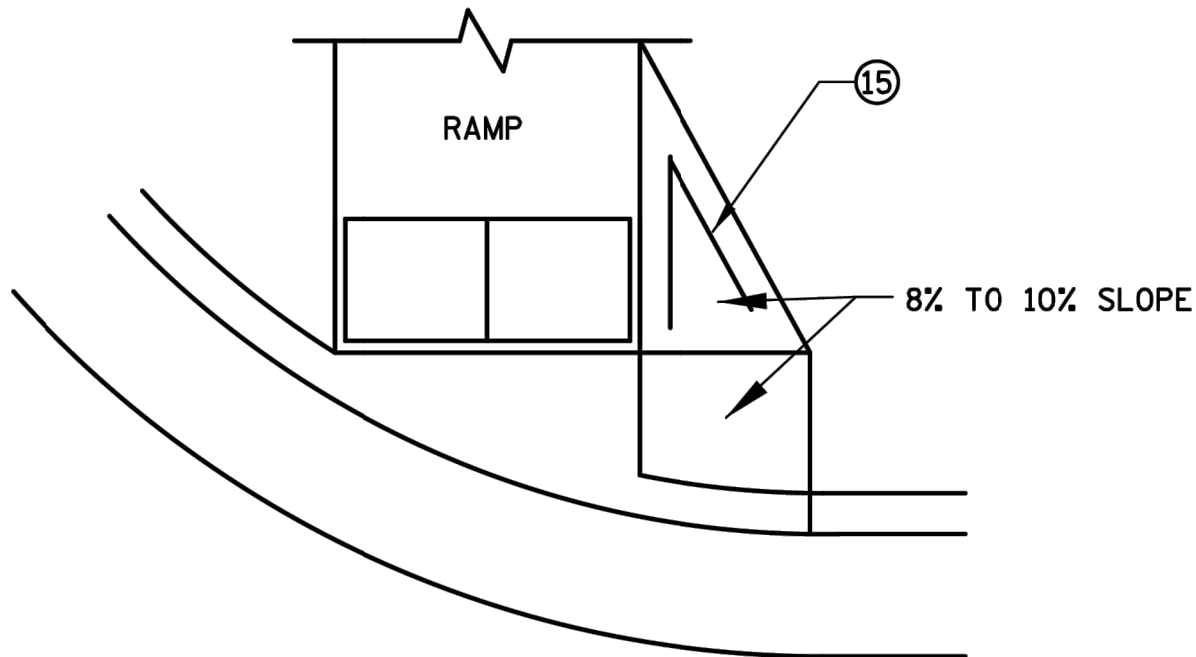
SHEET NUMBER:

21 OF 28

DATE: 06/20/24

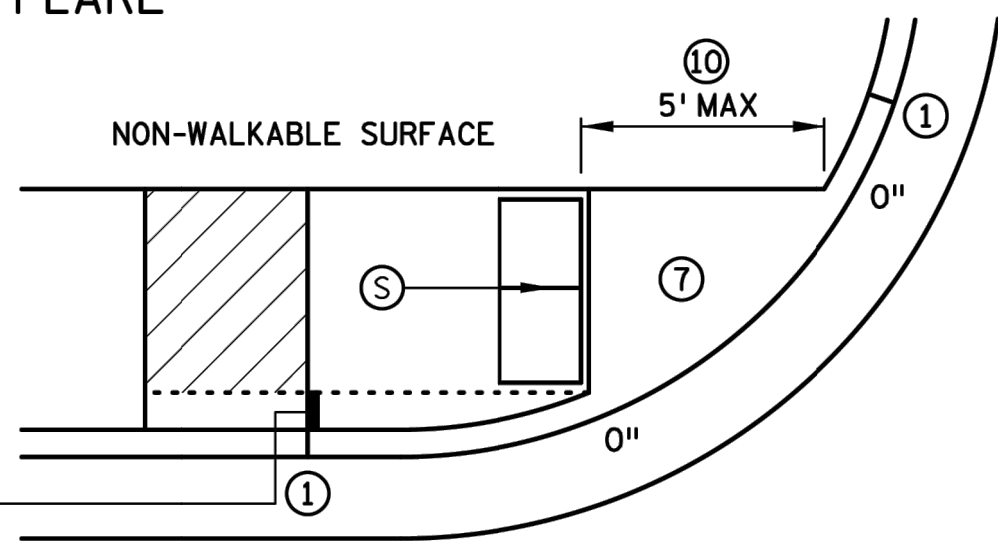


COMBINED DIRECTIONAL

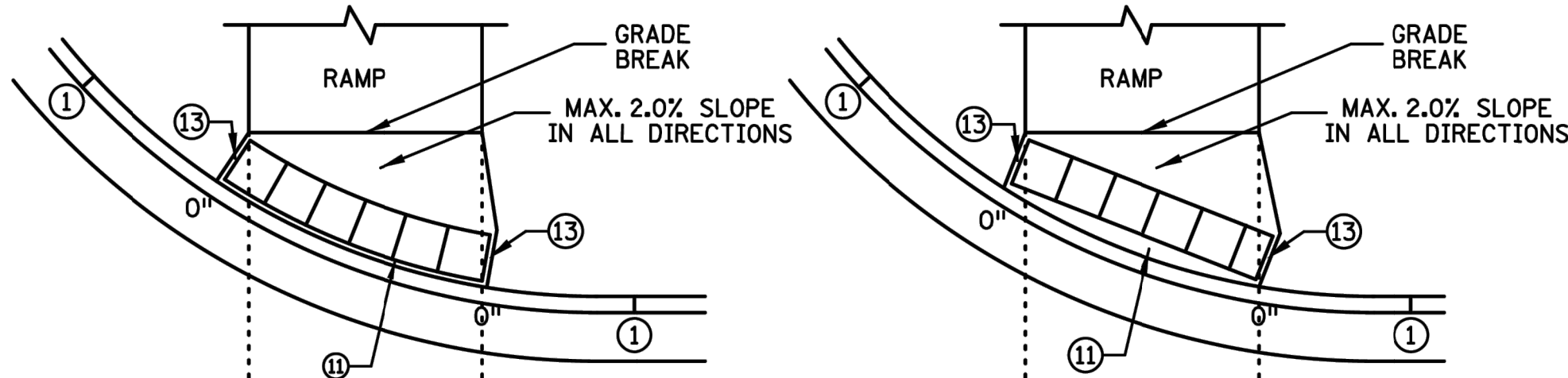


DIRECTIONAL RAMP WALKABLE FLARE

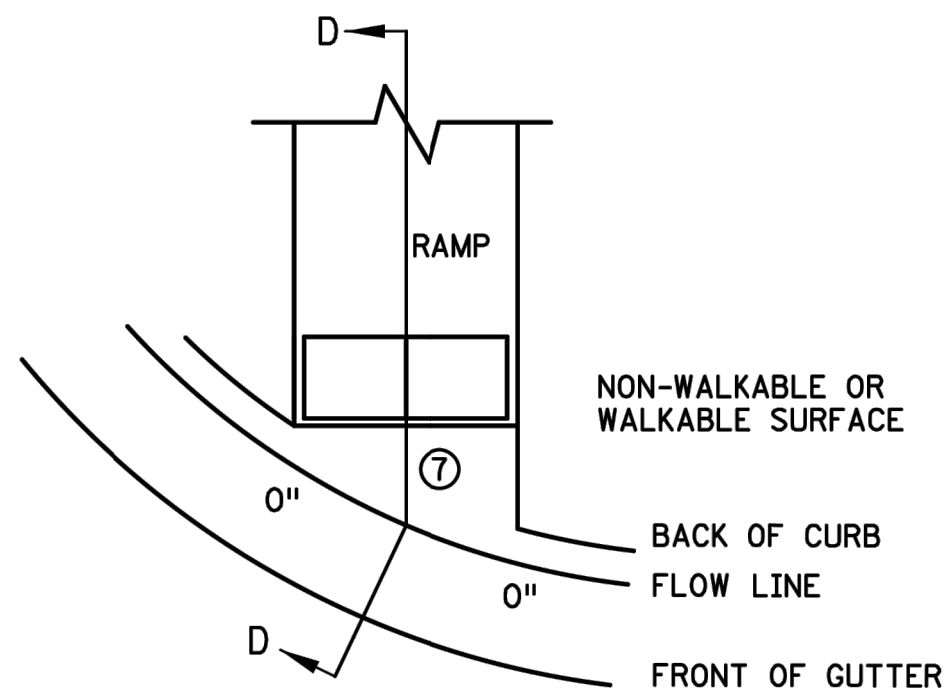
IF NON-CONCRETE BLVD. IS
CONSTRUCTED AND IS LESS THAN 2'
IN WIDTH AT TOP OF CURB
TRANSITION, PAVE CONCRETE RAMP
WIDTH TO ADJACENT BACK OF CURB.



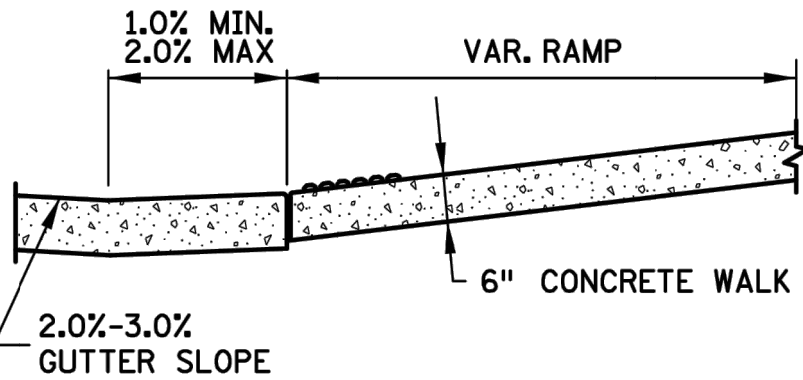
STANDARD ONE-WAY DIRECTIONAL ⑨



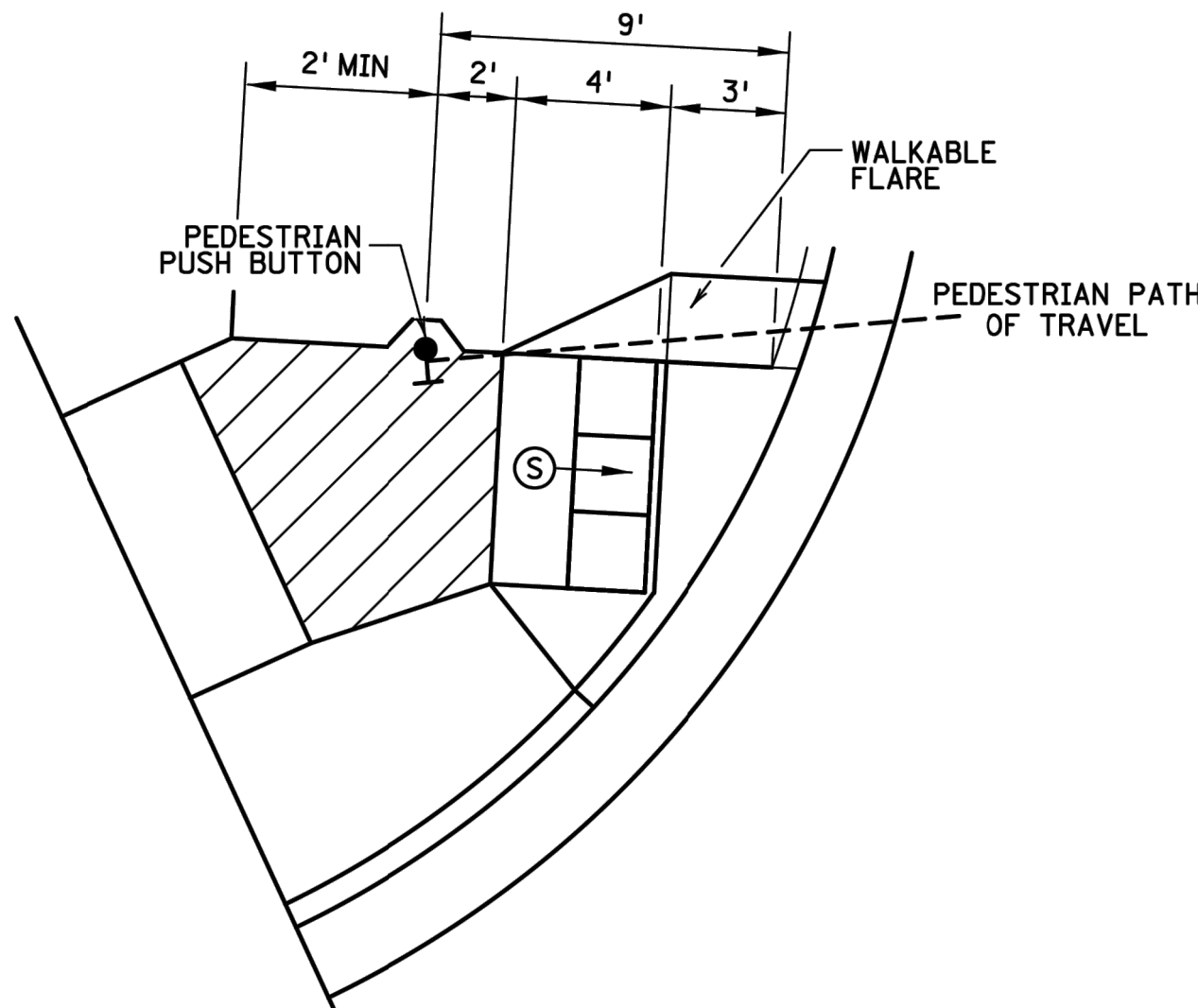
ONE-WAY DIRECTIONAL WITH DETECTABLE
WARNING AT BACK OF CURB



CURB FOR DIRECTIONAL RAMPS ⑭



SECTION D-D



SEMI-DIRECTIONAL RAMP ③④⑨

3' DOME SETBACK, 4' LONG RAMP AND
PUSH BUTTON 9' FROM THE BACK OF CURB
PRIMARILY USED FOR APS APPLICATIONS
WHERE THE PAR DOES NOT CONTINUE PAST
THE PUSH BUTTON (DEAD-END SIDEWALK)

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE (PAR) CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE, ONLY APPLICABLE WHEN THE INITIAL RAMP RUNNING SLOPE IS OVER 5.0%.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS WITHIN THE PAR. 1/4" DEEP VISUAL JOINTS SHALL BE USED AT THE TOP GRADE BREAK OF CONCRETE FLARES ADJACENT TO WALKABLE SURFACES.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL. THUS BOTH SIDES OF A SLOPED WALKING SURFACE MUST BE EQUAL LENGTH.

TO ENSURE INITIAL RAMPS AND INITIAL LANDINGS ARE PROPERLY CONSTRUCTED, LANDINGS SHALL BE CAST SEPARATELY, FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 6 AND THE ADA SPECIAL PROVISION (PROSECUTION OF WORK).

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

WHEN THE BOULEVARD IS 4' WIDE OR LESS, THE TOP OF CURB TAPER SHALL MATCH THE RAMP SLOPES TO REDUCE NEGATIVE BOULEVARD SLOPES FROM THE TOP BACK OF CURB TO THE PAR.

ALL RAMP TYPES SHOULD HAVE A MINIMUM 3' LONG RAMP LENGTH.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MIN. OF 24" IN THE PATH OF TRAVEL. DETECTABLE WARNING TO COVER THE ENTIRE PAR WIDTH OF SHARED-USE PATHS AND THE ENTIRE PAR WIDTH OF THE WALK WITH THE EXCEPTION OF 3" MAXIMUM ON EACH OUTSIDE EDGE WHICH ENSURES THE DETECTABLE WARNINGS ARE ENCASED IN CONCRETE WHEN ADJACENT TO TURF. WHEN ADJACENT TO CONCRETE FLARES 0" - 3" OFFSET IS ALLOWED.

WHEN DESIGNING OR ORDERING RECTANGULAR DETECTABLE WARNING SURFACES SHOULD BE 6" LESS THAN THE INCOMING PAR. ARC LENGTH OF THE RADIAL DETECTABLE WARNINGS SHOULD NOT BE GREATER THAN 20 FEET.

RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB. SEE NOTES ⑩ & ⑪ FOR INFORMATION REGARDING RECTANGULAR DETECTABLE WARNING PLACEMENT.

① MATCH FULL CURB HEIGHT.

② 3" HIGH CURB WHEN USING A 3' LONG RAMP
4" HIGH CURB WHEN USING A 4' LONG RAMP.

③ 3" MINIMUM CURB HEIGHT (5.5' MIN. DISTANCE REQUIRED BETWEEN DOMES)
4" PREFERRED (7' MIN. DISTANCE REQUIRED BETWEEN DOMES).

④ THE "BUMP" IN BETWEEN THE RAMPS SHOULD NOT BE IN THE PATH OF TRAVEL FOR COMBINED DIRECTIONAL RAMPS. IF THIS OCCURS MODIFY THE RAMP LOCATION OR SWITCH RAMP TO A FAN/DEPRESSED CORNER.

⑤ WHEN USING CONCRETE PAVED FLARES ON THE OUTSIDE OF DIRECTIONAL RAMPS, AND ADJACENT TO A WALKABLE SURFACE, DIRECTIONAL RAMP FLARES SHALL BE USED. SEE THE DETAIL ON THIS SHEET.

⑥ GRADING SHALL ALWAYS BE USED WHEN FEASIBLE. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. WHEN ADJACENT TO PARKING LOTS, CONCRETE OR BITUMINOUS TAPERS SHOULD BE USED OVER V CURB TO REDUCE TRIPPING HAZARDS AND FACILITATE SNOW & ICE REMOVAL.

⑦ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑧ 8% TO 10% WALKABLE FLARE.

⑨ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

⑩ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

⑪ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK UP TO 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

⑫ FOR DIRECTIONAL RAMPS WITH THE DETECTABLE WARNINGS PLACED AT THE BACK OF CURB, THE DETECTABLE WARNINGS SHALL COVER THE ENTIRE WIDTH OF THE WALK/PATH. THIS ENSURES A DETECTABLE EDGE AND HELPS ELIMINATE THE CURB TAPER OBSTRUCTING THE PATH OF PEDESTRIAN TRAVEL.

⑬ THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑭ TO BE USED FOR ALL DIRECTIONAL RAMPS, EXCEPT WHERE DOMES ARE PLACED ALONG THE BACK OF CURB.

⑮ PLACE 2 NO. 4 BARS 4 INCHES FROM SIDE OF FORMS WITH A MINIMUM 2 INCHES OF CONCRETE COVER ALONG EACH SIDE OF FLARE (INCIDENTAL).

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

⑤ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%.

⑥ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%.

⑦ LANDING AREA - 4' X 4' MIN. (5' X 5' MIN. PREFERRED) DIMENSIONS AND MAX 2.0% SLOPE IN ALL DIRECTIONS. LANDING SHALL BE FULL WIDTH OF INCOMING PAR.

X" CURB HEIGHT

REVISION:	
APPROVED: 11-04-2021	
<i>Jeff J. Pel...</i>	
OFFICE OPERATIONS DIVISION	



STANDARD PLAN 5-297.250

2 OF 6

APPROVED: 11-04-2021
REVISED:
Tom Styr...
THOMAS STYRBICKI
STATE DESIGN ENGINEER

STATE PROJ. NO.

PEDESTRIAN CURB RAMP DETAILS

(T.H.) SHEET NO. OF SHEETS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	CHF
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	05/21/24
REVISIONS:	
△ 06/20/24	CITY COMMENTS
△	
△	
△	
△	

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

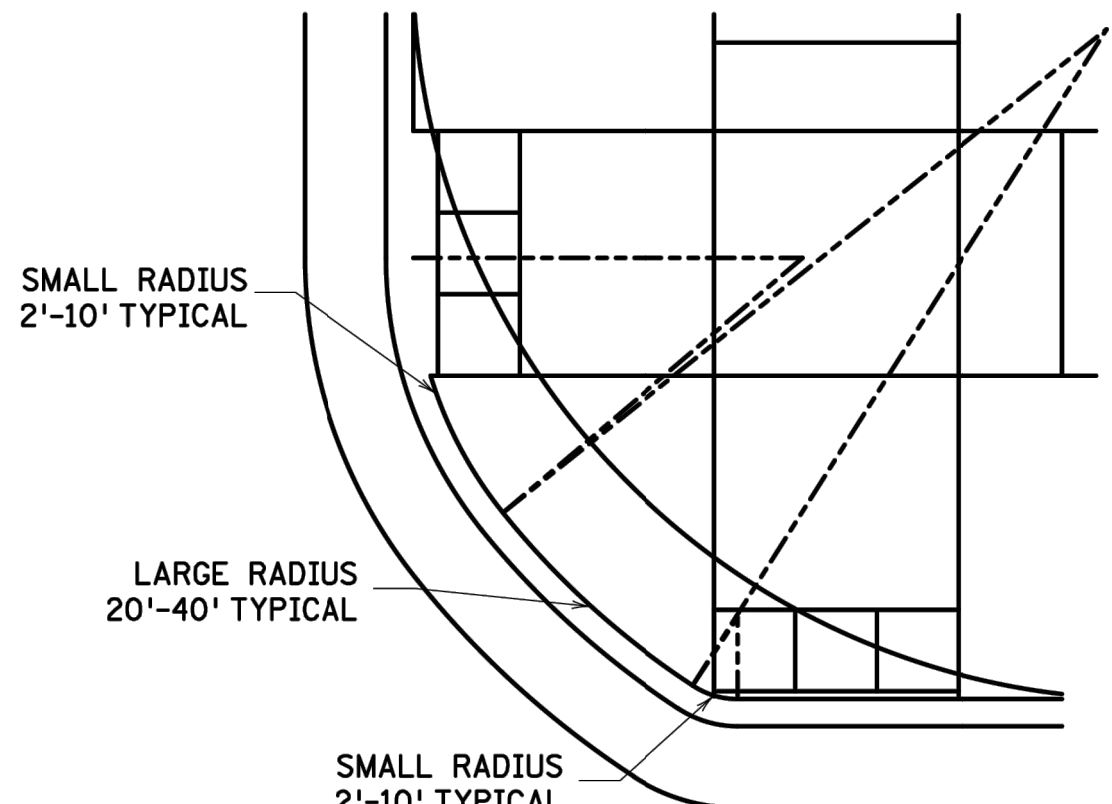
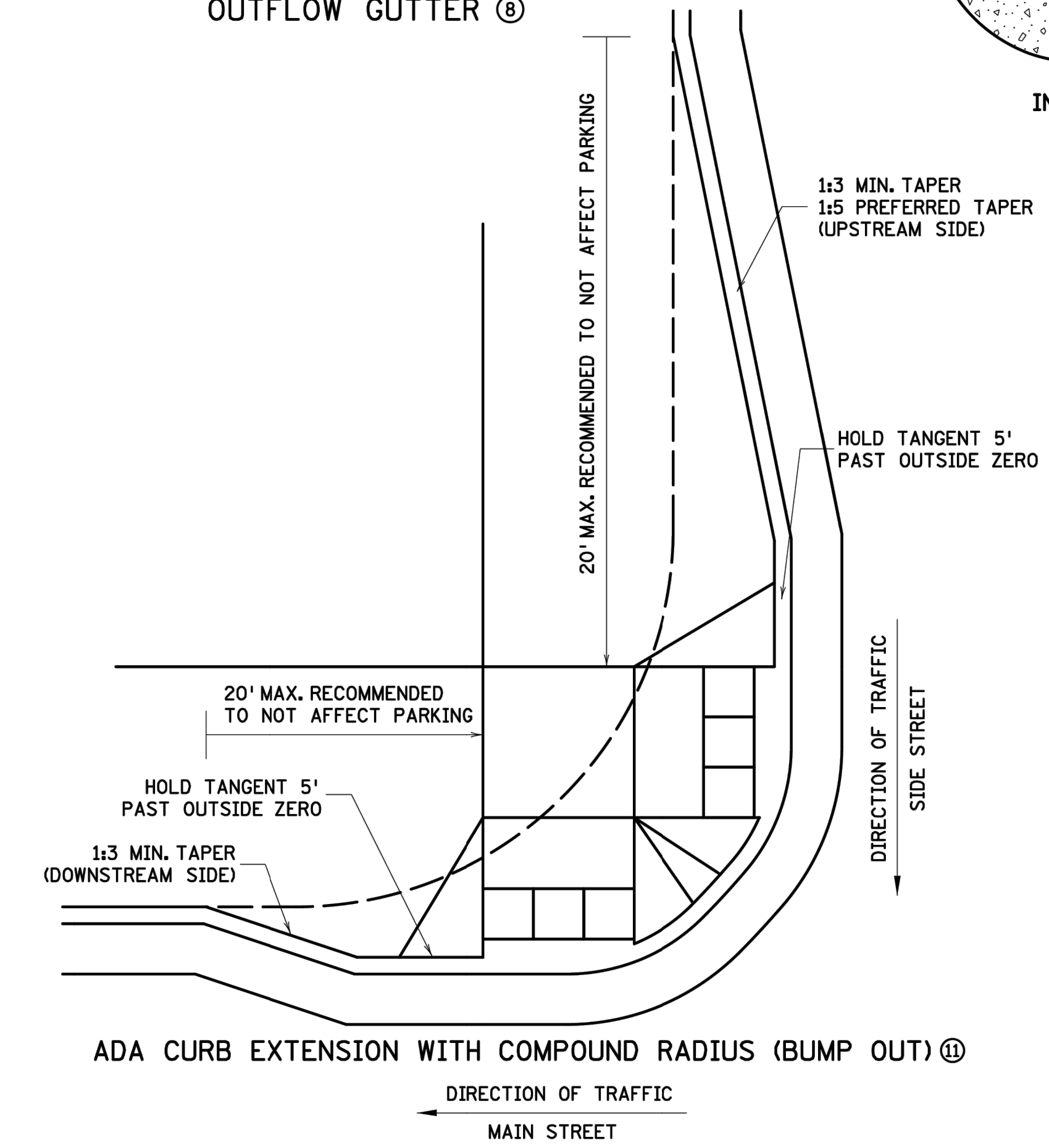
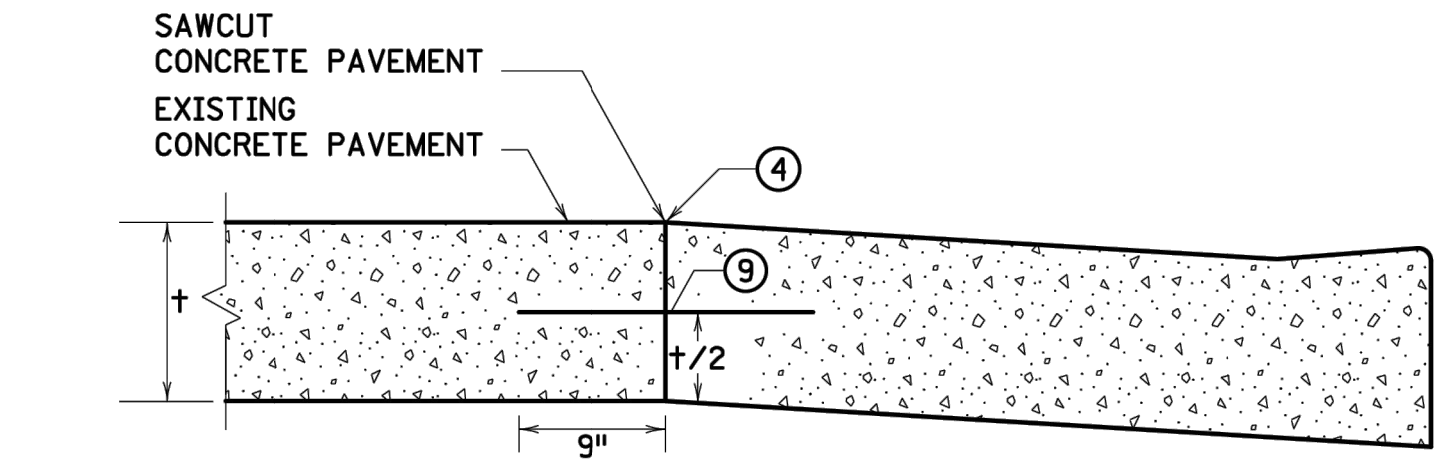
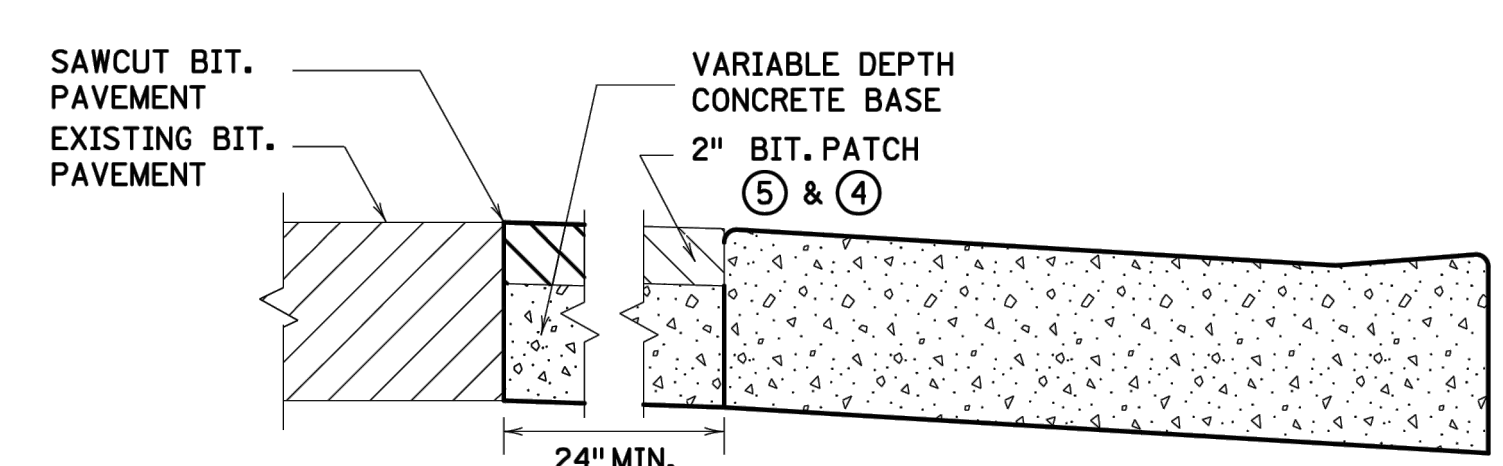
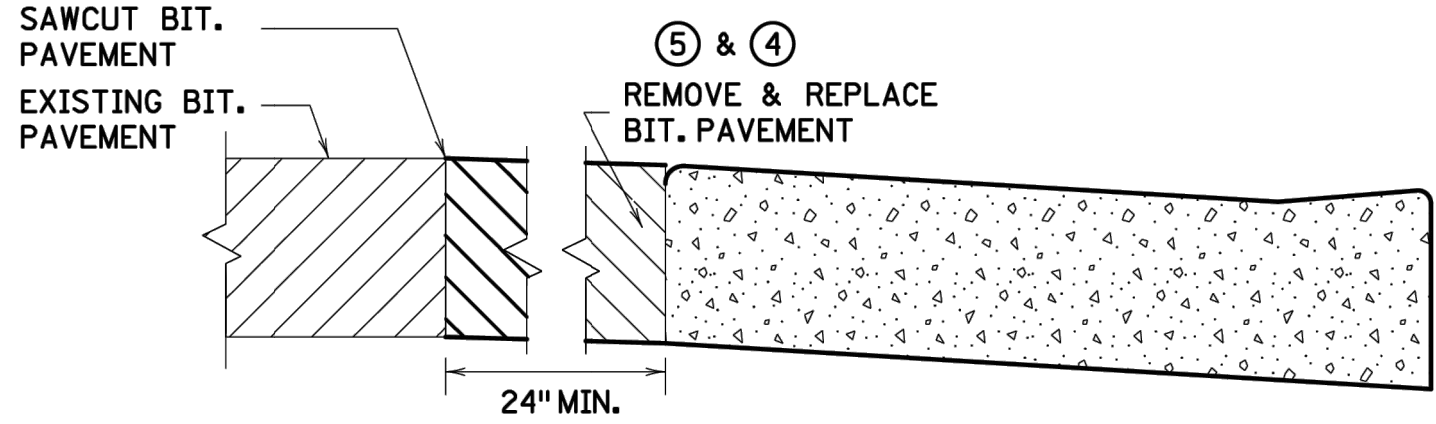
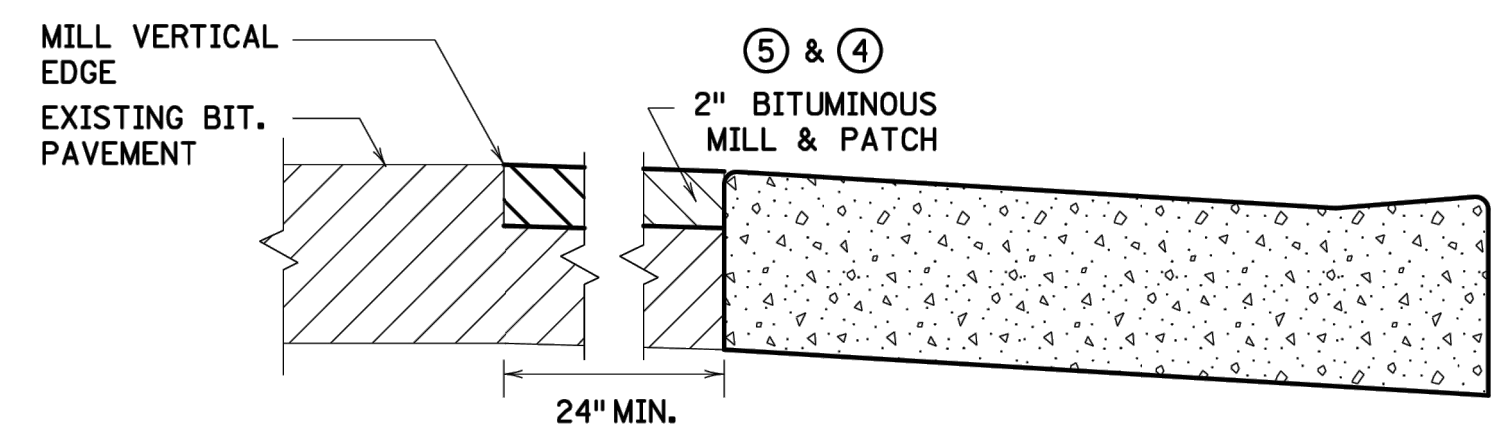
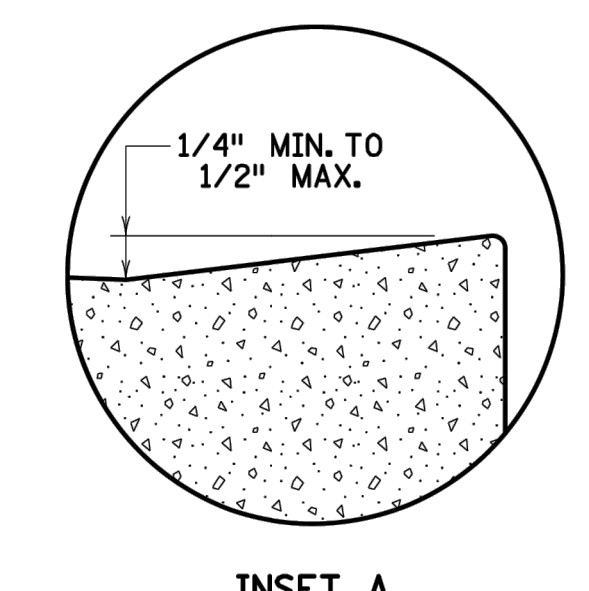
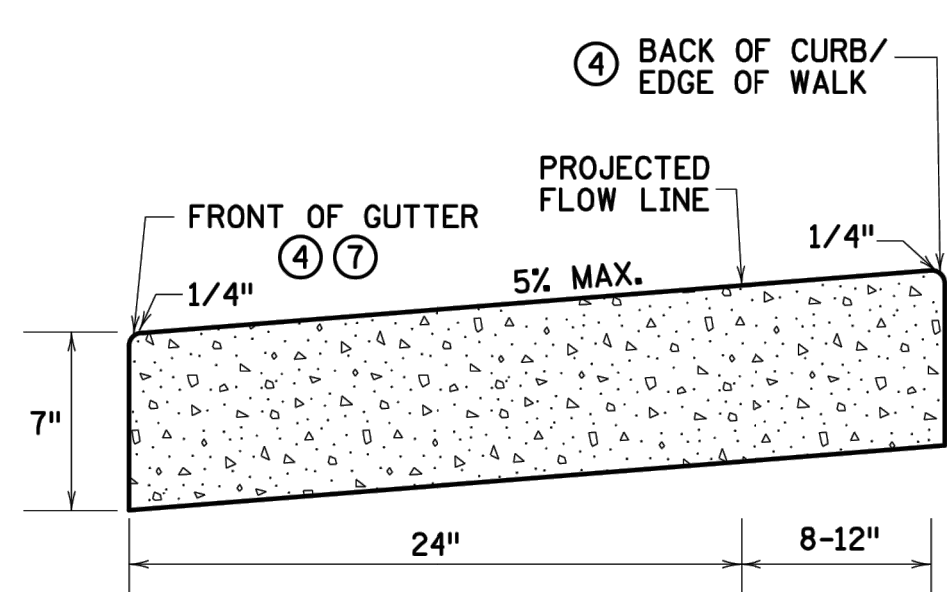
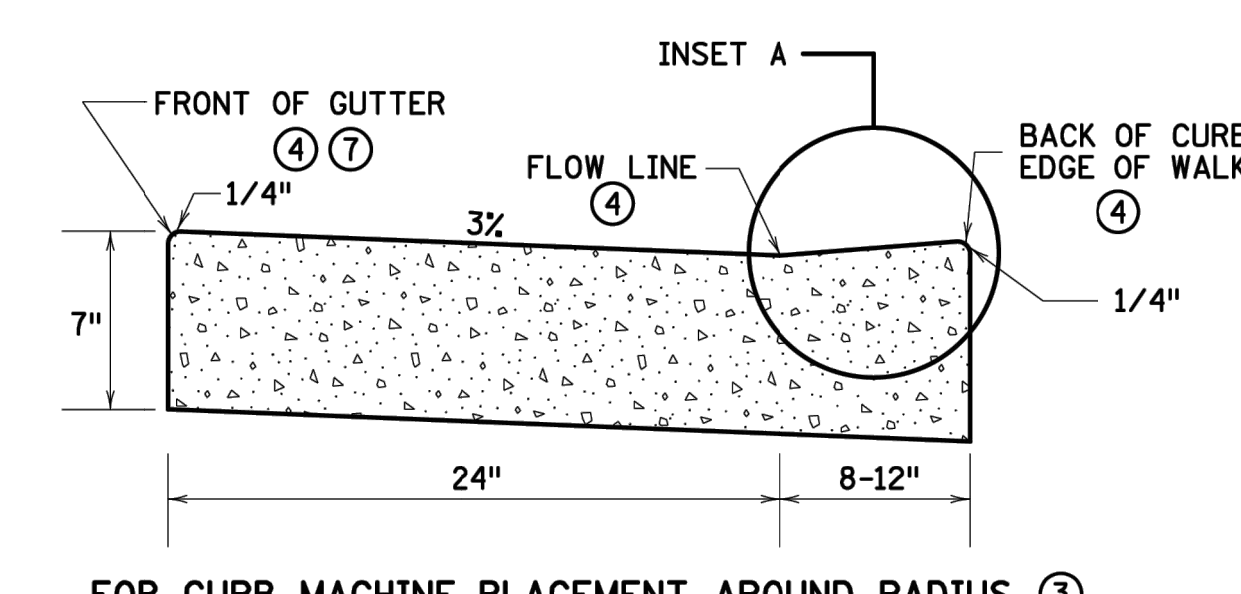
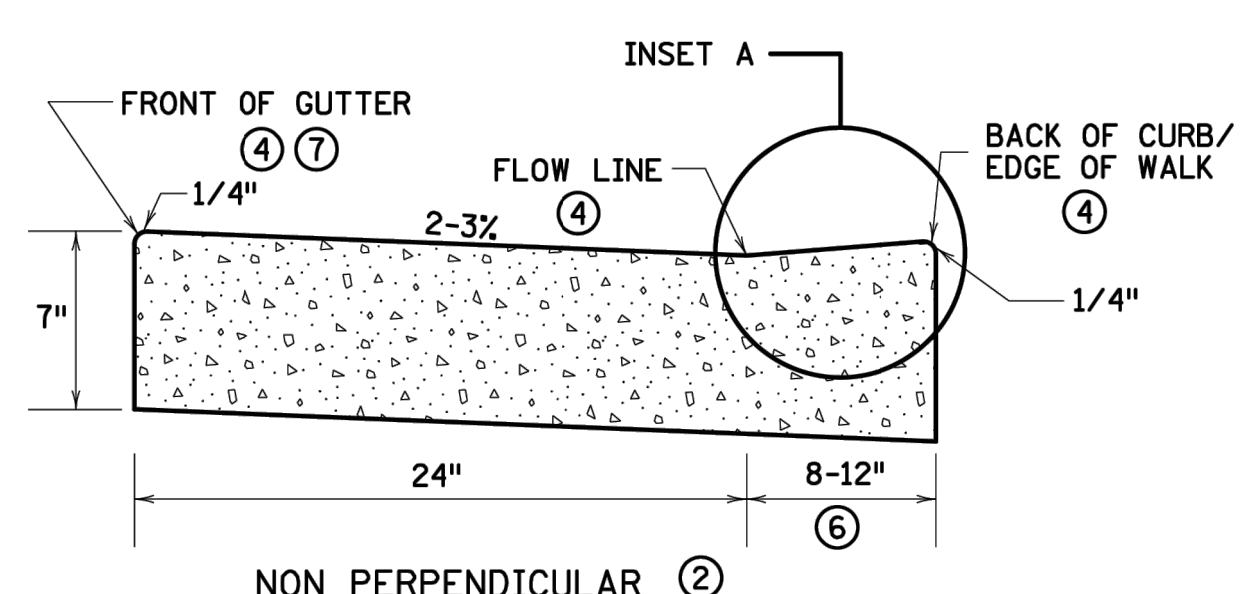
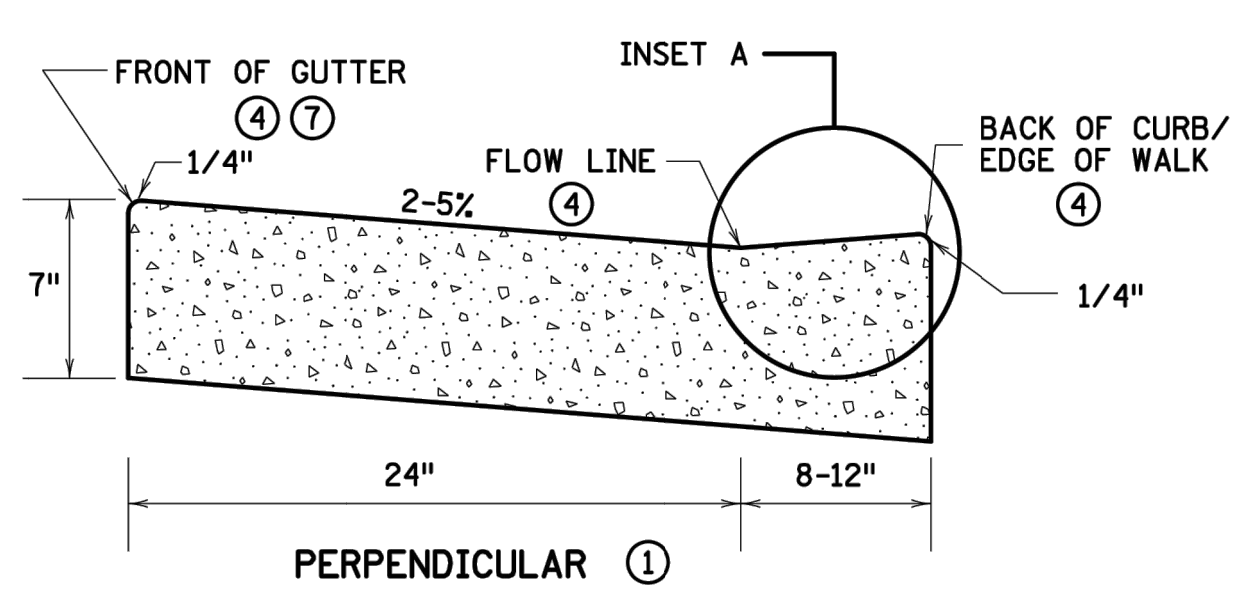
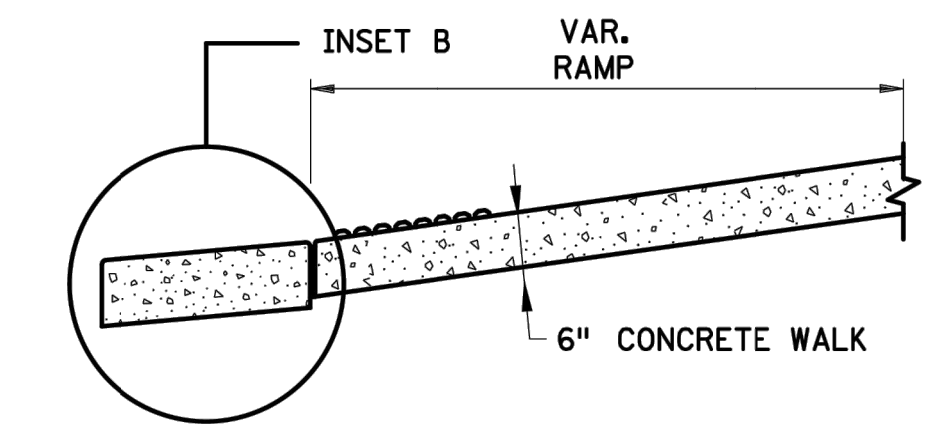
MNDOT PEDESTRIAN
RAMP DETAILS

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

22 OF 28

DATE: 06/20/24



NOTES:
POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM. NO PONDING SHALL BE PRESENT IN THE PAR.
ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE SHALL NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

② FOR USE AT CURB RAMP CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS & DEPRESSED CORNERS.

③ BEGIN GUTTER SLOPE TRANSITION 10' OUTSIDE OF ALL CURB RAMPS.

④ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS. SEE SHEET 2 FOR DIRECTIONAL CURB SLOPE REQUIREMENTS.

⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. TOP 1.5" OF THE GUTTER FACE MUST BE A FORMED EDGE. PAR GUTTER SHALL NOT BE OVERLAID.

⑧ SHOULD BE USED AT VERTICALLY CONSTRAINED AREAS WHEN AT A DRAINAGE HIGH POINT OR SUPER ELEVATED ROADWAY SEGMENTS.

⑨ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT 1' MINIMUM FROM ALL JOINTS.

⑩ HELPS PROVIDE TWO SEPARATE RAMPS, REDUCES THE DOME SETBACK LENGTH AND MINIMIZES DIRECTIONAL CURB. THIS RADIUS DESIGN CLOSELY FOLLOWS THE TURNING VEHICLE PATH WHILE OPTIMIZING CURB RAMP LENGTH.

⑪ CURB EXTENSIONS SHOULD BE USED IN VERTICALLY CONSTRAINED AREAS, USUALLY IN DOWNTOWN ROADWAY SEGMENTS WHERE ON-STREET PARKING IS AVAILABLE. CURB EXTENSIONS SHOULD BE CONSIDERED FOR APS INTERSECTIONS WHERE SPACE IS LIMITED. PUSH BUTTONS MUST MEET APS CRITERIA AS DESCRIBED IN THE PUSH BUTTON LOCATION DETAIL SHEET.

REVISIONS:	APPROVED: 11-04-2021	STANDARD PLAN 5-297.250	3 OF 6	PEDESTRIAN CURB RAMP DETAILS	
APPROVED: 11-04-2021	Jeff J. Pel...	DEPARTMENT OF TRANSPORTATION	THOMAS STYRICKI STATE DESIGN ENGINEER	APPROVED: 11-04-2021	REVISOR:
STATE PROJ. NO.		(TH)		SHEET NO.	OF SHEETS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	CHF
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	05/21/24
REVISIONS:	
△	06/20/24 CITY COMMENTS
△	
△	
△	
△	

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE

DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY

COTTAGE GROVE, MINNESOTA

Westwood

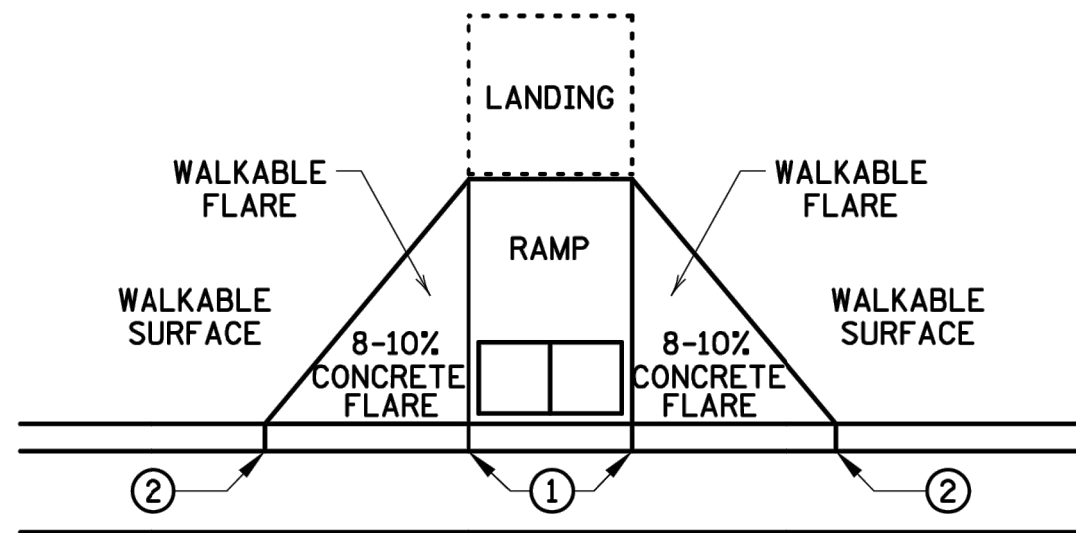
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

MNDOT PEDESTRIAN RAMP DETAILS

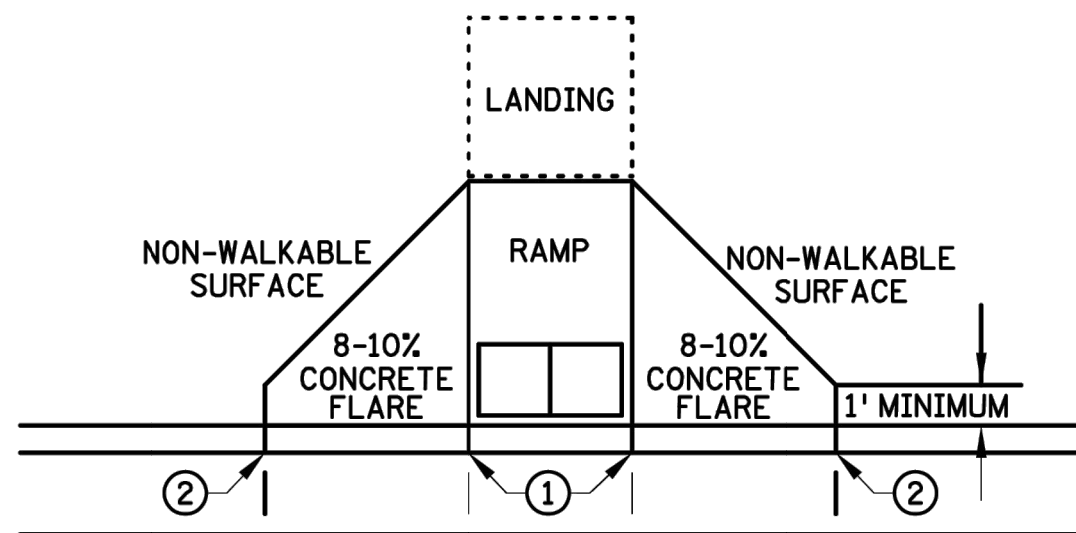
PROJECT NUMBER: 0051216.00

SHEET NUMBER: 23 OF 28

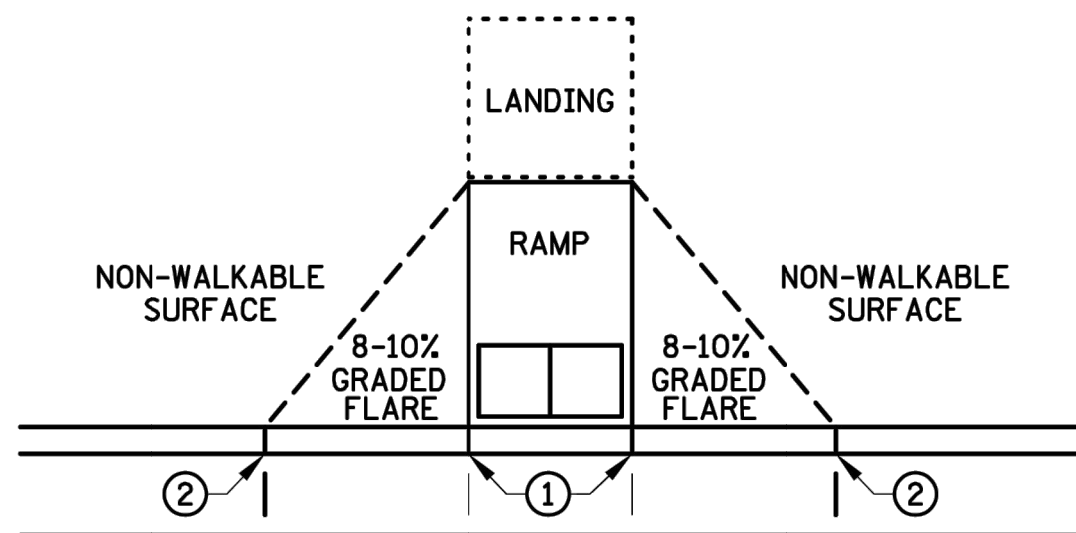
DATE: 06/20/24



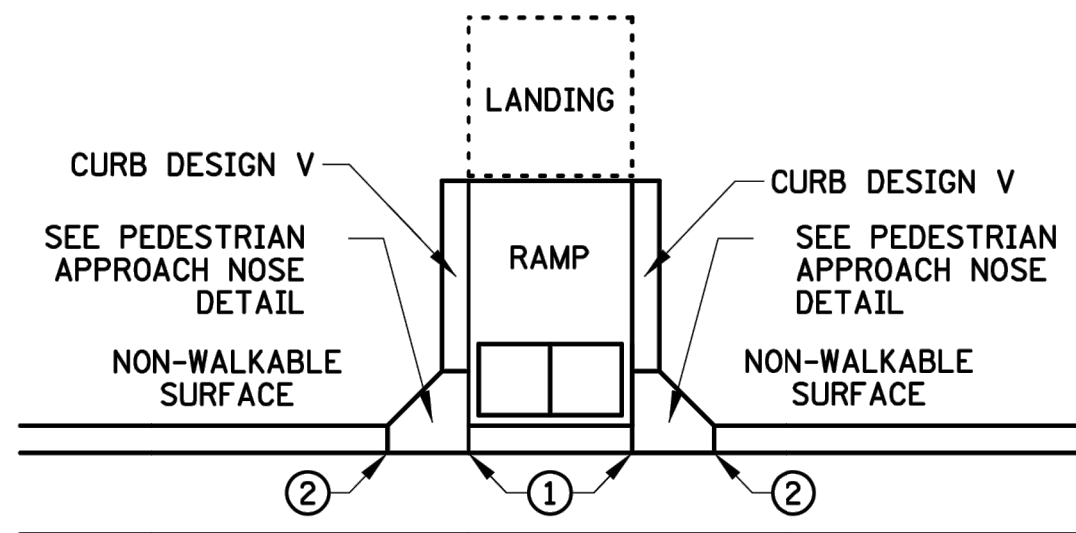
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

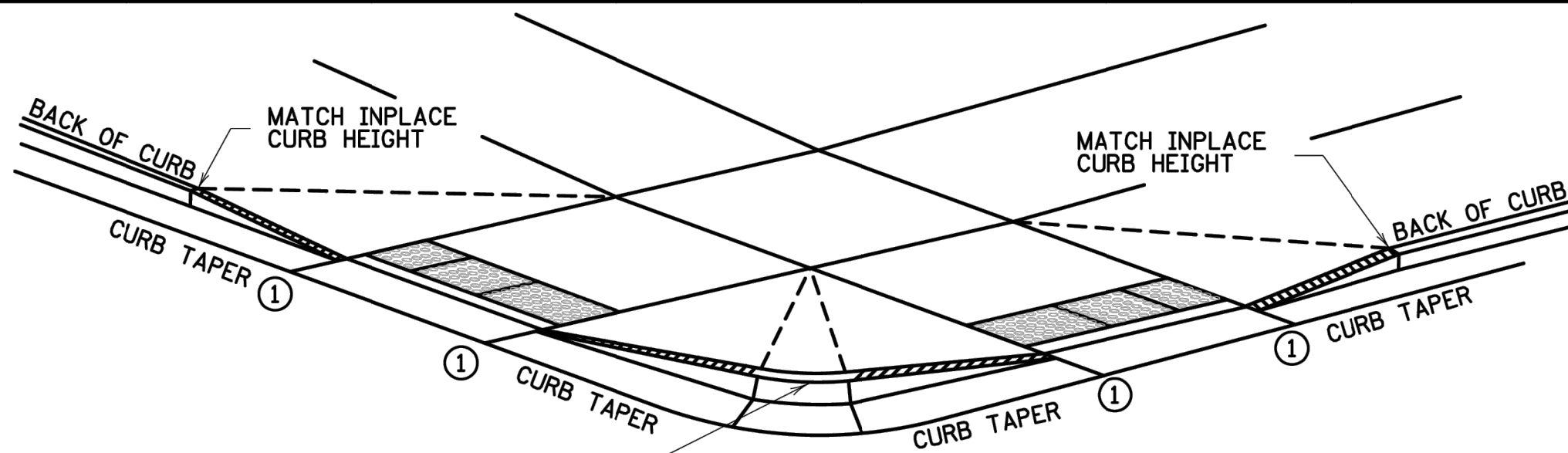


GRADED FLARES



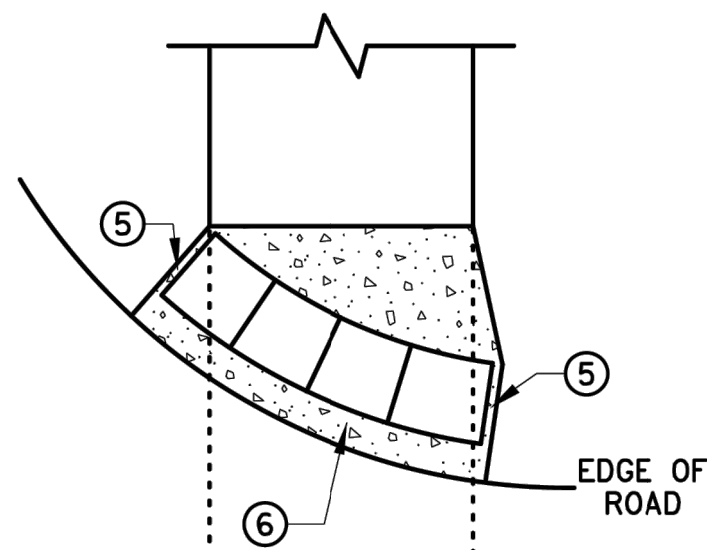
GRADED FLARES

TYPICAL SIDE TREATMENT OPTIONS ③ ⑩

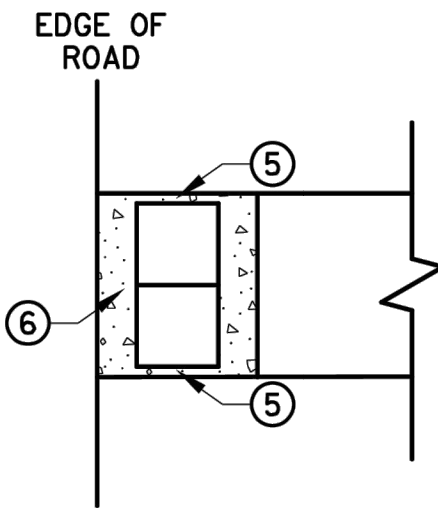


3" MINIMUM CURB HEIGHT, 4" PREFERRED
(MEASURED AT FRONT FACE OF CURB)
FOR A MIN. 6" LENGTH (MEASURED ALONG FLOW LINE)

DETECTABLE EDGE WITH ⑦
CURB AND GUTTER

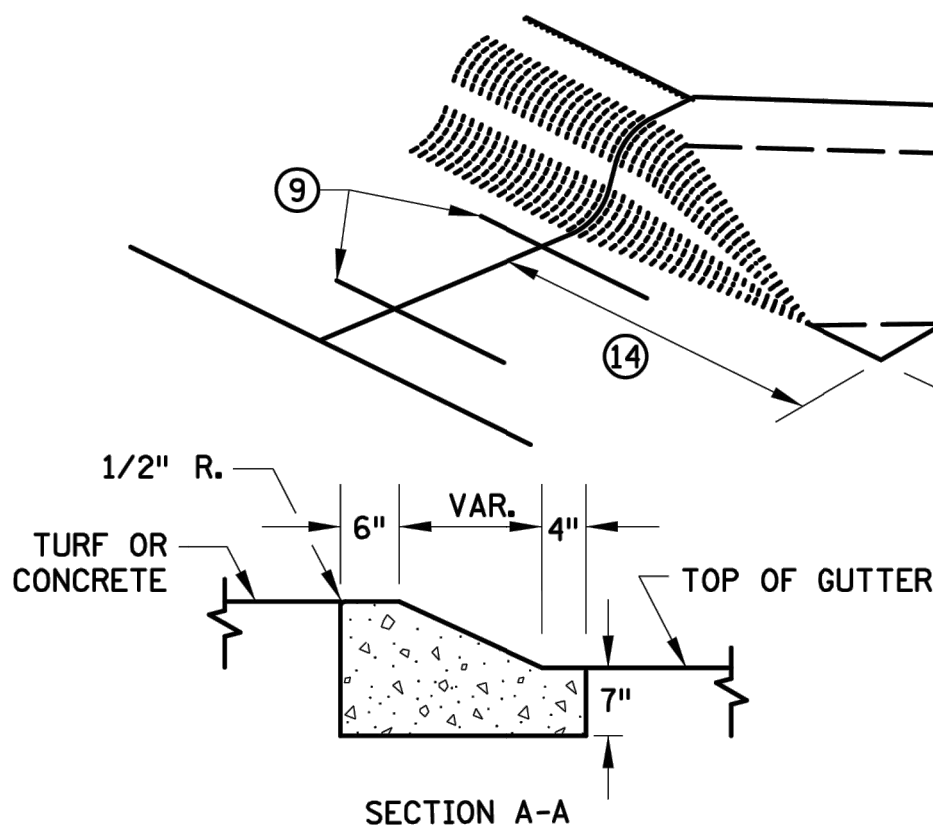


RADIAL DETECTABLE WARNING

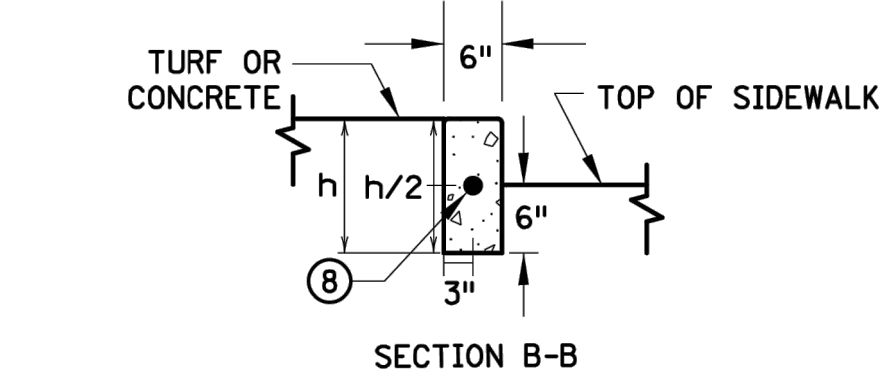


RECTANGULAR DETECTABLE WARNING

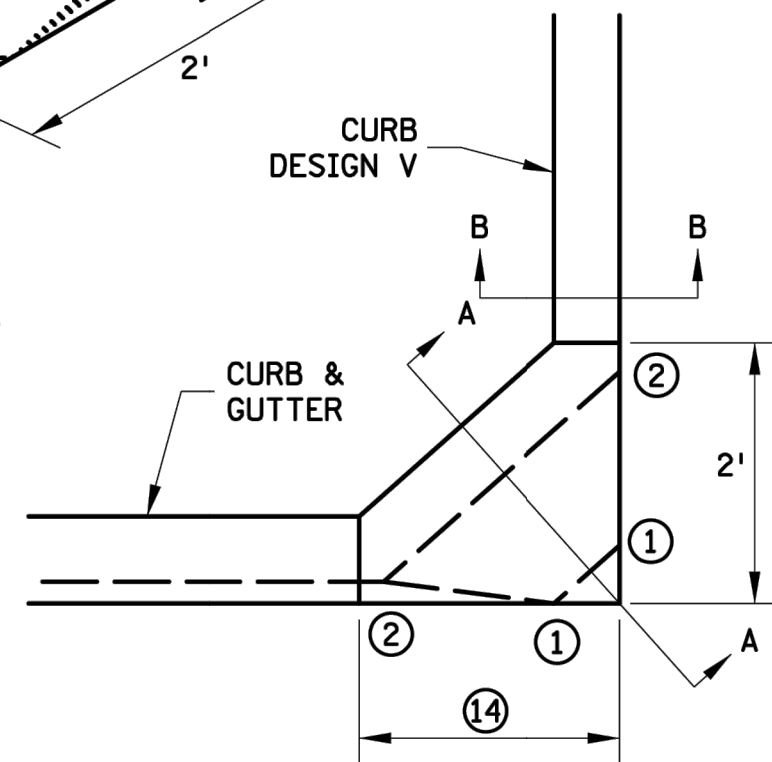
DETECTABLE EDGE WITHOUT CURB AND GUTTER



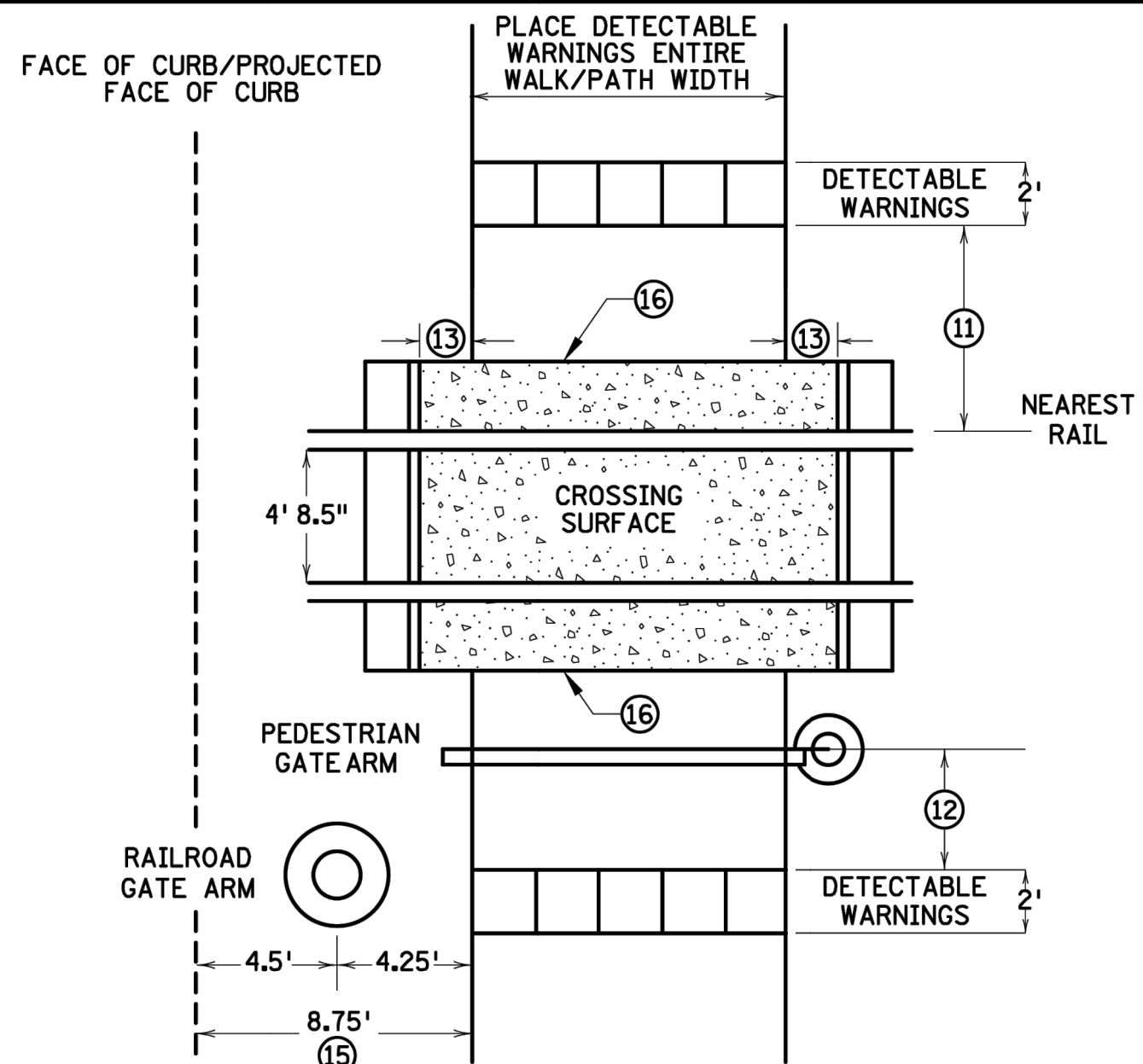
SECTION A-A



SECTION B-B



PEDESTRIAN APPROACH
NOSE DETAIL
(FOR RETURNED CURB
SIDE TREATMENT)



RAILROAD CROSSING
PLAN VIEW

NOTES:

INTERMEDIATE CURB HEIGHTS TAPER SHALL RISE AT 8-10% TO A MINIMUM 3 INCH CURB HEIGHT. INCREASE CURB TAPER LENGTH AT LESS THAN 8% OR REDUCE INTERMEDIATE CURB HEIGHT TO 2+ INCHES IF NECESSARY TO MATCH ADJACENT BOULEVARD OR SIDEWALK GRADES.

SEE STANDARD PLATE 7038 AND THIS SHEET FOR ADDITIONAL DETAILS ON DETECTABLE WARNING.

A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP WITHOUT RAISED OBSTACLES THAT COULD MISTAKENLY BE TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT. SEE INSET A ON SHEET 3 OF 6.

② FULL CURB HEIGHT.

③ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.

④ TYPICALLY USED FOR MEDIANS AND ISLANDS.

⑤ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" MAX. BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑥ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF BITUMINOUS ROADWAY AND/OR BITUMINOUS SHARED-USE PATH TO PROVIDE VISUAL CONTRAST.

⑦ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS, AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

⑧ DRILL AND GROUT 1 - NO. 4 12" LONG REINFORCEMENT BAR (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE V CURB.

⑨ DRILL AND GROUT 2 - NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) WITH 3" MIN. COVER. REINFORCEMENT BARS ARE NOT NEEDED IF THE APPROACH NOSE IS POURED INTEGRAL WITH THE CURB AND GUTTER.

⑩ SIDE TREATMENT EXAMPLES SHOWN ARE WHEN THE INITIAL LANDING IS APPROXIMATELY LEVEL WITH THE FULL HEIGHT CURB (I.E. 6" LONG RAMP FOR 6" HIGH CURB), WHEN THE INITIAL LANDING IS MORE THAN 1" BELOW FULL HEIGHT CURB REFER TO SHEETS 1 & 2 TO MODIFY THE CURB HEIGHT TAPERS AND MAINTAIN POSITIVE BOULEVARD DRAINAGE. CONSTRUCT THESE TAPERS AT 0"-3" AT 8-10%, THEN LESS THAN 5/8" FROM 3" CURB TO FULL CURB HEIGHT.

⑪ NEAREST EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 12' MINIMUM TO 15' MAXIMUM FROM THE NEAREST RAIL. FOR SKEWED RAILWAYS IN NO INSTANCE SHALL THE DETECTABLE WARNING BE CLOSER THAN 12' MEASURED PERPENDICULAR TO THE NEAREST RAIL.

⑫ WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 2' FROM THE APPROACHING SIDE OF THE GATE ARM. THIS CRITERIA GOVERNS OVER NOTE ⑪.

⑬ CROSSING SURFACE SHALL EXTEND 2' MINIMUM PAST THE OUTSIDE EDGE OF WALK OR SHARED-USE PATH.

⑭ 3' FOR MEDIANS AND SPLITTER ISLANDS. NOSE CAN BE REDUCED TO 2' ON FREE RIGHT ISLANDS.

⑮ SIDEWALK TO BE PLACED 8.75' MIN. FROM THE FACE OF CURB/PROJECTED FACE OF CURB. THIS ENSURES MIN. CLEARANCE BETWEEN THE SIDEWALK AND GATE ARM COUNTERWEIGHT SUPPORTS.

⑯ CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.

REVISION:	
APPROVED: 11-04-2021	<i>Jeff J. Pel...</i>
OPERATIONS DIVISION	



STANDARD PLAN 5-297.250		4 OF 6
APPROVED: 11-04-2021		
REVISED:		

STATE PROJ. NO.

PEDESTRIAN CURB RAMP DETAILS

(TH) SHEET NO. OF SHEETS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	CHF
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE: 05/21/24

REVISIONS:	
△	06/20/24 CITY COMMENTS
△	
△	
△	
△	

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE

DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY

COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

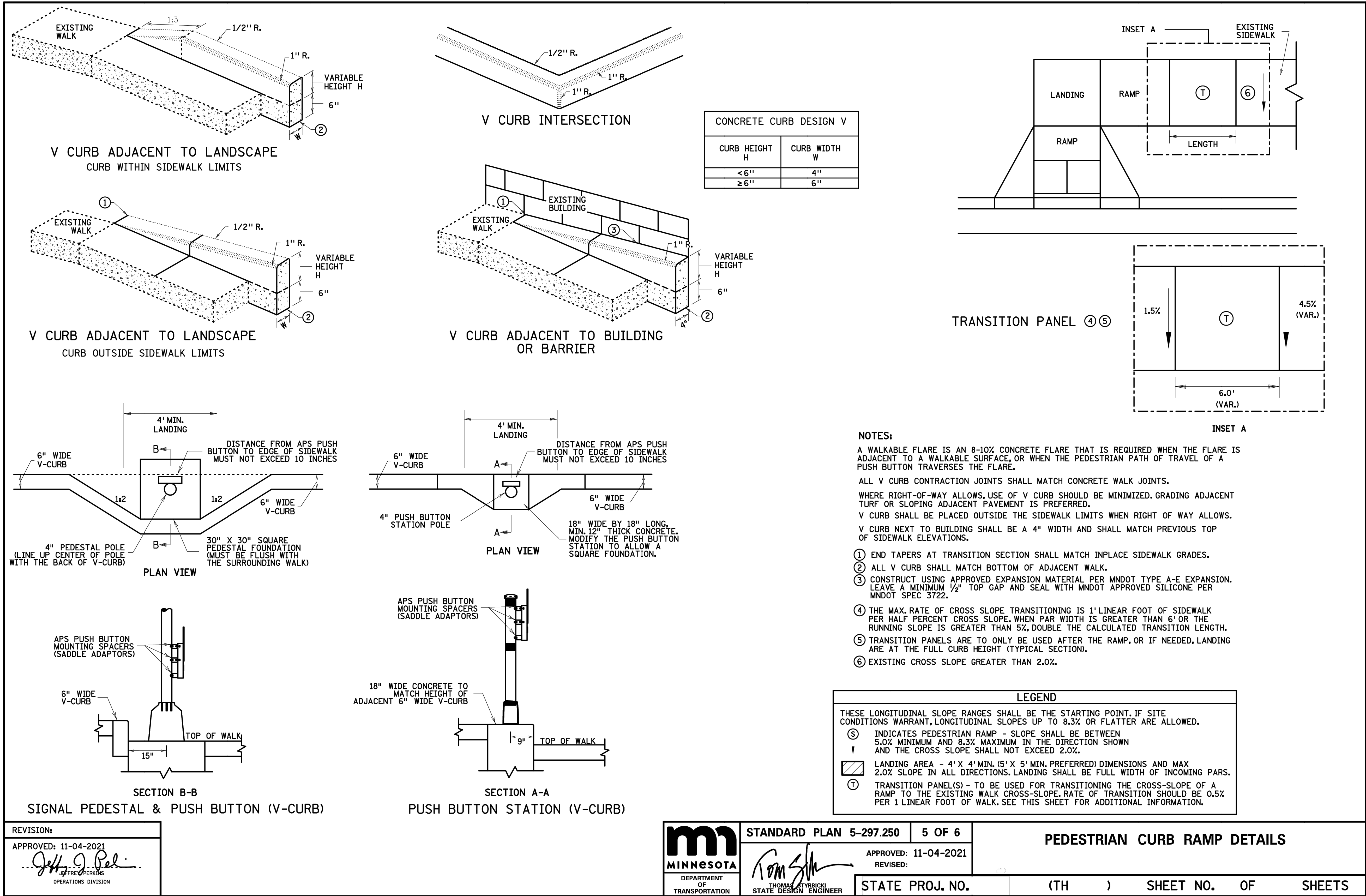
MNDOT PEDESTRIAN
RAMP DETAILS

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

24 OF 28

DATE: 06/20/24



DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 05/21/24
REVISIONS:
△ 06/20/24 CITY COMMENTS
△
△
△
△

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

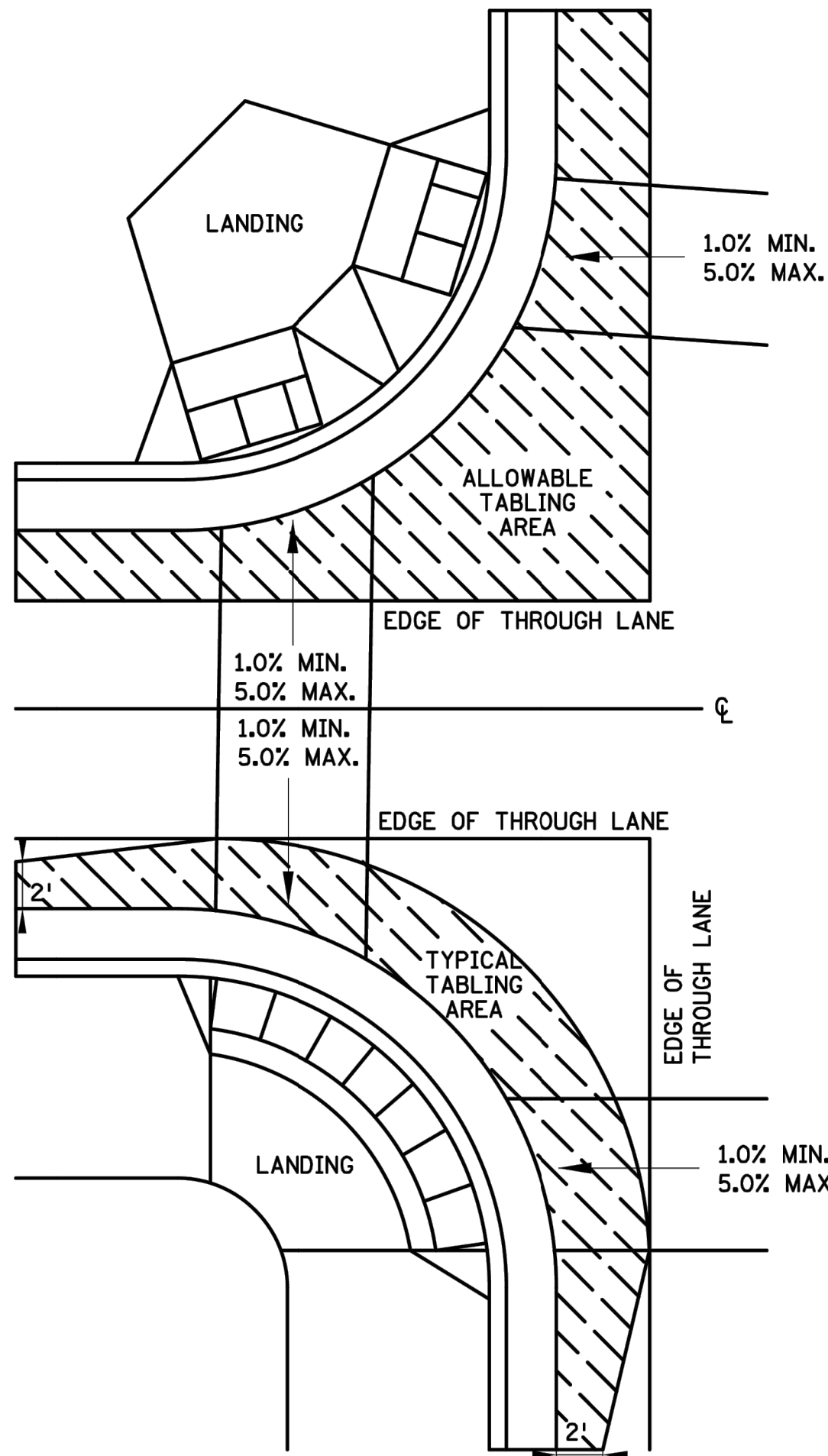
MNDOT PEDESTRIAN
RAMP DETAILS

PROJECT NUMBER: 0051216.00

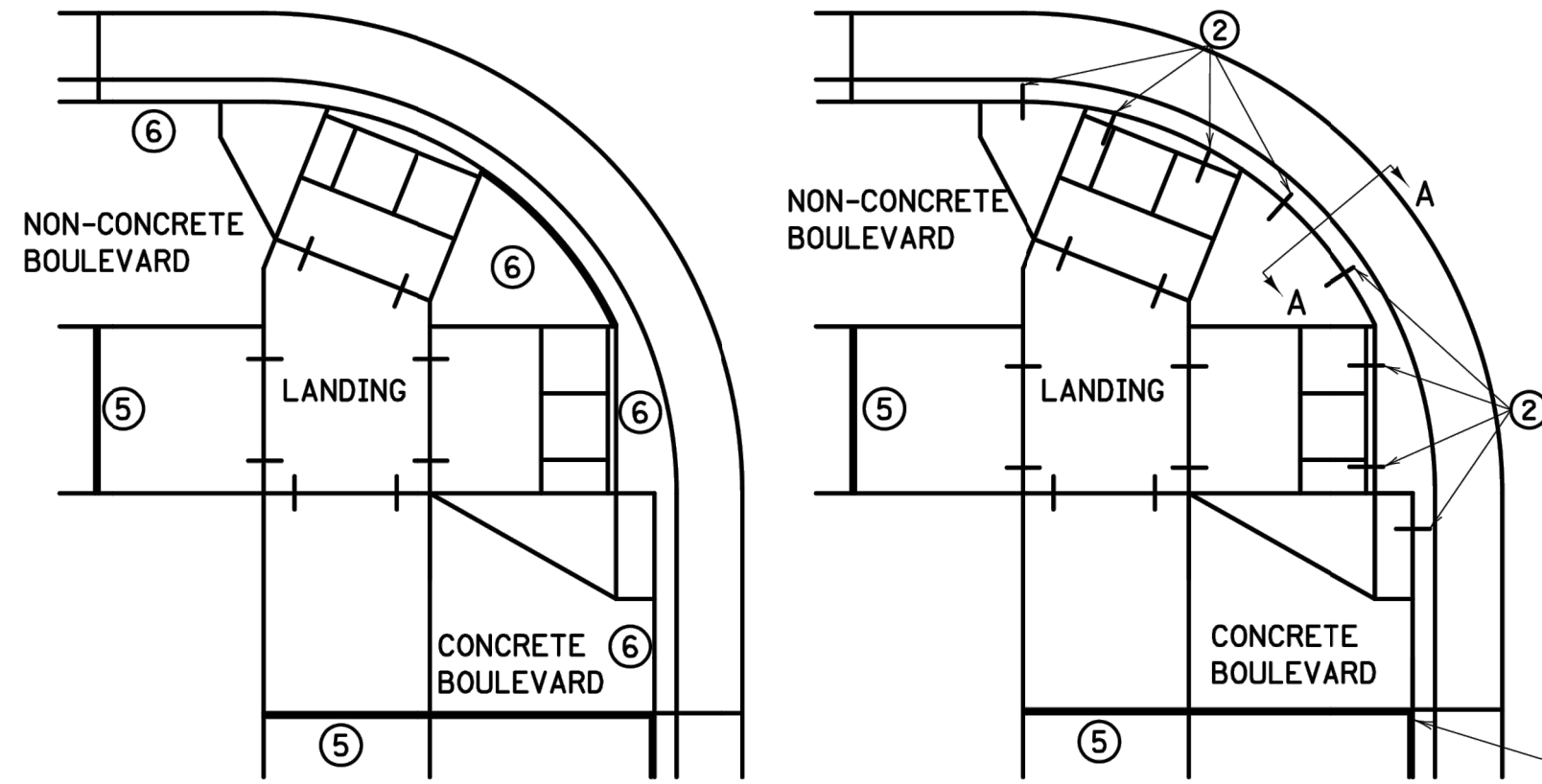
SHEET NUMBER:

25 OF 28

DATE: 06/20/24

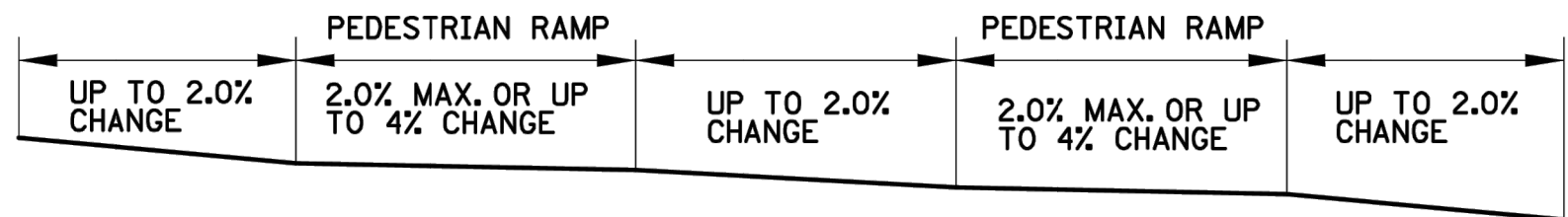


CURB LINE AND ROAD CROSSING ADJUSTMENTS

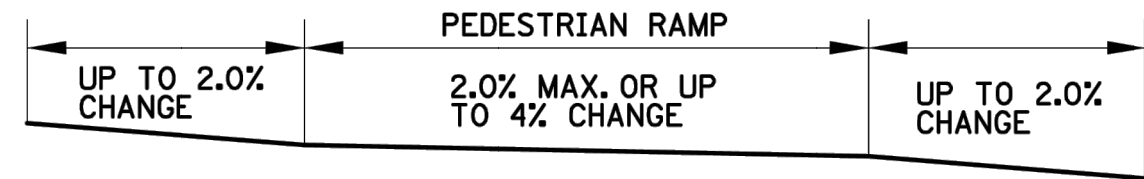


EXPANSION MATERIAL PLACEMENT
FOR CONCRETE ROADWAYS

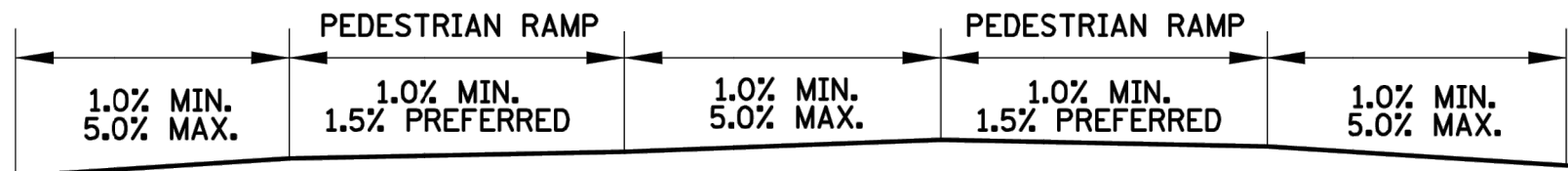
CURB LINE REINFORCEMENT
PLACEMENT ON BITUMINOUS ROADWAYS



FLOW LINE PROFILE "TABLE" - TWIN PERPENDICULARS



FLOW LINE PROFILE "TABLE" - FAN



FLOW LINE PROFILE RAISE - TWIN PERPENDICULARS



FLOW LINE PROFILE RAISE - FAN

GENERAL NOTES:

"TABLING" OF CROSSWALKS MEANS MAINTAINING LESS THAN 2% CROSS SLOPE WITHIN A CROSSWALK, IS REQUIRED WHEN A ROADWAY IS IN A STOP OR YIELD CONDITION AND THE PROJECT SCOPE ALLOWS.

RECONSTRUCTION PROJECTS: ON FULL PAVEMENT REPLACEMENT PROJECTS "TABLING" OF ENTIRE CROSSWALK SHALL OCCUR WHEN FEASIBLE.

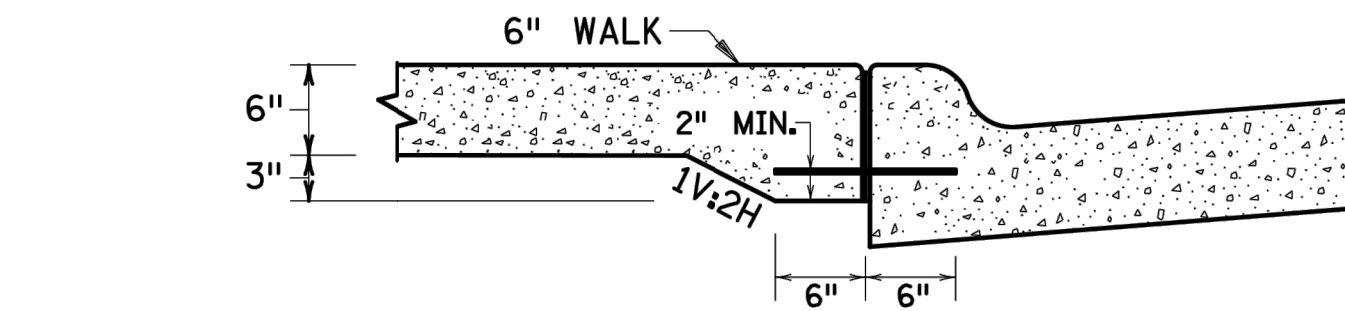
MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

- 1.0% MIN. CROSS-SLOPE OF THE ROAD
- 5.0% MAX. CROSS-SLOPE OF THE ROAD
- "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
- UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

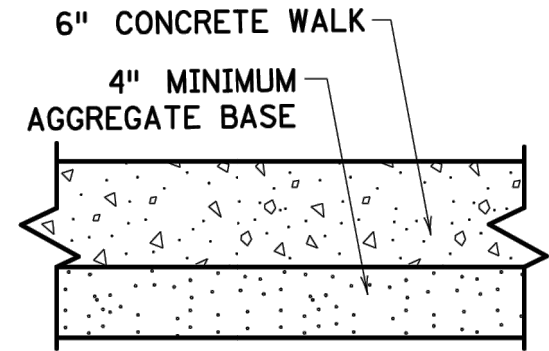
STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

RAISING OF CURB LINES SHOULD OCCUR IN VERTICALLY CONSTRAINED AREAS. RAISE THE CURB LINES ENOUGH TO ALLOW COMPLIANT RAMPS OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

- 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
- 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
- 5.0% RECOMMENDED MAX. FLOW LINE
- LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

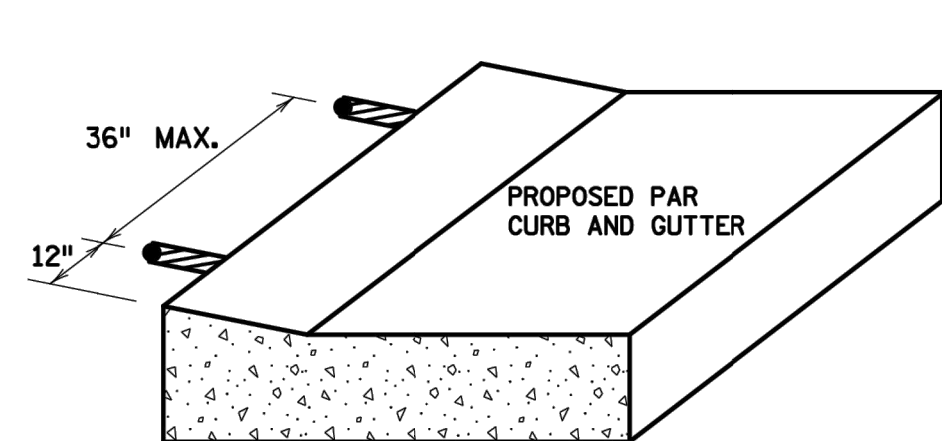


SECTION VIEW A-A
THICKENED SECTION
THROUGH CURB RAMP FLARES

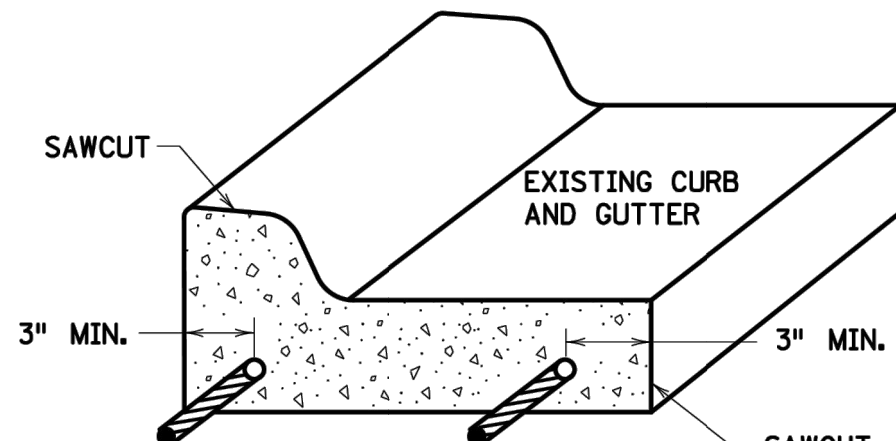


TYPICAL SIDEWALK SECTION
WITHIN INTERSECTION CORNER

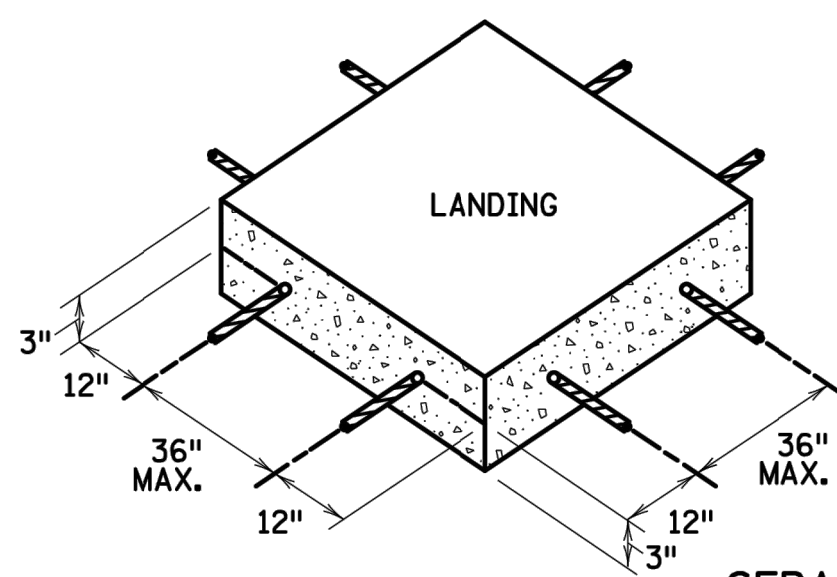
END SILL CURB
AT TOP OF CURB
RAMP AND DRIVEWAY
FLARES.



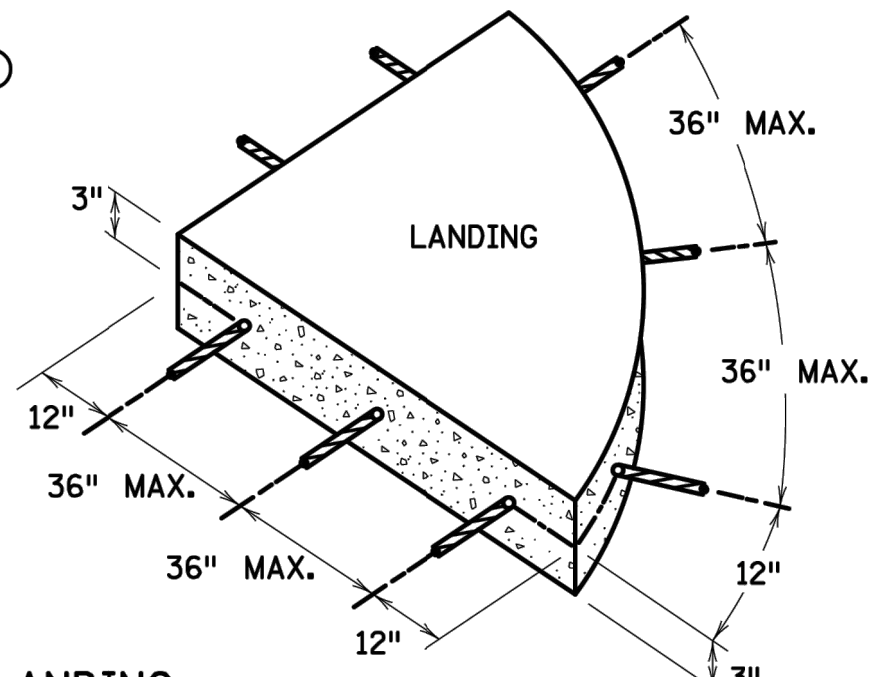
CURB RAMP REINFORCEMENT DETAILS



CURB AND GUTTER
REINFORCEMENT



SEPARATE LANDING
POUR REINFORCEMENT



NOTES:

- TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONSTRUCTED, ALL INITIAL LANDINGS AT A TOP OF A RAMPED SURFACE (RUNNING SLOPE GREATER THAN 2%) SHALL BE FORMED AND PLACED SEPARATELY IN AN INDEPENDENT CONCRETE POUR. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET FOR ALL SEPARATELY POURED INITIAL LANDINGS.
- DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS (EPOXY COATED) AT 36" MAXIMUM CENTER TO CENTER MINIMUM 12" SPACING FROM CONSTRUCTION JOINTS. BARS TO BE ADJUSTED TO MATCH RAMP GRADE. BARS TO BE PAID BY EACH.
- DRILL AND GROUT 2 - NO. 4 X 12" LONG (6" EMBEDDED) REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT REQUIRED FOR ALL CONSTRUCTION JOINTS. BARS TO BE PAID BY EACH.
- THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.
- CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.
- USE AN APPROVED TYPE F (1/4 INCH THICK) SEPARATION MATERIAL. SEPARATION MATERIAL SHALL MATCH FULL HEIGHT DIMENSION OF ADJACENT CONCRETE.

REVISION:	
APPROVED: 11-04-2021	
Jeff J. Pel...	
OPERATIONS DIVISION	

	STANDARD PLAN 5-297.250	6 OF 6	PEDESTRIAN CURB RAMP DETAILS
	APPROVED: 11-04-2021	REVIS:	
THOMAS STYRBICKI STATE DESIGN ENGINEER	STATE PROJ. NO.	(TH)	SHEET NO. OF SHEETS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	CHF
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	05/21/24
REVISIONS:	
06/20/24	CITY COMMENTS

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

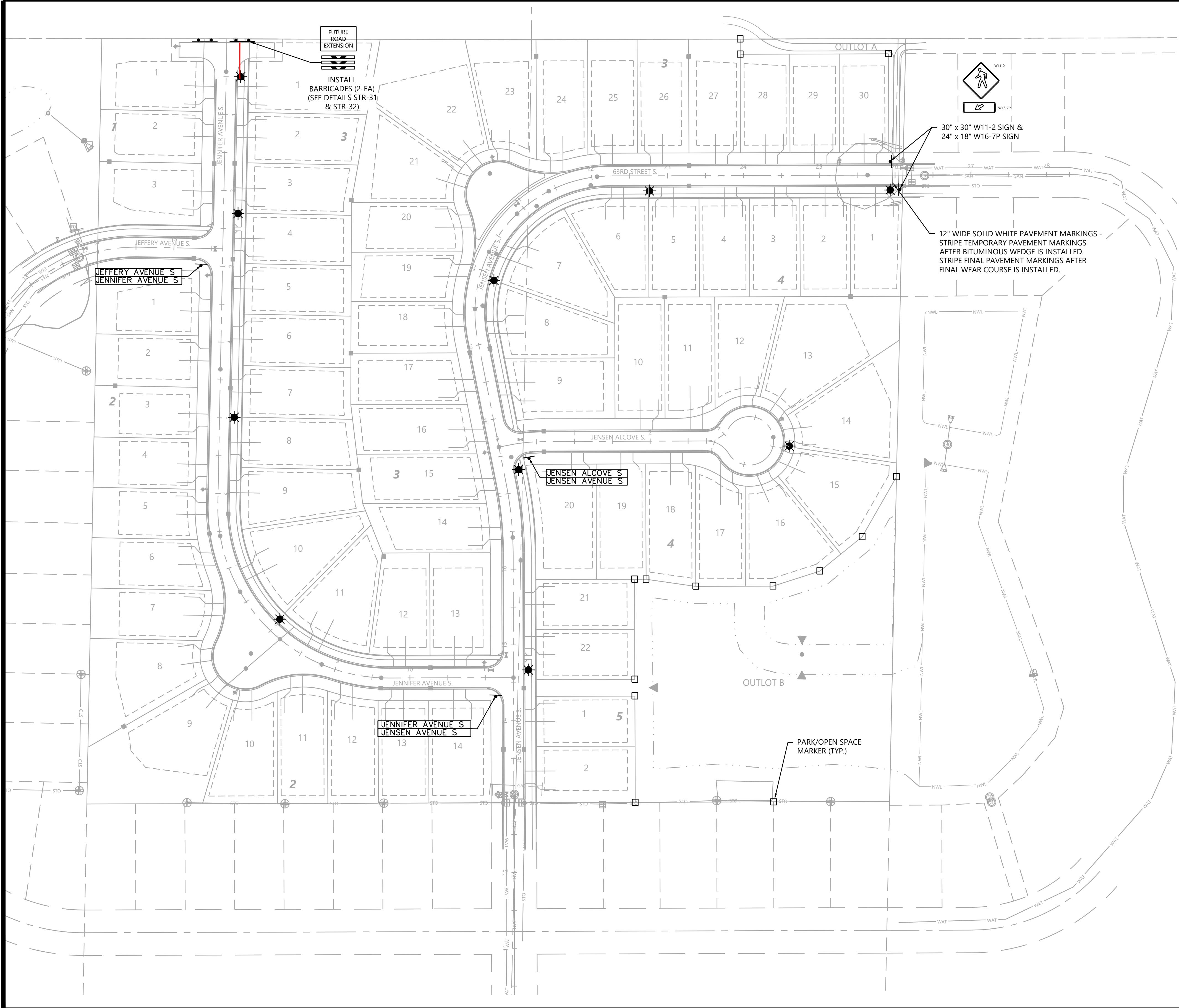
MNDOT PEDESTRIAN
RAMP DETAILS

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

26 OF 28

DATE: 06/20/24



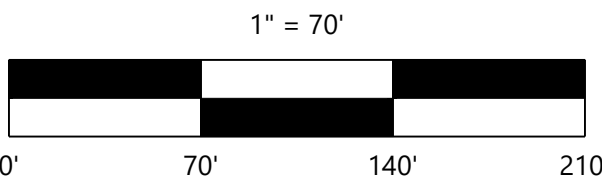
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

EXISTING	PROPOSED	
		SIGN (SINGLE POST)
		SIGN (DOUBLE POST)
		PARK/OPEN SPACE MARKER

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.



CONSTRUCTION PLANS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	CHF
HORIZONTAL SCALE:	70'
VERTICAL SCALE:	14' OR 7'

INITIAL ISSUE: 05/21/24

REVISIONS:	
	06/20/24 CITY COMMENTS

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.

CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

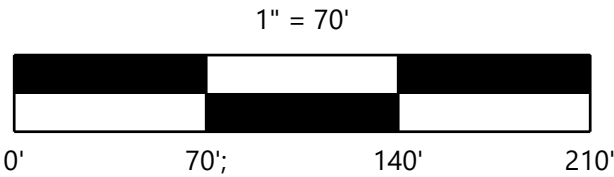
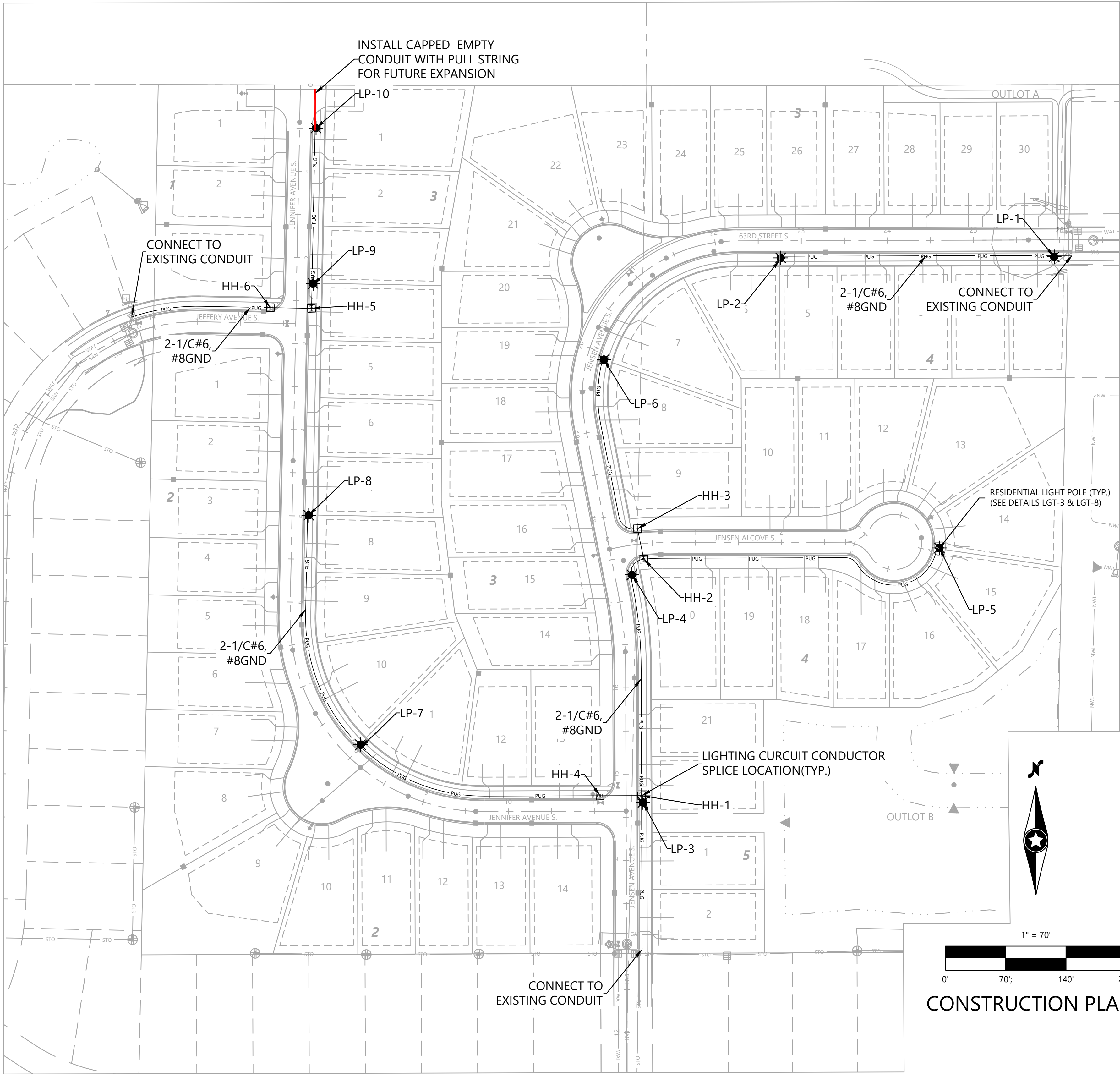
SIGNAGE PLAN

PROJECT NUMBER: 0051216.00

SHEET NUMBER:

27 OF 28

DATE: 06/20/24



CONSTRUCTION PLANS

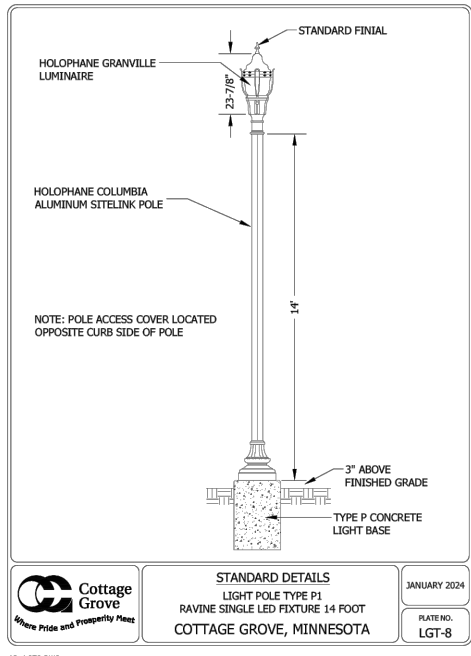
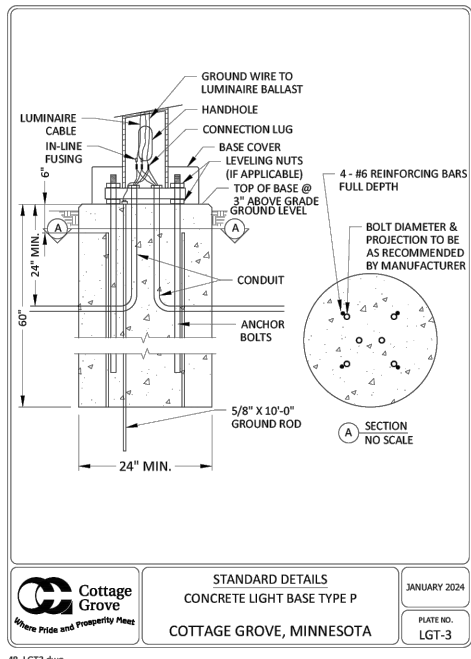
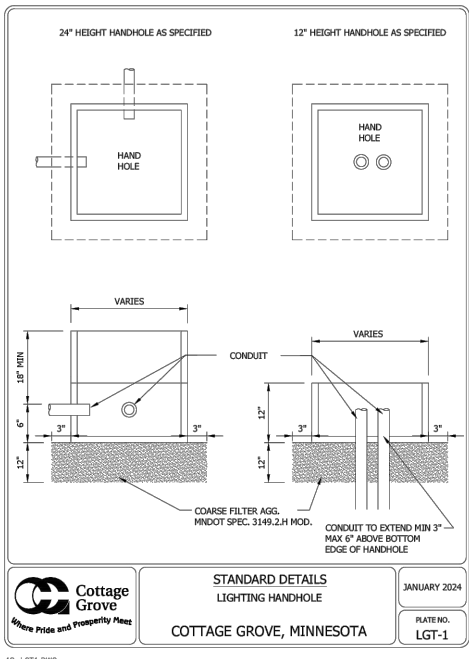
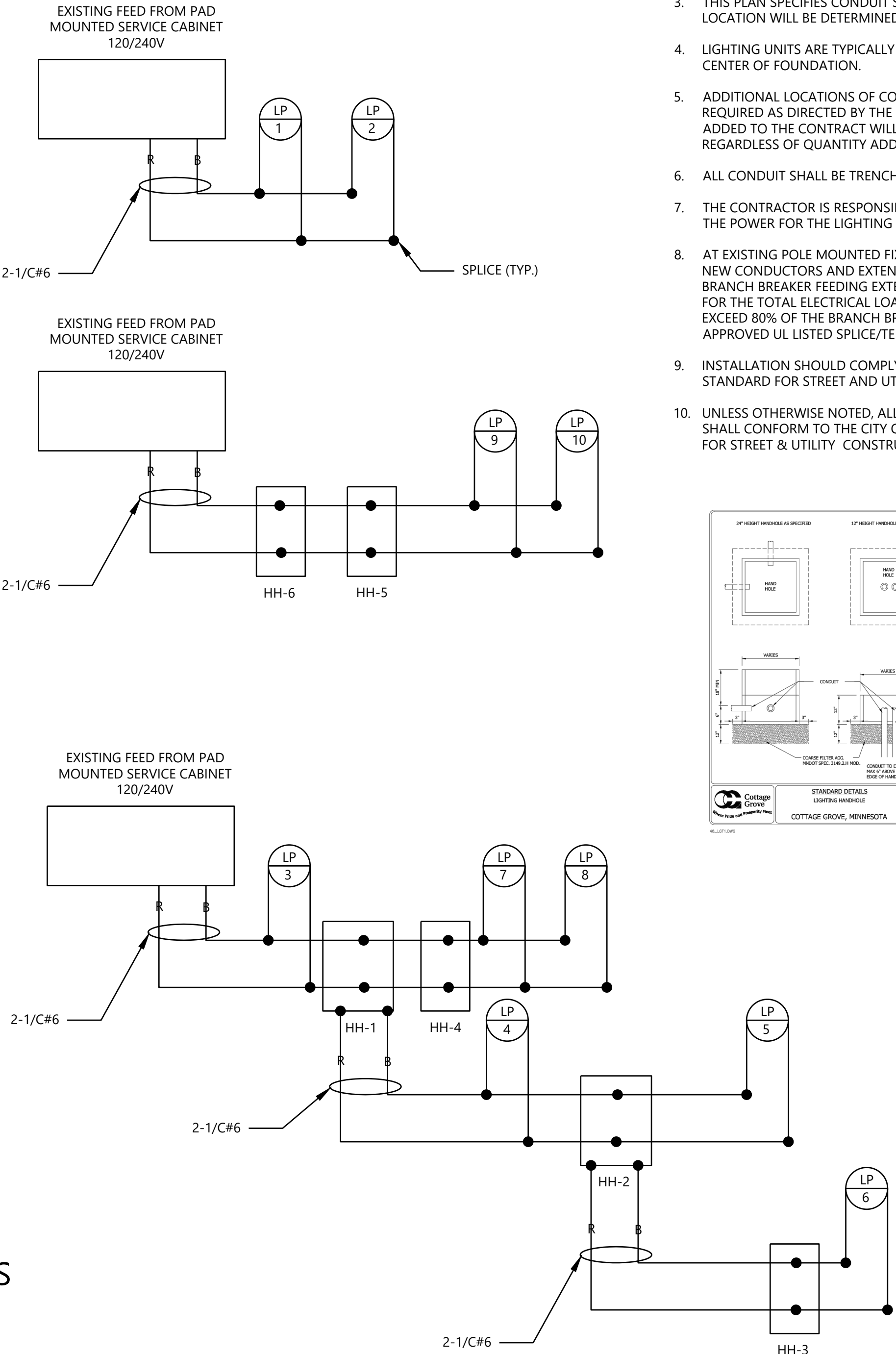
LEGEND

- POLE MOUNTED LUMINAIRE
- 1.5" SCH 40 PVC CONDUIT
- HANDHOLE

GENERAL NOTES

- ALL CONDUIT SHALL BE 1.5" SCH 40 PVC. HDPE CONDUIT IS NOT PERMITTED.
- UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER, TYPE XHHW-2, (2)#6, (1)#8
- THIS PLAN SPECIFIES CONDUIT SIZE, TYPE, AND GENERAL LOCATION. THE EXACT LOCATION WILL BE DETERMINED IN THE FIELD.
- LIGHTING UNITS ARE TYPICALLY SET BACK 36" BEHIND THE BACK-OF-CURB TO CENTER OF FOUNDATION.
- ADDITIONAL LOCATIONS OF CONDUIT AND WIRING NOT IDENTIFIED MAY BE REQUIRED AS DIRECTED BY THE ENGINEER. ADDITIONAL CONDUIT AND WIRING ADDED TO THE CONTRACT WILL BE PAID FOR AT THE CONTRACT UNIT PRICE REGARDLESS OF QUANTITY ADDED AND METHOD OF PLACEMENT REQUIRED.
- ALL CONDUIT SHALL BE TRENCHED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE CONNECTION OF THE POWER FOR THE LIGHTING SYSTEM WITH ENERGY PROVIDER
- AT EXISTING POLE MOUNTED FIXTURE, CONTRACTOR TO INSTALL/TERMINATE NEW CONDUCTORS AND EXTEND LIGHTING CIRCUIT AS SHOWN. ENSURE BRANCH BREAKER FEEDING EXTENDED LIGHTING CIRCUIT IS ADEQUATELY RATED FOR THE TOTAL ELECTRICAL LOAD. TOTAL ELECTRICAL LOAD SHOULD NOT EXCEED 80% OF THE BRANCH BREAKER AMPACITY. CONTRACTOR TO UTILIZE APPROVED UL LISTED SPLICE/TERMINATION EQUIPMENT AND METHODS.
- INSTALLATION SHOULD COMPLY WITH THE 2024 CITY OF COTTAGE GROVE STANDARD FOR STREET AND UTILITY CONSTRUCTION
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.

ONE LINE DIAGRAM



DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	CHF
HORIZONTAL SCALE:	70'
VERTICAL SCALE:	## OR ##

INITIAL ISSUE:	05/21/24
REVISIONS:	
06/20/24	CITY COMMENTS

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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.
Christian Froemke
CHRISTIAN FROEMKE
DATE: 06/20/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

LIGHTING PLAN

PROJECT NUMBER: 0051216.00

SHEET NUMBER:
28 OF **28**
DATE: 06/20/24

CONSTRUCTION PLANS

FOR

FINAL LANDSCAPE PLANS

FOR

SUMMER VALLEY COTTAGE GROVE, MINNESOTA

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044
CONTACT: BRYAN TUCKER
PHONE: 612-490-0982
EMAIL: BRYANT@SUMMER-GATE.COM

PREPARED BY:

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300

Fax (952) 937-5822 Minnetonka, MN 55343

TollFree (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0051216
CONTACT: CHRISTIAN FROEMKE



Vicinity Map
(NOT TO SCALE)

BENCHMARKS

BM-1
MNDT POINT FREDIN MNDT

HORIZONTAL DATUM
1983NAD (2011 ADJ) WASHINGTON COUNTY COORDINATE SYSTEM, US
SURVEY FEET
MOVED LINE WORK TO THE FOUND N 1/4 COR OF THE SECTION

VERTICAL DATUM
1988NAVD, US SURVEY FEET

SHEET INDEX

SHEET NUMBER	SHEET TITLE
01	COVER
02	OVERALL LANDSCAPE PLAN
03	LANDSCAPE PLAN
04	LANDSCAPE PLAN
05	LANDSCAPE DETAILS & NOTES

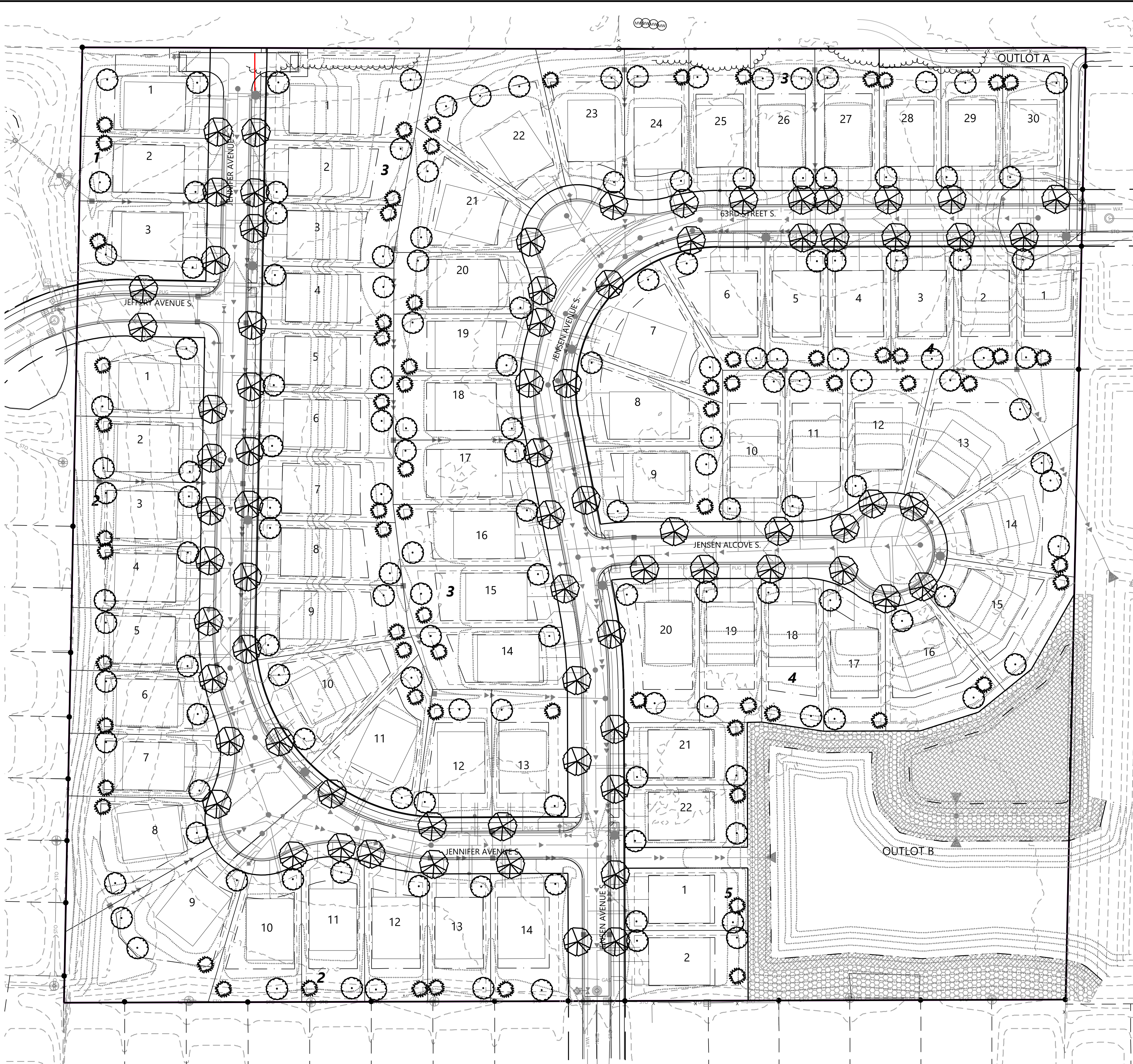
NO.	DATE	REVISION	SHEETS
1	06/20/24	CITY COMMENTS	ALL
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

CONSTRUCTION PLANS
FOR

FINAL LANDSCAPE PLANS

FOR
SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

INITIAL SUBMITTAL DATE: 05/29/24 SHEET: 01 OF .



FINAL - STREET TREE PLANTING SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING	O.C.	MATURE SIZE
DECIDUOUS TREES - 74							
ACE	9	ACCOLADE ELM / ULMUS JAPONICA X WILSONIANA 'MORTON' TM	2.5" CAL	B&B	AS SHOWN		H 70' W 40'-50'
KDC	7	DECAF KENTUCKY COFFEETREE / GYMNOCLADUS DIOICA 'MCKBRANCHED'	2.5" CAL	B&B	AS SHOWN		H 50' W 40'
HAK	14	HACKBERRY / CELTIS OCCIDENTALIS	2.5" CAL	B&B	AS SHOWN		H 40'-60' W 40'
NHE	2	NEW HORIZON ELM / ULMUS X 'NEW HORIZON'	2.5" CAL	B&B	AS SHOWN		H 60'-70' W 30'-40'
REO	19	RED OAK / QUERCUS RUBRA	2.5" CAL	B&B	AS SHOWN		H 50'-70' W 50'-70'
SKH	16	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5" CAL	B&B	AS SHOWN		H 50' W 30'-35'
SWO	7	SWAMP WHITE OAK / QUERCUS BICOLOR	2.5" CAL	B&B	AS SHOWN		H 50'-60' W 50'-60'

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM
O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF DISCREPANCY

FINAL - YARD TREE PLANTING LIST

COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING	O.C.	MATURE SIZE
DECIDUOUS TREES - 146					
AMERICAN SENTRY LINDEN / TILIA AMERICANA 'MCKSENTRY'	2.5" CAL	B&B	AS SHOWN		H 60' W 30'-40'
AUTUMN GOLD GINKGO / GINKGO BILOBA 'AUTUMN GOLD'	2.5" CAL	B&B	AS SHOWN		H 50' W 30'
FALL FIESTA SUGAR MAPLE / ACER SACCHARUM 'BAILSTA'	2.5" CAL	B&B	AS SHOWN		H 50'-75' W 50'
RIVER BIRCH / BETULA NIGRA	2.5" CAL	B&B	AS SHOWN		H 50'-75' W 50'
SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'	2.5" CAL	B&B	AS SHOWN		H 40'-50' W 35'-40'
EVERGREEN TREES - 70					
BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6' HT.	B&B	AS SHOWN		H 30'-40' W 20'-30'
COLORADO SPRUCE / PICEA PUNGENS	6' HT.	B&B	AS SHOWN		H 40'-60' W 15'-30'
CONCOLOR FIR / ABIES CONCOLOR	6' HT.	B&B	AS SHOWN		H 40'-50' W 15'-30'
NORWAY PINE / PINUS RESINOSA	6' HT.	B&B	AS SHOWN		H 50'-80' W 30'-40'
NORWAY SPRUCE / PICEA ABIES	6' HT.	B&B	AS SHOWN		H 60'-80' W 25'-30'
WHITE PINE / PINUS STROBUS	6' HT.	B&B	AS SHOWN		H 50'-80' W 30'-40'

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM
O.C. = ON CENTER SP. = SPREAD QTY. = QUANTITY CONT. = CONTAINER

- NOTES:
- 1) NO LESS THAN TWO (2) SPECIES PER LOT.
 - 2) YARD TREES TO BE DIFFERENT FROM STREET TREES.
 - 3) YARD TREES TO BE SELECTED BY HOME OWNER FROM APPROVED YARD TREE PLANTING LIST.

LANDSCAPE REQUIREMENTS

TOTAL LANDSCAPING REQUIRED:	290 TREES
SINGLE FAMILY RESIDENTIAL SUBDIVISION REQUIREMENTS (71 LOTS): 213 TREES	
* LOTS GREATER THAN 60' WIDE= 3 TREES PER LOT (BY HOME BUILDER)	
** MAXIMUM OF 2 EVERGREEN TREES SUBSTITUTION PER LOT	
** NO LESS THAN 2 DIFFERENT SPECIES FOR TREES	
* 10 SHRUBS PER LOT	
** 10 UNDERSTORY SHRUBS INSTALLED PER LOT (BY HOME BUILDER)	
SINGLE FAMILY STREET TREE SUBDIVISION REQUIREMENTS (71 LOTS): 77 TREES	
* 1 BOULEVARD TREE PER LOT (65 LOTS):	65 TREES
* 2 BOULEVARD TREES PER CORNER LOTS (6 LOTS):	12 TREES

LANDSCAPE PROVISIONS

TOTAL LANDSCAPING PROVIDED:	290 TREES
* OVERSTORY DECIDUOUS TREES (BY HOME BUILDER)	146 TREES
* EVERGREEN TREES (BY HOME BUILDER)	70 TREES
* OVERSTORY DECIDUOUS STREET TREES (BY HOME BUILDER)	74 TREES*
* DUE TO CITY CODE, NO MORE THAN 1 BOULEVARD TREE PER LOT (OR 2 BOULEVARD TREES PER CORNER LOT) ARE ALLOWED. LOT 9-BLOCK 2, LOT 22-BLOCK 3, & LOT 14-BLOCK 4 HAVE CONFLICTS BETWEEN DRIVEWAYS/ UTILITIES/ STREET LIGHTS/ & SETBACKS, THUS NO BOULEVARDS TREES CAN BE PLANTED ON THESE THREE (3) LOTS. INSTEAD, ONE ADDITIONAL DECIDUOUS YARD TREE WILL BE INCLUDED ON THESE THREE (3) LOTS.	

PLANT LEGEND

- DECIDUOUS OVERSTORY STREET TREE (BY HOME BUILDER)
- EVERGREEN TREE (BY HOME BUILDER)
- DECIDUOUS OVERSTORY TREE (BY HOME BUILDER)

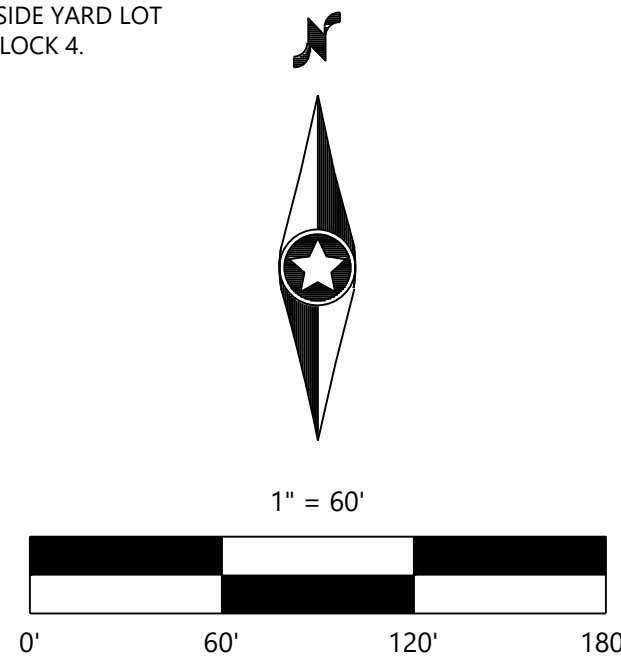
SEEDING LEGEND

- NATIVE SEED MIX MN 35-241 MESIC PRAIRIE GENERAL (0.6 AC)
- NATIVE STORMWATER SOUTH & WEST SEED MIX MN 33-261 (0.8 AC)

- * ALL STREET BOULEVARDS TO BE SODDED.
- * ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.
- * SPACE BETWEEN BACK OF LOT LINES & TRAIL EDGE TO BE SODDED (OUTLOT A).
- * EASEMENT ACCESS FOR OUTLOT B (BETWEEN LOT 1-BLOCK 5 & LOT 22-BLOCK 4) TO BE SODDED.

GENERAL NOTES

1. STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
2. TREES SHALL BE PLANTED IN FRONT OF SINGLE FAMILY LOTS 5' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. DECIDUOUS TREES SHOULD BE LOCATED A MINIMUM OF 5' OFF ANY UTILITY PIPE AND CONIFEROUS TREES SHOULD BE LOCATED A MINIMUM OF 15' OFF ANY UTILITY PIPE.
5. NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
6. NO TREES SHOULD BE LOCATED WITHIN A STORM POND HWL.
7. NO TREES SHOULD BE LOCATED WITHIN THE 20' STORM POND ACCESS ROUTE. NO CONIFEROUS TREES WITHIN 5' OF THE 20' STORM POND ACCESS ROUTE.
8. NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.
9. STREET TREES TO BE MIN. 5' FROM SIDE YARD LOT LINES, EXCEPT LOTS 15, 16, 22 ON BLOCK 4.



CONSTRUCTION PLANS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	CHF
HORIZONTAL SCALE:	*****
VERTICAL SCALE:	## OR ##

INITIAL ISSUE:	05/29/24
REVISIONS:	
△	06/20/24 CITY COMMENTS
△	
△	
△	
△	

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

CORY MEYER
DATE: 06/20/24 LICENSE NO. 26971

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

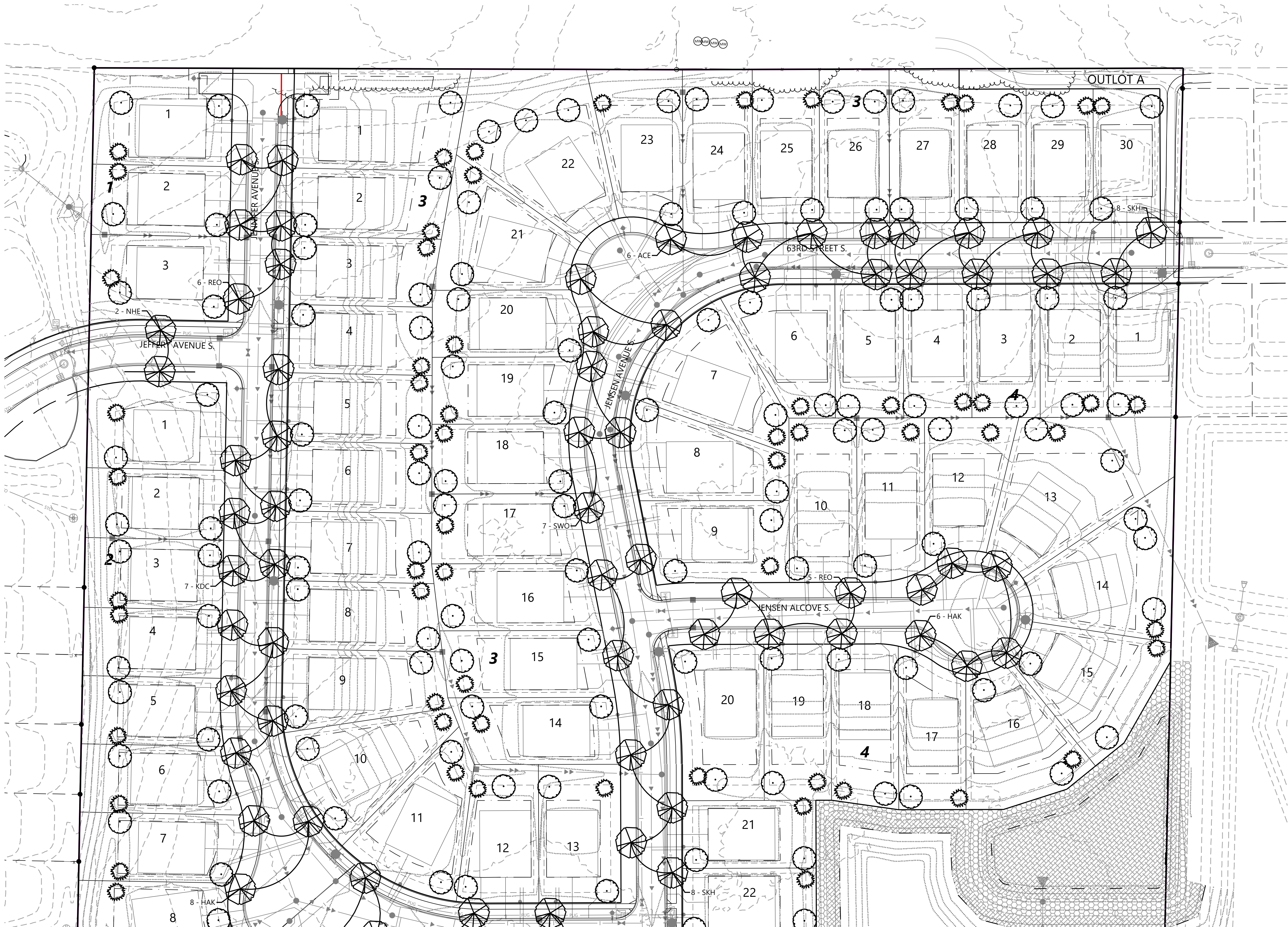
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

OVERALL LANDSCAPE
PLAN

SHEET NUMBER:

02 OF 05

PROJECT NUMBER: 0051216 DATE: 06/20/24



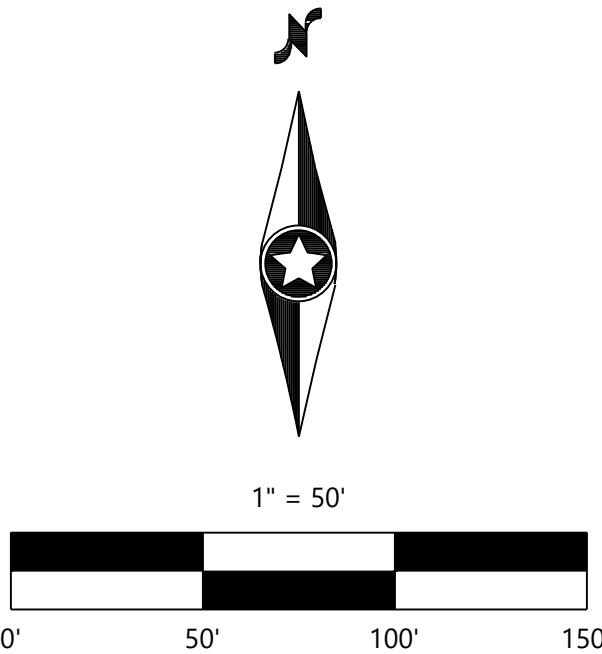
PLANT LEGEND

- DECIDUOUS OVERSTORY STREET TREE
- EVERGREEN TREE (BY HOME BUILDER)
- DECIDUOUS OVERSTORY TREE (BY HOME BUILDER)

SEEDING LEGEND

- NATIVE SEED MIX MN 35-241 MESIC PRAIRIE GENERAL (0.6 AC)
- NATIVE STORMWATER SOUTH & WEST SEED MIX MN 33-261 (0.8 AC)

* ALL STREET BOULEVARDS TO BE SODDED.
* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.
* SPACE BETWEEN BACK OF LOT LINES & TRAIL EDGE TO BE SODDED (OUTLOT A).
* EASEMENT ACCESS FOR OUTLOT B (BETWEEN LOT 1-BLOCK 5 & LOT 22-BLOCK 4) TO BE SODDED.



CONSTRUCTION PLANS

SUMMER VALLEY

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: *****
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 05/29/24
REVISIONS:
06/20/24 CITY COMMENTS
06/20/24 CITY COMMENTS
06/20/24 CITY COMMENTS
06/20/24 CITY COMMENTS
06/20/24 CITY COMMENTS
06/20/24 CITY COMMENTS

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

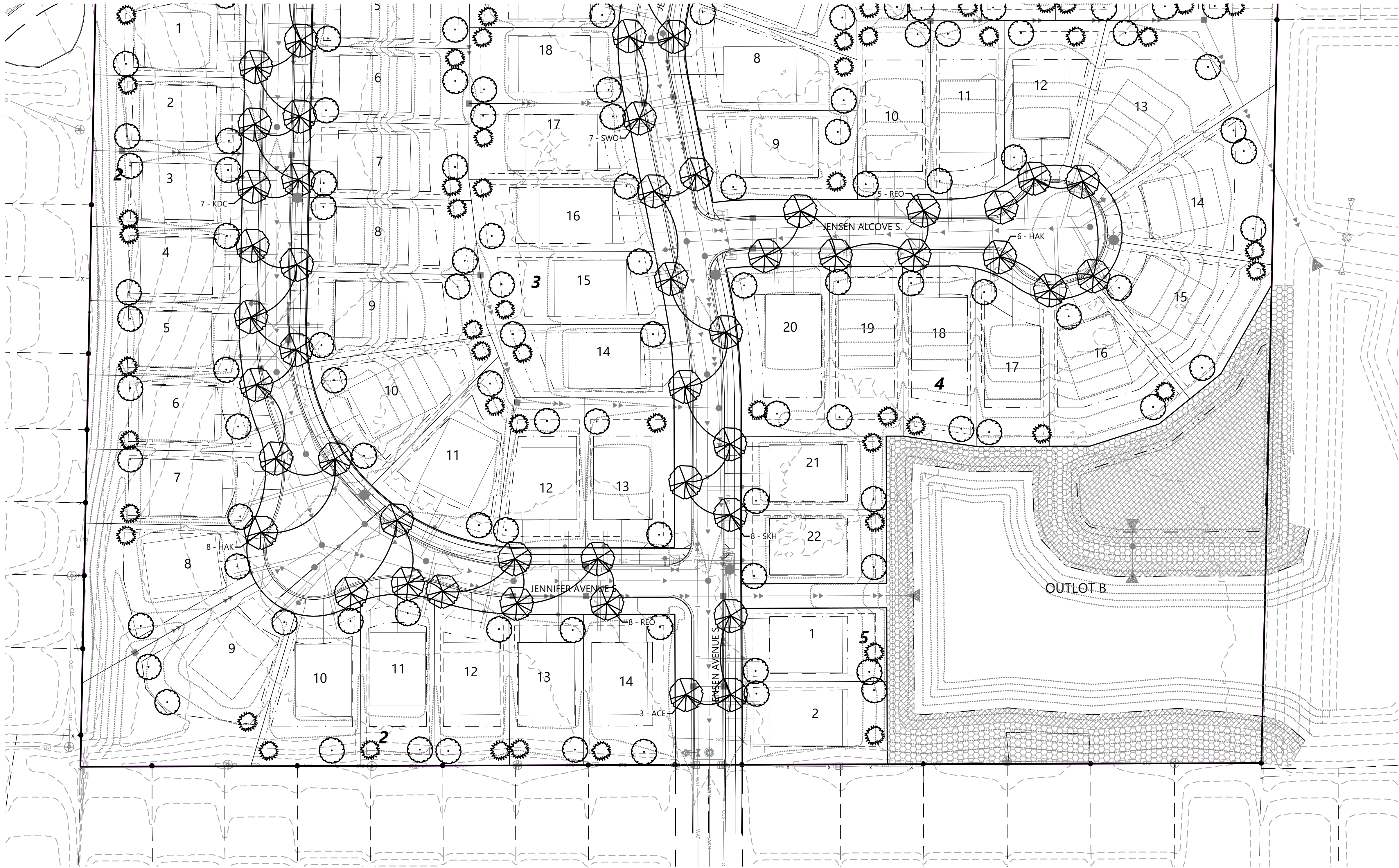
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY MEYER
DATE: 06/20/24 LICENSE NO. 26971

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:
03 OF **05**
PROJECT NUMBER: 0051216 DATE: 06/20/24



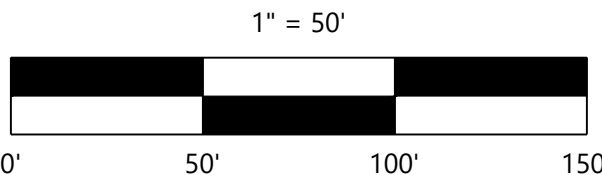
PLANT LEGEND

- DECIDUOUS OVERSTORY STREET TREE
- EVERGREEN TREE (BY HOME BUILDER)
- DECIDUOUS OVERSTORY TREE (BY HOME BUILDER)

SEEDING LEGEND

- NATIVE SEED MIX MN 35-241 MESIC PRAIRIE GENERAL (0.6 AC)
- NATIVE STORMWATER SOUTH & WEST SEED MIX MN 33-261 (0.8 AC)

* ALL STREET BOULEVARDS TO BE SODDED.
* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.
* SPACE BETWEEN BACK OF LOT LINES & TRAIL EDGE TO BE SODDED (OUTLOT A).
* EASEMENT ACCESS FOR OUTLOT B (BETWEEN LOT 1-BLOCK 5 & LOT 22-BLOCK 4) TO BE SODDED.



CONSTRUCTION PLANS

SUMMER VALLEY

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: #####
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 05/29/24
REVISIONS:
06/20/24 CITY COMMENTS
.
.
.
.
.

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
CORY MEYER
DATE: 06/20/24 LICENSE NO. 26971

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:
04 OF **05**
PROJECT NUMBER: 0051216 DATE: 06/20/24

© 2024 Westwood Professional Services, Inc. N:\0051216\00\DWG\Civil\FINAL\LANDSCAPE\0051216.00L-PLF01.DWG

PLANTING NOTES

1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
14. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
15. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
16. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
17. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARD WOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND COLORED RED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
18. EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
19. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
20. PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
21. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
22. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
23. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
24. RAIN GARDEN NOTE: PROVIDE AND INSTALL EROSION CONTROL BLANKET AT RAIN GARDEN AREA SIDE SLOPES AFTER ALL PLANTING HAVE BEEN INSTALLED. BLANKET TO BE ONE SEASON GEOJUTE, MN/DOT CATEGORY 2 (STRAW 1S, WOOD FIBER 1S), OR APPROVED EQUAL. BLANKET TO BE OVERLAPPED BY 4" AND ANCHORED BY SOD STAPLES. PLACE BLANKET PERPENDICULAR TO THE SLOPE. TRENCH IN EDGES OF BLANKET AREA TO PREVENT UNDER MINING. PROVIDE SILT FENCE AT TOP OF SLOPE AS NEEDED. SHREDDDED HARDWOOD MULCH TO MATCH OTHER PROJECT PLANTING MULCH. PLACE 4" DEPTH OF MULCH AT ALL PLANTING AND EROSION CONTROL BLANKET AREA (NO FILTER FABRIC). SEE RAIN GARDEN DETAIL FOR FURTHER INFORMATION. RAIN GARDEN TO PROVIDE PROPER INFILTRATION AND DRAINAGE REQUIREMENTS PER ENGINEERS APPROVAL.

PLANTING DETAILS

SET TREE PLUMB AND MAINTAIN THROUGHOUT WARRANTY PERIOD.

EACH TREE MUST BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.

MULCH AS SPECIFIED, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. PLACE MULCH WITHIN 48 HOURS PLANTING. CONSTRUCT PLANTING HOLE AS SPECIFIED.

REMOVE WIRE AND BURLAP AS SPECIFIED. REMOVE ALL TWINE FROM ROOT BALL.

4" TO 6" DEEPER THAN ROOTBALL.

TAMP SOIL AROUND BASE OF ROOT BALL FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT. PLACE ROOT BALL ON FIRM UNEXCAVATED OR TAMPED SOIL.

NOTES:
1. STAKE TREES ONLY AS SPECIFIED A THE DIRECTION OF LANDSCAPE ARCHITECT.
2. WRAP TREE TRUNKS ONLY AS SPECIFIED AT THE DIRECTION OF LANDSCAPE ARCHITECT.



Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL EVERGREEN TREE PLANTING
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO.
LAN-1

SET TREE PLUMB AND MAINTAIN THROUGHOUT WARRANTY PERIOD. REMOVAL ALL FLAGGING AND LABELS.

EACH TREE MUST BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL.

MULCH AS SPECIFIED, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.

PRUNE BRANCHES TO A MINIMUM OF 5' TO ALLOW FOR A CLEAR SIGHT DISTANCE.

TAMP SOIL AROUND BASE OF ROOT BALL FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT. PLACE ROOT BALL ON FIRM UNEXCAVATED OR TAMPED SOIL.

NOTES:
1. STAKE TREES ONLY AS SPECIFIED AT THE DIRECTION OF ENGINEER.
2. SET TOP OF ROOT BALL FLUSH TO GRADE OR 1-2 IN. HIGHER IN SLOWLY DRAINING SOILS.



Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL DECIDUOUS TREE PLANTING
COTTAGE GROVE, MINNESOTA

JANUARY 2021
PLATE NO.
LAN-2

CONSTRUCTION PLANS

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED: CHF
CHECKED: CHF
DRAWN: CHF
HORIZONTAL SCALE: #####
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 05/29/24
REVISIONS:
06/20/24 CITY COMMENTS
.
.
.
.

PREPARED FOR:

SUMMERGATE DEVELOPMENT INC.

17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
Cory Meyer
DATE: 06/20/24 LICENSE NO. 26971

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

LANDSCAPE DETAILS &
NOTES

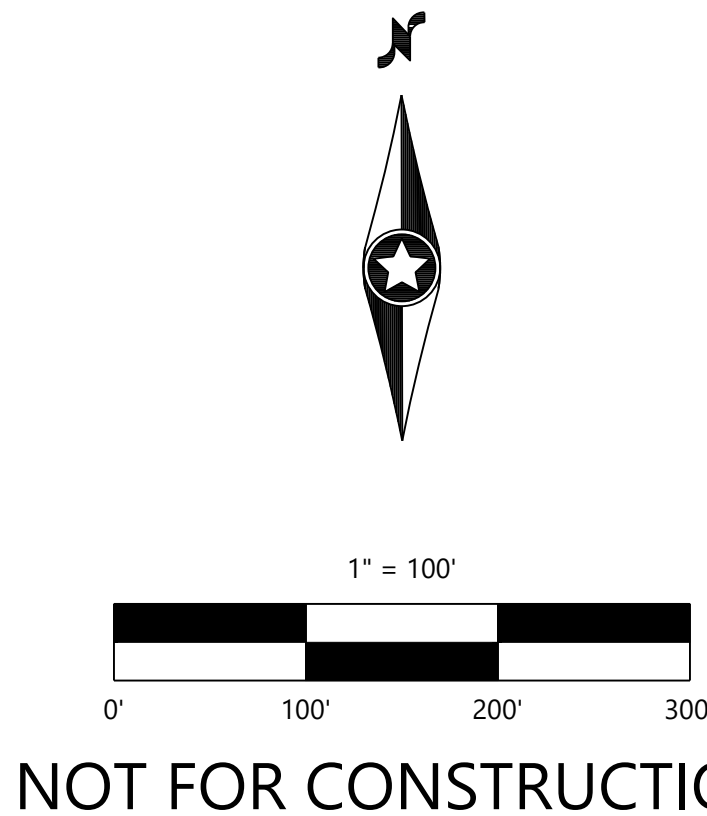
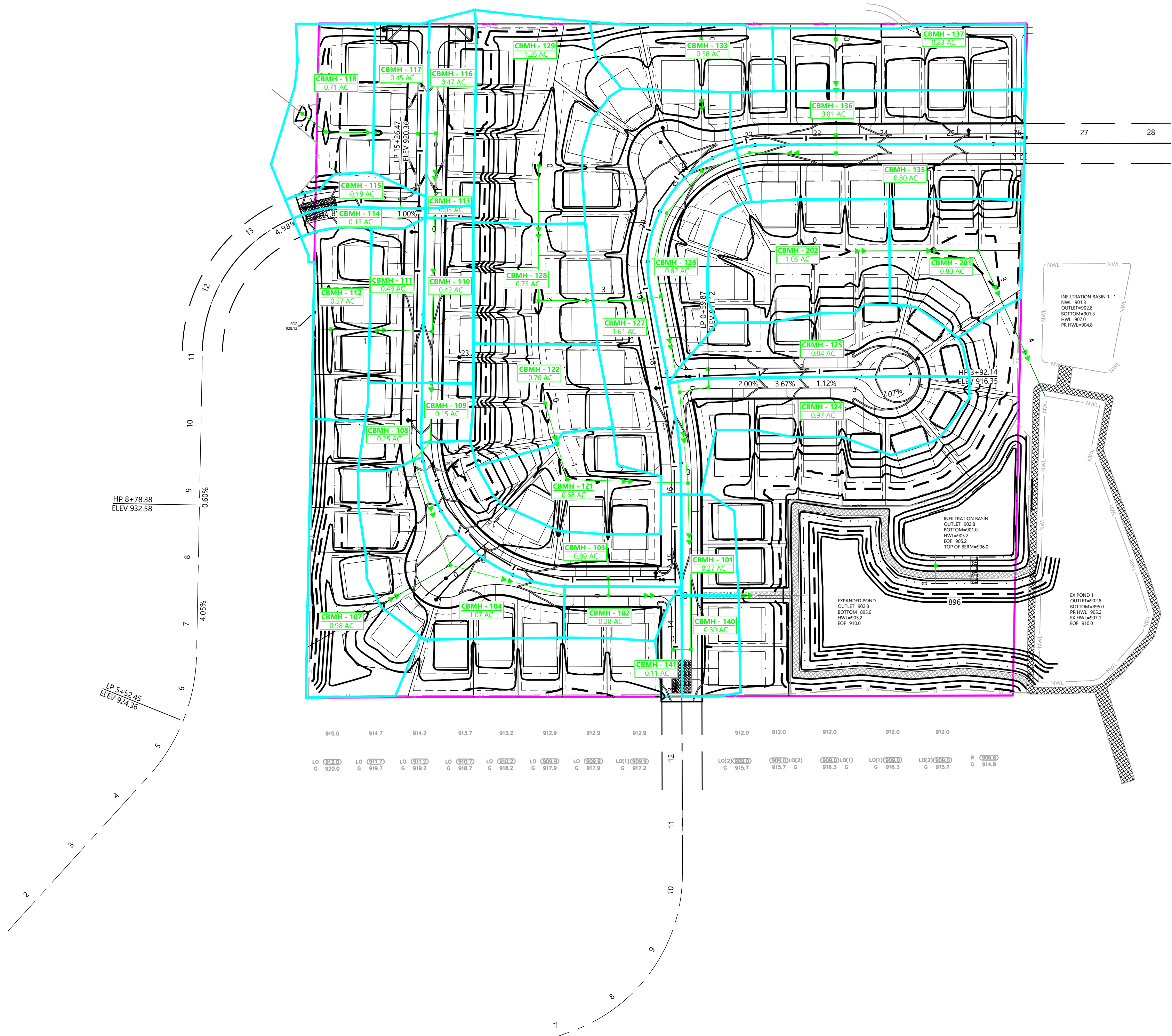
PROJECT NUMBER: 0051216

SHEET NUMBER:

05 OF 05

DATE: 06/20/24

SUMMER VALLEY



DESIGNED: CF
CHECKED: CF
DRAWN: CF
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 02/28/24
REVISIONS:
04/09/24 BID SET
.
.
.
.
.

PREPARED FOR:
SUMMERGATE DEVELOPMENT INC.
17305 CEDAR AVE S #200
LAKEVILLE, MN 55044

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
CHRISTIAN FROEMKE
DATE: 04/09/24 LICENSE NO. 56208

SUMMER VALLEY
COTTAGE GROVE, MINNESOTA

Westwood
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

MICRO DRAINAGE MAP

SHEET NUMBER:
1 OF 1
PROJECT NUMBER: 0051216 DATE: 04/09/24



MEMORANDUM

Date: 06/26/2024
To: Amanda Meyer, PE
From: Mike Boex, PE
Andrew Olson, PE
Subject: Summer Valley Plan Review
City of Cottage Grove, MN
Project No.: 0N1.133832

This memo summarizes the review of both grading documents and street & utility documents submitted by Westwood Professional Services, Inc., dated 6/20/24.

Grading Plans:

Sheet 5:

1. Note 7: 6" of topsoil should be provided in public right-of-way or outlot, consistent with the city's engineering guidelines.

Sheet 6:

2. EOF locations:
 - a. Turnaround on Jennifer Avenue: The EOF on the north side of the temporary turnaround should be removed; the EOF between lots 2 & 3 block 3 should remain as-is since it will be used in this particular area.

Sheet 6:

3. Freeboard Standards:
 - a. 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.
 - i. Lots 25 and 26 Block 3 appear to have an EOF to the north into the watershed property. It was previously requested to submit surveyed elevations of the existing ground to confirm the EOF or provide adequate freeboard between lots to 63rd Street.
 1. Shots on the property line are not adequate as ground elevations may increase slightly on the property to the north and therefore not provide the intended freeboard. Instead, manage the EOF on site and change the elevation between lots 25 & 26 to 12.9.

4. Lot 1 Block 4: ensure a 2% minimum grade for drainage in the proposed greenspace on the east side of the property. Clarify the intent on the grading plan with additional spot elevations and drainage arrows. If needed, any additional grading changes from the existing condition shall occur in existing drainage and utility easements. Attached to this memo is the grading as-built for the adjacent lot; it appears some additional grading may be needed in the southwest corner.
 - a. It appears the driveway should be moved to the opposite side of the lot as the design contours don't appear to work with the depicted driveway.

Street and Utility Plans:

Sheet 2:

5. Storm Sewer Schedule:
 - a. Where R-3501 castings are used, label them as R-3501-TB for clarity.

Sheet 5:

6. Public Works has requested that the hydrant at the north end of Jennifer Avenue be located 10' west of the hammerhead turn around. Due to the temporary nature of this hydrant, add a note to the plans that this hydrant shall also receive a concrete hydrant pad from the hydrant to the turnaround.

Sheet 6:

7. Please label street profile data on Jeffery Avenue.

Sheets 12 and 13:

8. Intersection details:
 - a. Provide more detail on Jennifer/Jensen: Minimal pavement grades are labeled, unlike other details.
 - b. All details: Label centerline profile grades for clarity on both intersecting streets.
 - c. Jeffery/Jennifer: Based on this intersection detail, the drainage calculations need to be updated for CBMH-114. Since it appears structure 111 has been removed, the drainage map and associated calculations appear to be out of date. Please review and ensure all calculations reflect the current storm sewer design.
 - d. Label curb grades on the Jensen Alcove cul-de-sac.
 - e. Jensen Avenue: The city has concerns over compaction at the connection of the concrete valley gutter and the outside curb and gutter in the bubble cul-de-sac. The connection should be made to avoid any bituminous sections less than 10' in width; please adjust the length of the concrete leg accordingly.

Sheet 28:

9. Street Lighting Items:
 - a. Show the existing feed point cabinet location on the plan. The feed point cabinet for this area is located on 63rd Street between the homes at 9440 and 9452.
 - b. Please show the existing lights that conductors will connect to. The note "connect to existing conduit" is appropriate for the extension of existing conduit, but there is no wire in those extended conduits since underground splicing is not allowed. Therefore,

the plans should clarify where existing conduit is extended for use, new wire will need to be run from the last existing light pole. This includes:

- i. Northwick Park 2nd Addition: Between 6128 and 6120 Jeffery Avenue
 - ii. Parkview Point: NE corner of 63rd Street and Jensen Avenue
- c. There is an existing light located between 9568 and 9568 63rd Street in Rolling Meadows that would only be 90 feet from LP-1. Please show the existing light and note that it should be salvaged and reinstalled at the location of LP-1 on a new base. The existing base should be removed and turf restored.
 - i. Install a handhole where the old light base was; a splice connection will be allowed in this handhole.
- d. Please remove HH-1, HH-2, HH-3, HH-4, and HH-6
 - i. The junction at Jensen Alcove and Jensen Avenue should occur at LP-4. The conduit should travel from LP-4 to LP-6 and from LP-4 to LP-5.
 - ii. The junction at Jennifer Avenue and Jensen Avenue should occur at LP-3. The conduit should travel from LP-3 to LP-7 and from LP-3 to LP-4.
- e. Please remove the empty conduit stub to Woodbury north on Jennifer Avenue from LP-10.
- f. Install empty conduit with a pull string between LP-8 and HH-5
- g. Install empty conduit with a pull string between LP-6 and LP-2
- h. Light LP-9 should be moved to the north side of the pedestrian ramp at Lot 4 Block 3, approximately 3-4' north of the pedestrian ramp (currently shown 17' north).

Landscaping Plan:

- 10. Any additional comments will follow from planning staff.

Stormwater Comments:

- 11. Wet Sediment Pond:

- a. It is acknowledged that a 2-ft thick clay liner is proposed. The developer is responsible for ensuring that the clay pond liner functions as designs and holds water to the normal water level.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2024-105

**RESOLUTION APPROVING THE CONSTRUCTION PLANS
AND SPECIFICATIONS FOR SUMMER VALLEY**

WHEREAS, Summergate Development, LLC has applied for a final plat to develop a residential subdivision named Summer Valley. This subdivision plat consists of a total of 71 single family homes and 2 outlots to be located on property legally described as:

Those parts of the East One-Half of the Northwest Quarter, the West One-Half of the Northeast Quarter of Section 3, Township 27 North, Range 21 West, Washington County, Minnesota, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 3, thence North 89 degrees 49 minutes 33 seconds East, bearing assumed, along the North line of said Northeast Quarter, a distance of 493.26 feet; thence South 01 degrees 12 minutes 45 seconds West, parallel with the West line of said Northeast Quarter, a distance of 1006.65 feet; thence South 89 degrees 49 minutes 33 seconds West a distance of 1058.68 feet to the East line of the West 752.00 feet of the East One-Half of the Northwest Quarter of said Section 3; thence North 01 degrees 06 minutes 59 seconds East, along said East line, a distance of 1009.93 feet to the North line of the Northwest Quarter of said Section 3; thence South 89 degrees 50 minutes 23 seconds East, along said North line of the Northwest Quarter, a distance of 567.04 feet to the point of beginning.

WHEREAS, the Developer will utilize the approved plans and specifications dated May 21, 2024, as prepared by Westwood Professional Services, Inc. to construct the public improvements within the subdivision; and

WHEREAS, the Developer will install the public improvements within the subdivision in accordance with current City ordinances and policies; and

WHEREAS, a development agreement and financial sureties are required for the development of this project.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Cottage Grove, Washington County, Minnesota, hereby approves the Summer Valley construction plans and specifications dated May 21, 2024, as prepared by Westwood Professional Services, Inc., subject to the following conditions:

1. The developer and builders must comply with all City ordinances and policies.
2. The developer and builders must comply with the review comments found in the June 26, 2024, memorandum and any subsequential memorandum from Bolton & Menk.
3. Modifications to final construction plans and specifications shall be approved in writing by the City Engineer.

Passed this 17th day of July 2024.

Attest:

Myron Bailey, Mayor

Tamara Anderson, City Clerk



City Council Action Request

10.A.

Meeting Date 7/17/2024

Department Administration

Agenda Category Action Item

Title Summers Landing 5th - Bid Award

Staff Recommendation Adopt resolution 2024-107 awarding the bid for the Summers Landing 5th Addition Final Street Improvement Project to OMG Midwest Inc. dba Minnesota Paving & Materials, in the amount of \$233,967.00.

Budget Implication N/A

Attachments

1.	Client Bid Results Letter
2.	Summers Landing 5th Final Streets Bid Award Resolution 7-9-24
3.	193805197-Bid Tab



Stantec Consulting Services Inc.
733 Marquette Avenue Suite 1000, Minneapolis MN 55402-2309

July 9, 2024

Honorable Mayor and City Council
City of Cottage Grove
12800 Ravine Parkway
Cottage Grove, MN 55016

Re: Summers Landing – 5th Addition Final Street Improvements
Stantec Project No. 193805197
Bid Results

Dear Honorable Mayor and City Council:

Bids were received for the Project stated above on July 9, 2024. Transmitted herewith is a copy of the Bid Tabulation for your information and file. Copies will also be distributed to each Bidder once the Project has been awarded.

Bids were received from 4 contractors. The following summarizes the results:

	<u>Contractor</u>	<u>Base Bid</u>
Low	OMG Midwest, Inc. dba Minnesota Paving & Materials	\$233,967.00
#2	McNamara Contracting	\$245,595.00
#3	Park Construction Company	\$249,704.30
#4	Bituminous Roadways, Inc.	\$287,369.97

The low Bidder on the Project was OMG Midwest, Inc. dba Minnesota Paving & Materials with a Total Base Bid Amount of \$233,967.00, which compares to the Engineer's Opinion of Probable Costs (EOPC) of \$262,230.00. These Bids have been reviewed and found to be in order.

If the City Council wishes to award the Project to the low Bidder, then **OMG Midwest, Inc. dba Minnesota Paving & Materials** should be awarded the Project on the **Total Base Bid Amount of \$233,967.00.**

Should you have any questions, please feel free to contact me at (612) 712-2124.

Regards,

Stantec Consulting Services Inc.

Dave Sanocki
Senior Associate
Phone: 612 712 2124

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2024-107

**RESOLUTION AWARDING THE BID FOR THE
SUMMERS LANDING 5TH ADDITION FINAL STREET
IMPROVEMENTS PROJECT TO OMG MIDWEST INC.,
DBA MINNESOTA PAVING & MATERIALS, IN THE AMOUNT OF \$233,967.00**

WHEREAS, plans and specifications for the Summers Landing 5th Addition Final Street Improvements Project were completed according to City standards; and

WHEREAS, bids were requested to provide the necessary work; and

WHEREAS, four firms submitted bids; and

WHEREAS, it appears that OMG Midwest Inc., dba Minnesota Paving & Materials is the lowest responsible bid; and

WHEREAS, it is the recommendation of the City Engineer that the bid be awarded to OMG Midwest Inc., dba Minnesota Paving & Materials in the amount of \$233,967.00.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, the bid for the Summers Landing 5th Addition Final Street Improvements Project is awarded to OMG Midwest Inc., dba Minnesota Paving & Materials, in the amount of \$233,967.00.

Passed this 17th day of July, 2024.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk



Project Name: **Summers Landing - 5th Addition Final Street Improvements**

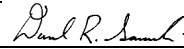
City Project No.:

Stantec Project No.: 193805197

I hereby certify that this is an exact reproduction of bids received.

Bid Opening: Tuesday, July 9, 2024 at 10:00 AM CDT

Owner: **City of Cottage Grove, Minnesota**


David R. Sanocki, PE
License No. 40973

				Bidder No. 1		Bidder No. 2		Bidder No. 3		Bidder No. 4	
BID TABULATION				OMG Midwest Inc. dba Minnesota Paving & Materials		McNamara Contracting		Park Construction Company		Bituminous Roadways Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
BASE BID											
1	MOBILIZATION	LS	1	\$20,000.00	\$20,000.00	\$15,000.00	\$15,000.00	\$19,800.00	\$19,800.00	\$39,000.00	\$39,000.00
2	TRAFFIC CONTROL	LS	1	\$11,500.00	\$11,500.00	\$2,500.00	\$2,500.00	\$1,550.00	\$1,550.00	\$4,500.00	\$4,500.00
3	REMOVE BITUMINOUS WEDGE	SY	5900	\$3.00	\$17,700.00	\$8.00	\$47,200.00	\$3.20	\$18,880.00	\$2.25	\$13,275.00
4	SAWING BITUMINOUS PAVEMENT	LF	200	\$0.01	\$2.00	\$1.00	\$200.00	\$3.10	\$620.00	\$2.75	\$550.00
5	REMOVE AND REPLACE BITUMINOUS STREET	SY	1000	\$10.00	\$10,000.00	\$10.00	\$10,000.00	\$45.20	\$45,200.00	\$52.00	\$52,000.00
6	REMOVE AND REPLACE CONCRETE CURB AND GUTTER	LF	660	\$56.00	\$36,960.00	\$55.00	\$36,300.00	\$45.20	\$29,832.00	\$65.00	\$42,900.00
7	REMOVE AND REPLACE 6 INCH CONCRETE SIDEWALK	SY	180	\$102.00	\$18,360.00	\$140.00	\$25,200.00	\$119.00	\$21,420.00	\$120.00	\$21,600.00
8	VIRGIN WEAR COURSE - 1.5" TYPE SP 9.5 WEARING COURSE (3,C) (SPWEA330C)- SPECIAL	TN	880	\$105.00	\$92,400.00	\$95.00	\$83,600.00	\$102.00	\$89,760.00	\$100.00	\$88,000.00
9	BITUMINOUS MATERIAL FOR TACK COAT	GL	460	\$2.00	\$920.00	\$2.00	\$920.00	\$2.50	\$1,150.00	\$0.01	\$4.60
10	ADJUST MANHOLE CASTING (CAST IRON MANHOLE ADJUSTING RING)	EA	23	\$375.00	\$8,625.00	\$400.00	\$9,200.00	\$252.00	\$5,796.00	\$550.00	\$12,650.00
11	ADJUST VALVE BOX	EA	6	\$450.00	\$2,700.00	\$400.00	\$2,400.00	\$567.00	\$3,402.00	\$325.00	\$1,950.00
12	STORM DRAIN INLET PROTECTION	EA	37	\$160.00	\$5,920.00	\$125.00	\$4,625.00	\$143.00	\$5,291.00	\$0.01	\$0.37
13	STREET SWEEPER WITH OPERATOR	HR	30	\$50.00	\$1,500.00	\$75.00	\$2,250.00	\$0.01	\$0.30	\$220.00	\$6,600.00
14	TOPSOIL BORROW (LV)	CY	16	\$180.00	\$2,880.00	\$200.00	\$3,200.00	\$148.00	\$2,368.00	\$65.00	\$1,040.00
15	SODDING	SY	150	\$30.00	\$4,500.00	\$20.00	\$3,000.00	\$30.90	\$4,635.00	\$22.00	\$3,300.00
TOTAL BASE BID					\$233,967.00		\$245,595.00		\$249,704.30		\$287,369.97
Contractor Name and Address:				OMG Midwest Inc. dba Minnesota Paving & Materials 14475 Quiram Dr. Rogers, MN 55374 Phone: (763) 428-8886 Email: erik.beggs@minnmp.com Signed By: Erik Beggs Title: VP Preconstruction		McNamara Contracting 16700 Chippendale Ave. Rosemount, MN 55068 (651) 322-5500 m.mcnamara@mcnamaracontracting.com Mike McNamara President		Park Construction Company 1481 81st. Ave. NE Minneapolis, MN 55432 (763) 786-9800 cborene@parkconstructionco.com Charlie Borene Vice President		Bituminous Roadways Inc. 1520 Commerce Dr. Mendota Heights, MN 55120 (651) 686-7001 info@bitroads.com Pam Hague Secretary	
Signed Responsible Contractor Certificate:				Yes		Yes		Yes		Yes	
Bid Security:				Bid Bond		Bid Bond		Bid Bond		Bid Bond	
Addenda Acknowledged:				None		None		None		None	