



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

February 5, 2025

- 1 Call to Order
- 2 Pledge of Allegiance
- 3 Roll Call
- 4 Open Forum
- 5 Adoption of Agenda
- 6 Presentations
 - A Accacia Masonic Lodge No. 51 Donation and Presentation
Staff Recommendation: Accept and approve the donation of six Fire Suppression tools (\$6,000 value) from the Accacia Masonic Lodge No. 51.
 - B Police Officer Badge Pinning and Swearing-In Ceremony
Staff Recommendation: Recognize Officer Lauden Rinzel, Officer Anna Weiss, Officer Marshal Freeman and Officer Tyler Harris.
 - C February 2025: Black History Month
Staff Recommendation: Proclaim February as Black History Month.
- 7 Consent Agenda
 - A City Council Special Meeting Minutes (01/08/2025)
Staff Recommendation: Approve the January 8, 2025, Special Meeting Minutes.
 - B City Council Regular Meeting Minutes (01/22/2025)
Staff Recommendation: Approve the January 22, 2025, Regular Meeting Minutes.
 - C Public Services Commission Meeting Minutes (11/18/24)
Staff Recommendation: Approve the November 18, 2024, Public Services Commission meeting minutes.
 - D Planning Commission Meeting Minutes (12/16/2024)
Staff Recommendation: Accept and place on file the minutes from the December 16, 2024, Planning Commission meeting.
 - E Approval of Rental Licenses
Staff Recommendation: Approve the issuance of rental licenses to the properties listed in the attached table.
 - F Towing and Impounding of Vehicles Service Agreement
Staff Recommendation: Authorize executing a service agreement for towing and impounding of vehicles with South East Towing, Inc.
 - G Receive Fuel Pricing for 2025
Staff Recommendation: Receive the 2025 State Fuel Contract pricing under State Contract number 263096.

- H Sale of Surplus Property
Staff Recommendation: Authorize Public Works to advertise and sell surplus property on Cranky Ape and/or MNBid.
- I Utility & Engineering Building Change Order #5
Staff Recommendation: Approve Change Order #5 for the Utility and Engineering Building in the amount of \$23,993.66.
- J Ice Arena Space Programming and Concept Design
Staff Recommendation: Authorize service agreement with Oertel Architects for Ice Arena lobby/office programming and concept design services.
- K 2025 Hamlet Pond Maintenance – Quote Award
Staff Recommendation: Adopt Resolution 2025-012 awarding the 2025 Hamlet Pond Maintenance project to the quote supplied by New Look Contracting, Inc. in the amount of \$97,592.00, and the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.
- L Call for Sale of 2025A General Obligation Improvement Bonds
Staff Recommendation: Adopt 2025-011, Providing for the sale of the \$10,000,000 General Obligation Bonds, Series 2025A
- M Prairie Dunes – Final Plat, Development Agreement, and Development Plans
Staff Recommendation: 1) Adopt Resolution 2025-013 approving the Final Plat for Prairie Dunes 1st Addition. 2) Approve the Prairie Dunes 1st Addition Development Agreement with Pulte Homes of Minnesota LLC, with minor modifications as approved by the City Attorney. 3) Adopt Resolution 2025-014 approving the Prairie Dunes 1st Addition Development Plans dated December 13, 2024, prepared by Westwood Professional Services, Inc., subject to final approval by the City Engineer in writing.
- 8 Approve Disbursements
 - A Approve Disbursements
- 9 Public Hearings
- 10 Bid Awards
- 11 Regular Agenda
- 12 Council Comments and Requests
- 13 Workshops - Open to Public
 - A MN Law Enforcement Support Office (MN_LESO) Participation
Staff Recommendation: Authorize Cottage Grove Public Safety to continue participating in the Minnesota Law Enforcement Support Office program and the State Plan of Operation (SPO).
 - B Police - Annual Use of Force Report
Staff Recommendation: Receive the 2024 annual use of force report.
 - C Police and Fire - 5-Year Strategic Plan Update
Staff Recommendation: Receive the Police and Fire 5-year Strategic Plan update.
- 14 Workshops - Closed to Public
- 15 Adjournment



City Council Action Request

6.A.

Meeting Date	2/5/2025		
Department	Public Safety		
Agenda Category	Presentation		
Title	Accacia Masonic Lodge No. 51 Donation and Presentation		
Staff Recommendation	Accept and approve the donation of six Fire Suppression tools (\$6,000 value) from the Accacia Masonic Lodge No. 51.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>Accacia Lodge 51 Dontation Fire Suppression Tools Council February 5 2025</td></tr></table>	1.	Accacia Lodge 51 Dontation Fire Suppression Tools Council February 5 2025
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To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Peter J Koerner, Director of Public Safety

Date: January 28, 2025

Subject: **ACCACIA MASONIC LODGE NO. 51 DONATION AND PRESENTATION**

Introduction

Accacia Masonic Lodge is donating 6 life-saving fire suppression devices to the Cottage Grove Police Department. The devices are valued at \$1000.00 per unit. These devices fit in the trunk of squad cars or other first responder vehicles, and they can dramatically reduce fire and water damage in enclosures like houses, garages, stores, or sheds. They are lightweight and easy to deploy just “pull the pin and throw it in,” Within 35 seconds, the fire is suppressed, and the temperature inside the enclosure drops over 1000 degrees, making it a safer environment to extract trapped firefighters or citizens.

These devices will help save lives, and Accacia Masonic Lodge is proud to donate these to help make our community a safer place. The goal is to equip all police squads in Cottage Grove in the future. The Lodge already donated 6 fire suppression devices on May 1, 2024.

Public Safety and members of the Accacia Masonic Lodge No. 51 will provide a brief presentation on the mission of the Masonic Lodge and the purpose of the donation.

Recommendation

Accept and approve the donation of six Fire Suppression tools (\$6,000.00 value) from the Accacia Masonic Lodge No. 51.



City Council Action Request

6.B.

Meeting Date	2/5/2025
Department	Public Safety
Agenda Category	Presentation
Title	Police Officer Badge Pinning and Swearing-In Ceremony
Staff Recommendation	Recognize Officer Lauden Rinzel, Officer Anna Weiss, Officer Marshal Freeman and Officer Tyler Harris.
Budget Implication	N/A
Attachments	None



City Council Action Request

6.C.

Meeting Date 2/5/2025

Department Administration

Agenda Category Action Item

Title February 2025: Black History Month

Staff Recommendation Proclaim February as Black History Month.

Budget Implication N/A

Attachments

1.	February 2025 Black History Month Proclamation
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PROCLAMATION

February 2025: Black History Month

- WHEREAS: Black History Month is a time to reflect upon, honor, and celebrate the invaluable contributions of African Americans throughout history and the ongoing efforts to promote equality, justice, and freedom;
- WHEREAS: In 1926, Dr. Carter G. Woodson, a Harvard scholar, established the observance of African American History to reveal the contributions, achievements, and involvement of African American people in the development of our American democracy;
- WHEREAS: African Americans have played a vital role in shaping the cultural, economic, and social fabric of the United States, enriching our communities with their resilience, strength, and achievements in every field;
- WHEREAS: Minnesota is home to many prominent Black trailblazers, including Dr. Robert S. Brown, the first Black doctor from Minnesota; Lena Smith, Minnesota's first Black woman lawyer; Neva Walker, the first Black woman elected to the Minnesota legislature;
- WHEREAS: The City of Cottage Grove remains committed to acknowledging the generations of African Americans who struggled against adversity, injustice, and discrimination in order to achieve equal rights in American society;
- WHEREAS: Black History Month calls our attention to the continued need to battle racism and build a society that lives up to its democratic ideals. We must reflect on our collective past, reveal its impact on present conditions and implement equitable solutions for a more just future; and
- WHEREAS: The City of Cottage Grove is proud to honor the history and contributions of African Americans in our community, throughout the state, and nation.

NOW, THEREFORE, the Mayor and City Council of the City of Cottage Grove, County of Washington, State of Minnesota, hereby proclaim the month of February 2025 to be designated as Black History Month.

Passed this Wednesday, the 5th day of February 2025.

Myron Bailey

Mayor



City Council Action Request

7.A.

Meeting Date	2/5/2025		
Department	Administration		
Agenda Category	Action Item		
Title	City Council Special Meeting Minutes (01/08/2025)		
Staff Recommendation	Approve the January 8, 2025, Special Meeting Minutes.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>2025-01-08 City Council Special Meeting</td></tr></table>	1.	2025-01-08 City Council Special Meeting
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COTTAGE GROVE CITY COUNCIL

January 8, 2025

12800 RAVINE PARKWAY SOUTH

COTTAGE GROVE, MN 55016

SPECIAL MEETING - TRAINING ROOM - 5:00 P.M

1. CALL TO ORDER

Mayor Bailey called the Special Meeting to order at 5:00 p.m. He stated we have a hard stop, as we have a Council Meeting tonight at 7:00 p.m.

He thanked everyone for coming this evening, and noted State Representative Rick Hansen had sent a message to me and Commissioner Bigham, stating he was ill, so he's not able to be here. Mayor Bailey said on behalf of the Council and the City, we really do appreciate all the service and support that we get from all of you, and we welcome you to Cottage Grove.

This evening we're going to talk a little bit about the progress that we've been making here in Cottage Grove over the years, some of the projects and things that we've been working at really hard. We're also going to look at some of the high-priority items that are very important, on which we really want some added focus. I think all of you have met some of our team over here, our lobbyist firm, who's representing the City of Cottage Grove; I believe they're also representing Washington County, so they work well together.

You have a packet in front of you, there are important things at the beginning, and then there are pieces that each of our different department directors are going to share with you at a high level; there are basically four things that we really want to make a point of discussing this evening. There are some other things in here that if you come across this legislative season and have questions about, you can just let us know.

I just want to mention that Senator Judy Seeberger is aware of one thing, as we've been talking about this, and it's one of our high-priority items that you obviously got across the line this last year, the Emergency Medical Service program. We didn't qualify for any of the dollars on that round, but I do know that you're still working hard with the rest of the team, and we'll get into more of that a little bit later. It will obviously have a huge impact for both of the communities that you were able to get some funding for and hopefully, as things continue to move forward, it'll trickle down to get to us locally.

There were also changes from this last legislative session on the School Resource Officer law that allows us to keep that program in place. For those who maybe don't know, we kept our School Resource Officer (S.R.O.) in the school here in Cottage Grove. We had kept it through the process while all the challenges were happening. Our relationship with the School District is very, very good. I know some communities were having some challenges with it, but we weren't, so the changes that were made were very beneficial for everybody, but specifically for Cottage Grove.

Some of the funds in areas where we do pick up some additional dollars that we want to continue to support, the Minnesota Investment Fund is very important to the City of Cottage Grove as is the Job Creation Fund. They're really important for us because we like to say "tools in the toolbox"; so, when we have somebody who's interested in moving to Cottage Grove or is looking for incentives or things that we can do to help, those particular programs have really helped us expand our local economy, specifically in our Business Park.

As I mentioned earlier, you're going to hear about the City's four top legislative priorities: 1) 100th Street is a big one; 2) PFAS Resources, you'll hear why we're talking about that, though we're getting our Water Treatment Facilities taken care of right now; 3) EMS Service that we talked about earlier; 4) Paid Family Leave and what effect that's having on cities.

There'll be some other additional topics that we may cover, and if there are any questions on any of it from any of you, feel free to ask questions. So, without further ado, I think I'll just say thank you for coming, thank you for enjoying our food from River Oaks, our chef there is amazing.

Before I turn this over to Director Burfeind, we'll start with quick introductions.

2. ROLL CALL

- Representative Wayne Johnson, newly elected to District 41A, which has half of Cottage Grove, then Denmark Township, and river communities up into Lakeland, Lake Elmo, and Grant. I was on the Cottage Grove City Council for a couple years and I was also County Commissioner for four years, and now I'm down at the House. I'm looking forward to listening and hearing about what we can do.

- Senator Judy Seeberger, I'm in my first term, this will be my third session. I replaced the irreplaceable Karla Bigham, and I'm happy to keep working for Cottage Grove.

- Senator Matt Klein, I've been in the legislature since 2017; with redistricting two years ago, I picked up a precinct in Cottage Grove, as well as some other cities on this side of the river. I serve as the Commerce Chair in the Senate and on Tax Committee as Vice Chair. I'm looking forward to hearing what your issues are today.

- Karla Bigham, Washington County Commissioner, said I used to be in the Senate, and we have very good representation in the Senate. Obviously, I know these two guys in the House and Rick, so I'm very much looking forward to working with all three of these fine gentlemen. I appreciate being invited to this, I think it's important to show the relationship between City, County, and State. The food is always fantastic from River Oaks. One more thing, we approved the 19A and 100th yesterday.

- Monique Garza, Cottage Grove City Council, I've recently been reelected.

- Dave Thiede, Cottage Grove City Council, I've been on the Council since 2010.

- Myron Bailey, Mayor of Cottage Grove, this is my 16th, going into 17th year now as mayor of Cottage Grove.

- Justin Olsen, Cottage Grove City Council, started in 2008, took a little break for a few years in 2016, then made a comeback in 2019, and was grateful to the voters of Cottage Grove for being reelected for another four-year term. Welcome to all of you, thank you for coming here, and congratulations to the newly-elected, including my colleague, Dave Clausen, to my right, who served our community proudly as a Public Safety professional for many years. I look forward to working with everybody and having a very productive year this year.

- David Clausen, Cottage Grove City Council, I'm a former City employee, a police officer for many years; this is my first time holding an elected office.

- Jennifer Levitt, City Administrator for Cottage Grove

- Representative Tom Dippel, born and raised in Cottage Grove, grew up down on the Mississippi; went to Pine Hill Elementary School, Oltman Junior High, graduated from Park in 2000. I'm living back down on Grey Cloud Island, enjoying all the beauty of the City.

- Brenda Malinowski, Finance Director, City of Cottage Grove

- Ryan Burfeind, Public Works Director, City of Cottage Grove

- Emily Schmitz, Community Development Director, City of Cottage Grove

- Zac Dockter, Cottage Grove Parks and Recreation Director

- Pete Koerner, Cottage Grove Director of Public Safety

- Gretchen Larson, Cottage Grove Economic Development Director

- Phil Jents, Cottage Grove Communications Manager

- Tamara Anderson, City Clerk

- Brandan Strickland, Larkin Hoffman

- Julia Page, Larkin Hoffman

Mayor Bailey said thank you and congratulations to our newly-electeds, both locally here but also up at the House; obviously, the Senate and Karla stayed the same.

Before I kick it off to Ryan, who's going to start us off on the top four legislative priorities, I'll just again reiterate as we get into this, being the mayor, I'm not afraid to talk; if there is something you need that we can help support, whether it's these projects or something that's on the extras, if you will, up at the Capitol, please let us know. Let me know because if you need me to testify, I'm more than willing to do that, to talk about whatever the

topic may be that's relevant to the citizens of Cottage Grove that might help support what you're trying to advocate for us up at the Capitol. With that, I'll turn it over to Ryan Burfeind, Public Works Director.

3. A. 2025 Legislative Agenda

Staff Recommendation: Receive an overview of the 2025 Legislative Agenda.

County 19A & 100th Street Realignment Project

Director Burfeind said our first legislative priority that I'm going to talk about is our County 19A and 100th Street Realignment Project Bonding Request. This is a joint project with Washington County, with a Bonding Request that we'll hopefully be working together on, of \$22.5 million. This is a project located in the south part of Cottage Grove; so, it's kind of outside Highway 61 and 10. We have our growing, ever-expanding Business Park in that area. It's very accessible, but it does only have really one access to Highway 61 and Jamaica Avenue, which has all sorts of issues at peak times, and traffic is really at capacity. We've been working on this project actually since 2018 with Washington County, starting with more of a high-level study and planning this route. I have a video on the next slide that really shows the details of the project.

This is a really strong partnership with Washington County, they're the lead agency on this project, but also with MnDOT due to that connection to Highway 61, and 3M, because it is largely 3M land that we will have to build this road through; 3M has been a very good partner, very supportive throughout the process, and there are other surrounding communities that were part of that overall planning study. I should mention the Business Park as a whole because it will be a new access for our Business Park, and all of those entities down there have been very supportive of this project as we work through it.

Director Burfeind said I will switch to a video that we created, this is an animation we developed to really make this project come to life. This is something that does a much better job of showing what we're trying to accomplish here in the south part of Cottage Grove. You can see it's highlighting the project area there, south of Highway 61, and the starting point is going to be at the intersection of 100th Street and Jamaica Avenue, kind of right by the Renewal by Andersen facility; this is where it will tie in through the Business Park and we will get that new access. There are very many jobs in that area, so it's a big supporter of those current jobs, but also it will be opening up additional land for development because we have a new access and a new capacity from a transportation perspective. This is the Mississippi River Trail Corridor, and we have these multiuse trails right now that have been on road, but we'll have dedicated off-road trails for that, which will be much better from a safety perspective, and this expanded three-lane section that we will be constructing with the project.

As you start to move east, we start to travel onto 3M land; its Miller Road today and it kind of becomes 100th Street and there will be an intersection. The key part of the project is a bridge crossing over the railroad tracks. There is no grade-separated crossing down there right now, at the 3M entrance it's an at-grade crossing, which is definitely a safety concern; especially with the CPKC merger, there's even more train traffic on that railroad.

We'll tie into Highway 61 with the roundabout; we have the roundabout that the County constructed in 2017, on the north side, and it's been very beneficial for that north side of the highway. This will be on the south side so it's definitely an important project down there for the community. I hope that it helps show what we're trying to accomplish.

I mentioned the Business Park, and it does open up this new land as well. There are two different aspects with growth of the Business Park: First is NorthPoint, that's something that was approved and is under construction, 280 acres of logistic center, distribution center, with at least 1,200 jobs. Many of those buildings have tenants at this point. We also have 500 acres of new 3M land, that's highlighted in red here on the screen; this will really allow development, and that's really big for our community. This is land that 3M was pretty careful with, because when they had the incinerator, they wanted some buffer with that facility. With that incinerator closing down, they've really been open to the development of this land in Cottage Grove. To help facilitate that, our Community Development Department has undertaken a Small Area Plan at Highway 61 and Innovation; so, this is happening with the design of a new roadway because now we have this new area of Cottage Grove that has the opportunity for development, and we want to make sure it has the highest and best use. So, it kind of creates that roadmap for development of that area of the community. There was a Market Study done as well to make sure we have the right development, the right Land Use in that area; that Small Area Plan isn't really meant to get into the issues and

details and in the weeds. It's really that high level what Land Use is the best for that area and making sure that's working well with our new roadway.

From a funding perspective, it's a very expensive project as it's a new roadway entirely across this property, but also that bridge alone is \$10-to-\$15 million. So, \$47 million is the Total Project Cost; between the \$11 million in local funds that we both have in our CIPs and then \$13.6 million in grants that have been acquired to date, that funding gap is \$22.5 million. So, with that \$22.5 million, we would be fully funded and able to deliver the construction of the project. That's very important because these grants have obviously timelines tied to them; so, if we are not able to start construction in that 2026-into-2027 timeframe, we'd actually risk losing that grant funding that has been acquired, which would be definitely detrimental to the project. The City and the County have both been really aggressive on that grant funding; you can see in bold the ones that we have received that make up that \$13.6 million. Also, there's a Regional Solicitation Application that the County put forth, and seven applications to the IJJA, those Federal grants as part of that ask. The project has scored very well, but there are very competitive grants, there might be 1,000 applications to a RAISE grant nationwide with maybe 20 projects getting funded. So, while we have scored well, it's just a very competitive process to get that funding. I mentioned tonight we're working with Washington County and supporting them in that Bonding Request.

Director Burfeind asked if there were any questions before he moved on to the next priority.

Representative Johnson said I've been following this for quite a while because I think was it 2020 or 2021 we first started having the meetings as far as this one, what would be down there. At that time, they'd say this was a ten-year project, we're just starting to explore it, and I think a year or two exploded into we need it now. So, it's very interesting to follow this, but so you're saying if it's not started, the project hasn't started in 2026 or 2027, you'll lose those funds, correct?

Director Burfeind replied that's correct, Representative. There are two different kind of dates for some of those, but that's the timeframe we need to meet to be able to show that the project's been committed and construction is starting.

Representative Johnson asked so, is that just a portion of that \$13 million or the whole \$13 million?

Director Burfeind replied that would be specifically the Minnesota Highway Freight Grant is what we would risk losing, which is \$12 million; so, that's the largest part of that funding.

Representative Johnson asked so if our commissioner and also our senator and representative can help me a little bit here; if this isn't done in 2025, which is our budget year, and it's done in 2026 instead, when are those funds made available for projects like this so it'd still be qualified for, that the money would not be lost, if that makes sense.

Commissioner Bigham replied if it's approved, it's fine because we would be sending the paperwork that the project's going forward from our perspective. We've let the RFP out for engineering now, the County has.

Representative Johnson said okay, so it would happen in a normal bonding year, which is next year, by the end of the session.

Commissioner Bigham said but if it doesn't happen, I'm going to start to sweat; I'm getting warm right now, but I'm not sweating, but we need it. If we wait another year, it's going to be a problem.

Representative Johnson said okay, thank you for that. You brought up the line item here, the project will include construction of a bridge over the railway for \$11 million. Did you break that out for a certain reason? I guess what caught my eye is are there any funds available to working with, to make railroads more safe by bringing the cars away from?

Commissioner Bigham asked grade separation? There is, but they don't fund it very well at the State.

Representative Johnson said okay, but what about at the Federal level, though, since it's a railroad, they don't?

Mayor Bailey said it's kind of like it was, but Ryan just was talking about the competitiveness.

Commissioner Bigham said and remember, they're private.

Mayor Bailey said and my partner here at the County, with all due respect, I've been razzing Karla to say that what we've learned, what we've been going after the RAISE grant. And you can correct me if I'm wrong on this, is that we need to be further along in the true development phase of the project before we can score to that very, very top level for the RAISE grant. Like Ryan mentioned, we're scoring high, but when you're competing against all these other cities and counties and states around the country, it becomes difficult if we don't have all of our ducks

in a row that we can call it shovel-ready, basically. So, that's where the comment that you made earlier about getting engineering and all that done is so crucially important because obviously, as you know, this road is a County Road. For the rest of you, we're always just talking about this one piece, which is a total of \$47 million. Eventually, this County Road will make its way all the way down to Grey Cloud Island for what will eventually be a park, maybe some development, and all that kind of stuff. Of course, we have another bridge that we'll have to deal with once we get this thing kind of situated. It'll be even more expensive.

Representative Dippel said I think I've gone under that bridge like 15,000 times.

Mayor Bailey said you can help us with that one, too, but that one is even more expensive than this bridge because you literally have to build a new track because it's such a heavily-used rail, that you have to build a track that goes around it, build a new bridge, and then move the track back over to its normal spot. So, I'm not sure exactly how this works on the other one, but the number is pretty solid at this point from what we're asking for, from a funding standpoint.

Representative Johnson said okay, thank you.

Director Burfeind said one final thing I should mention before I keep this moving is the Commissioner mentioned and that was a good point, the County has released an RFP, and we are working with the County to continue and complete final design, environmental documentation, and Right-of-Way acquisition in 2025; so, those are also things that we'll have to fund as well. We want to keep the project moving, and we are committed to that.

Commissioner Bigham said and one other thing, the \$47 million is like all that he said, the environmental stuff, it's the whole enchilada, and so there isn't anything, any extras at all, that's all in.

Representative Johnson asked and that's 2027 numbers?

Director Burfeind replied yes, that does account for 2027 charges, correct.

2007 Consent Order Funding for Permanent Operations and Management of PFAS Treatment

Director Burfeind said all right, our next legislative priority is really tied to PFAS in Cottage Grove, and as we're moving into what's going to be an O&M (Operations & Management) phase, we do have our two permanent treatment plants, one under construction and one that will start construction this summer. Just at a high level, very briefly, I want to talk about for everyone in the room just some of the brief history of PFAS and how we got to where we are today. It was in 2000 when PFAS was first discovered in our drinking water, and we were kind of in that hot spot, unfortunately, in the East Metro. After that, we kind of jump forward to 2017, that's when we were really thrown into the fire. The Health Department lowered their health-based values (HBVs) for several PFAS compounds, and at the time, we had 11 wells; 8 of our 11 wells were over those new limits. We had a State of Emergency Declaration that summer, full outdoor water use bans, it was a very challenging summer. We delivered our first two Temporary Treatment Plants that summer, and we were able to, in about 60-to-90 days, have compliant drinking water. It was a huge effort, citywide, to accomplish that. Since that time, in 2018, of course, the 3M Settlement was finalized and agreed to and has that \$850 million for the East Metro. As values have changed as the levels have risen and changed, we now have 7 Interim Treatment Plants at our individual well sites. So, you can see a couple pictures of them here; they're basically just a little metal shed with some treatment vessels in them. They work for what we need them to, they do fully treat the water, but they're definitely not built for the long term; they were meant to get us by until we can construct those permanent facilities.

In those two permanent facilities, you can see this one right here is the Low Zone Treatment Plant, and this is actually a construction photo from earlier this month. So, we're actually nearing completion, we're looking to having that operational June 1, 2025, which will be a huge milestone for the City. We'll continue to operate 5 of those Interim Treatment Plants after that one's done. This is our Intermediate Zone Treatment Plant that's actually going to be built kind of right behind the Central Fire Station; that'll be the south side of 80th Street, kind of across from Park High School. They are two very large facilities, we're doing everything we can to be the most cost effective but also making sure our needs are met for generations to come.

The newest challenge is really related to the O&M Funding. We were notified at a working group meeting that we had with the PCA and DNR earlier last year, in May, that obviously inflation cost increases have changed, and there have been more wells that needed to be treated in all the communities due to the new MCLs that were released by the EPA. And that was really kind of like a landmark event; there hasn't been a new MCL, which is a

Federal requirement, for contaminated drinking water for at least a decade. When that was completed last year, that really set a hard deadline for the nation to be compliant for PFAS, and all that put together really ate away at our 3M Settlement Funds. We were notified that instead of 20 years of O & M, we were really getting down to just a few years of that O&M cost to cover these facilities. Cottage Grove, like the rest of the East Metro, we have a known source; it's 3M contamination, that's been proven, and the City has had assurances, we knew that even the 3M Settlement Funds would not last forever. Then there was a 2007 Consent Order that we were referred to that would pay for the O&M in perpetuity, but that is a concern for us, as that's a different mechanism. Settlement Funds the State has, and they're available; the MPCA and the DNR govern those. The Consent Order, which was what we were referred back to when the Settlement Funds run out, is different, and the fact that 3M has to kind of agree to pay those bills and do that; so, that's a big concern for us because as we look at these two new facilities, while we're extremely grateful for that money to build them, we're looking at somewhere around \$2 million a year just for more of the basic maintenance and the media replacement. That's not capitalization, and that's not any long-term maintenance, replacing tanks and things like that after 20-or-30 years. So, as a City, I think we voiced that at that working group meeting that we definitely have a concern. Our City Council approved a letter at the end of December that was sent to the MPCA, that we shared with representatives and senators in this room, really requesting that hopefully by May 31, 2025, that we have more clarity on what will that transition look like. Because for a city of our size to take on that \$2 million in maintenance, that's a huge burden; our entire Water Utility Fund right now is \$2.8 million a year. So, as we work through what that is, we have to look at about an 89% water rate increase in about a two-year time to pay for that.

Representative Dippel said this might be a stupid question, but I wonder over time, so you said 20-or-30 years, there'd be a major maintenance; has anybody looked at studies of what PFAS chemicals with that fingerprint have made their way into the water and if that took a certain amount of time? And if it all goes into the water and then is functionally filtered out over time, is there a potential that it would be remediated?

Director Burfeind replied that's a great question, Representative, so that is up to them at a State level. They have been trying to look at it, but it's a very hard thing to model; public groundwater modeling is done by the DNR and Department of Health and MPCA. Obviously, our source is the Woodbury dump site, right off of Keats Avenue. While I think that's the goal is they would capture that PFAS with the wells that 3M operates, we have monitoring wells downstream from that that are 10, 15 years downstream and closer, and we're still seeing those contaminants in the groundwater. So, while I think that could be a hope that this could change over time, I think it's far enough out that it's still a concern for us.

Director Burfeind said and just getting back to that water rate increase, that would be a huge burden on our residents to have to fund that \$2 million. Because if there's any point where there's a concern from 3M on reverting back to that Consent Order, these are real costs that we have to pay immediately; our power, watermain, all the different things, natural gas, that have to be paid, we would have to fund those. Doing some math with Brenda, our Finance Director, what that would mean for your typical single-family home, kind of standard indoor use, some exterior use, we're looking at an increase from \$124 to \$234 a year just for kind of an average home. We're not taking into account other water uses outside the home. So, it would be a major impact to our community. Really at this point it's not anything legislative we're looking for, it's more just your support, as the MPCA and the DNR are trying to work through that Consent Order and basically where this takes us. He asked if there were any questions.

Representative Johnson asked what's the lifespan of this facility?

Director Burfeind replied that's a good question. It's got different components, so the basic facility is the Tilt-up panels, all the concrete, that's more like your 50-to-100 years. These costs that I show are the annual cost plus media replacement; so, the media that actually does the work and takes the PFAS out, that gets replaced every 4-to-6 years, but you have to plan for that cost, so that's in the \$2 million. The other big milestone is some of the tanks in there, at about 20 years it's kind of a major rehab. So, you kind of have the annual costs, a major rehab every 20 years of the tanks, and then maybe like a roof and things like that, your HVAC system, but then the concrete Tilt-up panels is 50-to-100 years.

Representative Johnson asked so is that \$2 million used to prepare for that, or is that strictly outside of that? Director Burfeind replied so that is strictly the annual cost, plus the media replacement; so, that does not include what you would have to do for that kind of 20-to-30 year and then the capitalization as well, we'd have to plan for overtime.

Mayor Bailey said so, basically, not the tanks at this point, but what goes in the tanks. So, the other thing, and I know Representative Dippel was making the comment, we're actually, when both of our sites are up and running, the new ones, we're using and correct me if I'm wrong, Ryan, we're trying two different types of filters, if you will. One is cheaper than the other one, so we've been testing and working on what might eventually be less expensive than the GAC filter.

Director Burfeind said I'll just mention real quick the GAC, that's kind of a tried-and-true one that we've been using for many, many years, and that's in our initial facility. But we actually built it to convert to an Ion Exchange very easily and it takes the same media; the one near Park High School, that is Ion Exchange. We actually started operation on the first Ion Exchange PFAS Treatment Plant this last summer, so, our last two Interim Plants were Ion Exchange. Through the 3M Settlement, with those funds, we did a Pilot Study that showed Ion Exchange will work and it does work; so, we're using it on an interim scale, and then that will be the permanent treatment for that water facility. Ion Exchange has been more expensive, but it's flipped over the last few years with all the science and all the advancements; so, that's actually a lower cost.

Representative Dippel said that was going to be my next question: If this becomes more necessary all across the country, it will be mass produced, and when things are mass produced, costs go down, efficiencies are created, so is there an anticipation that it will continue to go down if you believe we hit a baseline?

Director Burfeind replied I think over time, we hope that, like you said, with mass production, and that's what we're seeing even in the last few years that Ion Exchange has been more available and it has gone down. We have a big fear, though, that that is 6,000 water utilities across the country in the next 5 years need to do this. We talk a lot with different suppliers, and they are ramping up as fast as they can, but there's a big concern they can't meet the demand. But I think we're concerned we're going to see a spike and then hopefully a reduction after that. With that, I'll turn it over to City Administrator Levitt.

Funding for Emergency Medical Services (EMS) Aid

Administrator Levitt said I'm going to talk a little bit about EMS and our EMS Service. Now, it's not my typical to start with a bar chart right off the bat, but some of you are very familiar with EMS Service and others are not. So, I'll give you a little bit of background. Before 2015, the City of Cottage Grove when we delivered our ambulance service, they covered our operations, meaning our personnel, our people, our equipment, our ambulance replacements. Now, since then, every time the ambulance rolls out the door, we actually lose money. So, you might be asking, well, why is that? Well, it's important to know because we have a Public Service Area (PSA); so, Cottage Grove also provides ambulance services to Newport, St. Paul Park, and Grey Cloud Island, and it may not seem like a big deal, but in the end, our taxpayers are actually the ones who are subsidizing the ambulance service to those communities. I'll also put a plug that the City of Cottage Grove does not get any Local Government Aid (LGA) where some of those other communities do get LGA, so we have no support for that; so, currently, our taxpayers are providing those subsidies.

I also like to point out if you're a private ambulance service, if you get taken to a hospital, you can make your money on your ambulance runs. We're municipally-owned and run an EMS service, so there is no money.

When I said the ambulance rolls out the door, it loses money, and that's because either we provide the Basic Life Support (BLS) or Advanced Life Support (ALS) services; one of the challenges we have, and I'm sure many of you are aware, is that Medicare and Medicaid are currently under a study by the Federal government, so they will not have that rate study and that reimbursement done until 2026. So, we probably won't see an increase in Medicare and Medicaid until 2027. So, right now, when we do a BLS run, we are capped at \$462, and our cost is actually \$2,210 to be able to do that; for Advanced Life Support (ALS), we're capped at \$537. So, you can see the difference between \$2,200 and our current cap. The other thing, too, is across the metro, you're seeing an aging population; so, the more Medicare and Medicaid that we bring in, the residents in our population are aging, so it's definitely causing that to be more challenging. Also, as we continue to add more senior facilities in our community, there's more Medicare and Medicaid runs. So, this is definitely becoming a challenge for us.

One of the things that City Council struggles with every year is the amount of write-offs that we have to do. I draw your attention to the bottom of the screen; yes, that's over \$4 million that we will have to write off because we are not recapturing that with private insurance, Medicare, and Medicaid. So, those shortfalls are falling on our residents. Like I said, before 2015, the ambulance service as itself could operate with its own funds to support itself; well, now it's flipped, now our taxpayers, our residents, it's in our levy, that are paying for our firefighters and our ambulances. As many of you know, there is a huge issue right now in recruiting firefighter-paramedics. We run a firefighter-paramedic and firefighter-EMT service for our ambulance service. So, recruiting and retaining those personnel are extremely difficult, and so we've obviously had to increase those different values for compensation for that.

It's also the cost of our ambulances, as our ambulance costs are continuing to skyrocket. Right now, I think we're waiting four years for an ambulance; we put our order in four years ago, and we still can't get it. So, we continue to see the challenge with labor, and we see the challenge with the cost of our ambulance, and now the equipment that we run in our ambulances are state of the art, sophisticated operational equipment to run our ALS service. Those things we've actually had to lease, we can't actually purchase, because it would impact us too much on the capital side of things.

I know, Senator Seeburger, you have worked really hard to get funding for this; unfortunately, we were cut off and did not get it as a municipal EMS service. Right now, potentially our taxpayers are subsidizing \$350,000 a year; so, our residents are subsidizing Newport, St. Paul Park, and Grey Cloud Township. Now, obviously, our runs between Woodbury, they take some of our patients and we take some of theirs, we'll call that a wash. So, right now, our ask is, is there any way that we can get \$350,000 annually to be able to cover for those other cities? Because, philosophically, we struggle with the fact that our residents are the ones who are subsidizing that for us. And we don't see this fix really happening until the Feds come up with that new Medicare and Medicaid reimbursement. So, I'll take any questions you have on that.

Representative Johnson said so, I remember this was an issue going back from when I was here on the City Council. I think one of the first conversations that I had was two things: What do you get refunded from the insurance? When they actually have insurance, do you get your actual bill covered, or do the insurance companies cap you out, too?

Administrator Levitt replied they cap, but they're closer to it, so, they're like at 85%-or-90% revenue.

Representative Johnson said so, then, when you actually go out on fires, do you get paid back from homeowner's insurance for that? So, you basically have the cost that the City is covering for when there's a fire, right?

Administrator Levitt confirmed that.

Representative Johnson asked what is the, comparison wise, what is the cost of the Fire services as opposed to EMS? And the reason I ask is because the City takes care of the Fire Department, so the argument would be why isn't the EMS also covered underneath like Fire coverage? I'm not saying it should be, I'm just asking the question. And then because they also provide Police and Fire, why is EMS singled out as something that is charged out as opposed to if there's a Fire call or a Police call, why that was ever established. The other thing, too, is then I know you are asking for this money; are the cities that are responsible for this also asking for the money? Because, ultimately, the cities themselves are the ones that are not paying the bills. So, are they also going and saying, hey, we need help because this affects our budget also?

Administrator Levitt replied in the proposed legislation, there was \$120 million identified; so, all municipalities and governments that run ambulance services are struggling because we transport to the hospital, right? So, if you have Allina, you transport to Allina Hospitals. Allina can make their money back from those hospitals, we can't, we're just a transport service. And so that's the difference why us municipalities are struggling to run EMS services.

Mayor Bailey said to maybe answer, Representative, I think we have and we are having conversations with our partnering cities. In the past, because of our service area, and I think you might know this from when you were on the Council, we weren't allowed or cannot like slice off cities; but what we can do now, with some changes that happened, is we can say okay, City X, if you're not going to help us with this, we're going to sub your service out to somebody else, maybe it's Allina, maybe it's HealthEast, or whoever. Now what that does, just to be perfectly blunt, is they're coming then maybe from Eagan for a service that's in St. Paul Park or Newport or whatever. We

have some of the best response times, so it does become a challenge and it would be a challenge for them; personally, I would feel bad that we're not providing the service, but we also, the fact of the matter is our citizens are picking up the cost on this to support these other cities. Normally, we've done other things with other cities, which we do with St. Paul Park and Newport, when we as a City, as big as we are, can buy it; you were commenting earlier as more stuff is being made, if we're doing salt or sealant or whatever for the roads, we buy it and then we buy it also for St. Paul Park and Newport, and then they pay us for whatever that new rate is, if you will. So, I mention that to you because there is an option out there that we could just say, St. Paul Park, Newport, or whatever, we're not going to service your community anymore because you're not covering those costs. We've had a conversation so far with Newport, it went fairly well; we started the discussion, if you will, we have not yet had our conversation with St. Paul Park. Newport sounded pretty positive in the sense that they're willing to do something with us because they understand, and I mean, we're showing them the numbers, we have nothing to hide. The numbers are the numbers, we can show exactly what each city is negative for us that's causing our citizens to pay. Obviously, if the general public, in my opinion, were to understand that they're subsidizing these other cities, I think there's going to be a major citizen uproar, like why are we doing that? So, what we're trying to do behind the scenes is get the issue resolved. I know at the State level you guys are trying to do it, too, because this is an issue, it's not just a Cottage Grove issue. We're just trying to figure out the best way to continue to operate our service here in Cottage Grove and not hand it off to somebody else that we don't necessarily believe would have the best service for our citizens for life-saving care.

Council Member Thiede said well, there would probably be a greater delay in getting to the patient.

Mayor Bailey said absolutely, yes.

Council Member Olsen said well, Senator Klein deals with this with South Metro, I mean, you know how that whole situation works, and those sorts of configurations exist all across the metro and the State. That funding that you were able to push through, Senator Seeburger, I mean it was a godsend for those departments that received it. I mean, they were on life support, thinking they needed that or they were going to go away. Our fear is that if this continues to become an even greater burden over time, we're going to have to make some very tough decisions that could potentially impact response times and frankly, survival rates of residents who currently are served by our ambulance service.

Representative Dippel asked what specifically did Newport say? Yes, we'll give you the?

Mayor Bailey replied well, not necessarily; they're looking at it because what they want to do is they want to now, we just met with the mayor and the administrator, and they've asked us to come back to a workshop with their entire Council to share the data and the information and what are the "ramifications."

Representative Dippel asked do they have any extra cash right now to?

Administrator Levitt replied their budget is already set.

Mayor Bailey said yeah, the budgets are set.

Council Member Olsen said what's encouraging, though, is they're at least willing to have the conversation because that has not always been the case.

Senator Seeburger said and very few cities and townships are willing to have that conversation, Statewide. So, this is a common problem throughout the State, particularly in greater Minnesota where the geography is bigger, the ambulance services are smaller, and you're asking teeny-tiny, itty-bitty towns to assume the cost of providing ambulance service for hundreds, if not thousands, of square miles of territory. So, it's an issue throughout the State. We are looking at it, we are working on it, part of what we did with the EMS bill that passed last session was to start addressing some of those issues and grant some flexibility with regard to the PSAs. There was huge pushback on that; in fact, I had some fallout in my job over it because Allina is so worried about that change, but it was something that needed to happen.

Council Member Olsen said I was going to say it needed to happen.

Senator Seeburger said one thing we are talking about, Representative Huot and I are talking about, because we can't do anything with the Medicare rates, we're making systemic changes with regard to creating an essential services vs. a pay-for-service, a fee-for-service model. I have a vision that that will happen, but that's going to take a while. One thing we're looking at and one thing we're kicking around is reimbursement for no transports, and so I think that would make a tremendous difference.

Council Member Olsen said that would be huge.

Senator Seeburger said I think what people don't realize is if you don't transport the patient, you don't get paid; and a lot of the calls that are for EMS are to, they're not transport calls. So, you still have to send out your crew, you're paying for readiness, and you still have to set up your crew and drive your ambulance and visit the patient, pick them up off the floor, put them in their chair, whatever it is; if you don't transport them, you don't get paid, that's free work, it's volunteer work for the community. So, we're thinking of can we create some sort of fund, as we're building out this new system, so that you can get paid for non-transports, and I think that would create quite a bit of relief in the short term. So, tell me what works, that's what we're working on, that's what we're thinking of.

Council Member Olsen said that's encouraging.

Senator Seeburger said yes, and to answer Wayne's question, why do we treat EMS differently from Police and Fire? It's because it's not an essential service. So, there is no State mechanism for funding it, it was based on a fee-for-service model, which we're seeing doesn't work. The idea is, long-range vision is to make EMS an essential service, just like Police and Fire, but then we need a funding stream, a revenue stream, and what would that be, what would it cost, what would be tolerable, right? Because this would be taxed. So, those are the really difficult questions that we have to finagle and finesse in order to fix this system because it needs to be fixed, it doesn't work the way it is. But we also can't do it overnight, so incremental changes, fixing what we can; the long-range vision of trying to retool how we provide prehospital care, so it's a big job.

Representative Johnson said thank you for the explanation on why that was excluded.

Paid Family Leave

Administrator Levitt said the other thing that we think maybe of retooling is regarding this Paid Family Leave. One of the challenges that we have is the City of Cottage Grove as an employer has been providing the Family Leave. Unfortunately, the way the legislation is written, it's going to cost us anywhere between \$105,000 to almost \$143,000 annually. So, for us, we look at providing this, this is only the 50% option, this is only the employer part, we're not including the employees; if we were to include the employees, that amount would double for that. So, we're paying for 250 employees and only about 4, on average, will use it now, so, this is increasing our costs.

What's difficult is right now our employees can get their paycheck as normal, they can get their insurance as normal; and now this means that in 2026, all of a sudden they have to file, kind of like unemployment, they'll have to get a check from the State, they'll have to write a check to the City for their insurance premiums. So, it's actually going to cost the City as a whole more, and it will cost the employees more.

So, in our 2026 budget, this is equivalent to about three police officers, that unfunded mandate for us. So, we've been providing better Family Leave than what is being proposed. I know Representative Johnson and I were talking in line at the food tonight, and it's challenging. We're hoping that there could be an exemption or a carveout for local units of government because this is very challenging, and it now provides up to 20 weeks of leave under the law, instead of the FMLA of 12; so, for us, to cover that amount of overtime when we run a lean ship as it is, these things can be extremely challenging to us, but the financial implication is really significant.

Senator Seeburger said Jennifer, that's like a percent of your levy; Administrator Levitt stated that's correct, and that's only the employer-required portion of 50%; our four union contracts have the other 50% being borne by our employees. So, you would actually double that if you wanted us to pay for it.

Senator Seeburger said that's something that could be collectively bargained on their end.

Administrator Levitt said which we just got done with.

Senator Seeburger said so, I'm just saying from their argument, they would be able to collectively bargain something else.

Administrator Levitt replied my suspicion is that you are going to see a lot of those unions coming to the Capitol to say this is a heavy burden on our employees to be able to pay for this and this is not sustainable; and a lot of us are providing paid benefits that are greater than this, already, and this cost is significant. So, I mean, like I said, it's costing us some police officers to be able to do this.

Representative Johnson said Commissioner, last night we found out that the South Washington School District is planning on a million dollar hit, and that their teachers are collectively bargaining and have already notified them

that we have no interest in having anything taken out of our paycheck to cover this. So, they are already planning on that, too, so that's going to be something that's going to hit the ground with taxes and stuff like that.

But the question I have for you (addressing Administrator Levitt) is how did you come up with only, how did you figure that only four people would be using it?

Administrator Levitt replied so, typically, we have about four people that take FMLA, so, about four people have taken Family Medical Leave with us. Usually they will take, most of them right now are cops, I think it's something in the water that we haven't seen.

Senator Seeburger said I was texting while you were talking because another senator and I have had these conversations, and I think there's room for improvement. Certainly, a significant group of us are willing to see what we can do.

Administrator Levitt said we appreciate anything that will work because this will go into effect in 2026, so we would have to start budgeting for that when we start our new budget.

Administrator Levitt said so those are our top four big items.

Administration

There are a few other items we just want to speak about quickly:

- Newspaper Notification Requirements for publication: Can we use electronic media instead of having to have a local paper?
- State Licensure of Massage Therapists: As a City, we license them and do a lot of detailed backgrounding, and I will tell you in that, we find a lot that are really in the sex trafficking world. So, we feel that this is a huge issue that really needs to get the attention at the State level for a larger licensure system because it's definitely a challenge and a problem.

Representative Johnson asked so, you want what's happening in Cottage Grove to be expanded throughout the State?

Administrator Levitt replied a State licensure for Massage Therapists, no different than a chiropractor or whatever.

Administrator Levitt said I'm going to turn it over to our Parks and Rec Director, Zac Dockter, to talk about a few quick items.

Parks and Recreation

Director Dockter said for Parks and Recreation, I have two projects that I want to highlight, that I would like to keep attention on:

1) Highway 61: Highway 61 is obviously a historical highway, lots of tourism, and lots going on in Cottage Grove. It obviously runs into St. Paul with the bluffs and many things, all the way down to La Crescent, so we want to have recreational opportunities along Highway 61. We have a great opportunity for a recreational connection from Ravine Regional Park, the County Regional Park, down to the Washington County Point Douglas Regional Park, which is on the banks of the Mississippi and St. Croix Rivers. So, this would be actively engaging both County and State staff to look for a regional trail opportunity here; so far, I've had positive response from both County, City, and the State. Ultimately, I want folks to know also that this connects from Lake Elmo Regional Park all the way through Cottage Grove, along County Road 19, and then down Highway 61. So, one picture is all the way from the conjunction of the St. Croix and Mississippi River all the way up to St. Paul, so there's quite an opportunity there.

Council Member Olsen asked Director Dockter who are you working with at the County on that? Director Dockter replied Alex McKinney, and then from the State, MnDOT, and they've talked about regional designations, and we've made a little bit of headway.

2) Mississippi Dunes Park: Director Dockter said Cottage Grove has been aggressively pursuing 3M Priority 2 Settlement dollars for Mississippi Dunes Park. The goal of the Priority 2 Settlement dollars is to restore and enhance aquatic resources, wildlife habitat, fishing, and outdoor recreation opportunities to the East Metro and

then downstream of the Mississippi River and the St. Croix River. I think this Park Plan that we've proposed along the Mississippi River, at the former Mississippi Dunes Golf Course, which we already have ownership of, is a perfect opportunity to add recreation and enhance and protect natural resources down there as well. I can't think of a better fit for those dollars. So, when we come up, when we pursue that, we're just looking for support.

Representative Dippel said that's a brand-new question because I happen to live really close to that, I recognize the trees hanging over the water; when you take a boat and go south, towards Hastings, there's area that's, this is actually really easy, you can get through there with just about any boat if you have a boat launch there. But then when you get just a little bit past River Acres, there is this area where it's about a foot deep, or a foot and a half, and nothing can get through there except a pontoon boat that's trimmed way up. Have you guys talked to the Army Corps at all about dredging or making sure that boats can get through there?

Director Dockter replied, yes, Representative Dippel, that's a good question. So, we've done a little bit of hydrology reporting to find the depth and things like that, but I'll be honest with you, I've not gotten past River Acres. I guess I had some questions about that.

Representative Dippel said that's the one spot right here where it's shallow. Director Dockter said I thought it got deeper, and Representative Dippel replied no, it doesn't. It's weird because in between the buoys, it's deep because they're always dredging, but then there's this weird embankment where the rock island is. Director Dockter said yep, I know exactly where that is. Representative Dippel said yeah, right there, and I haven't been able to find a spot that's easy to get through there. So, if you have a regular V-hull, just a cruiser or something, you'd draft too much and you'd get hung up on that.

Director Dockter said and I will say that we always intended to engage with the Army Corps of Engineers because they're doing lots of dredging on Pool 2, building that recreational island.

Representative Dippel said you just ask them, because right over here, as you're coming by.

Director Dockter said you're right, because there is that nice channel through here, and again, it's going to be a launch, and whether its used for pontoons or duck hunting or small boats or whatever it is, but we also want to focus on the paddling opportunity, too. It's an unbelievable place to have here.

Director Dockter asked if there were any questions on those two projects; none were asked. He said I'll turn it over to Community Development Director Emily Schmitz.

Community Development

Director Schmitz said so, it's no surprise that Cottage Grove clearly has grown the last handful of years. We took an opportunity this year to complete a Housing and Market Study for the entirety of the community. As Ryan has indicated, we're seeing the growth on the south side of 100th, and we're starting to talk about the east side of Keats Avenue. So, what that Market Study is telling us is that our market area can support a variety of housing opportunities. It's also telling us that our population is growing more in the 65-to-75-year-old range, we talked about that, so, how are we planning now and into the future to support the growth of that population, as well as having affordable opportunities in the market? We continue to obviously ask for support into those funding opportunities. Here at Cottage Grove we don't always receive the best affordable housing opportunities, so we certainly are taking advantage of Valhalla dollars that were approved a couple years ago; receiving that small amount and using that so we can provide support to those projects that we know are needed in our community.

Finally, making sure that we think about keeping the zoning a local decision. Each community is unique and different, we all have different needs. It's no surprise that the housing challenge is real, and it's everywhere across the State, but I think it's important to remember that each community evaluates their community and zones it and we make sure that we are provided those opportunities to guide it as well. Unless there are any questions, I'm moving quickly because of the time.

Senator Seeburger said I just want to let you know I will never vote for the Missing Middle Bill. Mayor Bailey said thank you. Senator Seeburger said It's going to be introduced again, it's the same author. I'm a hard no; Senator Klein said I'll join you on that.

Council Member Olsen and Mayor Bailey both said thank you, and Senator Seeburger said so, you've got two nos right here on that Bill.

Mayor Bailey said what Minneapolis wants does not resonate into the local suburbs, so it does not need to happen. We're doing it on our own. Council Member Olsen said it sounds like you're going to be back; Senator Seeburger replied yes.

Director Schmitz said I'll turn it over to Economic Development Director Gretchen Larson.

Economic Development

Director Larson said I'll be brief because I know we need to move along.

Tax Increment Financing Flexibility: With our economic development, we like to encourage the flexibility of using Tax Increment Financing, or TIF, to do other community projects, such as transit-oriented development. As the mayor said, the more tools in the toolkit the better, when it comes to economic development.

Business Expansion: We'd like your continued support of MIF and JCF, which is the Minnesota Investment Fund and the Job Creation Fund. We've used that over the past 10 years to create thousands of jobs and a large capital investment in between; so, it's good for the cities and it's good for the region.

Workforce Readiness: As you all know, a trained workforce is critically important to the State's economy, and so we'd like to see any type of investment that would remove barriers to education, would help address racial and applicational disparities, and continue the City's authority to acquire anyone asking for assistance to have workforce requirements in their ask.

Childcare Programs: Last, but not least, investment in affordable childcare. Right now, the expense of putting a child through regular daycare is about \$16,000 a year in 2024; so, that's the fourth highest in the nation. The national average says that a family should pay about 7% of their income in childcare, and that's about 20% in Minnesota. So, anything that you and the other experts in childcare could do to help us with that would be terrific.

Representative Johnson said with the child fund, the previous thing, I talked to a daycare provider today, and she is very concerned with her centers and what's going to happen with those paid medical families. And it will have an opportunity to shut down centers that, which we all know there's a healthcare, there's a childcare crisis. But they have to have a certain amount of people per kid, and I think she was at Primrose, and she was very concerned that all of a sudden with the new State mandate that they're not going to be able to keep up with enough staff as a result of this. So, that's another issue, and the reason I'm bringing it up is because of here, which is going to increase the cost of childcare and not having people.

Senator Klein said I've also spoken with multiple childcare providers, and many of them have said that they may just exit the profession entirely because the laws that were just passed have made it too difficult for them to comply, and a lot of them are just moms who are trying to make ends meet and take care of kids.

Director Larson said yes, the City Administrator and I have been talking about that as well, it varies. And with that, I'll turn it over to Brenda, our Finance Director.

Council Member Olsen asked before you do, I have a quick question on one of your bullet points. It talks about an educated workforce and trying to remove barriers for folks. I'm curious if the two senators might be able to enlighten me: Has there been any conversation at all about the proliferation of special needs people, who are now moving into the workforce, and ways in which we can support them being able to hold a job and get to and from work, and be part of sort of a "traditional workforce" or work environment? It seems like the opportunities that even were there when I was young for special needs folks to work, whether it was in a restaurant environment or something like that, those seem to be few and far between. And some of it has to do, frankly, with insurance costs and exposure and all kinds of things. Do you guys talk about that at all? I'm just curious if that's come up.

Senator Klein replied neither of us serve on Human Services.

Senator Seeburger replied yeah, that's more of a Senator Hoffman issue, but I can tell you I personally had those conversations with Senator Hoffman because I do have a special needs son.

Council Member Olsen said as do I, which is why I'm asking.

Senator Seeburger said, so, it's on my radar. I know from personal experience that there are various private entities and programs that assist with young adult transition, but I also know that the waiver process is complicated and it takes a really long time.

Council Member Olsen said extremely.

Senator Seeburger said and I think there are also some issues with guardianship that I think we can work on fixing as well, but I'd be interested in talking more about that and figuring out ways that we can support.

Council Member Olsen said I hear because of the circle that we run in, we have lots of friends and neighbors that we know, who have special needs family members; I hear a lot of frustration around, you know, I'm having a really hard time finding a job for so and so or such and such, or finding a job coach, or any of those things.

Senator Seeburger said let's talk more about that; give me a call. Council Member Olsen said yes, that would be good.

Finance

Brenda Malinowski, Finance Director, spoke on the following topics:

Office of the State Auditor (OSA) Levy Limits: Director Malinowski said I'm going to start with talking about levy limits, the yes and no levy limits. Emily said it very well, when we have levy limits, each community is different in how they make use of their State-imposed levy limits. We're just not all the same, some of us are developing and some of us are fully developed, so we ask for consideration on that, to continue the levy limits.

Regarding the State Auditors, in our reporting process, we are mandated on doing some reporting, also to our community, and we appreciate that and we do that. But in our budget, we are able to put in our City newsletter, and that gets to all of our community, but when we publish our year-end Financial Report, we have to do that in our official newspaper; last year, we paid about \$900 to do that, and so we're asking that we could have that same consideration for some of those publications where we could do it in our newsletter, as we mail that out to our community and its on our City website.

Sales Tax on Local Government Purchases: On sales tax on local government purchases, we're exempt from a lot of things, and one thing that we are not exempt from sales tax right now is motor vehicle sales tax. We are for our Police and Fire vehicles, we aren't for the rest of our equipment, and so we're asking for an exemption on that. Our equipment has gotten very expensive recently, we have a one-axle plow truck that we're ordering this year, and it's \$315,000; if we had an exemption, it would be another \$22,000 that we could concentrate on other equipment or lowering taxes in the City. And then a simplified process for exemption of sales tax on construction materials, in support of our construction projects; right now, we would have to bid each of those parts out separately on our big construction projects, and in so many cities, including Cottage Grove, that's a lot of work behind the scene to make that happen. So, we do not go for that exemption, and even if there could be a refund at the end of a project for that sales tax that was included in that construction, that would help our local residents in order to keep our taxes down.

Lastly, regarding TIF and when our Districts are decertified, we have some consideration that if there's going to be an audit of the TIF District after decertification, that it would occur within one year. Right now, there is not a limit on that, and so, in theory, it could be 5-to-10 years down the road when an audit process would start, and then we probably would have staff turnover. It's going to take a lot of staff time and dollars to go back and understand what happened in that decertified District several years ago.

Representative Johnson said, real quick, back to the simplified process of exempting sales tax, you said it's an issue when you're bidding? But don't they pay sales tax on where it's delivered? So, if it comes to Cottage Grove, there'd be one rate, wouldn't it?

Director Malinowski replied correct, but if we go down to Menards right now, and the City makes a purchase, we're exempt from sales tax. If we make it part of a bid package, we have to have each contractor have an Exemption Certificate that they pay to all their vendors that they use and include all of the costs. It's a long process, and so a lot of cities do not do that; we just have the one State package.

Representative Johnson said okay, thank you.

Director Malinowski said and I'll turn it over to Pete.

Public Safety

Pete Koerner, Public Safety Director, said I'll keep this really quick. In this pamphlet we gave you, I have about 12-or-13 of our priorities in Public Safety. I can tell you at the Capitol, locally, too, that Public Safety does feel the love, you guys have been wonderful to us. So, without reading all of this, I just kind of want to mention:

Officer Wellness: You've done a lot with Officer Wellness, and it's kind of expanding out to the Fire Services, too. A lot of the Fire and Police officers, they get damaged in their careers, but that doesn't mean the career needs to be over. So, if you'd continue to support those efforts, we really appreciate that because there are treatments, and we were seeing a lot of our staff leave, but we want to keep them; they're still really good employees.

Recruitment and Retention Needs: This is a huge issue with Public Safety, Police, Fire, and EMS; we're still doing okay with it here, but I know there are a lot of programs out there. So, when you hear these, please continue to support those.

Copper Wire Theft Prevention: I know that just went into effect last week, but it's like the catalytic converter stuff, that law worked. We saw a significant reduction, and I know some of these trade groups out there are now suing the Department of Commerce, so continue to support this. We had some significant losses here in Cottage Grove with the copper wire, and our officers actually caught people, so that was good.

With that, I'm always open if there are any Public Safety things, and I know over the years, you have contacted us, we have a good relationship. We work a lot with our Sheriffs Association, Chiefs Association, and State Fire Marshals. So, the things you've seen here that we're supporting is pretty much metro and Statewide.

Mayor Bailey said again, thank you all for coming. There were some other bullet points, but of course we're getting to the time where we're going to have to go in and do a Council Meeting. As you look through anything in the information we're providing for you, if something rings a bell or you want some further clarification, you just heard from Pete, all of our staff is open and willing to have conversations with you, or myself to go testify or whatever you need from an information standpoint. We would appreciate it and your support, and I know you get to have some fun up at the Capitol this year, but understand, as you all know, that everything we do, everything you do is for the betterment of the community and the State. So, all of our residents that you represent, we represent; think about them when things get hot up there with which direction you want to go, and understand that some of these that we've talked about have tails, depending on funding sources and things like that. We just would hope for any support that you give us, specifically on our legislative priorities, but if there are any other items you need from us, let us know.

Administrator Levitt stated our only other request is for a group picture if we get that done.

Representative Johnson said mayor, I'd like to just thank you for having a lobbyist that's down there, working on your behalf; it makes it easier if we're not the first person to come out and talk to people about it. It was very awesome and forward thinking to do that.

Mayor Bailey said well, I agree, and it's helped.

A group photo was taken of all present.

4. ADJOURNMENT

The meeting was adjourned at 6:14 p.m.

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



City Council Action Request

7.B.

Meeting Date 2/5/2025

Department Administration

Agenda Category Action Item

Title City Council Regular Meeting (01/22/2025)

Staff Recommendation Approve the January 22, 2025, Regular Meeting Minutes.

Budget Implication N/A

Attachments	1.	2025-01-22 City Council Meeting
	2.	2025-01-22 City Council Meeting

COTTAGE GROVE CITY COUNCIL

12800 RAVINE PARKWAY SOUTH

COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 P.M

January 22, 2025

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a regular meeting on January 22, 2025, 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 Clausen-Here; Council Member Garza-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; Pete Koerner, Public Safety Director; Korine Land, City Attorney-LeVander, Gillen & Miller, PA; Brenda Malinowski, Finance Director; Emily Schmitz, Community Development Director; Gary Orloff, Streets Superintendent; Phil Jent, Communication Manager; Brad Peterson, Public Safety Captain.

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

6. PRESENTATIONS

A. 2024 Annual Photo Contest Winners

Staff Recommendation: Receive presentation on Capture Cottage Grove winners.

Mayor Bailey said Phil Jents, our Communications Manager, is going to walk us through this; Mayor Bailey asked the Council Members to join him in front of the dais as the winners will eventually be invited up to take a picture with all of us.

Communications Manager, Phil Jents, introduced himself, said he's very happy, honored, and excited to be here tonight to talk about the 2024 Cottage Grove Annual Photo Contest. I told the folks I got to meet just a second ago that it's one of those things that while communicating for the City is always fun and exciting, this is one of those things where our folks get to have a little extra fun seeing all the great photos that our residents send in, including the ones that we're going to see here tonight.

Manager Jents said as we all know, Cottage Grove is a beautiful place to live, and many of our residents are talented and creative, such as the ones here tonight who sent in photos; this is why we do the photo contest every year to capture some of that talent and creativity and the beauty that's in our community. The *Capture Cottage Grove* contest has been an annual tradition I believe for about ten years or so, and we wrapped up 2024 with our photo contest that started on November and ran until December 9. All photos were considered for judging and were required to be from within the City of Cottage Grove itself and taken in the year 2024.

We had categories for the photos: Life in Cottage Grove, Business in Cottage Grove, Cottage Grove Parks & Landmarks, and Faces of Cottage Grove. I'll move through our excellent winners here.

Life in Cottage Grove: Submitted by Angie Schaffer, with a photo titled "Morning Run." This photo kind of explains itself, obviously, it's a morning sunrise; I don't know exactly where that location is but I'm a little envious of the view there, and this was one of our excellent winners.

Business in Cottage Grove: While that may not exactly look like a business, this photo submitted by Sabrina Thuringer, is titled "Easter Egg Hunt" at the Cottage Grove Ice Arena, with the model right here in the room with us; we're very honored to have Grayson joining us. Again, it's a photo that needs no explanation, it is just very adorable.

Cottage Grove Parks & Landmarks: Submitted by Joseph Pavel, is titled "Smoke on the Water." This was taken at Ravine Park, next door here. Joe said when I met him just a second ago that it's kind of a rare occurrence to see the fog happening over the pond there, but he was there at the right time and right place and got a good photo, so thanks for that.

Faces of Cottage Grove: Submitted by Ashley Thompson, and this must be Grizz, as the photo is titled "Grizz," and that one needs no explanation; it's just a very adorable photo of the dog.

Manager Jents stated that's really all I've got, other than in total we had a really good number of submissions, about 50 or so. It's always really fun combing through those photos, and it's hard to pick a favorite, but staff votes very diligently, reviewing all those photos. We're very happy and honored to have you all here and for submitting those photos. He said mayor, I'll turn it back to you.

Mayor Bailey said fantastic. Before we have all of you come up to present you with a certificate and some money, I just want to thank all of you, obviously, for participating in this contest. We get to use these photos, as you know, I think you might have been already getting them to sign off on it, in our marketing materials to show a little bit more about Cottage Grove. When you look at our publications, our Visitors Bureau, all the different things that we have, we always like to incorporate some of the photos that our citizens are submitting over the years on some of our City publications. So, you will see some of these photos out there, which is part of the reason why staff has asked for permission to be able to utilize those photos.

He asked all of the winners to come up, in front of the dais, where we will present you with the plaques and some money. Each of the Council Members took a photo, and the winning photographers each stood with their photo and a Council Member. After the winners were given their plaques and checks, a photograph was taken of all of the winners with Mayor Bailey and the City Council Members, and the winners were all congratulated.

Mayor Bailey thanked Manager Jents for facilitating that presentation.

7. CONSENT AGENDA

- A. Approve the November 20, 2024, City Council Regular Meeting Minutes.
- B. Approve the December 4, 2024, City Council Regular Meeting Minutes.
- C. Approve the December 18, 2024, City Council Regular Meeting Minutes.

- D. Approve the January 8, 2025, City Council Regular Meeting Minutes.
- E. Authorize issuance of a single-occasion gambling permit to David Gene Martin, on behalf of the Accacia Lodge No. 51, to conduct a raffle at 11094 70th Street South on October 4, 2025.
- F. Authorize issuance of a massage business license and massage therapist license to Savannah Marie Koenig at the location of Salons by JC (7240 East Point Douglas Road South, Suite 160, #36).
- G. Approve the agreement with Judith Graf for transcription services for 2025.
- H. Appoint the issuance of rental licenses to the properties listed in the attached table.
- I. Appoint Tony Khambata to fill the vacant seat on the Convention and Visitors Bureau Board of Directors to a three-year term ending on 12-31-2028.
- J. Approve and execute the non-criminal justice agency Joint Powers Agreement (NCJA JPA) with the Minnesota Bureau of Criminal Apprehension.
- K. Accept the Pay Equity Report to be submitted to the State of Minnesota.
- L. Adopt Resolution 2025-09, authorizing the abatement of utility billing certification in the amount of \$4,049.09.
- M. Adopt Ordinance 1092, amending the City Fee Table.
- N. Approve the increased budget amount of the Parks trailer from \$22,000 to \$23,898.88.
- O. Approve the Polco Confluence Inc. software subscription and support agreement in the amount of \$29,300.
- P. Staff recommends the approval for the purchase of FlowMSP SaaS in the amount of \$2,000 annually.
- Q. Staff recommends the approval of the KnowBe4 Security Awareness solution in the amount of \$11,298.
- R. Approve the 3M Draft NPDES Permit Comments.
- S. Adopt Resolution 2025-010 authorizing final payment of \$13,868.95 to Diverse Construction Services, LLC for the HERO Center Range Re-Roof project.
- T. Approve the Memorandum of Understanding with Washington County for the County 19A & 100th Street Project related to final design, environmental documentation, and municipal consent.

Council Member Thiede wished to pull Item Q, KnowBe4 Security Awareness Add-on, on the Consent Agenda for further comment and/or discussion.

Council Member Thiede stated as I was going through this, there is a new cost of a little over \$11,000 a year, but I talked to Brian, our IT Manager, and we're making some changes. It said in the description that we're replacing something and so we're actually replacing another product that we had, which was actually costing us close to \$93,000 a year; so, it's a good savings so our IT Department is doing a great job of looking at ways to save money for all of our residents and keep things more secure. I just wanted to let everybody know that, just in case you were wondering, as I was, when you were looking through that.

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

Motion carried: 5-0.

8. APPROVE DISBURSEMENTS

- A. Approve disbursements for the period of 1-03-2025 through 1-16-2025 in the amount of \$3,870,248.78.

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

Motion carried: 5-0.

9. PUBLIC HEARINGS - None.

10. BID AWARDS - None.

11. REGULAR AGENDA - None.

12. COUNCIL COMMENTS AND REQUESTS

Council Member Garza said I really don't have much to say today, but it looks like we have a few events happening, coming up pretty quick: Strawberry Fest is having their first Bingo, we have our tickets, and I'm excited for that, it's on February 22 at 11:00 a.m., up at River Oaks. Other than that, you guys have a beautiful rest of the month, it's going to end pretty quick.

Council Member Thiede said well, she just took what I was going to talk about; Council Member Garza said I'm sorry, Council Member Thiede replied that's okay. I just want to say that hopefully everybody's been safe during our cold weather; I have to go get a new battery for the van as it kind of pooped out here in the cold weather. It's just kind of shocking, I talked to my brother down in Kansas City, and he shows me pictures that they've gotten like over a foot of snow in the back yard; I told him I was jealous, as we hardly have anything. So, it's kind of been a weird winter, then all this snow down south and so forth, I feel sorry for those people because they don't have the means to really clean it off effectively. Other than that, be safe while it's cold out.

Council Member Olsen said my in-laws live in Gulf Shores, Alabama, and they are from Minnesota, so they know how to deal with snow. They sent me pictures today and there are six inches of snow on the beach in Gulf Shores, Alabama, and I don't feel sorry for them a bit. So, there you go, how's that?

Council Member Olsen said I just wanted to make sure that the public was aware that this coming Saturday, January 25, is Hockey Day in Minnesota. Of course, every year when there's Hockey Day in Minnesota, there are all kinds of events across the State; this event that I want to mention happens to be Hockey Fights Cancer, which is Minnesota Hockey Day's kind of theme this year. We will be having events at the Cottage Grove Ice Arena on Saturday, all day. There will be lots of different things going on, but if you want to catch a really good game or two, the girls' JV will be playing at 11:15, and the boys' JV will be playing at 1:15, and then we will have the girls' varsity playing at 1:15, and the boys' varsity playing at 3:15. So, if you're looking for a way to celebrate Hockey Day in Minnesota, watch a good game and maybe contribute to the theme of hockey fighting cancer, I'm sure you would be very welcome to attend any one of those games at the Cottage Grove Ice Arena this coming Saturday, January 25. You can also donate online if you're unable to attend the event; I know there are a lot of people out of town for what they thought would be nice weather down in Florida and things like that. So, if you're unable to come, you can also make that donation online; if you go to the Park High girls or boys hockey website, the donation link is on there. I'd read it to you, but it's really long, so just go and look for it on the website and you can make a donation.

Council Member Clausen stated being in the public eye, we generally hear a lot of comments from the public when things go well or don't go so well, or they seek us out with their opinion. It was very nice to hear today, I was having a cup of coffee and a gentleman approached our group and wanted to say thank you to the Fire Department; there was a fire in town last weekend that required a mutual aid response from our partners in Hastings, Woodbury, St. Paul Park, and Newport, and if I missed somebody, I forgot. I don't have permission to speak on behalf of that person, but he thanked our department for all of the help, and I just want to make sure that it flows down to our staff to know that we got a lot of good comments, and I want to make sure that they know about it.

Council Member Olsen said that's fantastic. Mayor Bailey said that is very good to see. Council Member Olsen said that happens a lot; believe it or not, we hear that from the public all the time, and it's really gratifying.

Mayor Bailey said I don't really have anything for myself this evening since everything's kind of been covered up here. I'm just going to let the public know that we do have three workshops that Council is going to be working with staff on this evening, after the meeting here:

The first item is the Future Park Projects that were part of the LOST referendum that just recently happened last November. We'll just be giving direction to our staff on where we want to go with it, putting them in the CIPs, and so on.

The second item is New Development Boulevard Tree Requirements; we're looking at a couple things, as we all know, some of our lots are getting smaller, that's part of what it is these days, and different ways of making sure that if we do plant trees they're actually going to be able to survive.

Thirdly, Modifications to the Issuing of Temporary Certificates of Occupancy (TCO) from our Building Department; there are some things that they want to walk through with us for the future to make sure that housing that comes to Cottage Grove are able to get their TCOs at a stable and quicker pace, I guess is maybe the best way to put it.

We do not have a Workshop, Closed to the Public, this evening, so we won't be adjourning in here, we will be adjourning in the Training Room. Otherwise, everybody have a great Hockey Day, as we talked about, this weekend, and try to stay warm. Take care.

13. WORKSHOPS - OPEN TO PUBLIC - TRAINING ROOM

A. Future Park Projects (LOST)

Staff Recommendation: Receive information and provide direction on future park projects.

Mayor Bailey said this is from the LOST referendum that did not pass, so Director Zac Dockter is going to walk us through this, talk about the different projects, and kind of what we can look at for the future.

Director Dockter stated when we started the referendum process, there were projects that were in the CIP before we even developed the Preserve.Play.Prosper plan. So, the Council had said what are the referendum goals, and if it doesn't go, there are still some things we want to talk about, to see whether there's a priority component or not, and that's what tonight's workshop is intended to do. So, I'm hoping to do less speaking and more listening so I can understand what the Council wants to do with this list of projects. As I go through the slides, I'll go through it very quickly. There were three handouts that just kind of showed the three projects, with the last Concept Designs, but in front of you is this sheet here that has a list of all the projects, the micro projects and then the higher-level projects. There is also the current Capital Improvements Plan (CIP), so at the end of this maybe you'll want to say you want to push something up and we'll talk about the need of whatever it might be. So, these will be your tools to use as we get to the end of the presentation.

So, a real quick summary: Hamlet Park is a \$17M project, Mississippi Dunes Park is a \$13M project, and River Oaks is a \$6M project; those were the referendum items. Within each of those, there was a list of micro projects that made up those larger park projects.

Hamlet Park

- Finishing the softball fields and the two baseball fields and the final parking lot down there.
- The park building is \$4M, replacing the current athletic football-soccer field, multiuse field; the athletic field is \$2M along with the laying.
- Replacing the skateboard park into a concrete plaza is \$1M.
- Splashpad is about \$1M.
- Enhancing the playground and the whole playground and spot around that, similar to but a slightly smaller scale as Woodridge Park, \$6M.
- Amphitheater and Art Walk Garden is \$1M.
- The north trail entrance, by the pond, off of Hadley and 80th Street, \$500K, and the distance equivalent would be choreographed.

It's important to remember that there are additional costs for things like escalation and soft costs, and engineering costs. So, if we choose these projects, the full prices could change, depending on how we approach.

I also want to mention real quickly, and I'll break this stuff out in another slide, too, but with potential funding support, we're looking at all those projects, there's not a lot of outdoor funding right at our fingertips. There is a Minnesota Outdoor Recreation Grant, which gave us \$350K that we were successful in doing for the first two

ballfields at Hamlet Park, and I'm pretty confident we could do it for the second two ballfields. It could also be used for things like playgrounds or whatever else, but you could only use it for one of those projects; you could use it for one year, and then maybe a couple years down the road you can make a decision on it. But, again, a competitive grant process is not guaranteed money in the budget, but this is \$350K, and based on the ballfield development, as you know, that will be 50% of the project cost.

Mississippi Dunes Park

- Boat, kayak launch, and fishing pier, \$1.7M.
- Habitat restoration \$500K.
- Picnic area, \$500K.
- Trail system is about \$250K.
- Parking lot with landscaping features, about \$1.5M.
- Four-season building with a patio area, \$5M.
- Grand lawn with a terrace and more of a natural patio by the river, \$1.5M.
- Nature-based playground, \$1M.
- Outdoor classroom is close to \$2M.

Essential Funding: We believe that the building and park amenities are going to be a perfect fit for the 3M Priority 2 Settlement Funds, so we're going to go aggressively for that; I mentioned that at our meeting with the legislators as well. We think we can hopefully get at least 50% of the project on that, so about \$6M is vetted, which leaves us \$20M to be spread out, but we're at the heart of that damage. So, I'm hoping that they'll be very supportive of that type of funding and it meets all of our goals for that project.

Habitat Restoration: We've been successful in that over and over, so \$150K, which would be about 70%-80% of those projects, and those are pretty common. We're being pretty aggressive with that so far, and we've been working with the South Washington County Watershed District as well, so it could be 100% there.

Playgrounds, trails, and interpretive areas: The DNR Outdoor Recreation Grant is giving us \$50K, about 30% of that funding.

Boat launch, kayak, and fishing pier: We think we can get by with about \$500K, working with the Minnesota DNR Fisheries.

River Oaks Golf Course & Event Center

I don't want to get too far into details because I think we'll talk more about this when we get to the workshop when we talk about our Annual Planning and the Business Plan. Just real quick, the plans for the micro projects in there were:

- Building Enhancements, Simulator, \$3M.
- Patio Upgrades, \$1M.
- Driving Green Enhancements, \$1M.
- Inlay and putting green, \$500K.
- Winter Zone and Biking Trail, \$500K.

In terms of funding for it, there's not a lot out there, at least at my fingertips, but we do have the Minnesota DNR Regional Trail Grant, which I've acquired several times in my career. My only concern with that is that the grant requires four-season use; I'm a little bit concerned about how that would work with River Oaks during the golf season, whereas this would be filed for use primarily in the winter. So, we can still go that route, but maybe that \$300K was a commitment here, and maybe we will get a different spot for that than down at River Oaks; that was the conversation that we'd had at that time.

Director Dockter asked if there were any questions on the alternative funding sources; otherwise, I'm probably not going to go back to that.

Mayor Bailey asked if Council had any questions on that:

Council Member Thiede asked if Director Dockter was ready for general questions. Director Dockter replied just on the alternative funding sources, and then I'll go onto the others.

Director Dockter said I provided a list of the micro projects in front of you, and I also provided the CIP, which is up here on the screen, and I'll leave that slide up. My question to the Council is which projects do you still want to

pursue to keep in the CIP; you can decide on where they want to go in the CIP or maybe we still want to do the project, but it's not even in the CIP, maybe it's longer than seven years out or whatever it is. I wanted to give you an option of moving these projects if you feel like it. I do want to say that some of these 2025 projects are already in the queue, and we've done service agreements on them, too, but for the most part, several of these can be moved. Everything in 2026 and 2027 can be adjusted. With that, I will take questions.

Mayor Bailey said I'll start with Council Member Thiede and then I'll move across the room.

Council Member Thiede said in my opinion, like up here and so forth, Mississippi Dunes is kind of a no brainer. That'll make that essentially functional and get people to the water and everything, and we're pretty well covered by a grant if we get the grant. Just a question, what did the first two ballparks at Hamlet cost?

Director Dockter replied they were I want to say \$3.5M, and then the building was \$600K.

Council Member Thiede said and these two are \$6M because?

Director Dockter replied well, one is escalation, and then escalation from when we built those fields to now; but then it's also we get, remember when we did these estimates, we were building an escalation for those projects, too, so we were anticipating 2026, 2027 construction, as well as the soft costs are in there, too.

Council Member Thiede said so now the ballfields, though, the thing is there's the concept of yeah, you want amenities for the public, but certain things will generate revenue, right? Director Dockter replied correct.

Council Member Thiede asked so, you know, probably the ballfields, those would generate revenue? Director Dockter replied some revenue.

Council Member Thiede asked or not necessarily? Director Dockter replied it'll never even pay for itself, but it'll generate some revenue from that.

Council Member Thiede said okay. Director Dockter said but there's this process that I'm comfortable that those numbers are probably conservative today, and we all know how they can change quickly, right? So, every year it seems to change quickly, and we won't be constructing any of this stuff until 2025, 2026. I'm comfortable with the numbers today.

Council Member Olsen asked Director Dockter on his CIP document here, I'm assuming that the color coding coincides with the funding sources, is that right? Director Dockter replied correct, yes.

Council Member Olsen said so, something that I'm curious about is, and I'm sure you won't have the answer to that this evening, if you were to look at all of these items and prioritize them, how would you do that? What would you and your team perceive to be the highest priority items? Because obviously with the fact that the Local Option Sales Tax referendum did not pass, we're in a pretty tough spot, and a number of these things are simply not feasible, they just aren't. So, I think there are several ways to sort it; one way is well, okay, if we've got funding for it, we can move forward. You mentioned that we've already signed some agreements on different projects and things, but as you look at the whole picture and you have to put your eggs in various baskets, I'd be curious what baskets you would put them in; for example, if you feel like Hamlet Park is a greater priority than River Oaks, or is Mississippi Dunes a greater priority than Hamlet? Because that's what we're going to have to do; the bottom line is we're going to have to pick and choose and you're the expert. You and your people do this for a living every day and I have a lot of faith in your analysis, your opinion, etc. So, if that's a today conversation, great, I assume it's not, but as we work through this process, heading into our budget dialogue, it might be something to think about.

Director Dockter replied I can give you pieces on some of that stuff that was on the LOST. Council Member Olsen replied, yes, please do, I would love it.

Director Dockter said so real quick, on these, I mean, you need to make your moves. As you can see at the top, no bill gets you very far, right? Council Member Olsen replied right. Director Dockter said so, but there are things like sports lighting, you can push it farther away. I mean, they're aging systems, and many have to be replaced, but they can certainly be pushed out. Here's my, like the hockey rink boards, but again, I think all of these in pink are Park Improvement Funds; they're typically pretty important upgrades that the neighborhoods have asked for, the community has asked for that we needed to split, and they're relatively low in cost and then or they're things that just need to be replaced because they're aging out. But there's not a ton of movement in there, but certainly, and even the Park Trust Fund, that gets difficult, right? So, if you're putting up a new park in a neighborhood that's probably developed, that's been waiting for a park, we try to build one of these. So, I'll just say that, but again,

everything can be moved; basically, everything can be re-prioritized, so I don't want to take that away. With River Oaks, I think everything gets put on the final page, everything gets put on the back burner.

The Dunes, I think we go aggressively at the 3M Settlement, I think we get the boat launch and the kayak launch, and we can get back that access to the water if we take care of the trails. We can get those things so that people can use the park, right? That's what we purchased it for, and I think we go aggressively and see how much we can get to do that, and then deal with the rest of the things, whatever the remaining things are, we can deal with that later.

Hamlet Park: I would say my number one concern is the skateboard park; it's just that I think I put that in originally in 2004. Its aged out. Council Member Olsen said yeah, and it definitely has, you can see it. Director Dockter said now the great thing is, the surface needs to be replaced, but actually those boards can be refurbished because basically there's a frame underneath, and you can spend \$100K and you can do quite a bit of work. And I'm learning that concrete skateboard parks are actually starting to not get too trendy now since people are getting bored with them. I think it's coming back to what we have, to engage the system we have, so we could probably spend \$100K or \$200K, because \$100K is just for the surface; we could probably spend \$200K there, and add to it, refurbish it, fix it, replace the surface, and make a great skateboard park that people would love. So, that would be my number one priority. I think the synthetic fields, in my opinion, the Athletic Association has had two opportunities at that, it didn't work, so, I think we put that to rest. The park building we are going to have to address at some point, but that doesn't have to be a today conversation, I think I can keep things on there; so, these are all my opinions, remember.

Council Member Olsen said right, and that's what I asked for, though.

Director Dockter said the splashpad, I don't think that's worth doing because of the cost. Enhanced playground, at some point we'll have to deal with that playground, I don't know if that's a today conversation because its still a great playground that's there. People aren't asking for another Woodridge.

Council Member Olsen asked when did we replace that equipment last?

Director Dockter replied so the original equipment was in 2004 or 2005. Council Member Olsen said yeah, but we upgraded once. Director Dockter said we renovated it in like 2017 or 2018; some of the original, most of it is the original system, then we added to it and/or replaced, because the concrete sidewalk around it has picnic areas. We really added a lot to it, it's still good today, but some of the equipment is 20 years old. That one probably needs to get in the CIP somewhere.

Council Member Thiede asked with the skateboard park, is there any chances for like sponsorship, like it could be somebody so the skateboard park that they have naming rights, right, and have a deal?

Council Member Garza said that's a big business out there.

Council Member Olsen said I think the Dave Thiede Skateboard Park sounds good, I think its perfect, I really do. Council Member Thiede replied I do have an opportunity, mabe. Council Member Olsen replied well, but you need a battery on your car, so, let's not get crazy.

Director Dockter said one thing I should mention with the Hamlet Skateboard Park is I think you may recall, probably don't, but in one workshop, whether this goes or not, we need to replace the surface there, as its all cracking up. So, we already have \$100K in the CIP; now, it's just a matter of whether the Council wants to add to this and fix up the equipment. At least we have a start there that's budgeted.

The softball fields completion I kind of struggle with because its an uncomplete product, it feels like an uncomplete product at the moment. But, again, the Athletic Association had the opportunity to approve the referendum on that one twice, so, I don't know that that's the highest priority at this moment.

Council Member Olsen said well, and I think we wall have to envision that that could really be a destination for larger tournaments and things of that nature, but at the end of the day, if we can't afford it, which we can't, it probably needs to wait. But some of the other things that you're prioritizing I think make a lot of sense, both just in terms of our fiscal ability to get those things done, but also the larger benefit to the community. So, that's kind of why I asked is because I'm sure you played with the Rubik's Cube in your brain a million times, and you're going to have much more of a handle on this than we are.

Director Dockter asked what do you guys hear? And you don't hear people asking for the ballfields, and I understand and I get it. But how do I prioritize two baseball fields over Mississippi Dunes or over the Still Ponds

Park, or the new Wolterstorff trail? That gets to be the hard part. So, I think we wait and see if I can close the issue, they probably need to come to us, right, at some point? Then we can have that conversation.

Council Member Olsen said so, then what I think I hear you saying is go hard after 3M Settlement money for Mississippi Dunes, get that park moving. We may not be able to fully complete it, but we'll get the necessary elements in place, right? Invest a little bit into some of the more feasible elements of what we had for Hamlet, and then we just keep our powder dry on River Oaks until we can figure out some different funding for that stuff. Does that sound about right, did I get it right?

Director Dockter replied agreed, and the only thing I'll add is remember, we're still developing parks all across the community while this is happening; there is more development, 100%.

Council Member Olsen said from my chair, which is 20%, it makes sense to me; so, I appreciate your feedback on that. Thank you.

Council Member Clausen said I'm coming into this later, and I beg your pardon while I ask these questions, but I don't know the answers. How does the Athletic Association, and you talked about them and how they need to do something; how do they relate to the softball fields, what is their role? Council Member Olsen said that's a great question.

Director Dockter replied they'll be the primary user, but they also have, in terms of funding, they have charitable gambling, so they have opportunities to secure funds. They're willing contributors, and they've done a lot for our parks here, all along, there have been millions that they have put into our department. It's all good, but they're the primary users, so they're the ones that we have to work with to make sure that the field is being used; we don't want them to build a skatepark to be used, right? Especially here. Otherwise, I think they've got tens of thousands of fans that are impacted by this, so, we need to hear from them. I think that was part of the frustration with the referendum is we never got the Athletic Association to really get on board with it, and I get it, they're all volunteers. I don't expect anything, but when we're trying to do things like that, and we're trying to, if the vote doesn't go through like it did over here, so now we need to hear from them to make that a higher priority. Does that make sense?

Council Member Clausen replied thank you.

Mayor Bailey asked Council Member Garza if she had anything to add on this one, but she did not.

Mayor Bailey told Director Dockter on my take, I do think, the first thing, everything in 2025 stays. I think we're, it's pretty vague. The only one, to your point as it relates to the Athletic Association, in my opinion, for 2026 might be the \$355K for the lighting; because if there is anything, I think we should go to that organization and have a conversation about because it benefits them more than it benefits us. That would be one that I would have a conversation with them about with the lighting, because that would then free up some opportunities for some of this other stuff that we're looking at, as we look to 2026.

At the same time, and the reason I'm throwing that one out there specifically is because I want you guys to go after the grants and yes, the 3M Settlement money; I mean, it is more than \$20M now because its been collecting interest, I don't exactly know the new number, but I heard it was north of \$30M.

Director Dockter said good.

Mayor Bailey said, so, there's more money in there than I think we're, I just don't want you to cut us short, right?

Director Dockter replied, well, I'm going for the whole thing. Mayor Bailey said I think you should. Director Dockter said we are going for the whole thing.

Mayor Bailey said and I think we should, and then if we have to supplement with going after other DNR grants or things like that, that's great. And if the DNR is able to provide us with the \$900K, that is one less thing we have to worry about, or then maybe we figure something else on our list that we want to put our focus on.

Mayor Bailey said on the skateboard park, I think at the moment, I think next year you do the asphalt or whatever and let's see how things kind of wash out with some of your grant opportunities; and not even just for the skateboard park, I'm just saying at this point, the surface is bad, and one way or the other, we have to do the

surface. The rest of the stuff, I guess we'll have to wait and see, and we did naming rights at the Ice Arena, which helped us, so that might be something we want to look at, if somebody might be interested in that.

Council Member Olsen asked is that surface a subcontracted project, or would we try to do that ourselves?

Director Dockter replied no, I think we'd go to a concrete surface, so I wouldn't want to try to do that.

Council Member Garza said and we already have \$100K in the budget, already allotted to that. So, we're looking to improve it, and you don't know what that number is that you would need additionally to that \$100K?

Director Dockter asked for the equipment? Council Member Garza replied yes.

Director Dockter said well, going back in time, we were going to replace that just about ten years ago, and then we worked with the Council, and said actually, the equipment's not in bad shape if you spend \$10K each year to maintain it or replace any bad surfacing, touching anything up, and then add in a new feature every year; that worked out great. So, you can do that, or you can spend \$10K-\$15K a year and just kind of continue it every year if you can keep it up and you add to it, or you can kind of spend \$100K at one time and then get it done. So, there's a couple different options to it; I think sometimes there's some benefit to doing it a little bit over time because then they see that's it being continually upgraded, some people really appreciate that, at least they did last time. So, those are a couple options, but the focus is on the surface right now. I would say maybe we up that to \$115K for the first year, replace the surface, while we're there let's fix up the equipment and at least get it back into its original shape, maybe add one small feature. We have a really great group to work with, and then after we do that, we could get the skateboard community together and start talking about okay, we're going to keep this equipment, but what else can we do to make it better? And then maybe that's when we come up with a plan.

Council Member Garza asked are you working with the people that did the skateboard park up on Meadow Grass? Council Member Olsen asked, do you mean the Bike Park? Council Member Garza said, oh, that's a Bike Park. Council Member Olsen said yes, that's a different group.

Director Dockter said well, funny enough, that gentleman also has a skateboard group, so he would help me get the youth involved with the process; so, he's actually helped me quite a bit with that.

Mayor Bailey asked is that still Chan?

Director Dockter replied Chan, yes, but he's been pretty good at grabbing skateboarders and bikers together, and we just kind of thought we could use his design team.

Council Member Olsen said he's still trying to raise money for improvements to the Bike Park, too.

Mayor Bailey said so, that's my take, and I think as, let's say you come back to us and you say hey, you know what? There's a grant available for an amphitheater, I'm just picking something off the list, or Art Walk Garden or whatever, for \$250K; if I get that, that means we've got to come up with the other \$250K, right? And, so, that's why I'm saying if you look at some of these, the smaller numbers aren't going to do anything for us; and then, of course, Council at budget time, looking at CIPs and such for the future, can also take a look at what makes sense, right? But that's why I specifically talked about the sports lighting; and frankly, maybe we do sit down with the Athletic Association regarding those other two ballfields.

Director Dockter said yes, I plan to; well, first, I wanted to hear what the Council had to say.

Mayor Bailey said I mean, yes, it benefits our citizens and the families and so on, but the fact of the matter is it would be nice to get that park finally finished; it's been going on for 20, 30, 40 years now, it'd be nice to finally see it finished.

Council Member Thiede said another thought just popped into my head, but like the lighting at some of the sports fields and such, you know, right now it may be cooling off for sales, but like Xcel or something like that, it would definitely soar; could actually some of that lighting be powered by solar, and is there any type of grants or rebates or anything like that, that Xcel or someone could provide, to help fund some of that?

Director Dockter replied so, I've actually been studying this and met with several people at the trade shows I was at, solar is coming a long way, right? They're actually doing like streetlights now, which are very big things in a year, so they've really found a way to design for that. I don't think they're quite into sports lighting yet, just because there's so many things, but it can't be very far out. So, I'll dig into it more and see what our options are.

Mayor Bailey asked Director Dockter does that give you some guidance then?

Director Dockter replied yeah, I guess the only thing is, was there anything on there that you just said no, to take it off there? I don't think I heard anything, and we'll talk about River Oaks later, but is there anything on here where we don't want to talk about it or anything?

Mayor Bailey replied no, I think the only one on here that I would say, and it's really up to you, Zac, when I was at the Athletic Association meeting, there were more nos about synthetic fields than yeses. So, I mean, if you personally wanted to take that off, I would have zero concern about it on that particular item, just because I hear it, and I know Jim Fohrman and crew, they were not keen on it, at least that's what I understood.

Council Member Olsen said well, I don't like synthetic, I mean, its a lot; and what you did with the Ice Arena, in terms of putting down the field turf and stuff, and then we use that, I think, that way.

Mayor Bailey said yeah, so, if you're looking at this list, I would say the synthetic fields can come off; I would leave the rest for now. I mean, the splashpad, we need to take that one off, too.

Council Member Olsen said yeah, I don't think that's really a thing.

Director Dockter said there, there, and anything on the bottom is we're kind of waiting for an opportunity?

Mayor Bailey replied I think waiting for an opportunity because I like what the look and what you're trying to do. We do hear from our Arts Committee group in the community who wants to do something with like an amphitheater, etc. in the future, so, there might be some opportunity there; so, I wouldn't take that off the list. And River Oaks would be, like you said, we'll figure that out when we get into the Business Planning for River Oaks.

Council Member Olsen said, yeah, we'll do that update with Dennis.

Director Dockter said thank you for your direction, I appreciate it.

Mayor Bailey said you got it, thanks, Zac.

Council Member Olsen asked Administrator Levitt does that fill in the blanks for you?

Administrator Levitt replied absolutely, we just needed to make sure if there was anything that you deleted from 2025, or in 2026, that we could do that. So, we have that direction.

Council Member Olsen asked Brenda, does that make sense? Director Malinowski replied yes.

Mayor Bailey said that way you're not having to do plug this hole with that hole, at least for 2025; 2026, maybe not. Council Member Olsen said largely, we're in a holding pattern.

Mayor Bailey said all right, and asked if Council had any other questions on that one; there were none.

B. New Development Boulevard Tree Requirements

Staff Recommendation: Approve the removal of boulevard trees adjacent to homes in new developments and allow staff to begin the process of updating City Ordinances to reflect this change.

Mayor Bailey said we'll move to 13B, which is New Development Boulevard Tree Requirements, and Ryan Burfeind, Public Works Director, will kick this off.

Director Burfeind said Gary Orloff, our Streets Superintendent, and our City Forester, Nate Heilman, are here if there are any maintenance-specific questions, we'll talk about those as well.

Director Burfeind said we had this initial discussion with Council in July, 2024, when we had our Public Works Workshop. We talked about a lot of these topics, some of the issues we were seeing. Council gave us direction and additional things we should look into; we've done that, we intended to bring it back a little sooner, but we had a windstorm and we had all the fallout from the windstorm, and we had another workshop on the windstorm, so it just delayed bringing this back to Council. So, that's what we're here to discuss tonight.

Just a reminder, right now, we have about 14,500 boulevard trees in our existing inventory in the City Right-of-Way that we do maintain, and those are not the ones that we're worried about tonight; those are trees that we already have in our Right-of-Way. I do feel strongly, even though some cities do it differently, that we should be maintaining those, there's a liability with them and it is on our Right-of-Way, that we should maintain.

So, this is more about the new developments and all those challenges that we're seeing, but also new developments are growing our tree inventory and increasing our budget. On the bottom, you can see those three items that I kind of kicked off back in July, the budgetary challenges, and then really the other two main ones are more of a feasibility standpoint with the reduced lot size and the overall setbacks for the front yard. So, we're really kind of pinching that area that we have for trees in the front yard and the boulevard, and then interference with our infrastructure as well.

Looking back, we've had some significant increases in the past ten years; we have had several budget additions over the years related to the Forestry budget. Just this last budget cycle, Council approved additional for our EAB treatment as we keep up on a three-year cycle. We actually switched to a six-year tree-trimming program, instead of five. Even with that, we still had a \$50K budget add just to maintain that; six is about as far as we're comfortable pushing that, working with our current forester and our management analyst, who is our former City forester, really with the trees that we're maintaining, we should keep it no more than a six-year cycle.

One way that we've mitigated budget adds over the years is we had a much bigger program, and we were removing hundreds, if not thousands, of Ash trees in a year; we had a much bigger program and expense to cover that, anywhere from \$130K to \$200K. As we've gotten down to our desired goal of about 1,500 Ash trees, we've been moving those funds with each budget from Ash tree removal to maintenance; so, that's allowed us to minimize the budget add. So, that funding source has really been tapped out, we've just kind of moved all those over to tree trimming and tree removal, so you will start to see more budget adds in the future years as we kind of move those funds over.

Just on the budget as a whole, you can see on the right what makes up the budget, all the different items, \$614K is our 2025 budget. I did want to do a little bit of a comparison for some other Public Works budgets that are kind of similar in the sense that there hasn't been big changes in the programs and how we do business differently; it's just frankly Forestry, Snowplowing, Signs, as the cities grow, those programs have grown, and we're trying to maintain a similar level of service. You can see Forestry really stands out, a 90% increase over ten years, and that's with switching to a six-year trimming cycle instead of five. So, a little bit of an actually reduced level of service and still a 90% increase. Snowplowing is 65%, and Street Signs is a great comparison, of course, as we develop, we add streets, we add signs, and we're only at 32% over that ten-year period.

Some of the big changes, the contracted maintenance costs has been the big one, and even with revising to that six-year trimming cycle, it's been a big impact. Trimming costs are up over 500% in the ten-year period and then 90% for tree planting. Just for a comparison, at our current number of trees in our current budget, we're about \$42 per boulevard tree per year; so, with the new developments if we're adding around 500 trees a year, you have about \$20K just in the new trees, let alone inflation and all the other costs that go into it.

What we have here is a table comparing the exact same area, so it's ten years apart, and the same area of tree trimming, and in the winter of 2014 to 2015, it cost \$31K; this year, if we had to switch to a six-year cycle, we're at \$210K.

Council Member Thiede asked is that cost per tree solely contracting somebody to do it?

Director Burfeind replied that is, yes. So, these are all trees greater than 8", so we trim up to 8" trees; we have the training, the staff, and really the equipment to do trees up to 8". When they start getting bigger, we need cranes and different types of equipment that we just don't have. So, yes, that cost per tree, that's really your cost of inflation, right? That's the actual bid prices, and we get multiple bids from many vendors throughout the metro to try to get the best cost that we can. The quantity of trees also has gone up, not because we added more trees, but because more trees grew from the under 8" category to the over 8" category; so, they went from a City-trimmed tree to a contractor-trimmed tree. The other big reason the costs went up, if you look at ten years ago, most of the trees were in the 8"-to-15", now most of the trees are in the 16"-to-20", in this category. So, the trees are growing, but it's the budget, that's not being hit by inflation, it's hit by the actual tree growth. So, our roads don't get wider, we don't have wider roads to plow each year; if anything, the roads are getting narrower. This is actually growing exponentially for those reasons, and that's why we see that over 500% cost increase.

Now, I'm getting on board with the practical side; that's the budget side, right? And if there's a desire for the boulevard trees, with the right budget we will maintain those trees and we will do that task. The other issue is more of a feasibility we've been seeing, and this has been kind of creeping up the past few years. You can see

changes in lot sizes and setbacks since 2000 to present; obviously, in the present case, not all lots are 42' wide, but we see a lot in the 40', 45', and 50' lots these days. The 50' lots are considered like a standard single-family lot, not 85', what a wide lot used to be, and the setbacks as low as 20', so that distance from the garage to the sidewalk is that much narrower. This is from Settlers Bluff, and we're seeing a lot of this now where our streetlights, our hydrants, our different utility infrastructure that goes on the lot line. We used to have 55'-to-60' in that space to plant a boulevard tree, and now we're down to, in this case, about 20'; you can see the impact that a big tree like that will have over time.

We had already made a switch to go to every other lot with boulevard trees a couple years ago. Even with that, we're still running into cases by doing every other lot, we're running into trees right by hydrants, the curb boxes obviously are very close to these trees. We're seeing an issue that's been created with that.

So, like we talked about at that budget workshop, really our request for consideration and a recommendation is to no longer require the boulevard tree, just adjacent to new residential lots; rather, we would require a front-yard tree. One of the discussions at the budget workshop was are we shifting costs for residents that didn't use to have a front-yard tree and now they do. One thing I want to make mention is up until lots got so small, it was pretty standard to have a boulevard tree and a front-yard tree. So, we're not kind of increasing that maintenance cost to the homeowners, we just reached the point where we don't have room for both. We used to have maybe a boulevard tree on one side of the driveway and a front-yard tree on the other, and we just don't have that room anymore. So, when we say a front-yard tree requirement, it would be a change to the Code to make sure developers are always planting one front-yard tree so we have a uniform wooded streetscape.

Another thing that I'll talk a little more on the next screen is when lots are 50' or less, we still have a concern, even if it's a front-yard tree with that canopy size. We do want to get height, and little crabapple trees and little magnolias aren't going to give a streetscape; we want 34'-to-50' tall trees, so actually our forester did some great work and developed a list of good potential front-yard trees in these smaller lots that will still give a nice height to the forest in the area. Obviously, major roadways, commercial areas, and neighborhood collector streets, like Mississippi Dunes Boulevard, that don't have home frontage, we would still plant boulevard trees that the City would maintain; we want to make sure that we have a consistent, kind of wooded feel throughout our town. So, we would continue to plant those along the boulevards.

Another question that came up at the budget workshop was do we have this in other communities? This is a map that we also had and we had some discussion; the areas in yellow are areas that for one reason or another over the years boulevard trees were not required in those developments. So, this isn't something new, we did have many areas that did not have boulevard trees in the past, so we're kind of going back to that trend. These were all bigger lots, and there are probably different reasons for not having boulevard trees, but those are the areas that exist today.

These are small-stature trees we're going to call them, so if a lot is 50' or less, we would look at this type of tree planted in the front yard. You can see some of them, we'll whittle it down, some of these crabapples, 25', are maybe not quite the height we're looking for, but a lot of 30', 40', even 50' tall trees, but the spread gets no more than 30'; so, you can still have a nice height of those trees in the neighborhood, but they aren't going to spread out and touch the neighbor's house, hang over the street, and cause all the other issues.

Another question that we talked about a little bit, and we got some more feedback from additional cities since our budget workshop, with what are some similar cities doing. We wanted to look at developing cities with that suburban feel, so these are five cities that are managing that, that we spoke to; we wanted to get a feel for what are they requiring and what are their reasons for doing that. Rosemount: They do not do boulevard trees anymore, but yard trees are required on each lot. Woodbury: Is one out of these five that still does require boulevard trees, but they assign the maintenance to the homeowner or the HOA. For me, that's not something that I'm super comfortable with because like I said, there's liability with these trees and it has an impact to the public; I would not want that on the homeowners. We do ask them to mow the grass, but the grass can't fall over and injure or kill somebody. So, it's very different for me for a boulevard tree. Apple Valley: Doesn't do boulevard trees or actually in the utility easements; that's the first 10' of the yard behind the sidewalks, they don't allow it there either. They're not comfortable with them in that location. Inver Grove Heights: Does not allow trees in the Right-of-Way in new developments. Savage: Requires two trees per lot, but they do require them on private property.

So, you are seeing more cities go this way, and they're voicing similar concerns: Lot sizes, setbacks, costs, and just trying to make sure we can fit trees in the right location.

This is a picture that I showed at the workshop, but I wanted to show it again because I think that it does a really nice job of showing that even without the boulevard trees specifically, I think there's a really similar feel to the neighborhoods. This is in Mississippi Dunes Estates, this is not a boulevard tree. This is an area of Timber Ridge, some of Timber Ridge doesn't have boulevard trees, but this is an area of the Timber Ridge neighborhood that does; with this picture, it's a similar-age neighborhood, similar tree heights, I think it's a very similar feel, that we're going to have that wooded tree streetscape.

The other thing with the development tree requirements in the new lots, I was talking to Emily, right now with the above 60'-wide lots, there are three private trees, and if it's below 60', there are two. I think now if there's not a boulevard tree, we can probably change that a little bit. We don't want to reduce the overall trees in the neighborhood, but I think maybe 70' on up would be four, and maybe 50'-to-60', to 65', would be three, 40'-to-50' would be two. So, we'd want to keep a similar number of trees in the neighborhood, just in a more appropriate location, rather than the boulevards.

Director Burfeind said with that, there's a staff recommendation, and I'll be happy to answer any questions.

Mayor Bailey said just a quick question from me, just to refresh my memory, boulevard trees are generally paid for by the developer, correct? Director Burfeind replied yes. Mayor Bailey said and then we're just responsible for them after the fact. Director Burfeind replied correct, yes.

Mayor Bailey said so, if you're getting down to these 40' and 45' lots, so to speak, are three trees feasible on a lot that size?

Director Burfeind replied I think we would stick with two on the 40'-to-50' lots, and we'd look to have a little more on that 50'+, 70+ range.

Mayor Bailey said here's my only concern; I agree, I don't think we can increase the trees, but here's my concern for you: That is, do you then see developers coming in, saying well, I'm not going to build a 55' lot because I'm going to be required to put four trees on it, or three trees, there's a cost. Do you know what I'm saying? So, I'm wanting to make sure that we're not going to force them to push down on lot sizes in order to pay less because they're going to have less trees. I mean, if the tree prices are what you're saying, and we're paying for them, I mean, you'd think their developments times that, we're going to get a tighter development, I think. So, I just tell you this, however you guys want to do it; personally speaking, I'm totally fine with the direction you're going and doing away with the boulevard trees, but somehow you have to figure out what that magic number is for those. Or maybe if it's a lot at 40' with two trees, maybe there's, I don't know, I almost want to say an extra fee or something; I'm just worried that we're going to force developers to go smaller. Do I have reason to be concerned?

Administrator Levitt replied mayor and members of the Council, I don't think we do because really they're paying the install fee and it'd be like a 2.5"-or-3" caliper tree; so, if it's \$350 or \$450, that's the only thing the developer is paying, right? In the equation, if you change the amount of trees, you're only talking \$500. The other thing is the developer will tell you trees bring value. So, they're not going to push back at our quantity, and they shouldn't back out or push back at our development removing the Right-of-Way trees, the boulevard trees. They had to plant it, and they didn't have any stake in the game, per se, because the homeowners didn't have to maintain them anyway. So, the quantity of trees is only the original install price of the trees, not any long-term maintenance costs.

Mayor Bailey said okay.

Director Burfeind said and I think the other thing we could do is we can take, we can look at those numbers and let's say a real world development, like Prairie Dunes, we could do a comparison if we still require boulevard trees. Because the builder/developer pays for all of the yard trees and the boulevards, so, if we're just kind of shifting it into the yard. We can make sure there's a similar quantity, to maybe keep it cost neutral.

Mayor Bailey said that's really what I'm looking for, because on the other side, I just didn't want housing developers then to start pushing more narrow lots, smaller lots, just for the sake of trying to save money on a 200-home development times two trees; I mean, on a single home, that might be nothing, but it will definitely be something on the grand scheme of things.

Director Burfeind said yes, but we can look hard at that and make sure about that overall quantity; and that is our goal, to keep a really similar quantity of trees in the neighborhood and all that stuff.

Emily Schmitz, Community Development Director, said and I think it's important to know when we rewrote our Codes, this is one thing, and this was a conversation, how are we making sure we can handle the market? And so we didn't reduce the yard trees about a year and a half ago. I can say there was certainly a positive response, realizing that we're trying to keep that, too.

Mayor Bailey said and then I'm going to pop one more question, and it's mainly more for Emily, but you said it kind of got brought up in this about the commercial side of things. Please, as we look at more commercial developments and the fact I know you said we want to continue to do trees; I'm not saying we shouldn't, but I also want to be very cognizant of where we put those trees on those commercial nodes. Because plopping a tree when we've got a monument sign right there, that's going to cover the monument sign, makes no sense. And the same with bushes and things like that, that we do in some of these developments, and we have a lot of examples around our community right now that just don't make any sense. With that, I'm all for the green and the trees, but let's make sure they're strategically placed, and if it doesn't work, it doesn't work.

Council Member Olsen said so, before I ask my questions of staff, I want to ask Council Member Garza, as you buy and sell properties, does this subject come up?

Council Member Garza replied it does, all the time.

Council Member Olsen said okay, and what are you hearing in terms of?

Council Member Garza replied so the subject only comes up on the aged trees; so, when we go and look at homes that are on sale, this conversation is not in new construction, it's only in resale. And that is a big concern of the buyers that come into buy resold properties that this tree and the roots could possibly cause them some type of headache down the line. So, and that was something, and I'm glad you asked me that, because that came to my mind, I was sitting here wondering if we put one tree in the middle of the yard on a 40' lot, in 30 years, will that root system cause troubles for that tenant, or?

Director Burfeind replied yeah, that's a good question. I think the general rule of thumb, and we can dig more into it, but those smaller crown trees that we're looking at, generally will have smaller root systems, similar to that crown size. So, I think that's where we'd want to keep with those smaller crown trees and not be planting like full size and some of the new Elms that could definitely be an issue.

Council Member Garza said and that's a big deal, so, thank you for that.

Council Member Olsen said yeah, and one of the reasons I asked is I learned a lot when Gary and Gavin came to my house to teach me about the fact that I had a front-yard tree and not a boulevard tree, and we needed to replace the tree. And Gavin gave me some amazing advice, this is what you don't want to do, this is what you do want to do, and it was really all about the species of the tree, how it roots, how it grows, the size; and one of the things he mentioned in that conversation is there's significant benefit to having an urban forest that provides a degree of protection and shade for your asphalt, on your road, and all that kind of stuff, too. And, so, that's why communities do it; it's not just the beautification thing, there's actually legitimate like benefits to it. But the concern, as Council Member Garza just told us, is what happens with any sort of infrastructure that you might have on a boulevard or whatever, and as those lots get smaller and you showed us the picture, they're just too close, they just are. I mean, that's just a fact. So, I mean, I'm all for the idea of moving away from boulevard trees and moving towards more of your front-yard trees and those sorts of things, but I think that comes with a degree of education. And I think we need to work closely with developers to help them understand this is what our goal is, this is what our target is, and if that means that we need to limit the species that they can choose from, then so be it. I think we build that into the Code, meaning it's not a recommendation, it's the requirement, it's one of these, and that's kind of it, because otherwise, we're going to set ourselves up for trouble. And the last thing any homeowner wants, whether they're the original homeowner, whether they're the new buyer, is a surprise in two, three, four, five years, where suddenly they've got a root issue that's messing with something that we have in an easement or something like that, and it becomes their problem. Because those front-yard trees, that's our deal;

that was one of the other things Gavin helped me understand was like, yeah, this is on your dime now. So, he was very good about helping me figure out what to do, but the cost is borne by the homeowner. And I don't agree with the Woodbury perspective of well, we're going to require boulevard trees and we're going to pass the cost onto the homeowner and the HOA. I don't think that's the right thing to do, it sounds like you don't think that either.

Director Burfeind said yes, I don't agree. And from an education perspective, now that Gavin is in the office with me and Zac, I think he's a great resource to provide the education for our homeowners, developers, whatever it may be. And in the Code, we've got it at a minimum; what we want to do is on our smaller lot sizes, we're going to mandate a maximum spread. We were talking about understory trees as well; a crabapple might be 20' tall and 19' wide, so that's not going to help. So, we're going to mandate a maximum spread, I want to say 30', but then a minimum height, so we're making sure we still have some tall trees with the shade and all the benefits the shade brings.

Council Member Olsen said so, we also need to educate and I know I'm preaching to the choir on this, but we need to educate, you know, what does the maintenance look like? How often do you do it? What is a reputable maintenance company vs. trying to do it yourself? Because if you think back to EAB, when Steve Bowe came in front of us, remember, and he was telling us about this is what we're going to need to do. One of the big challenges we dealt with for the first year and a half or two years is a lot of people thought they had a boulevard tree, and it was going to be our cost, and it wasn't. There were some mighty upset folks at that point that went, wait a minute, this is going to cost me. So, I just think that education element is going to be really critical.

Council Member Garza said I have another question, too. Are we finding or seeing, a lot of our community is old and a lot of our trees are 40, 50, 60 years old. So, I see a lot of times, I do a lot of sewer scopes, and I see a lot of damage to our underground piping, especially to the City pipes. So, I'm wondering, are we starting to see some of that happening to our infrastructure?

Director Burfeind replied yeah, we do see more of that. For our City-owned infrastructure, we have a nice sewer preventative program that has largely mitigated that. But as we age, and our trees have aged, we were seeing more of that. That was another discussion with the smaller lots where that front-yard tree might have to be over the sewer, as a boulevard tree would anyway. It's just looking at the root depth, right, and using trees that don't have the capacity of a root stem.

Council Member Garza said I've seen some nasty ones, so that's why I asked.

Council Member Olsen asked are we still slip lining and doing all that?

Director Burfeind replied yes, we just, roots forming are the main thing, we have to cycle the slip lining, and that's our primary thing. We've done different slip-lining projects with pavement management when we see damages, but the roots forming in our infrastructure is in our right-of-way.

Gary Orloff, Streets Superintendent, said on the street side, what we're seeing is a lot of sidewalk damage now from these mature trees, so we fixed \$80K worth of sidewalks last year; 70% was all from the trees, roots and stuff, so we did that because we had to, for everybody. So, that's what we're really seeing now with these big, mature trees; they're really pushing up sidewalks and curbs, people's driveways.

Council Member Olsen said so there again, the species they choose can mitigate that to some degree, right? Director Burfeind replied yes.

Mayor Bailey asked is everybody good on the change? All Council Members indicated they were.

Director Burfeind said thank you; Mayor Bailey said all right, thank you, Ryan and Gary.

C. Modifications to the Issuing of Temporary Certificates of Occupancy

Staff Recommendation: Review and provide direction on the proposed clarification of the TCO process limiting the issuance of a TCO between June 1 and October 1. Issuance of a TCO between June 1 and October 1 requires \$8,000 escrow prior to issuance.

Mayor Bailey stated Emily is going to take us through this exciting item.

Director Schmitz stated thank you for hanging in there for this. We're going to be talking more about Temporary Certificates of Occupancy (TCOs), what is it? So, we're going to start at the bare roots, grassroots, so you all understand it.

A TCO is issued before a full CO; we offer this opportunity for the process to continue to move forward while some of the items are not complete. Now, I want to be cautious when I say that: It does not mean that there are building life safety items that have not been completed, and we're letting folks move into this home. Specifically, exterior items, all final building inspection items will have been completed as soon as these exterior items are done. This process started I would say well over a decade ago, and it was started to be sure that we could give communities the processes, especially in the winter months in Minnesota. So, this process allows folks to buy their homes, move into their homes, and hold the builder accountable once they've had a chance to finish the needed details. I added a photo of current stock; just honestly, before my time in here, I could have never guessed what in the world that was or why it was here, but truly, it's important, as we make sure that these homes are ready for occupancy, ultimately to maintain that inspection process.

So, what does our existing TCO due process look like? This looks crazy, right, that whole document; it's not that crazy, but it is time consuming. So, once the final building inspections are complete, but let's just hypothetically say it's January, and then we wait until the summer; so, we're working to make sure that the as-built survey is submitted and reviewed by our Engineering team. This is making sure that the final grades of that lot meets the grading standards and is reviewed and approved; all the water is going to go where we agreed that it should go.

Let's say it's approved; the builder or developer can go ahead and put their sod in and their boulevard tree. Once those items are installed, they send staff a request and say, hey, I've got these items done, can you come out and inspect? And we're, absolutely, as this means the work is completed. But if we go out there and find that neither the sod or the boulevard tree are not completed, they fail, and we go back and we start all over. A lot of times what's happening is we say, hey, we were out there, the sod wasn't installed, let us know once it is, and a lot of times that communication is then dropped. We've put the ball back in their court, and we're not hearing back. So, again, that continues the process.

Now, hypothetically, we get through this entire process, we get the sod in and the boulevard tree, the curb stop's been inspected, its keyable, it works, the whole nine yards. We do eventually issue that final CO, but this process can certainly take some time, depending on if there are problems on that road before they're resolved.

So, why am I standing here, having this conversation with you? These numbers really tell it all. We've got some awesome staff who are hands on in this process, and they've raised their hands and they've said, hey, this isn't working, this isn't efficient; how can we look at this and be better?

What this is showing, in 2024, and this is by builder or developer, how many TCOs did we issue in 2024, between the months of, I believe warmer months, between May and the end of September? Astonishingly, for each of these developments, well above 50% of the TCOs that we've been issuing, we've been issuing in months for all of these items that I just talked about (boulevard trees, sod, curb box inspections, canopy stuff); the weather is not impacting their ability to get those things completed. So, a big red flag, and what was our takeaway? About 40% of the time those TCOs are being issued between April and November. So, how do we look at this differently to limit the TCOs in those months? I think the biggest thing is referencing there's no cost recovery for that process; so, when we go back in this timeline, as we continue to jump back and forth on this timeline, send reminders, follow ups, hey, you still have it out there, we aren't getting any cost recovery and there's no fee associated with it. We do hold the escrow to make sure that process is going, but this process does take a lot of staff time.

So, communication is one of the safest things. Obviously, our builders have become accustomed, we've helped, we've supported them through some ups and downs in the market. We always wanted to be a community that was willing to support our builders and developers, which we have been. I think now we're at a point where we can say, listen, between May and September, these exterior items can be done. However, we still offer this opportunity to you between October and May of the following year.

There are several ways that we're going to communicate this out to these builders: Every year we do try to gather our builders together, checking, looking into different ways with staff, and builders, here are some things as a reminder from a staff perspective to help this process flow smoothly. We have really good conversations, so that's planned for March.

We'll work on a Draft Policy, which I want to be clear we've never had; so, this Policy is really going to help us have some guidelines, as well as standards, that we can follow and really help to educate the builders that this is the standards you need to meet.

And then, finally, we are going to include some language in our Development Agreement (DA) moving forward. Those that are out there are staying the way that they are, we aren't changing those. Moving forward, we want to make sure that it is clear in those DAs, as early in the process as we can that yes, a TCO is an option between the months of October and May; in those warmer months, they still are an option, however, we will require an additional \$8K escrow fee submitted during those warmer months as better protection for us, as a City. You're telling us you're truly going to get this done in a timely manner, and we have to stay on top of this.

So, again, what we're ultimately proposing is to say TCOs will be issued all year round; however, if you need one between the months of May and October, an additional \$8K escrow is required. We'll be changing that.

Director Schmitz asked if there were any questions; Mayor Bailey replied let's start with Council Member Olsen, but I have a couple, too.

Council Member Olsen said so, I know we've done TCOs since, well, we've been doing them forever. I know that to your point, in the winter months, it's a very useful tool. That data that you provided, with respect to the number of TCOs in the warmer months, is certainly, I don't know if concerning is the word but interesting. So, here's my question: Did we ask why?

Director Schmitz replied we have had conversations specifically with one builder for a certain situation, and what we've recognized is the City's making it easy, and we've been complacent as staff to let them continue that process. When we went out and had conversations with other communities, TCOs are options, but they certainly try to stay away from them, especially in the summer months. So, I would say of the communities we had conversations with, we are the most complacent.

Council Member Olsen said so, in my experience, which is not nearly to the degree you guys have, TCOs are much more common in the commercial developments than they are in residential developments. The reason I asked you the question, did we ask why, is because I'd like to know if there's a legitimate reason behind why a TCO may make sense; the example that was running through my brain is we're in 2025, but it just seems like yesterday we were dealing with COVID. One of the things that that did is it put the supply chain into absolute pandemonium, and so, it's entirely possible that somebody would be in a position where they're asking for a TCO due to a delay in delivery of supplies or materials of nonessential items. Like you mentioned, we're not talking about life safety or anything like that. To me, that would be a legitimate reason. I also think it's true, as we all know from our experience with builders and developers, that sometimes they like to take the path of least resistance, that is the least expensive. When you put dollars and cents, like you're suggesting, behind one of their decision points, they may make a different decision. So, I don't disagree with that at all. But I just don't want to be penalizing somebody if they have a truly legitimate concern; you know, your building specs called for Widget A vs. Widget B, and Widget A is on backorder for the next three months. Do you follow me?

Director Schmitz replied, I do, I do, and I think that's why an escrow is glued to a TCO. This isn't something we're going to keep.

Council Member Olsen replied right, they'll recapture that if they meet the timeline requirements.

Director Schmitz they'll recapture it, but we want you to prove to us that things are getting done.

Council Member Olsen said and look, it is entirely legitimate that we have a concern about not being able to capture revenue for that additional inspection time, that additional administrative time, as those things all cost money. It's like when people make a public data request, that's not free, it's not free, right? We have people who have to find stuff and copy stuff, and there's a cost to all of that. But I just, again, I just want to make sure that weren't not being punitive in situations where we really maybe shouldn't be. Does that make sense, am I saying that right, Jennifer?

Administrator Levitt replied yes. Mayor and Council, you kind of asked what's driving it, so I'll give you my two cents. Obviously, labor and management is not very good in regards to building trades, right? Because the superintendent has to be able to program out, if they have a closing on July 1st, they have to speculate and coordinate when the tree's going to get installed and when the sod's going to get laid.

Council Member Olsen said yeah, because they have different groups that are coming in to do that work.

Administrator Levitt replied correct. So, if you think about it, so, they're not, that's one factor and they're obviously just coordinating with the closing date. So, one of the other things is, let's think about this as a builder, you have 20 lots, and you close on those 20 lots in May, June, and July; you've got the cash and haven't sodded those lots, but you're going to sod them all in August. And, so, it's cheaper for you to do it, you're going to sod 20 lots all on the same day. I think maybe one neighborhood has probably experienced that, right, where you receive the sod, and the company is just coming in and laying sod on all 20 lots. It's more cost effective, right? But now let's think about those homeowners that were in those 19 other homes; they had dirt lawns all summer because they were not motivated to sod those lots individually, as they had been. And, so, that's where I would say those builders are taking advantage of our homeowners and taking advantage of our generosity.

Council Member Olsen said well, and they're hanging onto that cash.

Administrator Levitt replied exactly, and all they would have to do is be able to coordinate the schedules, and that's really an option that developer-builder have. And, so, the people who are being penalized are our residents because what happens is those lots sit all summer, and I'm sure you've seen it, right? You've seen the silt fence, and you've seen the mulch sprayed all over, and then you see rivets all over the place, and these people have installed their irrigation, and now they're out there regrading it, they've damaged the irrigation and all this stuff, right? The people who will continue to pay are our residents and not us. I mean, can you tell I'm becoming irritated? It bothers me because they're really taking advantage of our residents, and the residents want us to have some leverage, right? But trust me, over the 20 years, I've had plenty of people crying to me, "I'm supposed to close on Friday, I need a Temp CO." Yep, that happens, right? But now we have a mechanism, if your builder didn't do it, he has to give us \$8K.

Council Member Olsen said yeah, there's a degree of accountability.

Administrator Levitt replied, exactly. So, now that resident who's going to get the TCO because they cried, which honestly, who does not want to close on their dream house, you know, on Friday, because they have the mover already scheduled? We're not going to stand in the way, but your builder can post an \$8K escrow, and he'll be really motivated to get your sod and all that stuff done for you. So, if we do this, I'm telling you, they're going to be a little bit irritated and you may hear about it, but at the end of the day, I feel like we're protecting the residents. I'm sorry, Emily, I took all of your responses.

Council Member Olsen asked Administrator Levitt, do you feel better now? She replied, I do, I feel fine, thank you. Council Member Olsen said you look lighter, yes.

Mayor Bailey said well, it's interesting because I mean TCOs, I can totally see it during the winter for some of the things, but to have those kind of numbers over the summer months, that's not right.

Council Member Olsen said and again, in commercial developments, it is super common, I get it because of the scope.

Council Member Garza said as a member of the Council, I think that's a good idea, and especially some escrow; so, it's not, we're not charging them. Council Member Olsen said yeah, they can recapture that.

Mayor Bailey asked what's the original amount that's in there, Emily? She replied the original builder escrow is somewhere around, and actually we just reevaluated it.

Council Member Olsen asked it's a percentage, is it not?

Director Schmitz replied no, in the DA, it's actually a number, so that includes sod, a boulevard tree, and then the inspection for the curb box. Right now, it's about \$7,200 for that escrow, and I want to be clear that number is more up-to-date with the cost of truly what it costs to sod a yard. We hadn't reevaluated that for some time, and I think we learned that after that development.

Council Member Olsen said yeah, after that development that went sideways.

Council Member Garza said yeah, after the storm, we just learned all that.

Director Schmitz said so at least that escrow would cover if or when you do have a developer who doesn't do all of this. Mayor Bailey said okay.

Council Member Olsen said yeah, you raised a good point about protecting the end user; I think that's very valid. I'm good with it. Council Member Clausen agreed, and Council Member Thiede said yes, I agree.

Mayor Bailey said there you go. Are there any other items to cover?

Council Member Olsen asked you're going to codify this, though, right? So, it'll come before us in a Code that we're going to need to approve?

Director Schmitz replied so, this will be a Policy, as opposed to in our actual Code. But a Policy is just the same, and then at least we can hold them accountable in our Development Agreement moving forward; Administrator Levitt said and we'll memorialize it, so there's nothing hidden, and there's no gain to us, it'll be straight.

Council Member Olsen said so, it will be baked right in, perfect.

Council Member Clausen said I think we'll hear some of that pushback. So, I'm just curious how they'll explain why they didn't do this in the summer in our community vs. the other communities where they have to get it done, why it's just here. Council Member Olsen said right.

14. WORKSHOPS - CLOSED TO PUBLIC - None.

15. ADJOURNMENT

Motion by Council Member Olsen, second by Council Member Thiede, to adjourn the meeting at 8:27 p.m.

Motion carried: 5-0. Mayor Bailey said we're adjourned, thanks everyone.

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

COTTAGE GROVE CITY COUNCIL

12800 RAVINE PARKWAY SOUTH

COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 P.M

January 22, 2025

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a regular meeting on January 22, 2025, 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 Clausen-Here; Council Member Garza-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; Pete Koerner, Public Safety Director; Korine Land, City Attorney-LeVander, Gillen & Miller, PA; Brenda Malinowski, Finance Director; Emily Schmitz, Community Development Director; Gary Orloff, Streets Superintendent; Phil Jent, Communication Manager; Brad Peterson, Public Safety Captain.

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

6. PRESENTATIONS

A. 2024 Annual Photo Contest Winners

Staff Recommendation: Receive presentation on Capture Cottage Grove winners.

Mayor Bailey said Phil Jents, our Communications Manager, is going to walk us through this; Mayor Bailey asked the Council Members to join him in front of the dais as the winners will eventually be invited up to take a picture with all of us.

Communications Manager, Phil Jents, introduced himself, said he's very happy, honored, and excited to be here tonight to talk about the 2024 Cottage Grove Annual Photo Contest. I told the folks I got to meet just a second ago that it's one of those things that while communicating for the City is always fun and exciting, this is one of those things where our folks get to have a little extra fun seeing all the great photos that our residents send in, including the ones that we're going to see here tonight.

Manager Jents said as we all know, Cottage Grove is a beautiful place to live, and many of our residents are talented and creative, such as the ones here tonight who sent in photos; this is why we do the photo contest every year to capture some of that talent and creativity and the beauty that's in our community. The *Capture Cottage Grove* contest has been an annual tradition I believe for about ten years or so, and we wrapped up 2024 with our photo contest that started on November and ran until December 9. All photos were considered for judging and were required to be from within the City of Cottage Grove itself and taken in the year 2024.

We had categories for the photos: Life in Cottage Grove, Business in Cottage Grove, Cottage Grove Parks & Landmarks, and Faces of Cottage Grove. I'll move through our excellent winners here.

Life in Cottage Grove: Submitted by Angie Schaffer, with a photo titled "Morning Run." This photo kind of explains itself, obviously, it's a morning sunrise; I don't know exactly where that location is but I'm a little envious of the view there, and this was one of our excellent winners.

Business in Cottage Grove: While that may not exactly look like a business, this photo submitted by Sabrina Thuringer, is titled "Easter Egg Hunt" at the Cottage Grove Ice Arena, with the model right here in the room with us; we're very honored to have Grayson joining us. Again, it's a photo that needs no explanation, it is just very adorable.

Cottage Grove Parks & Landmarks: Submitted by Joseph Pavel, is titled "Smoke on the Water." This was taken at Ravine Park, next door here. Joe said when I met him just a second ago that it's kind of a rare occurrence to see the fog happening over the pond there, but he was there at the right time and right place and got a good photo, so thanks for that.

Faces of Cottage Grove: Submitted by Ashley Thompson, and this must be Grizz, as the photo is titled "Grizz," and that one needs no explanation; it's just a very adorable photo of the dog.

Manager Jents stated that's really all I've got, other than in total we had a really good number of submissions, about 50 or so. It's always really fun combing through those photos, and it's hard to pick a favorite, but staff votes very diligently, reviewing all those photos. We're very happy and honored to have you all here and for submitting those photos. He said mayor, I'll turn it back to you.

Mayor Bailey said fantastic. Before we have all of you come up to present you with a certificate and some money, I just want to thank all of you, obviously, for participating in this contest. We get to use these photos, as you know, I think you might have been already getting them to sign off on it, in our marketing materials to show a little bit more about Cottage Grove. When you look at our publications, our Visitors Bureau, all the different things that we have, we always like to incorporate some of the photos that our citizens are submitting over the years on some of our City publications. So, you will see some of these photos out there, which is part of the reason why staff has asked for permission to be able to utilize those photos.

He asked all of the winners to come up, in front of the dais, where we will present you with the plaques and some money. Each of the Council Members took a photo, and the winning photographers each stood with their photo and a Council Member. After the winners were given their plaques and checks, a photograph was taken of all of the winners with Mayor Bailey and the City Council Members, and the winners were all congratulated.

Mayor Bailey thanked Manager Jents for facilitating that presentation.

7. CONSENT AGENDA

- A. Approve the November 20, 2024, City Council Regular Meeting Minutes.
- B. Approve the December 4, 2024, City Council Regular Meeting Minutes.
- C. Approve the December 18, 2024, City Council Regular Meeting Minutes.

- D. Approve the January 8, 2025, City Council Regular Meeting Minutes.
- E. Authorize issuance of a single-occasion gambling permit to David Gene Martin, on behalf of the Accacia Lodge No. 51, to conduct a raffle at 11094 70th Street South on October 4, 2025.
- F. Authorize issuance of a massage business license and massage therapist license to Savannah Marie Koenig at the location of Salons by JC (7240 East Point Douglas Road South, Suite 160, #36).
- G. Approve the agreement with Judith Graf for transcription services for 2025.
- H. Appoint the issuance of rental licenses to the properties listed in the attached table.
- I. Appoint Tony Khambata to fill the vacant seat on the Convention and Visitors Bureau Board of Directors to a three-year term ending on 12-31-2028.
- J. Approve and execute the non-criminal justice agency Joint Powers Agreement (NCJA JPA) with the Minnesota Bureau of Criminal Apprehension.
- K. Accept the Pay Equity Report to be submitted to the State of Minnesota.
- L. Adopt Resolution 2025-09, authorizing the abatement of utility billing certification in the amount of \$4,049.09.
- M. Adopt Ordinance 1092, amending the City Fee Table.
- N. Approve the increased budget amount of the Parks trailer from \$22,000 to \$23,898.88.
- O. Approve the Polco Confluence Inc. software subscription and support agreement in the amount of \$29,300.
- P. Staff recommends the approval for the purchase of FlowMSP SaaS in the amount of \$2,000 annually.
- Q. Staff recommends the approval of the KnowBe4 Security Awareness solution in the amount of \$11,298.
- R. Approve the 3M Draft NPDES Permit Comments.
- S. Adopt Resolution 2025-010 authorizing final payment of \$13,868.95 to Diverse Construction Services, LLC for the HERO Center Range Re-Roof project.
- T. Approve the Memorandum of Understanding with Washington County for the County 19A & 100th Street Project related to final design, environmental documentation, and municipal consent.

Council Member Thiede wished to pull Item Q, KnowBe4 Security Awareness Add-on, on the Consent Agenda for further comment and/or discussion.

Council Member Thiede stated as I was going through this, there is a new cost of a little over \$11,000 a year, but I talked to Brian, our IT Manager, and we're making some changes. It said in the description that we're replacing something and so we're actually replacing another product that we had, which was actually costing us close to \$93,000 a year; so, it's a good savings so our IT Department is doing a great job of looking at ways to save money for all of our residents and keep things more secure. I just wanted to let everybody know that, just in case you were wondering, as I was, when you were looking through that.

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

Motion carried: 5-0.

8. APPROVE DISBURSEMENTS

- A. Approve disbursements for the period of 1-03-2025 through 1-16-2025 in the amount of \$3,870,248.78.

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

Motion carried: 5-0.

9. PUBLIC HEARINGS - None.

10. BID AWARDS - None.

11. REGULAR AGENDA - None.

12. COUNCIL COMMENTS AND REQUESTS

Council Member Garza said I really don't have much to say today, but it looks like we have a few events happening, coming up pretty quick: Strawberry Fest is having their first Bingo, we have our tickets, and I'm excited for that, it's on February 22 at 11:00 a.m., up at River Oaks. Other than that, you guys have a beautiful rest of the month, it's going to end pretty quick.

Council Member Thiede said well, she just took what I was going to talk about; Council Member Garza said I'm sorry, Council Member Thiede replied that's okay. I just want to say that hopefully everybody's been safe during our cold weather; I have to go get a new battery for the van as it kind of pooped out here in the cold weather. It's just kind of shocking, I talked to my brother down in Kansas City, and he shows me pictures that they've gotten like over a foot of snow in the back yard; I told him I was jealous, as we hardly have anything. So, it's kind of been a weird winter, then all this snow down south and so forth, I feel sorry for those people because they don't have the means to really clean it off effectively. Other than that, be safe while it's cold out.

Council Member Olsen said my in-laws live in Gulf Shores, Alabama, and they are from Minnesota, so they know how to deal with snow. They sent me pictures today and there are six inches of snow on the beach in Gulf Shores, Alabama, and I don't feel sorry for them a bit. So, there you go, how's that?

Council Member Olsen said I just wanted to make sure that the public was aware that this coming Saturday, January 25, is Hockey Day in Minnesota. Of course, every year when there's Hockey Day in Minnesota, there are all kinds of events across the State; this event that I want to mention happens to be Hockey Fights Cancer, which is Minnesota Hockey Day's kind of theme this year. We will be having events at the Cottage Grove Ice Arena on Saturday, all day. There will be lots of different things going on, but if you want to catch a really good game or two, the girls' JV will be playing at 11:15, and the boys' JV will be playing at 1:15, and then we will have the girls' varsity playing at 1:15, and the boys' varsity playing at 3:15. So, if you're looking for a way to celebrate Hockey Day in Minnesota, watch a good game and maybe contribute to the theme of hockey fighting cancer, I'm sure you would be very welcome to attend any one of those games at the Cottage Grove Ice Arena this coming Saturday, January 25. You can also donate online if you're unable to attend the event; I know there are a lot of people out of town for what they thought would be nice weather down in Florida and things like that. So, if you're unable to come, you can also make that donation online; if you go to the Park High girls or boys hockey website, the donation link is on there. I'd read it to you, but it's really long, so just go and look for it on the website and you can make a donation.

Council Member Clausen stated being in the public eye, we generally hear a lot of comments from the public when things go well or don't go so well, or they seek us out with their opinion. It was very nice to hear today, I was having a cup of coffee and a gentleman approached our group and wanted to say thank you to the Fire Department; there was a fire in town last weekend that required a mutual aid response from our partners in Hastings, Woodbury, St. Paul Park, and Newport, and if I missed somebody, I forgot. I don't have permission to speak on behalf of that person, but he thanked our department for all of the help, and I just want to make sure that it flows down to our staff to know that we got a lot of good comments, and I want to make sure that they know about it.

Council Member Olsen said that's fantastic. Mayor Bailey said that is very good to see. Council Member Olsen said that happens a lot; believe it or not, we hear that from the public all the time, and it's really gratifying.

Mayor Bailey said I don't really have anything for myself this evening since everything's kind of been covered up here. I'm just going to let the public know that we do have three workshops that Council is going to be working with staff on this evening, after the meeting here:

The first item is the Future Park Projects that were part of the LOST referendum that just recently happened last November. We'll just be giving direction to our staff on where we want to go with it, putting them in the CIPs, and so on.

The second item is New Development Boulevard Tree Requirements; we're looking at a couple things, as we all know, some of our lots are getting smaller, that's part of what it is these days, and different ways of making sure that if we do plant trees they're actually going to be able to survive.

Thirdly, Modifications to the Issuing of Temporary Certificates of Occupancy (TCO) from our Building Department; there are some things that they want to walk through with us for the future to make sure that housing that comes to Cottage Grove are able to get their TCOs at a stable and quicker pace, I guess is maybe the best way to put it.

We do not have a Workshop, Closed to the Public, this evening, so we won't be adjourning in here, we will be adjourning in the Training Room. Otherwise, everybody have a great Hockey Day, as we talked about, this weekend, and try to stay warm. Take care.

13. WORKSHOPS - OPEN TO PUBLIC - TRAINING ROOM

A. Future Park Projects (LOST)

Staff Recommendation: Receive information and provide direction on future park projects.

Mayor Bailey said this is from the LOST referendum that did not pass, so Director Zac Dockter is going to walk us through this, talk about the different projects, and kind of what we can look at for the future.

Director Dockter stated when we started the referendum process, there were projects that were in the CIP before we even developed the Preserve.Play.Prosper plan. So, the Council had said what are the referendum goals, and if it doesn't go, there are still some things we want to talk about, to see whether there's a priority component or not, and that's what tonight's workshop is intended to do. So, I'm hoping to do less speaking and more listening so I can understand what the Council wants to do with this list of projects. As I go through the slides, I'll go through it very quickly. There were three handouts that just kind of showed the three projects, with the last Concept Designs, but in front of you is this sheet here that has a list of all the projects, the micro projects and then the higher-level projects. There is also the current Capital Improvements Plan (CIP), so at the end of this maybe you'll want to say you want to push something up and we'll talk about the need of whatever it might be. So, these will be your tools to use as we get to the end of the presentation.

So, a real quick summary: Hamlet Park is a \$17M project, Mississippi Dunes Park is a \$13M project, and River Oaks is a \$6M project; those were the referendum items. Within each of those, there was a list of micro projects that made up those larger park projects.

Hamlet Park

- Finishing the softball fields and the two baseball fields and the final parking lot down there.
- The park building is \$4M, replacing the current athletic football-soccer field, multiuse field; the athletic field is \$2M along with the laying.
- Replacing the skateboard park into a concrete plaza is \$1M.
- Splashpad is about \$1M.
- Enhancing the playground and the whole playground and spot around that, similar to but a slightly smaller scale as Woodridge Park, \$6M.
- Amphitheater and Art Walk Garden is \$1M.
- The north trail entrance, by the pond, off of Hadley and 80th Street, \$500K, and the distance equivalent would be choreographed.

It's important to remember that there are additional costs for things like escalation and soft costs, and engineering costs. So, if we choose these projects, the full prices could change, depending on how we approach.

I also want to mention real quickly, and I'll break this stuff out in another slide, too, but with potential funding support, we're looking at all those projects, there's not a lot of outdoor funding right at our fingertips. There is a Minnesota Outdoor Recreation Grant, which gave us \$350K that we were successful in doing for the first two

ballfields at Hamlet Park, and I'm pretty confident we could do it for the second two ballfields. It could also be used for things like playgrounds or whatever else, but you could only use it for one of those projects; you could use it for one year, and then maybe a couple years down the road you can make a decision on it. But, again, a competitive grant process is not guaranteed money in the budget, but this is \$350K, and based on the ballfield development, as you know, that will be 50% of the project cost.

Mississippi Dunes Park

- Boat, kayak launch, and fishing pier, \$1.7M.
- Habitat restoration \$500K.
- Picnic area, \$500K.
- Trail system is about \$250K.
- Parking lot with landscaping features, about \$1.5M.
- Four-season building with a patio area, \$5M.
- Grand lawn with a terrace and more of a natural patio by the river, \$1.5M.
- Nature-based playground, \$1M.
- Outdoor classroom is close to \$2M.

Essential Funding: We believe that the building and park amenities are going to be a perfect fit for the 3M Priority 2 Settlement Funds, so we're going to go aggressively for that; I mentioned that at our meeting with the legislators as well. We think we can hopefully get at least 50% of the project on that, so about \$6M is vetted, which leaves us \$20M to be spread out, but we're at the heart of that damage. So, I'm hoping that they'll be very supportive of that type of funding and it meets all of our goals for that project.

Habitat Restoration: We've been successful in that over and over, so \$150K, which would be about 70%-80% of those projects, and those are pretty common. We're being pretty aggressive with that so far, and we've been working with the South Washington County Watershed District as well, so it could be 100% there.

Playgrounds, trails, and interpretive areas: The DNR Outdoor Recreation Grant is giving us \$50K, about 30% of that funding.

Boat launch, kayak, and fishing pier: We think we can get by with about \$500K, working with the Minnesota DNR Fisheries.

River Oaks Golf Course & Event Center

I don't want to get too far into details because I think we'll talk more about this when we get to the workshop when we talk about our Annual Planning and the Business Plan. Just real quick, the plans for the micro projects in there were:

- Building Enhancements, Simulator, \$3M.
- Patio Upgrades, \$1M.
- Driving Green Enhancements, \$1M.
- Inlay and putting green, \$500K.
- Winter Zone and Biking Trail, \$500K.

In terms of funding for it, there's not a lot out there, at least at my fingertips, but we do have the Minnesota DNR Regional Trail Grant, which I've acquired several times in my career. My only concern with that is that the grant requires four-season use; I'm a little bit concerned about how that would work with River Oaks during the golf season, whereas this would be filed for use primarily in the winter. So, we can still go that route, but maybe that \$300K was a commitment here, and maybe we will get a different spot for that than down at River Oaks; that was the conversation that we'd had at that time.

Director Dockter asked if there were any questions on the alternative funding sources; otherwise, I'm probably not going to go back to that.

Mayor Bailey asked if Council had any questions on that:

Council Member Thiede asked if Director Dockter was ready for general questions. Director Dockter replied just on the alternative funding sources, and then I'll go onto the others.

Director Dockter said I provided a list of the micro projects in front of you, and I also provided the CIP, which is up here on the screen, and I'll leave that slide up. My question to the Council is which projects do you still want to

pursue to keep in the CIP; you can decide on where they want to go in the CIP or maybe we still want to do the project, but it's not even in the CIP, maybe it's longer than seven years out or whatever it is. I wanted to give you an option of moving these projects if you feel like it. I do want to say that some of these 2025 projects are already in the queue, and we've done service agreements on them, too, but for the most part, several of these can be moved. Everything in 2026 and 2027 can be adjusted. With that, I will take questions.

Mayor Bailey said I'll start with Council Member Thiede and then I'll move across the room.

Council Member Thiede said in my opinion, like up here and so forth, Mississippi Dunes is kind of a no brainer. That'll make that essentially functional and get people to the water and everything, and we're pretty well covered by a grant if we get the grant. Just a question, what did the first two ballparks at Hamlet cost?

Director Dockter replied they were I want to say \$3.5M, and then the building was \$600K.

Council Member Thiede said and these two are \$6M because?

Director Dockter replied well, one is escalation, and then escalation from when we built those fields to now; but then it's also we get, remember when we did these estimates, we were building an escalation for those projects, too, so we were anticipating 2026, 2027 construction, as well as the soft costs are in there, too.

Council Member Thiede said so now the ballfields, though, the thing is there's the concept of yeah, you want amenities for the public, but certain things will generate revenue, right? Director Dockter replied correct.

Council Member Thiede asked so, you know, probably the ballfields, those would generate revenue? Director Dockter replied some revenue.

Council Member Thiede asked or not necessarily? Director Dockter replied it'll never even pay for itself, but it'll generate some revenue from that.

Council Member Thiede said okay. Director Dockter said but there's this process that I'm comfortable that those numbers are probably conservative today, and we all know how they can change quickly, right? So, every year it seems to change quickly, and we won't be constructing any of this stuff until 2025, 2026. I'm comfortable with the numbers today.

Council Member Olsen asked Director Dockter on his CIP document here, I'm assuming that the color coding coincides with the funding sources, is that right? Director Dockter replied correct, yes.

Council Member Olsen said so, something that I'm curious about is, and I'm sure you won't have the answer to that this evening, if you were to look at all of these items and prioritize them, how would you do that? What would you and your team perceive to be the highest priority items? Because obviously with the fact that the Local Option Sales Tax referendum did not pass, we're in a pretty tough spot, and a number of these things are simply not feasible, they just aren't. So, I think there are several ways to sort it; one way is well, okay, if we've got funding for it, we can move forward. You mentioned that we've already signed some agreements on different projects and things, but as you look at the whole picture and you have to put your eggs in various baskets, I'd be curious what baskets you would put them in; for example, if you feel like Hamlet Park is a greater priority than River Oaks, or is Mississippi Dunes a greater priority than Hamlet? Because that's what we're going to have to do; the bottom line is we're going to have to pick and choose and you're the expert. You and your people do this for a living every day and I have a lot of faith in your analysis, your opinion, etc. So, if that's a today conversation, great, I assume it's not, but as we work through this process, heading into our budget dialogue, it might be something to think about.

Director Dockter replied I can give you pieces on some of that stuff that was on the LOST. Council Member Olsen replied, yes, please do, I would love it.

Director Dockter said so real quick, on these, I mean, you need to make your moves. As you can see at the top, no bill gets you very far, right? Council Member Olsen replied right. Director Dockter said so, but there are things like sports lighting, you can push it farther away. I mean, they're aging systems, and many have to be replaced, but they can certainly be pushed out. Here's my, like the hockey rink boards, but again, I think all of these in pink are Park Improvement Funds; they're typically pretty important upgrades that the neighborhoods have asked for, the community has asked for that we needed to split, and they're relatively low in cost and then or they're things that just need to be replaced because they're aging out. But there's not a ton of movement in there, but certainly, and even the Park Trust Fund, that gets difficult, right? So, if you're putting up a new park in a neighborhood that's probably developed, that's been waiting for a park, we try to build one of these. So, I'll just say that, but again,

everything can be moved; basically, everything can be re-prioritized, so I don't want to take that away. With River Oaks, I think everything gets put on the final page, everything gets put on the back burner.

The Dunes, I think we go aggressively at the 3M Settlement, I think we get the boat launch and the kayak launch, and we can get back that access to the water if we take care of the trails. We can get those things so that people can use the park, right? That's what we purchased it for, and I think we go aggressively and see how much we can get to do that, and then deal with the rest of the things, whatever the remaining things are, we can deal with that later.

Hamlet Park: I would say my number one concern is the skateboard park; it's just that I think I put that in originally in 2004. Its aged out. Council Member Olsen said yeah, and it definitely has, you can see it. Director Dockter said now the great thing is, the surface needs to be replaced, but actually those boards can be refurbished because basically there's a frame underneath, and you can spend \$100K and you can do quite a bit of work. And I'm learning that concrete skateboard parks are actually starting to not get too trendy now since people are getting bored with them. I think it's coming back to what we have, to engage the system we have, so we could probably spend \$100K or \$200K, because \$100K is just for the surface; we could probably spend \$200K there, and add to it, refurbish it, fix it, replace the surface, and make a great skateboard park that people would love. So, that would be my number one priority. I think the synthetic fields, in my opinion, the Athletic Association has had two opportunities at that, it didn't work, so, I think we put that to rest. The park building we are going to have to address at some point, but that doesn't have to be a today conversation, I think I can keep things on there; so, these are all my opinions, remember.

Council Member Olsen said right, and that's what I asked for, though.

Director Dockter said the splashpad, I don't think that's worth doing because of the cost. Enhanced playground, at some point we'll have to deal with that playground, I don't know if that's a today conversation because its still a great playground that's there. People aren't asking for another Woodridge.

Council Member Olsen asked when did we replace that equipment last?

Director Dockter replied so the original equipment was in 2004 or 2005. Council Member Olsen said yeah, but we upgraded once. Director Dockter said we renovated it in like 2017 or 2018; some of the original, most of it is the original system, then we added to it and/or replaced, because the concrete sidewalk around it has picnic areas. We really added a lot to it, it's still good today, but some of the equipment is 20 years old. That one probably needs to get in the CIP somewhere.

Council Member Thiede asked with the skateboard park, is there any chances for like sponsorship, like it could be somebody so the skateboard park that they have naming rights, right, and have a deal?

Council Member Garza said that's a big business out there.

Council Member Olsen said I think the Dave Thiede Skateboard Park sounds good, I think its perfect, I really do. Council Member Thiede replied I do have an opportunity, mabe. Council Member Olsen replied well, but you need a battery on your car, so, let's not get crazy.

Director Dockter said one thing I should mention with the Hamlet Skateboard Park is I think you may recall, probably don't, but in one workshop, whether this goes or not, we need to replace the surface there, as its all cracking up. So, we already have \$100K in the CIP; now, it's just a matter of whether the Council wants to add to this and fix up the equipment. At least we have a start there that's budgeted.

The softball fields completion I kind of struggle with because its an uncomplete product, it feels like an uncomplete product at the moment. But, again, the Athletic Association had the opportunity to approve the referendum on that one twice, so, I don't know that that's the highest priority at this moment.

Council Member Olsen said well, and I think we wall have to envision that that could really be a destination for larger tournaments and things of that nature, but at the end of the day, if we can't afford it, which we can't, it probably needs to wait. But some of the other things that you're prioritizing I think make a lot of sense, both just in terms of our fiscal ability to get those things done, but also the larger benefit to the community. So, that's kind of why I asked is because I'm sure you played with the Rubik's Cube in your brain a million times, and you're going to have much more of a handle on this than we are.

Director Dockter asked what do you guys hear? And you don't hear people asking for the ballfields, and I understand and I get it. But how do I prioritize two baseball fields over Mississippi Dunes or over the Still Ponds

Park, or the new Wolterstorff trail? That gets to be the hard part. So, I think we wait and see if I can close the issue, they probably need to come to us, right, at some point? Then we can have that conversation.

Council Member Olsen said so, then what I think I hear you saying is go hard after 3M Settlement money for Mississippi Dunes, get that park moving. We may not be able to fully complete it, but we'll get the necessary elements in place, right? Invest a little bit into some of the more feasible elements of what we had for Hamlet, and then we just keep our powder dry on River Oaks until we can figure out some different funding for that stuff. Does that sound about right, did I get it right?

Director Dockter replied agreed, and the only thing I'll add is remember, we're still developing parks all across the community while this is happening; there is more development, 100%.

Council Member Olsen said from my chair, which is 20%, it makes sense to me; so, I appreciate your feedback on that. Thank you.

Council Member Clausen said I'm coming into this later, and I beg your pardon while I ask these questions, but I don't know the answers. How does the Athletic Association, and you talked about them and how they need to do something; how do they relate to the softball fields, what is their role? Council Member Olsen said that's a great question.

Director Dockter replied they'll be the primary user, but they also have, in terms of funding, they have charitable gambling, so they have opportunities to secure funds. They're willing contributors, and they've done a lot for our parks here, all along, there have been millions that they have put into our department. It's all good, but they're the primary users, so they're the ones that we have to work with to make sure that the field is being used; we don't want them to build a skatepark to be used, right? Especially here. Otherwise, I think they've got tens of thousands of fans that are impacted by this, so, we need to hear from them. I think that was part of the frustration with the referendum is we never got the Athletic Association to really get on board with it, and I get it, they're all volunteers. I don't expect anything, but when we're trying to do things like that, and we're trying to, if the vote doesn't go through like it did over here, so now we need to hear from them to make that a higher priority. Does that make sense?

Council Member Clausen replied thank you.

Mayor Bailey asked Council Member Garza if she had anything to add on this one, but she did not.

Mayor Bailey told Director Dockter on my take, I do think, the first thing, everything in 2025 stays. I think we're, it's pretty vague. The only one, to your point as it relates to the Athletic Association, in my opinion, for 2026 might be the \$355K for the lighting; because if there is anything, I think we should go to that organization and have a conversation about because it benefits them more than it benefits us. That would be one that I would have a conversation with them about with the lighting, because that would then free up some opportunities for some of this other stuff that we're looking at, as we look to 2026.

At the same time, and the reason I'm throwing that one out there specifically is because I want you guys to go after the grants and yes, the 3M Settlement money; I mean, it is more than \$20M now because its been collecting interest, I don't exactly know the new number, but I heard it was north of \$30M.

Director Dockter said good.

Mayor Bailey said, so, there's more money in there than I think we're, I just don't want you to cut us short, right?

Director Dockter replied, well, I'm going for the whole thing. Mayor Bailey said I think you should. Director Dockter said we are going for the whole thing.

Mayor Bailey said and I think we should, and then if we have to supplement with going after other DNR grants or things like that, that's great. And if the DNR is able to provide us with the \$900K, that is one less thing we have to worry about, or then maybe we figure something else on our list that we want to put our focus on.

Mayor Bailey said on the skateboard park, I think at the moment, I think next year you do the asphalt or whatever and let's see how things kind of wash out with some of your grant opportunities; and not even just for the skateboard park, I'm just saying at this point, the surface is bad, and one way or the other, we have to do the

surface. The rest of the stuff, I guess we'll have to wait and see, and we did naming rights at the Ice Arena, which helped us, so that might be something we want to look at, if somebody might be interested in that.

Council Member Olsen asked is that surface a subcontracted project, or would we try to do that ourselves?

Director Dockter replied no, I think we'd go to a concrete surface, so I wouldn't want to try to do that.

Council Member Garza said and we already have \$100K in the budget, already allotted to that. So, we're looking to improve it, and you don't know what that number is that you would need additionally to that \$100K?

Director Dockter asked for the equipment? Council Member Garza replied yes.

Director Dockter said well, going back in time, we were going to replace that just about ten years ago, and then we worked with the Council, and said actually, the equipment's not in bad shape if you spend \$10K each year to maintain it or replace any bad surfacing, touching anything up, and then add in a new feature every year; that worked out great. So, you can do that, or you can spend \$10K-\$15K a year and just kind of continue it every year if you can keep it up and you add to it, or you can kind of spend \$100K at one time and then get it done. So, there's a couple different options to it; I think sometimes there's some benefit to doing it a little bit over time because then they see that's it being continually upgraded, some people really appreciate that, at least they did last time. So, those are a couple options, but the focus is on the surface right now. I would say maybe we up that to \$115K for the first year, replace the surface, while we're there let's fix up the equipment and at least get it back into its original shape, maybe add one small feature. We have a really great group to work with, and then after we do that, we could get the skateboard community together and start talking about okay, we're going to keep this equipment, but what else can we do to make it better? And then maybe that's when we come up with a plan.

Council Member Garza asked are you working with the people that did the skateboard park up on Meadow Grass? Council Member Olsen asked, do you mean the Bike Park? Council Member Garza said, oh, that's a Bike Park. Council Member Olsen said yes, that's a different group.

Director Dockter said well, funny enough, that gentleman also has a skateboard group, so he would help me get the youth involved with the process; so, he's actually helped me quite a bit with that.

Mayor Bailey asked is that still Chan?

Director Dockter replied Chan, yes, but he's been pretty good at grabbing skateboarders and bikers together, and we just kind of thought we could use his design team.

Council Member Olsen said he's still trying to raise money for improvements to the Bike Park, too.

Mayor Bailey said so, that's my take, and I think as, let's say you come back to us and you say hey, you know what? There's a grant available for an amphitheater, I'm just picking something off the list, or Art Walk Garden or whatever, for \$250K; if I get that, that means we've got to come up with the other \$250K, right? And, so, that's why I'm saying if you look at some of these, the smaller numbers aren't going to do anything for us; and then, of course, Council at budget time, looking at CIPs and such for the future, can also take a look at what makes sense, right? But that's why I specifically talked about the sports lighting; and frankly, maybe we do sit down with the Athletic Association regarding those other two ballfields.

Director Dockter said yes, I plan to; well, first, I wanted to hear what the Council had to say.

Mayor Bailey said I mean, yes, it benefits our citizens and the families and so on, but the fact of the matter is it would be nice to get that park finally finished; it's been going on for 20, 30, 40 years now, it'd be nice to finally see it finished.

Council Member Thiede said another thought just popped into my head, but like the lighting at some of the sports fields and such, you know, right now it may be cooling off for sales, but like Xcel or something like that, it would definitely soar; could actually some of that lighting be powered by solar, and is there any type of grants or rebates or anything like that, that Xcel or someone could provide, to help fund some of that?

Director Dockter replied so, I've actually been studying this and met with several people at the trade shows I was at, solar is coming a long way, right? They're actually doing like streetlights now, which are very big things in a year, so they've really found a way to design for that. I don't think they're quite into sports lighting yet, just because there's so many things, but it can't be very far out. So, I'll dig into it more and see what our options are.

Mayor Bailey asked Director Dockter does that give you some guidance then?

Director Dockter replied yeah, I guess the only thing is, was there anything on there that you just said no, to take it off there? I don't think I heard anything, and we'll talk about River Oaks later, but is there anything on here where we don't want to talk about it or anything?

Mayor Bailey replied no, I think the only one on here that I would say, and it's really up to you, Zac, when I was at the Athletic Association meeting, there were more nos about synthetic fields than yeses. So, I mean, if you personally wanted to take that off, I would have zero concern about it on that particular item, just because I hear it, and I know Jim Fohrman and crew, they were not keen on it, at least that's what I understood.

Council Member Olsen said well, I don't like synthetic, I mean, its a lot; and what you did with the Ice Arena, in terms of putting down the field turf and stuff, and then we use that, I think, that way.

Mayor Bailey said yeah, so, if you're looking at this list, I would say the synthetic fields can come off; I would leave the rest for now. I mean, the splashpad, we need to take that one off, too.

Council Member Olsen said yeah, I don't think that's really a thing.

Director Dockter said there, there, and anything on the bottom is we're kind of waiting for an opportunity?

Mayor Bailey replied I think waiting for an opportunity because I like what the look and what you're trying to do. We do hear from our Arts Committee group in the community who wants to do something with like an amphitheater, etc. in the future, so, there might be some opportunity there; so, I wouldn't take that off the list. And River Oaks would be, like you said, we'll figure that out when we get into the Business Planning for River Oaks.

Council Member Olsen said, yeah, we'll do that update with Dennis.

Director Dockter said thank you for your direction, I appreciate it.

Mayor Bailey said you got it, thanks, Zac.

Council Member Olsen asked Administrator Levitt does that fill in the blanks for you?

Administrator Levitt replied absolutely, we just needed to make sure if there was anything that you deleted from 2025, or in 2026, that we could do that. So, we have that direction.

Council Member Olsen asked Brenda, does that make sense? Director Malinowski replied yes.

Mayor Bailey said that way you're not having to do plug this hole with that hole, at least for 2025; 2026, maybe not. Council Member Olsen said largely, we're in a holding pattern.

Mayor Bailey said all right, and asked if Council had any other questions on that one; there were none.

B. New Development Boulevard Tree Requirements

Staff Recommendation: Approve the removal of boulevard trees adjacent to homes in new developments and allow staff to begin the process of updating City Ordinances to reflect this change.

Mayor Bailey said we'll move to 13B, which is New Development Boulevard Tree Requirements, and Ryan Burfeind, Public Works Director, will kick this off.

Director Burfeind said Gary Orloff, our Streets Superintendent, and our City Forester, Nate Heilman, are here if there are any maintenance-specific questions, we'll talk about those as well.

Director Burfeind said we had this initial discussion with Council in July, 2024, when we had our Public Works Workshop. We talked about a lot of these topics, some of the issues we were seeing. Council gave us direction and additional things we should look into; we've done that, we intended to bring it back a little sooner, but we had a windstorm and we had all the fallout from the windstorm, and we had another workshop on the windstorm, so it just delayed bringing this back to Council. So, that's what we're here to discuss tonight.

Just a reminder, right now, we have about 14,500 boulevard trees in our existing inventory in the City Right-of-Way that we do maintain, and those are not the ones that we're worried about tonight; those are trees that we already have in our Right-of-Way. I do feel strongly, even though some cities do it differently, that we should be maintaining those, there's a liability with them and it is on our Right-of-Way, that we should maintain.

So, this is more about the new developments and all those challenges that we're seeing, but also new developments are growing our tree inventory and increasing our budget. On the bottom, you can see those three items that I kind of kicked off back in July, the budgetary challenges, and then really the other two main ones are more of a feasibility standpoint with the reduced lot size and the overall setbacks for the front yard. So, we're really kind of pinching that area that we have for trees in the front yard and the boulevard, and then interference with our infrastructure as well.

Looking back, we've had some significant increases in the past ten years; we have had several budget additions over the years related to the Forestry budget. Just this last budget cycle, Council approved additional for our EAB treatment as we keep up on a three-year cycle. We actually switched to a six-year tree-trimming program, instead of five. Even with that, we still had a \$50K budget add just to maintain that; six is about as far as we're comfortable pushing that, working with our current forester and our management analyst, who is our former City forester, really with the trees that we're maintaining, we should keep it no more than a six-year cycle.

One way that we've mitigated budget adds over the years is we had a much bigger program, and we were removing hundreds, if not thousands, of Ash trees in a year; we had a much bigger program and expense to cover that, anywhere from \$130K to \$200K. As we've gotten down to our desired goal of about 1,500 Ash trees, we've been moving those funds with each budget from Ash tree removal to maintenance; so, that's allowed us to minimize the budget add. So, that funding source has really been tapped out, we've just kind of moved all those over to tree trimming and tree removal, so you will start to see more budget adds in the future years as we kind of move those funds over.

Just on the budget as a whole, you can see on the right what makes up the budget, all the different items, \$614K is our 2025 budget. I did want to do a little bit of a comparison for some other Public Works budgets that are kind of similar in the sense that there hasn't been big changes in the programs and how we do business differently; it's just frankly Forestry, Snowplowing, Signs, as the cities grow, those programs have grown, and we're trying to maintain a similar level of service. You can see Forestry really stands out, a 90% increase over ten years, and that's with switching to a six-year trimming cycle instead of five. So, a little bit of an actually reduced level of service and still a 90% increase. Snowplowing is 65%, and Street Signs is a great comparison, of course, as we develop, we add streets, we add signs, and we're only at 32% over that ten-year period.

Some of the big changes, the contracted maintenance costs has been the big one, and even with revising to that six-year trimming cycle, it's been a big impact. Trimming costs are up over 500% in the ten-year period and then 90% for tree planting. Just for a comparison, at our current number of trees in our current budget, we're about \$42 per boulevard tree per year; so, with the new developments if we're adding around 500 trees a year, you have about \$20K just in the new trees, let alone inflation and all the other costs that go into it.

What we have here is a table comparing the exact same area, so it's ten years apart, and the same area of tree trimming, and in the winter of 2014 to 2015, it cost \$31K; this year, if we had to switch to a six-year cycle, we're at \$210K.

Council Member Thiede asked is that cost per tree solely contracting somebody to do it?

Director Burfeind replied that is, yes. So, these are all trees greater than 8", so we trim up to 8" trees; we have the training, the staff, and really the equipment to do trees up to 8". When they start getting bigger, we need cranes and different types of equipment that we just don't have. So, yes, that cost per tree, that's really your cost of inflation, right? That's the actual bid prices, and we get multiple bids from many vendors throughout the metro to try to get the best cost that we can. The quantity of trees also has gone up, not because we added more trees, but because more trees grew from the under 8" category to the over 8" category; so, they went from a City-trimmed tree to a contractor-trimmed tree. The other big reason the costs went up, if you look at ten years ago, most of the trees were in the 8"-to-15", now most of the trees are in the 16"-to-20", in this category. So, the trees are growing, but it's the budget, that's not being hit by inflation, it's hit by the actual tree growth. So, our roads don't get wider, we don't have wider roads to plow each year; if anything, the roads are getting narrower. This is actually growing exponentially for those reasons, and that's why we see that over 500% cost increase.

Now, I'm getting on board with the practical side; that's the budget side, right? And if there's a desire for the boulevard trees, with the right budget we will maintain those trees and we will do that task. The other issue is more of a feasibility we've been seeing, and this has been kind of creeping up the past few years. You can see

changes in lot sizes and setbacks since 2000 to present; obviously, in the present case, not all lots are 42' wide, but we see a lot in the 40', 45', and 50' lots these days. The 50' lots are considered like a standard single-family lot, not 85', what a wide lot used to be, and the setbacks as low as 20', so that distance from the garage to the sidewalk is that much narrower. This is from Settlers Bluff, and we're seeing a lot of this now where our streetlights, our hydrants, our different utility infrastructure that goes on the lot line. We used to have 55'-to-60' in that space to plant a boulevard tree, and now we're down to, in this case, about 20'; you can see the impact that a big tree like that will have over time.

We had already made a switch to go to every other lot with boulevard trees a couple years ago. Even with that, we're still running into cases by doing every other lot, we're running into trees right by hydrants, the curb boxes obviously are very close to these trees. We're seeing an issue that's been created with that.

So, like we talked about at that budget workshop, really our request for consideration and a recommendation is to no longer require the boulevard tree, just adjacent to new residential lots; rather, we would require a front-yard tree. One of the discussions at the budget workshop was are we shifting costs for residents that didn't use to have a front-yard tree and now they do. One thing I want to make mention is up until lots got so small, it was pretty standard to have a boulevard tree and a front-yard tree. So, we're not kind of increasing that maintenance cost to the homeowners, we just reached the point where we don't have room for both. We used to have maybe a boulevard tree on one side of the driveway and a front-yard tree on the other, and we just don't have that room anymore. So, when we say a front-yard tree requirement, it would be a change to the Code to make sure developers are always planting one front-yard tree so we have a uniform wooded streetscape.

Another thing that I'll talk a little more on the next screen is when lots are 50' or less, we still have a concern, even if it's a front-yard tree with that canopy size. We do want to get height, and little crabapple trees and little magnolias aren't going to give a streetscape; we want 34'-to-50' tall trees, so actually our forester did some great work and developed a list of good potential front-yard trees in these smaller lots that will still give a nice height to the forest in the area. Obviously, major roadways, commercial areas, and neighborhood collector streets, like Mississippi Dunes Boulevard, that don't have home frontage, we would still plant boulevard trees that the City would maintain; we want to make sure that we have a consistent, kind of wooded feel throughout our town. So, we would continue to plant those along the boulevards.

Another question that came up at the budget workshop was do we have this in other communities? This is a map that we also had and we had some discussion; the areas in yellow are areas that for one reason or another over the years boulevard trees were not required in those developments. So, this isn't something new, we did have many areas that did not have boulevard trees in the past, so we're kind of going back to that trend. These were all bigger lots, and there are probably different reasons for not having boulevard trees, but those are the areas that exist today.

These are small-stature trees we're going to call them, so if a lot is 50' or less, we would look at this type of tree planted in the front yard. You can see some of them, we'll whittle it down, some of these crabapples, 25', are maybe not quite the height we're looking for, but a lot of 30', 40', even 50' tall trees, but the spread gets no more than 30'; so, you can still have a nice height of those trees in the neighborhood, but they aren't going to spread out and touch the neighbor's house, hang over the street, and cause all the other issues.

Another question that we talked about a little bit, and we got some more feedback from additional cities since our budget workshop, with what are some similar cities doing. We wanted to look at developing cities with that suburban feel, so these are five cities that are managing that, that we spoke to; we wanted to get a feel for what are they requiring and what are their reasons for doing that. Rosemount: They do not do boulevard trees anymore, but yard trees are required on each lot. Woodbury: Is one out of these five that still does require boulevard trees, but they assign the maintenance to the homeowner or the HOA. For me, that's not something that I'm super comfortable with because like I said, there's liability with these trees and it has an impact to the public; I would not want that on the homeowners. We do ask them to mow the grass, but the grass can't fall over and injure or kill somebody. So, it's very different for me for a boulevard tree. Apple Valley: Doesn't do boulevard trees or actually in the utility easements; that's the first 10' of the yard behind the sidewalks, they don't allow it there either. They're not comfortable with them in that location. Inver Grove Heights: Does not allow trees in the Right-of-Way in new developments. Savage: Requires two trees per lot, but they do require them on private property.

So, you are seeing more cities go this way, and they're voicing similar concerns: Lot sizes, setbacks, costs, and just trying to make sure we can fit trees in the right location.

This is a picture that I showed at the workshop, but I wanted to show it again because I think that it does a really nice job of showing that even without the boulevard trees specifically, I think there's a really similar feel to the neighborhoods. This is in Mississippi Dunes Estates, this is not a boulevard tree. This is an area of Timber Ridge, some of Timber Ridge doesn't have boulevard trees, but this is an area of the Timber Ridge neighborhood that does; with this picture, it's a similar-age neighborhood, similar tree heights, I think it's a very similar feel, that we're going to have that wooded tree streetscape.

The other thing with the development tree requirements in the new lots, I was talking to Emily, right now with the above 60'-wide lots, there are three private trees, and if it's below 60', there are two. I think now if there's not a boulevard tree, we can probably change that a little bit. We don't want to reduce the overall trees in the neighborhood, but I think maybe 70' on up would be four, and maybe 50'-to-60', to 65', would be three, 40'-to-50' would be two. So, we'd want to keep a similar number of trees in the neighborhood, just in a more appropriate location, rather than the boulevards.

Director Burfeind said with that, there's a staff recommendation, and I'll be happy to answer any questions.

Mayor Bailey said just a quick question from me, just to refresh my memory, boulevard trees are generally paid for by the developer, correct? Director Burfeind replied yes. Mayor Bailey said and then we're just responsible for them after the fact. Director Burfeind replied correct, yes.

Mayor Bailey said so, if you're getting down to these 40' and 45' lots, so to speak, are three trees feasible on a lot that size?

Director Burfeind replied I think we would stick with two on the 40'-to-50' lots, and we'd look to have a little more on that 50'+, 70+ range.

Mayor Bailey said here's my only concern; I agree, I don't think we can increase the trees, but here's my concern for you: That is, do you then see developers coming in, saying well, I'm not going to build a 55' lot because I'm going to be required to put four trees on it, or three trees, there's a cost. Do you know what I'm saying? So, I'm wanting to make sure that we're not going to force them to push down on lot sizes in order to pay less because they're going to have less trees. I mean, if the tree prices are what you're saying, and we're paying for them, I mean, you'd think their developments times that, we're going to get a tighter development, I think. So, I just tell you this, however you guys want to do it; personally speaking, I'm totally fine with the direction you're going and doing away with the boulevard trees, but somehow you have to figure out what that magic number is for those. Or maybe if it's a lot at 40' with two trees, maybe there's, I don't know, I almost want to say an extra fee or something; I'm just worried that we're going to force developers to go smaller. Do I have reason to be concerned?

Administrator Levitt replied mayor and members of the Council, I don't think we do because really they're paying the install fee and it'd be like a 2.5"-or-3" caliper tree; so, if it's \$350 or \$450, that's the only thing the developer is paying, right? In the equation, if you change the amount of trees, you're only talking \$500. The other thing is the developer will tell you trees bring value. So, they're not going to push back at our quantity, and they shouldn't back out or push back at our development removing the Right-of-Way trees, the boulevard trees. They had to plant it, and they didn't have any stake in the game, per se, because the homeowners didn't have to maintain them anyway. So, the quantity of trees is only the original install price of the trees, not any long-term maintenance costs.

Mayor Bailey said okay.

Director Burfeind said and I think the other thing we could do is we can take, we can look at those numbers and let's say a real world development, like Prairie Dunes, we could do a comparison if we still require boulevard trees. Because the builder/developer pays for all of the yard trees and the boulevards, so, if we're just kind of shifting it into the yard. We can make sure there's a similar quantity, to maybe keep it cost neutral.

Mayor Bailey said that's really what I'm looking for, because on the other side, I just didn't want housing developers then to start pushing more narrow lots, smaller lots, just for the sake of trying to save money on a 200-home development times two trees; I mean, on a single home, that might be nothing, but it will definitely be something on the grand scheme of things.

Director Burfeind said yes, but we can look hard at that and make sure about that overall quantity; and that is our goal, to keep a really similar quantity of trees in the neighborhood and all that stuff.

Emily Schmitz, Community Development Director, said and I think it's important to know when we rewrote our Codes, this is one thing, and this was a conversation, how are we making sure we can handle the market? And so we didn't reduce the yard trees about a year and a half ago. I can say there was certainly a positive response, realizing that we're trying to keep that, too.

Mayor Bailey said and then I'm going to pop one more question, and it's mainly more for Emily, but you said it kind of got brought up in this about the commercial side of things. Please, as we look at more commercial developments and the fact I know you said we want to continue to do trees; I'm not saying we shouldn't, but I also want to be very cognizant of where we put those trees on those commercial nodes. Because plopping a tree when we've got a monument sign right there, that's going to cover the monument sign, makes no sense. And the same with bushes and things like that, that we do in some of these developments, and we have a lot of examples around our community right now that just don't make any sense. With that, I'm all for the green and the trees, but let's make sure they're strategically placed, and if it doesn't work, it doesn't work.

Council Member Olsen said so, before I ask my questions of staff, I want to ask Council Member Garza, as you buy and sell properties, does this subject come up?

Council Member Garza replied it does, all the time.

Council Member Olsen said okay, and what are you hearing in terms of?

Council Member Garza replied so the subject only comes up on the aged trees; so, when we go and look at homes that are on sale, this conversation is not in new construction, it's only in resale. And that is a big concern of the buyers that come into buy resold properties that this tree and the roots could possibly cause them some type of headache down the line. So, and that was something, and I'm glad you asked me that, because that came to my mind, I was sitting here wondering if we put one tree in the middle of the yard on a 40' lot, in 30 years, will that root system cause troubles for that tenant, or?

Director Burfeind replied yeah, that's a good question. I think the general rule of thumb, and we can dig more into it, but those smaller crown trees that we're looking at, generally will have smaller root systems, similar to that crown size. So, I think that's where we'd want to keep with those smaller crown trees and not be planting like full size and some of the new Elms that could definitely be an issue.

Council Member Garza said and that's a big deal, so, thank you for that.

Council Member Olsen said yeah, and one of the reasons I asked is I learned a lot when Gary and Gavin came to my house to teach me about the fact that I had a front-yard tree and not a boulevard tree, and we needed to replace the tree. And Gavin gave me some amazing advice, this is what you don't want to do, this is what you do want to do, and it was really all about the species of the tree, how it roots, how it grows, the size; and one of the things he mentioned in that conversation is there's significant benefit to having an urban forest that provides a degree of protection and shade for your asphalt, on your road, and all that kind of stuff, too. And, so, that's why communities do it; it's not just the beautification thing, there's actually legitimate like benefits to it. But the concern, as Council Member Garza just told us, is what happens with any sort of infrastructure that you might have on a boulevard or whatever, and as those lots get smaller and you showed us the picture, they're just too close, they just are. I mean, that's just a fact. So, I mean, I'm all for the idea of moving away from boulevard trees and moving towards more of your front-yard trees and those sorts of things, but I think that comes with a degree of education. And I think we need to work closely with developers to help them understand this is what our goal is, this is what our target is, and if that means that we need to limit the species that they can choose from, then so be it. I think we build that into the Code, meaning it's not a recommendation, it's the requirement, it's one of these, and that's kind of it, because otherwise, we're going to set ourselves up for trouble. And the last thing any homeowner wants, whether they're the original homeowner, whether they're the new buyer, is a surprise in two, three, four, five years, where suddenly they've got a root issue that's messing with something that we have in an easement or something like that, and it becomes their problem. Because those front-yard trees, that's our deal;

that was one of the other things Gavin helped me understand was like, yeah, this is on your dime now. So, he was very good about helping me figure out what to do, but the cost is borne by the homeowner. And I don't agree with the Woodbury perspective of well, we're going to require boulevard trees and we're going to pass the cost onto the homeowner and the HOA. I don't think that's the right thing to do, it sounds like you don't think that either.

Director Burfeind said yes, I don't agree. And from an education perspective, now that Gavin is in the office with me and Zac, I think he's a great resource to provide the education for our homeowners, developers, whatever it may be. And in the Code, we've got it at a minimum; what we want to do is on our smaller lot sizes, we're going to mandate a maximum spread. We were talking about understory trees as well; a crabapple might be 20' tall and 19' wide, so that's not going to help. So, we're going to mandate a maximum spread, I want to say 30', but then a minimum height, so we're making sure we still have some tall trees with the shade and all the benefits the shade brings.

Council Member Olsen said so, we also need to educate and I know I'm preaching to the choir on this, but we need to educate, you know, what does the maintenance look like? How often do you do it? What is a reputable maintenance company vs. trying to do it yourself? Because if you think back to EAB, when Steve Bowe came in front of us, remember, and he was telling us about this is what we're going to need to do. One of the big challenges we dealt with for the first year and a half or two years is a lot of people thought they had a boulevard tree, and it was going to be our cost, and it wasn't. There were some mighty upset folks at that point that went, wait a minute, this is going to cost me. So, I just think that education element is going to be really critical.

Council Member Garza said I have another question, too. Are we finding or seeing, a lot of our community is old and a lot of our trees are 40, 50, 60 years old. So, I see a lot of times, I do a lot of sewer scopes, and I see a lot of damage to our underground piping, especially to the City pipes. So, I'm wondering, are we starting to see some of that happening to our infrastructure?

Director Burfeind replied yeah, we do see more of that. For our City-owned infrastructure, we have a nice sewer preventative program that has largely mitigated that. But as we age, and our trees have aged, we were seeing more of that. That was another discussion with the smaller lots where that front-yard tree might have to be over the sewer, as a boulevard tree would anyway. It's just looking at the root depth, right, and using trees that don't have the capacity of a root stem.

Council Member Garza said I've seen some nasty ones, so that's why I asked.

Council Member Olsen asked are we still slip lining and doing all that?

Director Burfeind replied yes, we just, roots forming are the main thing, we have to cycle the slip lining, and that's our primary thing. We've done different slip-lining projects with pavement management when we see damages, but the roots forming in our infrastructure is in our right-of-way.

Gary Orloff, Streets Superintendent, said on the street side, what we're seeing is a lot of sidewalk damage now from these mature trees, so we fixed \$80K worth of sidewalks last year; 70% was all from the trees, roots and stuff, so we did that because we had to, for everybody. So, that's what we're really seeing now with these big, mature trees; they're really pushing up sidewalks and curbs, people's driveways.

Council Member Olsen said so there again, the species they choose can mitigate that to some degree, right? Director Burfeind replied yes.

Mayor Bailey asked is everybody good on the change? All Council Members indicated they were.

Director Burfeind said thank you; Mayor Bailey said all right, thank you, Ryan and Gary.

C. Modifications to the Issuing of Temporary Certificates of Occupancy

Staff Recommendation: Review and provide direction on the proposed clarification of the TCO process limiting the issuance of a TCO between June 1 and October 1. Issuance of a TCO between June 1 and October 1 requires \$8,000 escrow prior to issuance.

Mayor Bailey stated Emily is going to take us through this exciting item.

Director Schmitz stated thank you for hanging in there for this. We're going to be talking more about Temporary Certificates of Occupancy (TCOs), what is it? So, we're going to start at the bare roots, grassroots, so you all understand it.

A TCO is issued before a full CO; we offer this opportunity for the process to continue to move forward while some of the items are not complete. Now, I want to be cautious when I say that: It does not mean that there are building life safety items that have not been completed, and we're letting folks move into this home. Specifically, exterior items, all final building inspection items will have been completed as soon as these exterior items are done. This process started I would say well over a decade ago, and it was started to be sure that we could give communities the processes, especially in the winter months in Minnesota. So, this process allows folks to buy their homes, move into their homes, and hold the builder accountable once they've had a chance to finish the needed details. I added a photo of current stock; just honestly, before my time in here, I could have never guessed what in the world that was or why it was here, but truly, it's important, as we make sure that these homes are ready for occupancy, ultimately to maintain that inspection process.

So, what does our existing TCO due process look like? This looks crazy, right, that whole document; it's not that crazy, but it is time consuming. So, once the final building inspections are complete, but let's just hypothetically say it's January, and then we wait until the summer; so, we're working to make sure that the as-built survey is submitted and reviewed by our Engineering team. This is making sure that the final grades of that lot meets the grading standards and is reviewed and approved; all the water is going to go where we agreed that it should go.

Let's say it's approved; the builder or developer can go ahead and put their sod in and their boulevard tree. Once those items are installed, they send staff a request and say, hey, I've got these items done, can you come out and inspect? And we're, absolutely, as this means the work is completed. But if we go out there and find that neither the sod or the boulevard tree are not completed, they fail, and we go back and we start all over. A lot of times what's happening is we say, hey, we were out there, the sod wasn't installed, let us know once it is, and a lot of times that communication is then dropped. We've put the ball back in their court, and we're not hearing back. So, again, that continues the process.

Now, hypothetically, we get through this entire process, we get the sod in and the boulevard tree, the curb stop's been inspected, its keyable, it works, the whole nine yards. We do eventually issue that final CO, but this process can certainly take some time, depending on if there are problems on that road before they're resolved.

So, why am I standing here, having this conversation with you? These numbers really tell it all. We've got some awesome staff who are hands on in this process, and they've raised their hands and they've said, hey, this isn't working, this isn't efficient; how can we look at this and be better?

What this is showing, in 2024, and this is by builder or developer, how many TCOs did we issue in 2024, between the months of, I believe warmer months, between May and the end of September? Astonishingly, for each of these developments, well above 50% of the TCOs that we've been issuing, we've been issuing in months for all of these items that I just talked about (boulevard trees, sod, curb box inspections, canopy stuff); the weather is not impacting their ability to get those things completed. So, a big red flag, and what was our takeaway? About 40% of the time those TCOs are being issued between April and November. So, how do we look at this differently to limit the TCOs in those months? I think the biggest thing is referencing there's no cost recovery for that process; so, when we go back in this timeline, as we continue to jump back and forth on this timeline, send reminders, follow ups, hey, you still have it out there, we aren't getting any cost recovery and there's no fee associated with it. We do hold the escrow to make sure that process is going, but this process does take a lot of staff time.

So, communication is one of the safest things. Obviously, our builders have become accustomed, we've helped, we've supported them through some ups and downs in the market. We always wanted to be a community that was willing to support our builders and developers, which we have been. I think now we're at a point where we can say, listen, between May and September, these exterior items can be done. However, we still offer this opportunity to you between October and May of the following year.

There are several ways that we're going to communicate this out to these builders: Every year we do try to gather our builders together, checking, looking into different ways with staff, and builders, here are some things as a reminder from a staff perspective to help this process flow smoothly. We have really good conversations, so that's planned for March.

We'll work on a Draft Policy, which I want to be clear we've never had; so, this Policy is really going to help us have some guidelines, as well as standards, that we can follow and really help to educate the builders that this is the standards you need to meet.

And then, finally, we are going to include some language in our Development Agreement (DA) moving forward. Those that are out there are staying the way that they are, we aren't changing those. Moving forward, we want to make sure that it is clear in those DAs, as early in the process as we can that yes, a TCO is an option between the months of October and May; in those warmer months, they still are an option, however, we will require an additional \$8K escrow fee submitted during those warmer months as better protection for us, as a City. You're telling us you're truly going to get this done in a timely manner, and we have to stay on top of this.

So, again, what we're ultimately proposing is to say TCOs will be issued all year round; however, if you need one between the months of May and October, an additional \$8K escrow is required. We'll be changing that.

Director Schmitz asked if there were any questions; Mayor Bailey replied let's start with Council Member Olsen, but I have a couple, too.

Council Member Olsen said so, I know we've done TCOs since, well, we've been doing them forever. I know that to your point, in the winter months, it's a very useful tool. That data that you provided, with respect to the number of TCOs in the warmer months, is certainly, I don't know if concerning is the word but interesting. So, here's my question: Did we ask why?

Director Schmitz replied we have had conversations specifically with one builder for a certain situation, and what we've recognized is the City's making it easy, and we've been complacent as staff to let them continue that process. When we went out and had conversations with other communities, TCOs are options, but they certainly try to stay away from them, especially in the summer months. So, I would say of the communities we had conversations with, we are the most complacent.

Council Member Olsen said so, in my experience, which is not nearly to the degree you guys have, TCOs are much more common in the commercial developments than they are in residential developments. The reason I asked you the question, did we ask why, is because I'd like to know if there's a legitimate reason behind why a TCO may make sense; the example that was running through my brain is we're in 2025, but it just seems like yesterday we were dealing with COVID. One of the things that that did is it put the supply chain into absolute pandemonium, and so, it's entirely possible that somebody would be in a position where they're asking for a TCO due to a delay in delivery of supplies or materials of nonessential items. Like you mentioned, we're not talking about life safety or anything like that. To me, that would be a legitimate reason. I also think it's true, as we all know from our experience with builders and developers, that sometimes they like to take the path of least resistance, that is the least expensive. When you put dollars and cents, like you're suggesting, behind one of their decision points, they may make a different decision. So, I don't disagree with that at all. But I just don't want to be penalizing somebody if they have a truly legitimate concern; you know, your building specs called for Widget A vs. Widget B, and Widget A is on backorder for the next three months. Do you follow me?

Director Schmitz replied, I do, I do, and I think that's why an escrow is glued to a TCO. This isn't something we're going to keep.

Council Member Olsen replied right, they'll recapture that if they meet the timeline requirements.

Director Schmitz they'll recapture it, but we want you to prove to us that things are getting done.

Council Member Olsen said and look, it is entirely legitimate that we have a concern about not being able to capture revenue for that additional inspection time, that additional administrative time, as those things all cost money. It's like when people make a public data request, that's not free, it's not free, right? We have people who have to find stuff and copy stuff, and there's a cost to all of that. But I just, again, I just want to make sure that weren't not being punitive in situations where we really maybe shouldn't be. Does that make sense, am I saying that right, Jennifer?

Administrator Levitt replied yes. Mayor and Council, you kind of asked what's driving it, so I'll give you my two cents. Obviously, labor and management is not very good in regards to building trades, right? Because the superintendent has to be able to program out, if they have a closing on July 1st, they have to speculate and coordinate when the tree's going to get installed and when the sod's going to get laid.

Council Member Olsen said yeah, because they have different groups that are coming in to do that work.

Administrator Levitt replied correct. So, if you think about it, so, they're not, that's one factor and they're obviously just coordinating with the closing date. So, one of the other things is, let's think about this as a builder, you have 20 lots, and you close on those 20 lots in May, June, and July; you've got the cash and haven't sodded those lots, but you're going to sod them all in August. And, so, it's cheaper for you to do it, you're going to sod 20 lots all on the same day. I think maybe one neighborhood has probably experienced that, right, where you receive the sod, and the company is just coming in and laying sod on all 20 lots. It's more cost effective, right? But now let's think about those homeowners that were in those 19 other homes; they had dirt lawns all summer because they were not motivated to sod those lots individually, as they had been. And, so, that's where I would say those builders are taking advantage of our homeowners and taking advantage of our generosity.

Council Member Olsen said well, and they're hanging onto that cash.

Administrator Levitt replied exactly, and all they would have to do is be able to coordinate the schedules, and that's really an option that developer-builder have. And, so, the people who are being penalized are our residents because what happens is those lots sit all summer, and I'm sure you've seen it, right? You've seen the silt fence, and you've seen the mulch sprayed all over, and then you see rivets all over the place, and these people have installed their irrigation, and now they're out there regrading it, they've damaged the irrigation and all this stuff, right? The people who will continue to pay are our residents and not us. I mean, can you tell I'm becoming irritated? It bothers me because they're really taking advantage of our residents, and the residents want us to have some leverage, right? But trust me, over the 20 years, I've had plenty of people crying to me, "I'm supposed to close on Friday, I need a Temp CO." Yep, that happens, right? But now we have a mechanism, if your builder didn't do it, he has to give us \$8K.

Council Member Olsen said yeah, there's a degree of accountability.

Administrator Levitt replied, exactly. So, now that resident who's going to get the TCO because they cried, which honestly, who does not want to close on their dream house, you know, on Friday, because they have the mover already scheduled? We're not going to stand in the way, but your builder can post an \$8K escrow, and he'll be really motivated to get your sod and all that stuff done for you. So, if we do this, I'm telling you, they're going to be a little bit irritated and you may hear about it, but at the end of the day, I feel like we're protecting the residents. I'm sorry, Emily, I took all of your responses.

Council Member Olsen asked Administrator Levitt, do you feel better now? She replied, I do, I feel fine, thank you. Council Member Olsen said you look lighter, yes.

Mayor Bailey said well, it's interesting because I mean TCOs, I can totally see it during the winter for some of the things, but to have those kind of numbers over the summer months, that's not right.

Council Member Olsen said and again, in commercial developments, it is super common, I get it because of the scope.

Council Member Garza said as a member of the Council, I think that's a good idea, and especially some escrow; so, it's not, we're not charging them. Council Member Olsen said yeah, they can recapture that.

Mayor Bailey asked what's the original amount that's in there, Emily? She replied the original builder escrow is somewhere around, and actually we just reevaluated it.

Council Member Olsen asked it's a percentage, is it not?

Director Schmitz replied no, in the DA, it's actually a number, so that includes sod, a boulevard tree, and then the inspection for the curb box. Right now, it's about \$7,200 for that escrow, and I want to be clear that number is more up-to-date with the cost of truly what it costs to sod a yard. We hadn't reevaluated that for some time, and I think we learned that after that development.

Council Member Olsen said yeah, after that development that went sideways.

Council Member Garza said yeah, after the storm, we just learned all that.

Director Schmitz said so at least that escrow would cover if or when you do have a developer who doesn't do all of this. Mayor Bailey said okay.

Council Member Olsen said yeah, you raised a good point about protecting the end user; I think that's very valid. I'm good with it. Council Member Clausen agreed, and Council Member Thiede said yes, I agree.

Mayor Bailey said there you go. Are there any other items to cover?

Council Member Olsen asked you're going to codify this, though, right? So, it'll come before us in a Code that we're going to need to approve?

Director Schmitz replied so, this will be a Policy, as opposed to in our actual Code. But a Policy is just the same, and then at least we can hold them accountable in our Development Agreement moving forward; Administrator Levitt said and we'll memorialize it, so there's nothing hidden, and there's no gain to us, it'll be straight.

Council Member Olsen said so, it will be baked right in, perfect.

Council Member Clausen said I think we'll hear some of that pushback. So, I'm just curious how they'll explain why they didn't do this in the summer in our community vs. the other communities where they have to get it done, why it's just here. Council Member Olsen said right.

14. WORKSHOPS - CLOSED TO PUBLIC - None.

15. ADJOURNMENT

Motion by Council Member Olsen, second by Council Member Thiede, to adjourn the meeting at 8:27 p.m.

Motion carried: 5-0. Mayor Bailey said we're adjourned, thanks everyone.

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



City Council Action Request

7.C.

Meeting Date	2/5/2025		
Department	Public Works		
Agenda Category	Action Item		
Title	Public Services Commission Meeting Minutes (11/18/24)		
Staff Recommendation	Approve the November 18, 2024, Public Services Commission meeting minutes.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>11-18-2024 Public Services Commission Meeting</td></tr></table>	1.	11-18-2024 Public Services Commission Meeting
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MINUTES

COTTAGE GROVE PUBLIC SERVICES COMMISSION

12800 Ravine Parkway South
Cottage Grove, MN 55016

November 18, 2024

COUNCIL CHAMBERS - 7:00 p.m.

1. CALL TO ORDER

Vice Chair Ron Kath called the Public Services Commission meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

Vice Chair Kath was advised that Roll Call had been taken; Chair Lisa Kons and Commissioner Jenny Olson were absent.

4. APPROVAL OF THE AGENDA

Commissioner Tracy Jenson made a motion to approve the agenda; Commissioner Kelsey Moyer seconded.
Motion carried: 5-0.

5. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM THE OCTOBER 21, 2024 MEETING

Motion by Commissioner Nate Lotts to approve the October 21, 2024 meeting minutes; Commissioner Kelsey Moyer seconded.
Motion carried: 5-0.

6. OPEN FORUM

Vice Chair Kath opened the Open Forum. As no one wished to speak on items not on tonight's agenda, Vice Chair Kath closed the Open Forum.

7. PRESENTATIONS

A. SNOWMOBILE CLUB UPDATE

Public Works Director Ryan Burfeind stated each year before the winter season, we like to meet with our Snowmobile Club and take a look at the Snowmobile Trail Map. The Public Safety Department will usually report if there have been any issues in the last season, but unfortunately there wasn't much snow in the last season to provide opportunities for snowmobiling. Hopefully, this year will be different. I will say in talking with Jeremy Goebel, the Snowmobile Club President, there are no changes to the Snowmobile Trail Map, so we're not looking for any formal recommendation to approve a new map at this time. From the City's

standpoint, I think over the past couple years there's been a lot of effort on the south part of Cottage Grove: There's a snowmobile trail along 100th Street, 100th Street has been redone with some realignment on the west end, so we wanted to make sure to keep that trail open and not have it close once those road improvements are done. I think we've done a good job of that, that project is complete, and the trail is still able to operate on the south side of 100th Street. So, at this point, we're not anticipating any coming changes right now where it would affect the snowmobile map, but that's something we're always going to keep discussing with the Snowmobile Club. We don't want to be in a situation where a development moves into an area and all of a sudden its forcing the snowmobile trail out because those are great connections to have. With that, Jeremy is here tonight to give an update from his side.

Jeremy Goebel introduced himself as the President of the East Cottage Grove Scramblers. We mark and maintain everything south of Valley Creek up in Woodbury, along 95, down to Andersen Windows and down to Highway 10 and 61, by the County Point gas station. Our club does everything, we mark it, we groom it, we bush hog it, all that stuff. We also put on the Dust 'Em Off Vintage Snowmobile Show in our field; that's January 4, and that's a great event that we brought to the community so we're happy about that. Over the last four years of having it, we've raised over \$10,000 and given back to the community and charities. We're very proud of that, we just donated to the Food Shelf here at our last meeting, so that was very cool. This year we've added a Radar Run to it, so hopefully it will bring out more people to the event and there'll be a good turnout.

As far as the trail, we've been starting to mark stuff and we haven't seen any issues. If you have any concerns or want to see anything changed or done, let me know and I'll make it happen. We definitely don't want to lose what we have because we like to ride around here. Jeremy asked if there were any questions.

Vice Chair Kath thanked Jeremy and asked if the commissioners had any questions or comments this evening; there were none..

Vice Chair Kath said well, you know I'm going to have a comment because I'm an avid snowmobiler, so I always like to remind the community and volunteers like yourself, it is a volunteer to put all those trail markers up there. So, for the young people that get on their sleds and like to run around all over the place, let's stay on the trails because it's a privilege to be on these trails, it's not our right to be on these trails. I like to remind people of that all the time. So, thank you to you and your club, I enjoyed even last year without the snow coming out to the event that you had; you guys still had a really nice turnout and thank you for doing that for the community. Jeremy said I appreciate it.

Commissioner Moyer said I also want to thank you for what you guys do for the community, that's really awesome to hear. Jeremy said thank you.

Vice Chair Kath thanked Jeremy and said now all we need is snow. I know some people don't want the snow, but there are a few of us that do like it.

8. BUSINESS ITEMS

A. GRANADA PARK PARKING RESTRICTION UPDATE

Zac Dockter, Parks and Recreation Director, stated I'll start the process tonight. Obviously, there's a lot that comes into play here with the concerns on parking on Granada Avenue, but it relates to Granada Park. So, I think it's appropriate to start with a little bit of history of Granada Park, its got a really unique history; its one of our smaller parks at only 1.8 acres, but it was acquired in the early '60s from a company, David Realty, and they actually dedicated I think it was three-or-four lots there. They had 12 lots, and they couldn't sell the last four, and this was before Orrin Thompson; then Orrin Thompson came in and built thousands of homes in the '60s, '70s, and '80s. So, it's a small park with a playground and maybe some picnicking, and that was about it. In 1973, residents passed a referendum to improve parks and add the Ice Arena, and this is one of the parks that got improved: That actually added a new playground, a picnic shelter, and then it added two tennis courts. So, it was a pretty popular park in the '70s, '80s, and '90s. In the later '90s and early 2000s, it became an underused park, as the community demographics had changed, maybe to an older neighborhood, whatever it might be. We started getting a lot of complaints and police calls for loitering, vandalism, graffiti, and things of that nature.

In 2010, the playground was to be replaced, and we did a survey of the community with what they wanted to see in the park. Picnicking, pickleball or a sport court, and a new playground were some of the top items, and then some additional landscaping and additional green space. So, we reconfigured the park again, I think it was in 2014: We got rid of the two tennis courts that were from 1973, they needed to be replaced one way or the other; it was a matter of whether they went away permanently or we changed them to something else. Tennis clearly isn't as popular as it was in the '70s, when that was at its height, so we converted to three pickleball courts, which were the first three dedicated pickleball courts in Cottage Grove. I don't think I have to explain how popular pickleball has become since then, it's really taken off, so we were glad to have that. It really held its own

for a while, the club played out of there, and it managed itself pretty well, but then it just exploded in the last five-to-seven years. So, we knew Granada Park and the way it's located, with no parking, with just the three courts, and its proximity to the neighborhood and everything else, we needed to find a new location. We built six new pickleball courts last year that opened up this spring at Glacial Valley Park, and then we have two other courts around the community. We actually have five more pickleball courts that are programmed to go into Woodridge Park next year. So, when we redo the hockey rink next year, we're going to put them inside the hockey rink at Woodridge, to make those rinks a little more multiuse; so it's a great opportunity to do that, and I think we talked about it with the CIP, the last time I was here with you.

In the meantime, we got some complaints starting I believe it was this year, maybe even last year, of some of the parking issues. A resident had called us with concerns about parking in front of the fire hydrant, blocking mailboxes, using driveways as turnarounds, just generally creating unsafe conditions for the youth that use the streets for bicycling or walking or whatever it might be, and then also just the sheer traffic volume from the cars on both sides of the road. So, those were the concerns I heard. Given the complaint, I coordinated with Public Works and the Police Department and asked what do we want to do? I know they sent out a Community Service Officer to talk with one of the residents. I personally have driven by many, many times, it's kind of our routine. I've seen busy parking, but I can't say I've seen all the issues because I don't live there, and the resident showed me pictures so I can't disagree that there's some of these issues going on. It's different when you drive by than when you actually live in the neighborhood, I'm sure. I can't personally vouch for what happens or doesn't happen, but certainly there is a lot of on-road parking at certain times of the day, depending on the situation, that could create frustration for residents.

Director Dockter said I'm not an engineer, I'm not a law enforcement officer, so at some point I'll let those folks answer some of the questions you might have, but we did look at a potential parking lot option, as there is some green space on the north side of the park, if you look at the image there. I will say that just for reference, the parking lot would have to be considerably bigger than the size of those pickleball courts on the bottom, so you can see it would take up almost all that green space, which is meant to be an open turf area to throw Frisbees, play catch, whatever it might be. It's going to be probably a six-figure investment with curb and gutter and pavement and everything else that goes into a parking lot. So, it's a significant investment, so that's why we thought a public process is probably a good way to start this, let's get some feedback from the community, let's let the Public Services Commission talk about it, and see where that might take us.

Director Dockter said with that, I will answer any questions you might have, or maybe we need additional staff comment from our Public Works Director or the Police Department.

Director Burfeind said I think I have a little more I could add and then I'll turn it over to Captain Brad Petersen as well, just to maybe just to give the full context. Like Zac said, from an engineering standpoint, it was also looked at because sometimes there might be things like a sight line, maybe there's a crosswalk. A good example is we've got the Bike Park up at West Draw Park where there's a trail corridor that actually runs and continues across Meadow Grass Avenue; to be closer to the Bike Park, people were parking pretty heavily on Meadow Grass when there is a dedicated parking lot for that park. Because of that, they were blocking a sight line of a pretty busy trail corridor of people coming and going. So, there, there was a pretty strong need to do something; we didn't actually get rid of all the parking, we just kind of eliminating approaching the crosswalk so we could have the sight lines. Also, there was a better place to park, there was a dedicated parking lot for that park that we wanted folks to use. In this area, like Zac mentioned, there's not a dedicated parking lot. So, I guess one thing to consider with a parking restriction is we're not going to eliminate the use of that park; so, if we put a parking restriction here, people who want to use that park just have to park a little farther away, but still on a street without a sidewalk. So, that was a consideration: If they're parking somewhere else, do they have a sidewalk to walk to that park, or would they be walking in the road? It doesn't necessarily allow them or force them to park in a better or safer location; there's not a specific crosswalk here, but there is a point where there's kind of a little bit of a trail from the park enters into the road, and there's a pedestrian ramp just to allow folks who are parking in the road to get onto the park property, but it's not necessarily a true crosswalk. From that standpoint, there wasn't necessarily a hard engineering standard or guideline to follow to enforce this restriction. So, as Zac mentioned, we thought it would be a great way just to really have some feedback and introduce this to the commission tonight and get your feedback on it. It's more of an impacted neighborhood, right? You've got that parking, but if there's no parking, does that push the issue somewhere else? I think another consideration was the more pickleball courts that are being built, is that going to kind of spread out the use a little bit, change how heavily used these are? I think that's something we wanted to see as well. So, that's some of the engineering background. I don't know if Brad has anything to add.

Captain Petersen said I can add a little bit of context. It is true, we have had a handful of complaints regarding the parking situation; the exact extent or number of complaints is a little bit hard to determine because most of them haven't come in through the normal route, through Dispatch, where there's a documented incident number. A lot of these concerns have been voiced informally through emails or phone calls or whatever, so we've lost kind of the ability to track exactly how many problems or incidents have been reported to us. We did begin to investigate the concerns, we sent some member of our Community Service Officer Division and our Community Impact Team out to observe the neighborhood during the day and evening hours.

So, we spent some hours out there just monitoring the situation. They went door to door, talked to some of the residents, not all, but some of the residents that were available and willing to talk. We started to assess the situation, and we don't feel like at this moment there's any traffic management or safety concerns that would make this an imminent matter that needs to be addressed; and I don't say that to minimize the citizens' concerns or negate the fact that there is a neighborhood impact that needs to be assessed. At this point, Public Safety doesn't necessarily have a position or recommendation, but we're 100% willing to participate in the process and see where that leads us.

Vice Chair Kath said okay, thank you. So, at this point, there's no formal recommendation, so this is kind of the first hearing of the proposals of concern? Director Burfeind replied yes, that's correct.

Vice Chair Kath said okay, with that, then, I'll open it up to the commission for any questions first or maybe we'll take a pause; is there anybody in the audience that would like to address the commission on this subject this evening? If you would, just come up and state your name and your address, please.

Jeff Huberty said I live at 8398 Granada Avenue; this is directly across from the park. I've done a lot of the complaints, I've emailed Zac, I've emailed the mayor. I do have a letter that I'll just kind of go over some stuff here that you had said. Some of the stuff that you had said is stuff that I have on my paperwork here. What we've experienced is an extraordinary, and it's not every day, so you can't drive on Tuesday morning and see the impacts of the park that we see. We live there and it's constant. When they did first open it, it was probably a lot busier, but now what happens is you have these people that come in, constantly using our parking in front of my house. My house is, if you look at this picture, directly across three cars parked in front of my house, constantly during the summer. Now, I'm not saying every night, but two, three nights a week; there's nights at the park where the whole park is full of people, there's 30, 40 cars parked along the roads, and these cars are bumper to bumper, they're squeezing in space to try and get there. And there's a large group of people that make it a, I don't know if it's some kind of tournament that come there weekly and take over the whole park from the north open field there all the way down. But the issues that we have seen is I virtually had one lady, it was a big van, like a large van for transporting children, and there were four, five children in this van on one of the hottest days during the summer, and it was running with the air conditioning on where the lady was over playing pickleball. I walked up to the van to check on it, and there was an infant in the van. So, I did call the police on that one, and they came out and they talked to the lady. I don't know what the results were, but she's constantly been parking, trying to antagonize with her parking. And going forward here, like I said, there's times I feel that I'm not getting the use out of my property that I paid for; I have a large boat that I pull in and out of my driveway, there's times when I come home from being out of town, and I have to call ahead to see if I can even get in my driveway. There's times when I can't leave my driveway because I've got to wait until these cars are moved. And, again, what they do is they park bumper-to-bumper across the park, and the dangerous part, I have my own selfish reasons why I don't like it, I think it invades our privacy, the safety of the kids, this used to be a nice, quiet little park and it was always kids that used it. There were always kids over there; I mean, there are different generations that have gone through there, my kids grew up there, different other neighborhood kids. There used to be a pool down at the end of the road, on Granada and 85th, I believe it was. And that was always used by kids, and it was always a nice park, it was always quiet. And we're not opposed to, I guess I'm not opposed to the pickleball, what I'm opposed to is the invasion of privacy that we get from the pickleball. I can't look out my window at night, my front window is probably 40-to-50 feet from the street. And I can't even open my windows, these people are in the driveway, I had kids skateboarding down my driveway because their parents were all over at the park, playing pickleball. I feel like I'm going on and on about this, but I feel there's a real safety hazard that's been caused by this, the bumper-to-bumper traffic. When you watch the little kids that go into that park, we're there all day, me and my wife, and these little kids have to go into the park, in between cars. Now, there's a path at the park where they're supposed to access it, but the cars park bumper to bumper to it, and we've called about parking there. And I'm not trying to, I'm not saying anything bad, I'm just saying it's not a high priority parking. I've called about the hydrants, people park in front of the hydrants, but the issue becomes the safety of the kids now and my grandkids. When they come out to my house, they have to go in between two cars, walk out in the middle of the street and look both ways to try and watch for traffic. Now, you know all little kids don't do that, they run in between, and there's times where it's been pretty close to some bad results. I just think with the parking on the one side of the street, I agree, does it move down, does it move traffic elsewhere and park in front of other people's houses? Well, if that's the concern, there should be concern about people parking in front of my house, too. So, my thought has always been since I've talked is the parking on one side of the street; that if you go around most parks in Cottage Grove, the residential sides of those streets, there's no parking, all along the parks. Otherwise, there's off-the-road parking provided for those parks. So, something needs to be done. I like the thought of a parking spot in the park, to go ahead and just put a parking lot there, but there needs to be restrictions also because the park is getting overcrowded, and you can't just have a parking lot with 12 cars there and then people parking on the street again because it's just going to bring more traffic in. So, my thoughts, again, personally, I feel like we've really lost our, we don't have the privacy of our home that we used

to have anymore, and I've asked people, politely asked people to move their cars, it turns into a confrontation. There's not a lot of respect from people out there these days; if you ask them to move their car, they take it as an offense.

Vice Chair Kath thanked Mr. Huberty for coming forward and sharing his thoughts with us. Again, there'll be no recommendation from our commission this evening. Moving forward, it'll still be a public issue; this is only the first step, in my mind, of moving forward, so there'll be plenty of opportunity to bring this forward to other commissions and obviously some day, if it does make it all the way to the Council for a final decision, we wouldn't be the folks that make the final decision at that point. But thank you for coming this evening.

Mr. Huberty started to ask a question; Vice Chair Kath said I need to wrap it up, as public speaking time is technically three minutes and we went past that, we were almost into ten minutes, so I don't want to belittle anything. Mr. Huberty said I want to ask a question. Vice Chair Kath said well, we'll let the commission ask some questions, and if anything comes up and certainly if we have time, we can certainly answer any other questions for you, too, okay? Mr. Huberty said okay, thank you for your time. Vice Chair Kath replied you bet.

Vice Chair Kath said so, with that, I guess I'll open it up to our commission now for any questions or comments that we would have. He asked Director Burfeind were you looking for a recommendation this evening?

Director Burfeind replied we want to hear if the commissioners do have input or opinions on this matter, I think we'd want to hear them so we can kind of take that into the consideration process, but it is the City Council that ultimately would have to approve or not approve a parking restriction. I think it is a real challenge just because it's an impact; it's not a situation, just to be clear, where we can do like resident parking only, that's not really an enforceable signage to really use. There's places where it is around the community, but you can't really enforce it because just the residents at that address should really be parking there; if you have visitors over, they're going to have a different address, and that's something that can be looked up. So, it is an impact. I think if we were going to move ahead, I think we'd want to get some more formal feedback from anyone who would have that impact because you now can't park in front of your home anymore, and visitors can also not park in front of your home. So, that's kind of why we like to weigh all options, but this commission, looking at the Public Safety and Public Works side of it, any input and opinions that you may have on the matter is what we're looking for.

Vice Chair Kath said and probably even you know any other information that we think maybe should be looked at; I think that's the one thing I learned when we looked at the Hillside sidewalk issue that was brought forward. We came back and said we think there's a couple other things that we need to look at first before we even move the process forward so that might come out of tonight's discussion.

Director Burfeind said that is a good example in that Hillside case, and we'll be bringing that back, likely in January for a final consideration with the information we've gathered. That's something we could do here as well. Obviously, we're in the winter season now where I assume the use isn't as high, so we want to kind of address it over this winter season.

Vice Chair Kath said okay, perfect. With that, I'll open it up to commissioners for comments:

Commissioner Jenson said I have kind of a comment or question as well, but just looking at an aerial view of the park, it does seem particularly challenging just because it feels like we're forcing everything onto Granada. There really aren't any good side streets on the east side of the park, and that's why we're really concentrating all that traffic on Granada, and then not having a parking lot, I can see where the issues are arising. So, I hate to take park land away, but it seems like without a lot of other good options, it might be something that has to be considered with the parking lot.

Commissioner Lise Alden-Rediske had a couple questions: So, has it only started getting busy since the implementation of the pickleball courts, or has it been busy like this, back to back, for years and years?

Mr. Huberty replied no, it's the pickleball courts. Commissioner Alden-Rediske said it's an attraction. Mr. Huberty said like you said, it's a very popular sport, and we're not opposed to the pickleball, it's the invasion of privacy in the neighborhood.

Commissioner Alden-Rediske said I didn't know if it was trending up just because of the attraction or if it's always that way. If a parking lot is on the table, are you thinking like a 6-car parking lot or 12 or 50? Because I also know that there's a desire to keep green space, which is part of the park land, and you don't want to encroach too much on that, but I don't even see sidewalks on either side of the street here. So, if somebody was to park on the street, you'd have to walk on the street if you can't get to the grass because cars are bumped up against each other; it makes it a challenge. So, I'm curious, if a parking lot is an option, what size parking lot are you thinking?

Director Dockter replied we would anticipate a 10-to-14 stall type parking lot, but then you'd have a handicap stall as well, which takes up some additional space there, but that's what we would anticipate to actually cover the service needs of what's happening in that park today.

Commissioner Alden-Rediske said and then that leads me to my next follow-up question to that, if it's 10-to-14, but let's say it's like 8-to-12 spaces or something, it seems like you'd still have that same issue on the street.

Director Dockter replied yes, I think you would, during peak times you're still going to have on-street parking, and it's hard to know. Again, we're opening more pickleball courts; I don't know if pickleball keeps trending up or if it becomes like tennis and it trends down eventually. Those are all really hard questions to answer, but there's going to be times, given the way the park is used today, I have to imagine there's still going to be times where there's going to be on-street parking regardless if a parking lot is there or not.

Commissioner Alden-Rediske said I've seen on some locations where they put little stripes where this car can be in this spot and this car can be in this spot, and so it kind of prevents the bumper to bumper. I don't know if that would actually make a difference, but it's an idea.

Director Dockter replied I would have to defer to our Public Works Director on that.

Director Burfeind said that is a good question, and I think that that can help. In a lot of our parks, we don't have that striping, but I can think of a few that we do because certainly while there are some parks that have dedicated parking lots, I'd say most of them don't. So, thinking about Cedarhurst Meadows Park that's up in Eastridge Woods, kind of north of 70th Street, that has striped parking. The future Denzer Park, which is going to be down off the realign of Hadley Avenue there, we do have some striped parking. So, that is something we could look into, which obviously would be a lower cost, but it would help. I think people usually obey that, to be within your parking lines; is it foolproof? No, but I think that definitely can help manage the bumper-to-bumper situation.

Commissioner Moyer asked is this the only entrance? I see like this little sidewalk into this white square; is that like the only entrance into the park that we have?

Director Dockter replied yes, that's the only paved entrance into the park.

Commissioner Moyer said and then I'm just wondering if there was to be a parking lot there, where would the funding come from and how would we be able to provide that?

Director Dockter replied there currently is no funding source dedicated for this, so through the Capital Improvements Planning process, we would have to reallocate or reprioritize to fund a parking lot.

Commissioner Lotts said in previous places I've visited, I've seen reminder signs, if you will, for parking distances to driveways. Is that something that we actually have a City Ordinance for? Like you can't park within I think it's 5 feet of a driveway and 20 feet of a stop sign, something like that; do we have that policy or that City Ordinance?

Captain Petersen replied a State Statute addresses parking, and there's also some Ordinance, too, but to be completely honest, it's been a minute since I've looked at that, and I can't say with certainty whether there is or is not an Ordinance that would address parking in that situation.

Commissioner Lotts said okay, because I just know that that's a fantastic reminder, at least for myself, because I sometimes will park too close to a driveway, so I'll actually drive down the block and park somewhere else because I see the sign posted, "Don't Park Within 5 Feet of this Driveway" or whatever. And then parking on one side of the road, do you think if that was the option, do you think that's sufficient enough parking, or would it just essentially overflow further down the block? I've never driven past this park, so I don't know how busy it is.

Director Dockter said maybe I can answer; again, there are days where there's just so much volume that I think it's going to be double loaded on both sides, probably the length of the park. But there's also a large majority of the time where that's not the case, where I think if you just do single loaded parking, you can see the size of the cars on the map, you can fit quite a few cars on the park side. Of course, people take the easiest route, right? So, they'll park in this gentleman's front yard vs. parking 50 feet down the road on the park side, I believe. Now, there's some cases, again, where it's just busy enough on those particular situations where they're going to park on both sides. Single-sided parking would certainly hopefully push people to stack up on the other side, on the east side, according to this image; I'm not sure if that's the north-south alignment there.

Commissioner Lotts said I don't know, I think my first question would be about the Ordinance and parking with the driveways, like distance to driveways; if that's a thing or if it's not, I'm not sure. That would obviously kind of help me make a decision, but obviously we're not here to make a decision tonight, but that's just kind of the question I had.

Director Burfeind said one thing I would add, Commissioner Lotts, just because you did ask about pushing that further away, I should maybe clarify when I had mentioned if there's a concern, we would push it away; I don't think that's ever to say well, we'd rather have them park in front of these homes or these homes. It's just more cars are still parking on the street, and is there an overall public benefit, and the issue is they're just walking a further distance on a street without a sidewalk to get to the park. So, I definitely never want to make it sound like we're in favor of having different homes have the parking, it's just purely from the standpoint of they're using Granada Park, there's just a general safety perspective to be parking closer to the park.

Vice Chair Kath said one of the questions I have is there's no lights at this park; so, after dark, there's no issue, right? Director Dockter replied correct. Vice Chair Kath asked and is it heavily used on weekdays vs. weekends? Is there any difference between a weekday vs. a weekend? Director Dockter replied I believe there's a little bit of both.

Mr. Huberty said it's pretty consistent. If I could speak, I would like to ask two questions; Vice Chair Kath replied sure, but please come to the podium then.

Mr. Huberty said so, my one question is the size of the park, 1.6 acres. The amount of facilities that are there to accommodate large crowds is not there; there's a one-person Satellite for, at times, 100 people in the park, 40 cars in the road, 100 people in the park. The facilities aren't there to support that many people. The other question, I think I may have misspoken previously about having only residents park on their side; my issue was on most parks in Cottage Grove, on the residential sides of the streets, not residents, the residential sides of the streets it's no parking. You can drive around all the parks in Cottage Grove, and in front of their homes there's "No Parking" signs. So, my question is what's the parameter that allows no parking in front of those parks, but allows that kind of parking in front of this park?

Vice Chair Kath said I don't know if anybody on staff can answer those questions for us.

Director Burfeind said I don't think we'd have it at our fingertips, but we could certainly just research our different parks in the area; I know Belden Park, which is right down the road, does have no parking on the residential side of the street, I believe, so that one I know. But I think as staff we could look at that and coming back to a future meeting, we could have that data, specifically, the number of kind of neighborhood parks and if there's a no parking restriction adjacent to it.

Vice Chair Kath said that, to me, would be a big one because you want to be consistent throughout the City at that point, then. So, I think that would be a good takeaway for sure.

Vice Chair Kath said and then the other question about the facilities, I guess maybe Zac, you can answer; what's the parameter for Porta Potties and those kind of amenities within a park structure.

Director Dockter replied again, that's a hard one, but I guess I'll just say we've had one Satellite, one portable restroom out there, and to my knowledge, we haven't had any complaints with it being underserved or anything like that. So, it seems like it must be keeping up, and we do check them; and then obviously the vendor who services those tells us if they're being overutilized. So, I'm not too concerned about that at this point, but obviously, if that's something where it happens, then we would have to add another unit there.

Director Dockter said one thing to consider with the one-sided parking, too, which I don't think we've talked about tonight, but one of our concerns as staff is just that when we do the public process that the other residents are aware that if there's no parking on that side of the street, there's no parking for anybody. So, if you have visitors over or guests over, they would have to park on the other side of the street, too, so that's one thing I think I forgot to mention. It's just important to know that, it doesn't influence the decision other than we'll want to make sure that all the residents understand if there's a "No Parking" sign in front of their house, that applies to them, too.

Mr. Huberty said I'd like to address the one thing about the restroom in the park again. Vice Chair Kath said again, I'd like to stay focused on the issue at hand, which is the parking issue and not the restrooms.

Mr. Huberty said I'm just trying to get my point across so that you can understand where I'm coming from. It's not that the restroom is not being maintained, it's from a public health standpoint. There's a picnic pavilion there, people come, large families come, and they have picnics in this park. There's nothing there health safety wise that would allow that kind of traffic and have no place to wash your hands, one place to go to the restroom for that many people, and I know that there are standards for that, and that's what I'm getting at. That park is too small for the amount of people that use it; it's a health hazard and it's a safety hazard.

Vice Chair Kath said okay, we appreciate the comment.

Commissioner Alden-Rediske said I have a question. So, this may not be a popular opinion, but I'm trying to like grasp what's going on here. It sounds like increased traffic and picnics and lots of people there, based on the attraction of the pickleball courts. Have there been discussions about removing the pickleball courts, you know, if the courts are going to be placed at other places, like Glacial Valley and other areas? Is there a desire to have those removed?

Director Dockter replied no, we have not discussed that at this point. Obviously, when facilities are getting used, we usually see that as a positive thing, so this is not always the norm, so new waters for us maybe.

Commissioner Alden-Rediske said and for me as well. I like that people are using the facilities, but it's also nice when our facilities can accommodate the number of people. So, if it's only once in a blue moon and you're having a tournament and you're like getting a lot of people there, that would be different. I don't know how they plan this out, I don't know if there's leagues or groups that get together, and if there are, could that group like reserve extra Porta Potties to like handle that and make sure they

have hand sanitizer in there? I don't know, and I agree this is a parking conversation, not a Porta Potty conversation, but I would be interested to hear from more residents what are your thoughts on the pickleball courts? Do you want to keep them, do you want to remove them? Would that fix the parking issue? I don't know. And my only one other comment, a little separate, this is for the sidewalk that goes into the park; could we put up signs that say, "No Parking Between Signs," which would then allow that open space for the sidewalk to allow kids and human traffic to walk through there?

Director Burfeind said that's a good question, that's definitely something we could do, and that's something that we have done in other areas. Even though it's not a crosswalk, obviously people are coming and going from that location, and if you have some separation, you can see the cars more, and that's something we could definitely do. We usually do it either 25-or-50 feet in each direction; we'd want to be cognizant of not taking away too much parking next to the park, but I think we could definitely look at that.

Vice Chair Kath said and I think that's where my head was; usually, it's the other thing, we're not using the facilities or the land and now we have the opposite thing, but we use it and now we have this other issue. I can appreciate having people park in their yard, I'd probably argue a little bit that I have the same problem in my neighborhood and there is no park, it's just my neighbors like to park on the street in front of my house all the time. I have a boat, too, so I can appreciate backing boats in, so I can hear where you're coming from there. I think, Ryan, what I heard this evening, and Zac, is that we want to definitely look at the stripe painting and get some options, probably that the Parks Commission would want to look at and obviously Public Service. We want to look at the Ordinance and make sure we're consistent with the Ordinance moving forward. Looking at our other parks, staying somewhat in compliance so we don't have one park one way and another park the other way; because then, as a resident, you're like well, just because I live here, it doesn't make sense to me. So, I think a lot of those questions are going to have to be answered before it ever comes to Council, so I think you guys still have a lot of homework to do is my feeling at this point. To me, this seems like a really good start. Obviously, as a resident, you've been probably bringing this all summer; has this been going on for a year, two years, or is it just kind of recently it's really been getting? Mr. Huberty replied this summer.

Vice Chair Kath said so this summer it's been more prevalent than it has been in the past, then. And, again, we don't know what's going to happen when the other courts start opening up, too. From my point of view tonight, for our commission, I think we've asked some good questions and we got a lot of dialogue going. We took some feedback from the person that's really affected by it, which I think is really good in a public forum. We have two Council people here this evening that are hearing this, too, so, I think that is really good, and I welcome it to come back to us. Again, I'll go back to the sidewalk conversation, we brought up a lot of these different questions for you guys to do a little bit more homework before you bring it back to the two commissions. So, I guess as far as I'm concerned, commissioners, I think we're at a good spot unless you feel we need to bring any other dialogue or questions at this point.

Vice Chair Kath said to our resident, I'd definitely stay involved with the process, and again, we'll get the other residents involved, too, as we move forward. With that, then, are there any other comments from staff before I move the agenda?

Director Burfeind said thank you for a good discussion tonight on this, commission. I know it's hard when it's such a direct impact to specific residents; and speaking of that, I think we could as staff maybe get some more formal response, just in case folks aren't able to come to these public meetings, just to hear their direct feedback, and if they're for or against that restriction. Because that's really who's impacted here, it's the specific residents, and by putting that in place, it's a direct impact to their property any other way; so, I think we can also get that feedback and have that the next time we discuss this if you'd like that.

Vice Chair Kath replied okay. And then, Ryan, you had mentioned before the meeting that the communication that'll go out, it's emailed normally to the residents or letters that get sent out to them? Director Burfeind replied it would be a letter. Vice Chair Kath said it would be letters to all the residents and they would know when the next public hearing or format like this would be, and they could give feedback at that point, whether it's the Parks Commission or this commission again? Director Burfeind confirmed that.

Vice Chair Kath said okay, great. Well, thank you, staff, thank you to our resident that came here this evening; I thought it was a really good discussion this evening.

9. COMMISSION COMMENTS

Commissioner Jenson said just kudos to Public Works; I tried the Work Order for a streetlight that was out, and when I came out to leave tonight, it was on. So, I'm not sure if it was a coincidence or it worked, so, thank you, I appreciate that. It was an easy process and nice to be able to submit it electronically.

Commissioner Lotts said I'm just happy to be here.

Vice Chair Kath said I have just a quick question for Ryan, more for the public knowledge, you know, we've had a lot of work being done kind of on the corner of Jamaica and 80th Street. They've been putting a lot of utilities in there, digging up the road and putting pipes underneath stuff, which is amazing to me how they do all that. But it seems like the last couple weeks now there's no work being done out there, but we still got some lanes going in a couple different directions. Can you speak to that this evening?

Director Burfeind replied you're 100% right that that project was wrapping up. They were still working down on the far west end, by Park High School, and they kind of had to leave a lot of those pits open just as a final kind of tie in and charging up of the line. But it's my understanding that that work is all done, and they were intending to have the traffic control gone by last Friday; it clearly is not, so our engineer I know is reaching out to Xcel today to figure out what's going on with that. Because clearly Public Works will be plowing soon, and then that stuff will definitely be right in our way, and we'll be kind of flinging it off to the side of the road. So, we do need to get that out of there, and since it didn't happen by last Friday, I'm hoping we can get it out of there this week.

Vice Chair Kath said okay, perfect, that was the only question I had.

10. STAFF REPORTS AND MATERIALS

Director Burfeind said I can go first, and I'll let Gary cover more of the streets part of the Public Works update.

Director Burfeind said maybe from an engineering standpoint first, we do have the River Oaks RCUT (Reduced Conflict U-Turn) intersection completely open to traffic now in all the different directions. There were some delays just getting the lighting operational, and that's kind of a MnDOT standard to have that fully open and complete, so that is done. I think we've gotten great feedback, specifically from the school because with the busing, they see that as a major safety improvement; we heard from them right away that they appreciate that improvement. For the general use of the golf course, it takes some getting used to, but I think it really is all about a safety improvement and really just cutting down the number of traffic movements when you're leaving there. When you have that median that's open, it can really just be too enticing to be looking both directions, you're trying to make it across the entire road in one shot, and that's how major injuries can happen. When we install these RCUT intersections, there still can be incidents, of course, and bad decisions by a driver, but it changes from like a sideswipe crash to a rearend crash, which statistically is a much lower severity crash. So, we're excited to have that open and operational, and we'll see how it operates into the future.

Any other projects, I think those were all pretty well wrapped up at the last meeting. I think the final one that's new is we had kind of a realignment of Hadley and 100th Street on the east side of 100th Street, down in the south part of Cottage Grove. And then down the hill, under the railroad bridge, the realignment of Grey Cloud Trail and 103rd, those are all fully open. So, if you haven't been down that way this summer, you should check it out because there's major changes in those areas with those two roads realigning. I don't think you see that very often in Cottage Grove, projects of that nature, to have two in such a close area, it's definitely a big change, but a huge safety improvement. We got rid of a lot of T intersections, really poor-functioning intersections, and made more of a through-road design, which follows a County plan, actually, because that's going to be a future County Road going down to Lower Grey Cloud Island. So, we're happy to have those improvements done as well.

I'm kind of thinking from our Water Department, we took bids on a new water tower, which I know I talked about at our project update this summer, and that bid was awarded by the City Council. We have a new water tower that's going to go along Highway 61, kind of just south of the Park and Ride; that construction will start next spring and be kind of up and running. It will be pretty much built by next fall, but all the painting and getting it operational will be in the spring of 2026. So, it's a long process to build that water tower, and it kind of changes the skyline down there along the highway I like to say; and it's a composite water tower so it has a concrete column instead of a steel-painted column like you'd see up at Meadow Grass and 70th, which saves us a lot of money because it's an amazing expense to paint those water towers. If it's \$5 million to build it, it's \$2 million to paint it, and we can cut that in half by not having to paint that column every 15 years or so. So, we're excited to get that project underway next year as well.

Vice Chair Kath asked is it just me, when 100th Street got done, did the speed limits change a little bit? Because if my memory serves me right, it was 50 MPH all the way, and now it seems like I've seen where like half of it down to Andersen Windows, that's where the 50 and there's a 40 MPH speed limit there now, too.

Director Burfeind replied it's a good question. So, it is still 50 MPH all the way where it is a straight road, and then with those curves, so we had to build the curves to kind of realign it with 103rd, and right before you enter the curves, it's a 40 MPH speed limit, which is more consistent with Hadley. So, Hadley and 103rd were always 40 MPH, so it's more consistent with that. We just weren't able to build 50 MPH curves, and this is part of the County's plan, as it really would have made that entire property really

undevelopable. Knowing we had to eventually go down to that 40 MPH before it went down the hill, that was the point where that new speed limit was put in place.

Vice Chair Kath said okay, I didn't know if it was just me, but at least I saw it, so I hope I don't get a ticket going 50 MPH in a 40, that's probably not really good getting into that area. I have to admit I've driven through there, and it is really nice, it is well done. Director Burfeind said thank you.

Street Superintendent Gary Orloff said so down at Public Works today we finished calibration of all of our plow trucks, so hopefully the snow stays away a little yet, we still have some more work to get done. Weather permitting, we pretty much are done sweeping the town, but we still want to go back through the more mature areas again if we can, so the temperatures have to stay above freezing and stop raining. The guys were out staking, you'll see all those orange stakes put out, so they went out and staked the routes, any kind of high iron manholes, catch basins, any obstructions we fixed. We finished up pothole patching. One thing to remind residents: They can come down to Public Works if they need a few of those stakes for their front yard if they have some areas that may constantly get hit, they can come down to Public Works and we can hand them out. They're also finishing up tree trimming, anything that's going to be hitting our dump trucks or sidewalk machines. So, pretty much everybody's gone through their routes, we're all ready for winter to begin and start a new season. I have another week of any potholes that may pop up before the plants shut down.

Vice Chair Kath asked are we using that same chemical that we used before, that you had explained to us? Gary replied yes, so, with our cold temperatures, we actually are using the treated chemical, we already had 600 tons treated, and we're actually having it treated at Public Works.

Gary asked if there were any other questions; none were asked. Vice Chair Kath thanked Gary.

Vice Chair Kath asked Brad if there were any things from the police.

Captain Petersen replied yes, I have a few things, as it's been a few months since I've had the opportunity to provide some updates to the commission. As you know, at the beginning of the year, we submitted a new Five-Year Strategic Plan with the help and guidance of the commission. After that was approved, we went hard at work at implementing many of those strategies and plans. I'm happy to report that we've made remarkable progress on a lot of that plan, we're way ahead of where we thought we'd be; we thought many of these things would take a number of years to implement, and there's probably 90% of that plan that's complete within one year's time, which is remarkable. It's only possible through the support of the commission, the community, Council, and the rest of our leadership. We're making remarkable progress by nearly every metric. One of those metrics that I like to bring up is our Community Satisfaction Survey, which we call our Police Services Survey. There's a number of different categories that it measures, but in every one of those categories, we're achieving over 90% customer satisfaction; in some cases, in fact, most cases, it's in excess of 95% satisfaction with our services. So, that's really exciting because we can judge ourselves against whatever arbitrary criteria that we want or we think is important to the community, but it's most valuable to hear what the community wants and how they think we're doing. So, that's probably the metric that I'm most proud of, is to hear that the community is that pleased with our service.

As you may know, we got a grant to add a Traffic Safety position, so that's 100% dedicated to traffic safety, and that's Officer Lauden Rinzel; he started in that position on October 1, and he's doing an incredible job. I think at this point he's got 19 DWIs and countless traffic stops and speed citations, and a lot of public education as well. I know that's going to make a measurable impact on traffic safety by the end of this time next year.

We're working on our Annual Report right now to gauge our success on our Strategic Plan and evaluate success of a lot of different things that we've done. We're implementing an Annual Report that would be available for public review here soon, so that's something to look forward to. Our website is going under revision, just starting now, that will be kind of a lengthy process, but we started that. So, we're really going to be engaging the public here in the next couple months to figure out what they want and need from our website, and we're eager to make those changes.

We're implementing and evaluating a lot of different technologies; one of those such technologies is an online Crime Report, that went live about a month ago. So, if the citizens don't know, they now have the opportunity to go to Facebook or our website, find the link, and submit police reports for what I'll call minor crimes, nuisances, and ordinance issues, those lower level of concerns and problems. Obviously, we don't want people reporting assaults and arsons and vehicle thefts and things like that, but property damage, ordinance concerns, neighbor complaints, things like that, they're welcome to go to that link, and submit the online Crime Report. It gives them the opportunity to talk about the incident in a narrative format, lots of dropdowns that are very efficient to describe the nature of the incident; that helps us track and trend those problems. They can also attach things like documents, videos, bank statements, anything that supplements their case can be attached directly to it; so, it's super efficient, and then at the conclusion of that report, they hit submit, and they'll get updates periodically as that tracks through

the investigative and documentation process. At the very end, they get an email where they can get a copy of that report or things like that. So, it's been very successful, we're looking for that to grow.

Captain Petersen said I guess that's about it, there's a lot going on, but probably too much to share in this venue.

Vice Chair Kath said thank you, Brad. Are there any questions?

Commissioner Alden-Rediske said I had a couple questions. The online Crime Report, I'm just hearing about it for the first time right now. It sounds interesting. I understand it's for lower-level reporting, but who follows up on that, and then has it been used yet?

Captain Petersen replied yes, it has been used to a limited extent because this is pretty new, but we've fielded probably 25 or 30 Crime Reports at this point; it just went live within the last month. So, as the reports come in, they're screened by the on-duty sergeants, and the sergeant decides on the most appropriate place for it to get routed, whether it's a Community Service Officer or a certain officer with certain specialties. From that point, the officer takes a look at it; if they have all the information that they need, they can go ahead and file the report, do whatever needs to be done from there. If they need more information, they'll contact the citizen or do an investigation, and then once it's all done, it goes back to the sergeant for approval, and the citizen is kept apprised throughout that process as well.

Commissioner Alden-Rediske said okay, thank you, so it's another avenue for people to report stuff if they're not comfortable calling a number; it's kind of like the non-emergency number but online?

Captain Petersen replied yes, it's along those lines. We're noticing and hearing that people want other options for reporting, it's not meant to replace our in-person reporting or the non-emergency or telephone reporting, it's just another option. Some people like to do things from their phone and their computers now.

Commissioner Alden-Rediske said I'd like to know where you market that, because I didn't know anything about it until today, so that's kind of cool. And then earlier, when you started, you mentioned about a grant, you received a grant, but I didn't follow what the grant was for.

Captain Petersen replied sure. So, the online Crime Report was advertised on Facebook and our website, mentioned in a Council Meeting, I believe, probably a couple other places, too. So, it's been out there, but by its limited usage, I know that we can do a better job of getting it out there. And, so, the grant was offered through the State's Traffic Safety grant office, I forget the actual name; it's the same office that Towards Zero Deaths and all the overtime and those monies come from. It's a grant to fully fund one officer for one year; all his salary, wages, training, and that's his sole job is to go out and do traffic. Commissioner Alden-Rediske said and that's Officer Rinzel? Captain Petersen replied yes.

Vice Chair Kath asked staff for a favor, if you could email out our 2025 meeting dates. I was just checking my calendar, and I don't have it. So, if you could email that out to all the commissioners, then we can get all of our dates; they're pretty consistent, but obviously they move one day as a new year comes out. So, if you could do that, that would be great.

11. COUNCIL COMMENTS

Council Member Dave Thiede said all right, certain things were covered that we did in Council. I might mention that all of the labor contracts have been signed and resolved, I believe, so that's always good to have done.

A couple other things: We approved an updated Ambulance Purchase authorization; we're kind of going back to the van front instead of the truck, more the truck front. I guess we got a pretty good deal and everything on that, so that's good. We also approved a new Fire Tender, which needed to be ordered now, as there are long lead times on those things; so, it's probably not until next year sometime I believe that that Fire Tender would come in. He asked Council Member Justin Olsen if he remembered anything else that we talked about that these folks would be interested in that we approved on Council?

Council Member Olsen asked did you guys discuss the budget, do you know where the budget's at? We do our final budget approvals here coming up; so, if you haven't talked about that, I can certainly share where we're at with the budget, but we're at the end of the process now.

Council Member Thiede said and again, I don't necessarily have it, I'm not going to go into all those numbers for you tonight, but that information is available. As always, we try to hold the increases down as much as possible and such, but I think it's looking pretty good; there's different things that we've got to talk about this week in a workshop, and the final approval is actually in December, the first meeting in December, I believe. So, that's probably it.

Council Member Thiede asked if the commissioners had any questions for him.

Commissioner Lotts stated I certainly appreciate how forward thinking you guys are, like ordering Fire Tenders, as the lead time is super long. It's very refreshing, and Brad had mentioned the Strategic Plan and how fast you're burning through it; that's amazing to hear as a citizen, like I said, super refreshing. So, thank you.

Council Member Thiede replied you're welcome. I've always appreciated our planning efforts and taking a look at different plans and trying to anticipate what could happen in the future. Because a lot of times you get to a certain point in time, and even though something's not going to happen immediately, you think, well, if we make this decision vs. this decision, and then if this happens up here, you know, this would be the better decision to make in keeping that plan. So, when things kind of mesh together in the future, it's not necessarily always by accident. So, thank you for that.

Vice Chair Kath said the only question I had is maybe it's more of a Parks Commission session, but with the three questions that we just had on the ballot that didn't get passed, is there any discussion now by Council what our next steps will be to try to move forward? Will it ever be brought back, or is it too early in the process? I mean, that just happened a week or two ago.

Council Member Thiede said well, again, like we were talking about planning; those are kind of some of the things that we feel have some importance in terms of future planning and future benefit for the community. Personally, even though I tend to be a little bit more tight on the money than some others, I imagine people know that, but actually the sales tax would have been a good way to have not just the residents of the City pay for some of those improvements, but I don't think a lot of people recognized that. So, we'll be going over a lot of that, saying well, why weren't we able to communicate some of that to the public a little bit better? But it is, there probably is a plan in terms of, besides the other things we're looking at for different parks and so forth, of some of the major things that we'd like to be able to do in the future. You know, it just may take longer to get some of it done now.

Vice Chair Kath said thank you. Well, if there are no further questions, thanks again for the update.

If my colleagues will give me one little pass here, I do want to make one more commission report for you guys that I completely forgot; we probably should have said something at our last meeting, but Kelsey and I both did the public service filming here. Each commission was asked to get a couple volunteers, and they had a little production out here in the Council Chambers, and we got interviewed. I haven't seen any final product yet, but we're pretty excited about it, so other commissioners, it should be coming, hopefully; obviously, staff will get to look at it first and then we'll get to, but I'm certainly humbled at being able to represent our commission. So, if you watch it and you have some feedback for me, I've got broad shoulders and I'll take the feedback, okay?

12. ADJOURNMENT

Commissioner Alden-Rediske made a motion to adjourn the meeting; Commissioner Jenson seconded. Motion carried: 5-0. The meeting was adjourned at 8:08 p.m.

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



City Council Action Request

7.D.

Meeting Date	2/5/2025		
Department	Community Development		
Agenda Category	Action Item		
Title	Planning Commission Meeting Minutes (12/16/2024)		
Staff Recommendation	Accept and place on file the minutes from the December 16, 2024, Planning Commission meeting.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>Planning Commission Minutes 2024-12-16</td></tr></table>	1.	Planning Commission Minutes 2024-12-16
1.	Planning Commission Minutes 2024-12-16		



COTTAGE GROVE PLANNING COMMISSION
12800 Ravine Parkway South
Cottage Grove, MN 55016

December 16, 2024

COUNCIL CHAMBER - 7:00 P.M.

The Regular Meeting of the Planning Commission was held in the Council Chamber and telecast on Local Government Cable Channel 16.

1. CALL TO ORDER

Frazier called the Planning Commission meeting to order at 7:00 p.m.

2. ROLL CALL

Pradeep Bhat-Here; Ken Brittain-Here; Jessica Fisher-Here; Evan Frazier-Here; Eric Knable-Absent; Derek Rasmussen-Here; Emily Stephens-Here.

Members Absent: Eric Knable

Staff Present: Emily Schmitz, Community Development Director; Riley Rooney, Associate Planner; Tony Khambata, City Council Liaison

3. APPROVAL OF AGENDA

Fisher made a motion to approve the agenda. Stephens seconded. The motion was approved unanimously (6-to-0 vote).

4. OPEN FORUM

Frazier opened the Open Forum and asked if anyone wished to address the Planning Commission on any non-agenda item. No one spoke. Frazier closed the Open Forum.

5. CHAIR'S EXPLANATION OF THE PUBLIC HEARING PROCESS

Frazier explained the purpose of the Planning Commission, which serves in an advisory capacity to the City Council, and that the City Council makes all final decisions. In addition, he explained the process of conducting a public hearing and requested that any person wishing to speak should go to the podium and state their full name and address for the public record.

6. PUBLIC HEARINGS AND APPLICATIONS

A. Brockman ICUP Extension - Case ICUP2024-025

Brockman Land, LLC has applied for an extension to the Interim Conditional Use Permit (Resolution 2015-085) at 10870 Ideal Avenue South to allow for the continuance of existing site operations until such time any adjacent property use is proposed which aligns with the guided land use in the Comprehensive Plan.

Recommendation: The Planning Commission recommend that the City Council extend the Interim Conditional Use Permit (ICUP) at 10870 Ideal Avenue South to allow for the continuance of existing site operations until such time any adjacent property use is proposed, which aligns with the guided Land Use in the Comprehensive Plan.

Rooney summarized the staff report and recommended approval subject to the conditions stipulated in the staff report.

Frazier asked if there were any questions for staff.

Frazier said the last ICUP, then, was a 10-year grant; is there a reason why this one is not a term limited and rather is just based on whenever development happens on a different plot? Rooney replied we wanted to just ensure that at that time it does expire, it makes sense to do so. If we were to set another 10-year period, let's say those properties aren't ready at that time either, then we'd kind of be going through the work all over again, not necessarily that that's bad, but the idea is that once those properties are ready, it's good to go. I don't know if Schmitz has anything to add off of that. Frazier said I guess my thought and my concern in going over the packet was is a grant of an ICUP with an indeterminate time period is kind of defeating the purpose of an ICUP, because it's supposed to be a time limited, very limited ability to use the property that we should be able to review fairly often. But does it also then make it more difficult for the surrounding properties to develop because this use is ongoing? Rooney replied I don't know if Schmitz wants to touch on that a little more because she has some background, I think. Schmitz replied you can certainly add a condition that does include a sunset date, perhaps it's 10 years again, and we can revisit it in front of the Planning Commission and City Council. However, leaving it at such time the area redevelops, it helps it kind of all redevelop together, for lack of a better way to put it. So, we can certainly add a sunset date as opposed to leaving it open-ended; it's up to you as the Planning Commission. Frazier said okay, I just didn't know if there were thoughts on if my concern is well founded, or if staff said no, we thought about that and we're not concerned about it, so, all right.

Brittain said so, if I remember correctly, a time for termination is normal, but is it also just a normal implementation of the ICUP to have a triggering condition, such as when the land develops? And is that typically the two things, or are there more options? Schmitz replied an ICUP is intended to be limited to whether it's a timeframe, whether it's a triggering event, whatever that might look like. To Rooney's point in her presentation, a Conditional Use Permit (CUP) runs with the land, and we have no ability to kind of revoke that right. So, that ICUP allows us to put that condition on there for it to end at such time we see the area start to redevelop. Brittain said okay, thank you.

Stephens asked what's the definition of the other properties being ready to develop? Because as I understand, people can be ready to develop, and things can come and go, and it can go on forever. So, how are you like navigating the concrete when are they ready to develop; what does that mean? Rooney replied that's a good question. Our definition would essentially be at such time that any of those properties were to sell and be sold to a developer to then, in turn, create residential development; that would trigger that finalization of the ICUP should you approve that this evening and it be approved by the City Council as well. Stephens asked so, is it the sale, or putting it up for sale; like, is there a specific? Rooney replied the specific is probably it. Schmitz stated ultimately, we want the trigger to be for sale or a planning application, which would align those properties with our current guided Land Use, so, R-3 residential. So, at such time we receive a planning application for that area to redevelop in that manner would be the trigger. Stephens said okay, thank you.

Frazier said so the language in Condition #5 in the Recommendation talks about a surrounding use terminating and then the parcel being proposed to be in compliance with the legal conformity; so, that's the actual legal language that would go in, but Planning staff would interpret that as someone who has put the property up for sale to a development or its actually been sold to a developer. Rooney replied that is correct.

Fisher asked so once an adjacent property does sell, what kind of notice do you have to give the owner of this property we're talking about? Do you say hey, we're done, your ICUP is gone; I mean, is there some sort of, like do they have a year to? I don't know, I guess I feel like, okay, so something adjacent goes, then what? Brittain told Fisher it says right here; Fisher said, oh, 90 days, I don't know how I missed that. Rooney said it's a good question to clarify, not to worry.

Khambata said I don't normally interject, but I've got one quick question regarding the 2050 Comprehensive Plan that we're going to start working on here. So, if the Land Use in the Comprehensive Plan changes when we adopt the 2050 Comprehensive Plan, how does that affect the landowners approval? So, say the Planning Commission were to change the guided Land Use in the Comprehensive Plan as a whole, how would this apply to the updated Land Use guidance? Schmitz replied we would need to revisit. I don't anticipate the 2050 Comprehensive Plan will address the Land Use guidance for this particular area; recognizing that it certainly could, we would have to revisit what that redevelopment looks like.

Bhat said I have two questions. What's on the north side of this site? What's that currently? Rooney asked the other side or just either north and south? Bhat replied just north of this property. Rooney replied so, just south is the junkyard, and north I believe

is Rumpca Excavating, so it's currently an excavating company. Bhat asked, so, when we say adjacent property, does it have to be those two properties or it can be across the street, too? Rooney replied I guess this is residential already, so here, here, and then the property across the street has already been developed; this is our Public Works building and then the Low-Zone Water Treatment Plant is down here. So, it'd just be these adjacent properties to the north and south. Bhat said okay, thank you.

Brittain asked how would that happen if you had to revisit it with the underlying zoning changing? What's the process versus maybe changing some of this terminology to somehow reference the Comprehensive Plan? Schmitz replied I would anticipate if the underlying Land Use were to adjust, it would adjust perhaps more to an industrial use, right? Just using my planning brain and thinking okay, we've got the Business Park, that would only be the likely other option; and if that is the case, the use then actually more aligns with an Industrial District type use. Therefore, the use would continue on as is, there wouldn't necessarily need to be that trigger to adjust.

Frazier said again, we're kind of going down the rabbit hole over here, but this is probably a little speculative; you said highly unlikely, it would change more towards an industrial. I think I would agree with that probably just because there are residential nearby, and I know you guys as planners don't like putting industrial next to residential. I think there's also a higher vote that Council has to meet in order to change a property from Residential to Industrial, so it's unlikely to say that this would change that far in the 2050 Comprehensive Plan. Schmitz said it certainly could, but again, from a planning perspective, we do like to try and have a little bit of those buffers in between kind of those longstanding residential uses and new development.

Frazier said, actually, I will ask one more question. If I was going to push you and say I really want years on here, instead of another triggering condition, would staff recommend another 10-year period? Rooney replied I would say 10 years, I think, is more than sufficient; if you wanted to put a timeline on it, that is something that we would add to the end of the Recommendation to bring forward to City Council, if that's something you're interested in. Frazier said thank you.

Brittain said if that were something that was desirable by the group, would it be possible to have a whichever happens first? Where if the residential development happens, boom, you're done, or in 10 years, we're going to revisit it and we can see what's changed? Schmitz replied your motion this evening can certainly include an amendment to that condition to do whichever happens first.

Frazier asked if there were any further questions for staff; none were asked. He asked if the applicant would like to approach and add anything additional.

Tim Brockman, from Brockman Land, said I really don't have anything more to add. I think what she said was what we are looking for, just a way to stay in there. It doesn't make sense for us to sell one small area, but when everybody else develops, we're more than willing. We know how that works, so, we'll be willing to move on then; and a 10-year extension, that would be sufficient. So, thank you for your time.

Frazier asked if there were any questions for the applicant, none were asked. Frazier told Brockman thank you very much for being here.

Frazier opened the public hearing. No one spoke. Frazier closed the public hearing.

Frazier asked if there was any further discussion by the commission.

Rasmussen said I think I agree with your timeline, a 10-year sunset period just seems like it gives it a definite end. If this is going to develop, and we're sure the north and south will develop with it, probably as one. So, I'm pretty comfortable with how it's written with the sale of the property or 10 years, whichever comes first. I like that.

Frazier said yeah, and that was kind of my thought coming in, so I'm glad Brittain asked that question, just to be definite, that we could do that, but I think it's worthwhile being able to come back and review this in a time period certain. If it doesn't, then they can continue to exist, but then it also gives us the out to end it early if those properties start to develop; and it makes sense to be a residential area instead of us having to stay with the 10 years. So, I think the suggestion that we do either a development or a 10-year period, whichever occurs first, I think is something that should be appropriate here.

Brittain made a motion to approve the Interim Conditional Use Permit (ICUP) extension, subject to the conditions stipulated in the staff report, with the addition that the ICUP will either terminate at the 10-year mark, or when the adjacent properties develop, whichever occurs first. Fisher seconded. Motion passed unanimously (6-to-0 vote).

7. APPROVAL OF PLANNING COMMISSION MINUTES OF NOVEMBER 25, 2024

Brittain made a motion to approve the minutes of the November 25, 2024, Planning Commission meeting. Bhat seconded. Motion passed unanimously (6-to-0 vote).

8. REPORTS

A. RECAP OF DECEMBER CITY COUNCIL MEETING

Schmitz stated given our early meeting this month, we've only got one Council Meeting to recap, on December 4, 2024; she provided a summary of actions from that meeting.

Schmitz said with that, I will pass it over to Council Member Khambata.

Khambata said this will be my last as Council Liaison to the Planning Commission, so I want to take this opportunity to again share my appreciation with all of you for the time that you devote to this. I know it's not easy work, especially when we have big, thick packets, it's sometimes hard to see the value in what you do; but especially coming from the Planning Commission and being on the Council, the work that you guys do is invaluable to the City, so thank you. And I wish we had more short meetings like this. I'll be continuing on in some form or capacity with the City, but not on City Council, starting in January. So, I hope to see you guys around, and I'll make myself available for any questions if you have any for me.

Frazier said thank you; are there any questions for Council Member Khambata? None were asked.

Frazier said, Tony, I'll return the thanks to you. I know we started together on the Planning Commission, and I know you always worked very hard in this position, in this role, just as a member and then as Chair. I know with moving up to the City Council, I know you've always had the City in mind, in doing what's best. So, thank you for all of your work for the City as well. Khambata said thank you.

B. RESPONSE TO PLANNING COMMISSION INQUIRIES

Frazier said I think we had one at the last meeting that we had answered at the meeting.

C. PLANNING COMMISSION REQUESTS

Frazier said I just have one; so, the Preserve.Play.Prospers, that plan obviously was not agreed to by the voters in the November election. I thought Dockter, when he did the presentation to us, said that the CIP may change, depending on the results of that referendum. Is that something that we're going to see within the next couple months, an amendment to that, or do you know a timeline? Schmitz replied I anticipate early in the year, in 2025, we'll revisit what that CIP looks like; those funding opportunities changed, obviously, with that Preserve.Play.Prospers referendum not passing.

9. ADJOURNMENT

Rasmussen made a motion to adjourn the meeting. Stephens seconded. Motion passed unanimously (6-to-0 vote). The meeting was adjourned at 7:25 p.m.



City Council Action Request

7.E.

Meeting Date 2/5/2025

Department Community Development

Agenda Category Action Item

Title Approval of Rental Licenses

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

Budget Implication N/A

Attachments

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

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

FROM: Samantha Drewry, Code Enforcement Officer

DATE: January 30, 2025

RE: Rental License Approvals

Background/Discussion

Rental licenses are required for nonowner-occupied residential properties (City Code Title 9-13, Property Maintenance, and Title 9-14, Rental Licensing) and are issued on a biennial basis. The licensing process includes submittal of the rental license application, payment of \$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.

2025 RENTAL LICENSES
CITY COUNCIL APPROVAL - FEBRUARY 5, 2025

RENTAL LICENSE NUMBER	PROPERTY STREET #	PROPERTY STREET NAME	PROPERTY OWNER
RENT-002640	6524	Genevieve Trail South	Aarthi Saminathan/Anandamoorthy Thirumoorthy
RENT-001521-	8989	92nd Street South	Amy LaCroix
RENT-002651	8203	Joliet Avenue South	Anh Pham
RENT-002649	6792	Meadow Grass Lane S	Chuck Li
RENT-002673	9801	78th Street South	Deborah Spinner
RENT-001598-	8489	Grafton Avenue South	Eileen Poussard
RENT-002680	7013	Homestead Avenue South	Joseph Baumann
RENT-001690-	8191	Jensen Avenue South	Kevin Spuhler
RENT-001604-	6992	Pine Crest Trail South	Mark Stevenson
RENT-002678	6110	Lamar Avenue South	NeuShine LLC
RENT-002570	6817	Pine Crest Trail South	Vincent Burger, 6817 Pine Crest LLC



City Council Action Request

7.F.

Meeting Date	2/5/2025				
Department	Public Safety				
Agenda Category	Action Item				
Title	Towing and Impounding of Vehicles Service Agreement				
Staff Recommendation	Authorize executing a service agreement for towing and impounding of vehicles with South East Towing, Inc.				
Budget Implication	N/A				
Attachments	<table><tr><td>1.</td><td>Service Agreement for Towing and Impounding Vehicles January 28 2025</td></tr><tr><td>2.</td><td>South East Towing Clean Vers(Towing Contract 2025-2027)</td></tr></table>	1.	Service Agreement for Towing and Impounding Vehicles January 28 2025	2.	South East Towing Clean Vers(Towing Contract 2025-2027)
1.	Service Agreement for Towing and Impounding Vehicles January 28 2025				
2.	South East Towing Clean Vers(Towing Contract 2025-2027)				



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

From: Peter J Koerner, Director of Public Safety

Date: January 28, 2025

Subject: **TOWING AND IMPOUNDING OF VEHICLES SERVICE AGREEMENT**

INTRODUCTION

South East Towing, Inc. has serviced Cottage Grove Public Safety since the 1990's delivering excellent service. The current towing contract is due for renewal, and we solicited bids from two local vendors, South East Towing, Inc. and Absolute Towing & Recovery, Inc.

Both companies met the requirements for response time, towing capabilities, secure storage, etc. Both companies gave similar costs for tows and there were differences in additional services but not substantial. Most of the tows we utilize are basic tows and South East Towing, Inc. is lightly lower.

	Absolute Towing	South East Towing
Basic Tow (Type I-V)	\$125.00	\$115.00
Heavy Towing (Type VII)	\$400.00 Per Hour	\$300.00 Per Hour
Clean Up	\$25.00	\$15.00
Winch	\$75.00	\$75.00
Dolly	\$0	\$25.00
Complimentary Towing for Department Vehicles	Yes	No
Free Scrap/"Junk" Vehicles for Training	Yes	Yes
Call Response 20 Minutes	Yes	Yes
24 hours 7 Days Per Week	Yes	Yes
Two Towing Vehicles On Call	Most	Yes

Absolute Towing & Recovery, Inc. offered complimentary towing and service for department vehicles. Both companies offered complementary junk vehicles for public safety training.

Command staff reviewed bids and recommend continuing our service agreement with South East Towing, Inc. The service agreement was reviewed, updated, and approved by Attorney Aaron Price. The service agreement will be effective from February 5, 2025, and terminating December 31, 2027.

RECOMMENDATION

Authorize executing a service agreement for towing and impounding of vehicles with South East Towing, Inc.

**CITY OF COTTAGE GROVE, MINNESOTA
SERVICE AGREEMENT FOR
TOWING AND IMPOUNDING OF VEHICLES**

This Agreement, made between the City of Cottage Grove, a municipal corporation under the laws of the State of Minnesota, hereinafter referred to as "City", and South East Towing, Inc., 7401 Dickman Trail, Inver Grove Heights, MN 55076, hereinafter referred to as "Contractor" do hereby agree as follows:

1. Purpose. This service agreement is to provide for the towing and impoundment of passenger cars, trucks, motorcycles and snowmobiles within the City of Cottage Grove, on a 24-hour basis.
2. Term. This service agreement shall be effective 01/01/2025 and terminate 12/31/27.
3. Equipment/Manpower/Services. This Contractor shall have the equipment, and provide the manpower and services pursuant to this service agreement as specified in this section.
 - a. The Contractor shall own a minimum of two towing vehicles with a minimum capacity of five (5) tons.
 - b. Each towing vehicle shall be equipped in accordance with Minnesota Statute, section 169.64, and inspected by the Minnesota Department of Transportation on an annual basis with certification provided to the City.
 - c. The Contractor shall be available for towing services twenty-four (24) hours a day, seven (7) days per week.
 - d. The Contractor shall arrive at the scene of the tow within the following time limits: for a daytime request, within *20 minutes* after the request for services is received; for a nighttime request, within *15 minutes* after the request for services is received.
 - e. The Contractor shall be able to provide towing services for automobiles, light trucks, snowmobiles, motorcycles and other specially designed vehicles. Contractor shall also have the ability to provide special towing services, including: winching, dollies, flat bed, light rescue, etc. Contractor shall also have equipment with 30,000 pound under-reach capabilities.

Towing charges shall be divided into seven types as follows:

- | | |
|-----------|---|
| Type I: | Towing of standard-sized vehicles |
| Type II: | Towing of vehicles from accident scenes |
| Type III: | Truck-type vehicles with a capacity exceeding one ton |

- Type IV: Tows that require an unusual amount of winching and/or use of dolly
- Type V: Tows that require the use of a flat bed
- Type VI: Cottage Grove Public Safety tows
- Type VII: Tows requiring an unusual rescue effort or which needs specialized removal equipment shall be subject to a negotiated price between the owner of said vehicle and the tow company

- f. The Contractor shall assume all liability for the vehicles to be towed.
- g. The Contractor shall be responsible for cleanup of debris at the scene.
- h. The Contractor shall maintain the insurance coverage outlined in Section 5.
- i. Contractors shall have access to a secured, 24-hour impound facility, which must be consistent with the applicable zoning laws. Further, the Contractor must provide to the City a scale drawing of the facility, along with proof that the facility itself complies with the applicable zoning laws.

4. Towing, storage and administration fees.

- a. The storage fees shall be charged on the basis of each 24-hour period commencing after the time of arrival of the towed vehicle at the impound facility. The storage rate shall be as follows (including sales tax):

Year 1 (January 1, 2025 thru December 31, 2025):

First day storage fee (from arrival at facility to first 24 hours): \$35.00

Every 24 hours thereafter (or part of if released prior to 24 hours): \$35.00

Year 2 (January 1, 2026 thru December 31, 2026):

First day storage fee (from arrival at facility to first 24 hours): \$35.00

Every 24 hours thereafter (or part of if released prior to 24 hours): \$35.00

Year 3 (January 1, 2027 thru December 31, 2027):

First day storage fee (from arrival at facility to first 24 hours): \$35.00

Every 24 hours thereafter (or part of if released prior to 24 hours): \$35.00

- b. If owners of vehicles impounded for violations of or in conjunction with arrests of Minnesota Statute, section 169A.20 (Driving While Impaired), fails to provide Contractor with the requisite proof of ownership, valid driving privileges and insurance pursuant to Minnesota Statute, section

169A.42, by 6:00 p.m., Contractor may store the vehicle overnight and charge the vehicle owner for another storage day.

- c. The towing and impound service fees charged by the Contractor shall be as follows (including sales tax):

Year 1 (January 1, 2025 through December 31, 2025):

<u>Type</u>	<u>Basic Fee</u>	<u>Additional</u>	<u>Total</u>
Type I	\$115.00		\$115.00
Type II	\$115.00	\$15.00 (clean-up)	\$130.00
Type III	\$150.00	\$25.00 (drive line)	\$175.00
Type IV	\$115.00	\$75.00 (winching)	\$190.00
		\$25.00 (dolly)	\$140.00
		\$15.00 (clean-up)	\$130.00
Type V	\$115.00	\$15.00 (clean-up)	\$130.00
Type VI	\$30.00		\$30.00
Type VII	\$300.00/Hour		\$300.00/Hour

Year 2 (January 1, 2026 thru December 31, 2026):

<u>Type</u>	<u>Basic Fee</u>	<u>Additional</u>	<u>Total</u>
Type I	\$125.00		\$125.00
Type II	\$125.00	\$15.00 (clean-up)	\$140.00
Type III	\$175.00	\$25.00 (drive line)	\$200.00
Type IV	\$125.00	\$75.00 (winching)	\$200.00
		\$25.00 (dolly)	\$150.00
		\$15.00 (clean-up)	\$140.00
Type V	\$125.00	\$15.00 (clean-up)	\$140.00
Type VI	\$30.00		\$30.00
Type VII	\$300.00/Hour		\$300.00/Hour

Year 3 (January 1, 2027 thru December 31, 2027)

Type I	\$125.00		\$125.00
Type II	\$125.00	\$15.00 (clean-up)	\$140.00
Type III	\$175.00	\$25.00 (drive line)	\$200.00
Type IV	\$125.00	\$75.00 (winching)	\$200.00
		\$25.00 (dolly)	\$150.00
		\$15.00 (clean-up)	\$140.00
Type V	\$125.00	\$15.00 (clean-up)	\$140.00
Type VI	\$30.00		\$30.00
Type VII	\$300.00/Hour		\$300.00/Hour

- d. Administrative fees may be charged on vehicles impounded for periods exceeding five (5) days. The administrative fees must be reasonable and represent actual costs incurred by the Contractor to notify the owners of

impounded vehicles. Upon demand, the Contractor must provide to the City documentation justifying charging the fees.

- e. All charges for towing and storage shall be secured by a lien against the vehicles impounded, and carried on account until the City makes sale or other proper disposition of such vehicles. If the receipts from such sale or other disposition are not sufficient to pay the cost of the towing and storage charges after the deduction of the costs of such sale or disposition, any excess shall be paid by the Contractor, first toward net towing charges and then toward net storage charges as otherwise would be earned by the Contractor, and the balance of the towing and storage charges shall be canceled. If the receipts from such sale or other disposition are not sufficient to pay the costs of such sale or other disposition, all charges for towing and storage shall be canceled.
- f. Notice to Owner. The Contractor must provide a written statement from the City explaining computation of fees to each vehicle owner when the owner claims the vehicle. The City may update the statement at its discretion.
- g. The Contractor shall be solely responsible for all matters relating to the operation of said impound facility and shall indemnify and hold the City harmless in connection therewith and shall comply with the following criteria:
 - (1) The impound facility shall be located within ten (10) minutes of the City of Cottage Grove, and must be able to accommodate at least thirty (30) vehicles.
 - (2) The impound facility must have a locked and fenced lot, with a minimum of an 8-foot fence. The lot must conform to all applicable codes and ordinances.
 - (3) The impound facility shall be available daily 7:00 a.m. to 6:00 p.m. to allow for the release of impounded vehicles.
 - (4) The provider of towing services to the City must have access to an impound facility twenty-four (24) hours a day.
 - (5) A record shall be made at the time vehicles arrive at the impound lot as to the vehicle's condition, and an inventory of the vehicle's valuable contents.
 - (6) The Contractor must make an attempt to contact the listed owner of any unclaimed vehicle within seven (7) days of the initial tow of the vehicle. Contractor shall maintain documentation of each contact

with the vehicle's owner and shall make said documentation available upon request to the Cottage Grove Department of Public Safety.

- (7) All records and documentation in regards to the Cottage Grove Department of Public Safety towing services shall be made available to Department of Public Safety personnel upon request.
- (8) The Contractor must advise the Cottage Grove Department of Public Safety when a vehicle is released. Such notification will be made immediately by telephone, and monthly in writing on forms prescribed by the Public Safety Department. The forms shall include, but are not limited to, the documentation of all fees charged. The Contractor shall provide printed record of all vehicles towed on a monthly basis. Said records shall contain no less than the following data:
 - a. Date vehicle was towed
 - b. Vehicle license number (VIN number in absence of license plate)
 - c. Vehicle year
 - d. Vehicle make
 - e. Location the vehicle was towed from
 - f. Status of vehicle (released, junked, auctioned, still in impound)
 - g. To whom the vehicle was released (driver's license number will suffice)

The Contractor shall provide to the Cottage Grove Police Department a printed record of all vehicles towed from the effective date of the towing service agreement through the end of the most current month. Said record shall contain all the same information as the monthly record but shall also contain totals identifying:

- a. Number of vehicles still in impound
- b. Number of vehicles seized
- c. Number of vehicles released
- d. Number of vehicles auctioned
- e. Number of vehicles junked
- f. Total number of vehicles towed

Said printed records shall be in receipt of the Cottage Grove Police Department Administrative Division no later than the 10th working day of the following month.

- (9) The Contractor must require and receive proof of the ownership and proof of current insurance from the vehicle owner prior to releasing any vehicle. In addition, the Contractor shall check the Public Safety Impound Record for any police holds on the vehicle. No vehicle may be released until all police holds have been removed.
- (10) No storage charges shall be made by the Contractor when the towed vehicle is not brought to the Contractor's impound facility.
- (11) The Contractor shall notify the Department of Public Safety in writing of all alleged damage to vehicles, and loss of personal property of towed vehicles.
- (12) The Contractor shall be responsible for the disposition of all Department of Public Safety-directed, unclaimed towed vehicles.
- (13) All unclaimed vehicles, which are to be sold, must be held by the Contractor for a minimum of ninety (90) days.
- (14) If a towed vehicle is not claimed during the holding period, it may be sold at Public Auction between 9:00 a.m. and 5:00 p.m. The sale must occur in the County where the impound facility is located.
 - a. Procedure for Sale. Notice stating the time and place of the sale, the amount due on the date of the sale (not including expenses of advertising and sale), reason for lien against the vehicle, and general description of the vehicle shall be served upon the owner of said vehicle.
 - b. Method of Service of Notice. Notice must be served personally if the owner resides in Washington County. If the owner is not a resident of Washington County, the above notice must be published once per week for three (3) weeks in a Washington County newspaper. The last published notice must be dated at least one (1) week prior to the date of the sale. If the post office address of the owner is unknown, public notice is sufficient.
 - c. Sale proceeds from unclaimed vehicles shall be distributed as follows:
 - 1. Expenses of the sale and advertising.
 - 2. Expenses, if any, owed by the towing or impound provider to a third person, such as: storage charges & maintenance fees.

3. Charges and fees of the towing/impound operator
 4. The balance, if any, to the owner or another lien holder of the vehicle.
 5. The Contractor shall be solely responsible for the disposal of any abandoned vehicle as defined by Minnesota Statute, section 168B.03. Any abandoned vehicles shall be disposed of by the Contractor in accordance with Minnesota Statute, section 168B.09.
- (15) The City shall not be responsible for requests for towing services, which are canceled prior to arrival of the towing vehicle.
- (16) No vehicle shall be towed under this service agreement without specific authorization from the City.
- (17) All vehicles shall be towed (not driven), without damage to said vehicle, to the above-referenced impound facility. No vehicle shall be towed under this service agreement without specific authorization from the City.
- (18) The Contractor will be held responsible for the loss of or damage to, the vehicle, equipment thereon, and contents from the time they, or their agent, signs the receipts for the vehicle provided by the Cottage Grove Public Safety Department.

The Contractor shall take all precautions necessary to protect the public against injury and will defend and hold the City harmless from all towing and storage of vehicles as provided hereunder, and in the service agreement relating thereto.

5. Insurance. The Contractor shall maintain commercial general liability coverage at \$1,000,000 per occurrence with a general aggregate of \$2,000,000, automobile liability coverage at \$1,000,000 combined single limit, and umbrella liability coverage at \$2,000,000 each occurrence with an aggregate of \$2,000,000. The City must be named as an additional insured on all insurance policies referenced herein. Contractor may not cancel any insurance policy where the City is listed as an additional insured party without first providing written notice to the City. Failure to maintain the insurance required by this Section shall entitle the City to terminate this service agreement.
6. Performance. In all cases where the Contractor fails to respond to any call for tow trucks within twenty (20) minutes, the Department of Public Safety shall have the right to call other providers to perform towing services, and the Contractor shall pay to the City any costs of towing expenses incurred by the City to the extent they exceed the price provided by the service

agreement.

7. Non-Discriminatory Practices. The Contractor shall not during the life of the service agreement, discriminate against any employee or applicant for employment because of race, color, sex, creed, national origin or ancestry. The Contractor shall include similar provisions in all subcontracts entered into for the performance of this service agreement. The City reserves the right to cancel or terminate this service agreement and any money due or to become due hereunder may be forfeited, for a second or subsequent violation of the terms and conditions of this paragraph. This paragraph is in compliance with the provisions of Minnesota Statute, Section 181.59, Minnesota Department of Human Rights; Minnesota Statute 363.00 inclusive of Section 363.073 (Certificates of Compliance for Public Contracts) and applicable Federal Civil Rights Acts.
8. Indemnification. The Contractor shall take all necessary steps to protect the public against injury in the performance of this service agreement. The Contractor shall indemnify, defend, and hold the City harmless from any and all claims or damages, including the costs and attorney's fees incurred to defend any claim for damages, which the Contractor has alleged to have caused arising out of the performance of this service agreement. Contractor shall indemnify City against legal liability for damages arising out of claims by Contractor's employees. City shall indemnify Contractor against legal liability for damages arising out of claims by City's employees.

Bonds and Insurance. The Contractor shall secure and maintain all bonds and insurance policies required by the service agreement.

9. Termination. This service agreement may be terminated by either party upon thirty (30) days' written notice delivered to the other party at the addresses listed above. Upon termination under this provision, if there is no default by the Contractor, Contractor shall be paid for services rendered and reimbursable expenses incurred until the effective date of termination.

This service agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this service agreement. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or submit a plan for cure that is acceptable to the other party.

10. Subcontractors. Contractor shall not enter into subcontracts for any of the services provided in this service agreement without the express written

consent of the City, unless specifically provided for herein. Contractor shall pay any subcontractor involved in the performance of this service agreement within ten (10) days of the Contractor's receipt of payment by the City for undisputed services provided by the subcontractor.

11. Delay in Performance. Neither City nor Contractor shall be considered in default of this service agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this service agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure permits, licenses or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either City or Contractor under this service agreement. If such circumstances occur, the nonperforming party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this service agreement. Consultant will be entitled to payment for its reasonable additional charges, if any, due to the delay.
12. Ownership of Documents. Professional documents, drawings, and specifications prepared by Contractor as part of the services performed under this service agreement shall become the property of the City when Contractor has been compensated for all services rendered, provided, however, that Contractor shall have the unrestricted right to their use. Contractor shall retain its rights in its standard drawing details, specifications, databases, computer software, and other proprietary property. Rights to proprietary intellectual property developed, utilized, or modified in the performance of the services shall remain the property of the Contractor.
13. Independent Contractor Status. All services provided by Contractor, its officers, agents and employees pursuant to this services agreement shall be provided as employees of Contractor or as independent contractors of Contractor and not as employees of the City for any purpose.
14. General Provisions.
 - a. Assignment. This service agreement is not assignable without the mutual written agreement of the parties.
 - b. Waiver. A waiver by either City or Contractor of any breach of this services agreement shall be in writing. Such a waiver shall

not affect the waiving party's rights with respect to any other or further breach.

- c. Governing Law. This services agreement shall be construed in accordance with the laws of the State of Minnesota and any action must be venued in Washington County District Court.
- d. Amendments. Any modification or amendment to this services agreement shall require a written agreement signed by both parties.
- e. Severability. If any term of this services agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this services agreement, which shall continue in full force and effect.
- f. Data Practices Compliance. All data collected by the City pursuant to this services agreement shall be subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.
- g. Entire Agreement. This services agreement constitutes the entire agreement of the parties and supersedes all prior communications, understandings and agreements relating to the subject matter hereof, whether oral or written.

[The remainder of this page is intentionally left blank]

SOUTH EAST TOWING, INC.

Authorized Signature

Date

Title

CITY OF COTTAGE GROVE

Myron Bailey, Mayor

Date

Tamara Anderson, City Clerk

Date



City Council Action Request

7.G.

Meeting Date	2/5/2025		
Department	Public Works		
Agenda Category	Action Item		
Title	Receive Fuel Pricing for 2025		
Staff Recommendation	Receive the 2025 State Fuel Contract pricing under State Contract number 263096.		
Budget Implication	Pricing is within budget.		
Attachments	<table border="1"><tr><td>1.</td><td>Receive Fuel Pricing 2025</td></tr></table>	1.	Receive Fuel Pricing 2025
1.	Receive Fuel Pricing 2025		



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

From: Ryan Burfeind, Public Works Director
Adam Moshier, Fleet and Facilities Manager

Date: January 29th, 2025

Re: Receive Fuel Pricing for 2025

Background

Each year, staff submits fuel quantities to the state to be involved in the fixed and spot pricing fuel contract. Participating in this contract assists with budgeting fuel expenses and guarantees a price on fuel for the year regardless of the market.

Discussion

The City requested the following fuel quantities for 2025:

Diesel	
B5 Winter	16,400 gallons
B20	13,800 gallons
Unleaded	
87 Octane	70,800 gallons

The state negotiated pricing for 2025 is as follows:

Diesel	
B5 Winter	\$2.7087 per gallon
B20	\$2.7849 per gallon
Unleaded	
87 Octane	\$2.2175 per gallon

The vendor will be Mansfield Oil Company. The new contract number will be 263096. Effective date is 02/01/2025.

Budget

The 2025 budget has \$3.50 per gallon for fuel including taxes. This pricing is within the budget.

Recommendation

It is recommended the City Council receive the fuel pricing for 2025 under state contract number 263096.



City Council Action Request

7.H.

Meeting Date	2/5/2025		
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 and/or MNBid.		
Budget Implication	NA		
Attachments	<table border="1"><tr><td>1.</td><td>Cranky Ape 2025</td></tr></table>	1.	Cranky Ape 2025
1.	Cranky Ape 2025		



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

From: Adam Moshier, Facilities and Fleet Maintenance Manager

Date: January 29th, 2025

RE: Sale of Surplus Property

Introduction

Public Works is requesting this property be sold. This equipment was replaced in 2024 and 2025.

Unit Number	Equipment	Asset Number
41-8504-15	Toro 4100 Mower	3934
41-7013-05	2005 Trailer Redi Haul	3044
31-8601-97	Elgin Pelican Street Sweeper	2126
31-8501-15	Exmark Stand up Mower	3933

Requested Action

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



City Council Action Request

7.I.

Meeting Date	2/5/2025		
Department	Public Works		
Agenda Category	Action Item		
Title	Utility & Engineering Building Change Order #5		
Staff Recommendation	Approve Change Order #5 for the Utility and Engineering Building in the amount of \$23,993.66.		
Budget Implication	\$23,993.66 in dedicated project contingency funds, funded through Water and Sewer Utility Funds.		
Attachments	<table border="1"><tr><td>1.</td><td>CGUE_Kraus-Anderson CORs January 2025_Combined_REVISED 1-29-2025</td></tr></table>	1.	CGUE_Kraus-Anderson CORs January 2025_Combined_REVISED 1-29-2025
1.	CGUE_Kraus-Anderson CORs January 2025_Combined_REVISED 1-29-2025		



January 29, 2025

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

Re: Change Order Requests for January 2025
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 February 5, 2025:

- **COR #29 – \$993.90**
 - PCO 75, PR #18 – Add drywall soffit over exterior door A115A per PR #18.
- **COR #30 – \$1,109.49**
 - PCO 105 – Locker adjustments to shelving at City request.
- **COR #31 – \$20,713.93**
 - PCO 100, PR #19 – Adding card readers and door hardware changes per PR #19.
- **COR #32 – \$426.00**
 - PCO 102 – Remobilization for Knox box install. Masonry damage repair back charge.
- **COR #33 – \$750.34**
 - PCO 110 – Adding almond-color pedestals (6) at front of locker room benches for support.

In addition to the COR's listed above, the following changes will be at no cost (net \$0 change) to the owner:

- **PCO 104 – \$892.50** cost from WS 06A (Ebert). Cost backcharged to WS 09K contract (Steinbrecher).
 - Stainless steel cabinet doors hit and damaged by Steinbrecher lift. This cost is for supply & install of two replacement doors and hardware.

The COR's noted above combine to a net added cost to the project of **\$23,993.66**.

The remaining construction contingency (orig. \$470,000) less pending COR #32 is **\$459,511.44**.

The remaining owner's contingency (orig. \$214,000) less pending COR #29, COR #30, COR #31, and COR #33, is **\$125,756.61**.

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-
City of Cottage Grove New Utility & Engineering Building
10875 Ideal Ave S
Cottage Grove, MN 55016

COR # 29.00

Date: 1/2/2025

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: Adding a new soffit in Room A115.

PCO # 75 - Wold PR #18: Room A115 Soffit

Item #	Description	Vendor	Amount
1	Add bulkhead over door A115A per Wold PR #18.	Commercial Drywall, Inc.	\$993.90
2	No cost change per Wold PR #18.	Twin City Acoustics, Inc.	\$0.00
3	No cost change per Wold PR #18.	Steinbrecher Painting Company	\$0.00
Total For Change Order			\$993.90

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____



3

DATE	11/25/2024
JOB NAME	Cottage Grove Utility Building
PROJECT MANAGER	Craig Moeller

[illegible]

SUMMARY OF WORK	
ROOM NUMBER	115
LOCATION OF WORK	Above A115A Door

DESCRIPTION OF WORK	
Add bulkhead to accommodate ceiling	

LABOR			
TASK/CLASSIFICATION	HOURS	RATE	AMOUNT
Carpenter	3.00	115.00	\$ 345.00
Taper	5.00	115.00	\$ 575.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
TOTAL LABOR	8.00 Man Hrs		\$ 920.00

SUBCONTRACTOR			
DESCRIPTION	QTY	RATE	AMOUNT
			\$ -
			\$ -

TOTAL SUBCONTRACTOR	\$ -
----------------------------	-------------

EQUIPMENT/OTHER			
DESCRIPTION	DAYS	RATE	AMOUNT
			\$ -
			\$ -
			\$ -

TOTAL EQUIPMENT	\$ -
------------------------	-------------

SUBTOTALS	
MATERIAL	\$ 73.90
LABOR	\$ 920.00
SUBCONTRACTOR	\$ -
EQUIPMENT/OTHER	\$ -
SUBTOTAL	\$ 993.90
	\$ -
(SELF-PERFORMED) OH/P (10%)	
(SUBCONTRACTOR) OH/P (5%)	\$ -
	\$ -
BOND PREMIUM	
PLEASE PAY THIS AMOUNT	\$ 993.90

Notes:
Dan Schauer



Work Order

Nov 25, 2024, ID #53

REPORT DETAILS

Description Add bulkhead over door

Created by John Leach

Status Draft

Last update Nov 25, 2024 4:14 PM

Last updated by John Leach

PHOTOS (2)



20241125_124623_photo

John Leach

Nov 25, 2024 12:46 PM



20241125_124614_photo

John Leach

Nov 25, 2024 12:46 PM

SNAPSHOTS (1)



A3.01a

John Leach

Nov 25, 2024 4:09 PM

Struckman, Rachel

From: Jaina Brinker <jaina@tcacoustics.com>
Sent: Tuesday, December 31, 2024 10:56 AM
To: Albrecht, Ben
Subject: Re: Cottage Grove Utility Building - PCO 75_PR 18 Room A115 Soffit

No, there won't be a credit coming. There's still a tile there so it's no less material on our end.

Sent from my iPhone

On Dec 31, 2024, at 11:48 AM, Albrecht, Ben <ben.albrecht@krausanderson.com> wrote:

Jaina,

Will there be a small credit coming back for the soffit change in PR #18, as we removed ceiling grid?
Need to get this processed by end of this week.

Thanks!

<image004.jpg>

<image005.jpg>

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

<image001.png>

From: Struckman, Rachel <rachel.struckman@krausanderson.com>
Sent: Thursday, November 7, 2024 8:10 AM
To: 'craig@commercialdrywall.net' <craig@commercialdrywall.net>; 'troy@steinbrecherpainting.com' <troy@steinbrecherpainting.com>; 'Jaina@tcacoustics.com' <Jaina@tcacoustics.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 <dan.schauer@krausanderson.com>
Subject: Cottage Grove Utility Building - PCO 75_PR 18 Room A115 Soffit

Struckman, Rachel

From: Troy Minks <troy@steinbrecherpainting.com>
Sent: Thursday, November 7, 2024 12:55 PM
To: Struckman, Rachel
Subject: RE: Cottage Grove Utility Building - PCO 75_PR 18 Room A115 Soffit

Rachel

It would only be a small add, so no cost change for Steinbrecher.

Troy

From: Struckman, Rachel <rachel.struckman@krausanderson.com>
Sent: Thursday, November 7, 2024 8:10 AM
To: 'craig@commercialdrywall.net' <craig@commercialdrywall.net>; Troy Minks <troy@steinbrecherpainting.com>; 'Jaina@tcacoustics.com' <Jaina@tcacoustics.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 <dan.schauer@krausanderson.com>
Subject: Cottage Grove Utility Building - PCO 75_PR 18 Room A115 Soffit

All,

Please see the attached PCO #75 regarding Wold PR #18 – Room A115 Soffit.

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
office 612-332-7281 | krausanderson.com

Together, strengthening the communities we serve



KRAUS-ANDERSON®
Construction Company

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

Request For Proposal

Project:	2310312- City of Cottage Grove New Utility & Engineering Building 10875 Ideal Ave S Cottage Grove, MN 55016	PCO #:	75
		Date:	11/07/2024

To: Dan Schauer, Kraus-Anderson Construction Company
Ryan Burfeind, City Of Cottage Grove
Lee Mann, Stantec
Jaina Brinker, Twin City Acoustics, Inc.
Jacob Wollensak, Wold Architects & Engineers
Kayla Simpson, Wold Architects & Engineers
Troy Minks, Steinbrecher Painting Company
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 #18 dated November 5, 2024 regarding room A115 soffit.

Attachments: Wold PR #18 dated 11/5/24

☐ 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	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: 18
	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
18	Room A115 Soffit
18.1	See sheet A3.01a – MAIN LEVEL REFLECTED CEILING PLAN – AREA A for revised reflected ceiling plan and location of new soffit in Room A115.

Attachments: A3.01a

Issued By: Kayla Simpson Date: 11/05/2024

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

**PLANNERS
ARCHITECTS
ENGINEERS**

MN

A

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

RCP GENERAL NOTES

- FOR WALLS THAT PENETRATE CEILINGS SEE WALL TYPES SHOWN ON THE FLOOR PLAN.
- SPRINKLER HEADS ARE NOT SHOWN. LOCATE ALL SPRINKLER HEADS IN THE CENTER OF CEILING TILES.
- FOR DIFFUSER AND RETURN GRILL SIZES, SEE MECHANICAL PLANS.
- FOR LIGHT FIXTURE TYPES, SEE ELECTRICAL LIGHTING PLANS.
- CEILINGS HEIGHTS INDICATED ON PLAN (E.G. 9'-0") ARE FROM FINISHED FLOOR OF LEVEL OF PLAN SHOWN OR INDICATED AS 109'-0".
- ACOUSTICAL TILE CEILING GRID IS TO BE CENTERED IN RECTANGULAR ROOM OR CENTERED BETWEEN LONGEST WALLS OF IRREGULARLY SHAPED ROOMS UNLESS OTHERWISE NOTED.
- VERIFY GWB CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.

RCP LEGEND

- CANLIGHT
- 1 X 4 LIGHT FIXTURE
- 4' STRIP LIGHT FIXTURE
- 8' STRIP LIGHT FIXTURE
- 2 X 2 LIGHT FIXTURE (IN CEILING GRID)
- 2 X 4 LIGHT FIXTURE (IN CEILING GRID)
- CEILING MOUNTED LIGHT FIXTURE
- SPEAKER
- AIR DIFFUSER (IN CEILING GRID)
- RETURN AIR GRILLE (IN CEILING GRID)
- AIR DIFFUSER
- EXHAUST GRILLE
- ACCESS PANEL
- LINEAR DIFFUSER (IN CEILING GRID)
- PTD. GYPSUM BOARD CEILING / SOFFIT
- PENDANT LIGHT FIXTURE

RCP KEY NOTES:

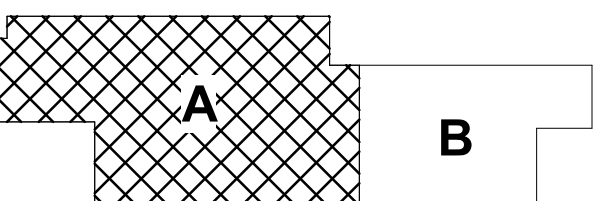
- PAINT ALL EXPOSED STRUCTURE, MECHANICAL AND ELECTRICAL PT-XX. DO NOT PAINT FIRE ALARM WIRES OR EQUIPMENT TAGS.
- MODIFY CEILING GRID AS REQUIRED FOR NEW WORK.

FOR GARAGE RCP, SEE SHEET A3.02a



E1 MAIN LEVEL REFLECTED CEILING PLAN - AREA A

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 #18		11/05/2024	1

Comm: 232010
Date: 10/26/2023
Drawn: KH
Check: JW

MAIN LEVEL REFLECTED CEILING PLAN - AREA A

Scale: 1/8" = 1'-0"

A3.01a



KRAUS-ANDERSON®
Construction Company

Change Order Request

Project: 2310312-02
City of Cottage Grove New Utility & Engineering Building
1087 Ideal Avenue S
Cottage Grove, MN 55016

COR # 30.00

Date: 1/21/2025

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: Shelf modifications to installed lockers at the City's request.

PCO # 105 - Locker Changes

Item #	Description	Vendor	Amount
1	Locker changes.	Ebert Construction	\$1,109.49
Total For Change Order			\$1,109.49

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____



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

Change Proposal

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

Number: 7
Date: 1/14/25
Job: 66055 City of Cottage G-Util-6A Carp
Phone:

Description: Remove Locker Riveted Shelves

Proposed are the following changes:

Remove riveted shelf per owners request and against contractors recommendations. Drill out rivets and clean out lockers from any demoed debris. Modify ADA bench in field for smaller RO.

The total amount to provide this work is

\$1,109.49

(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: Ebert Companies

Approved by: _____

Date: _____



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

Change Proposal 7 Price Breakdown Continuation Sheet

Description: Remove Locker Riveted Shelves

Description	Labor	Material	Equipment	Subcontract	Other	Price
Lockers				\$1,056.66		\$1,056.66
Subtotal:						\$1,056.66
OH&P Work Self Performed						\$0.00
OH&P				\$1,056.66	5.00%	\$52.83
Total:						\$1,109.49

**2500 Broadway ST NE
Minneapolis, MN 55413**

Phone: (612) 378-3800

Fax: (612) 378-3100

WWW.MID-AMERICA.COM



**Utility & Engineering
Bldg.**

**Spacesaver Specialty Lockers
Section: 10 51 16**

Date: 1/15/25

F.O.B. Delivered

PO #:

Sales Rep: Matt Torfin

Expiration: 30 Days

Terms: Net 30

Taxable: Yes

	DESCRIPTION	UNIT	PRICE
	Spacesaver Freestyle Personal Storage Lockers as Specified to Consist of: (26) Freestyle Lockers to be field modified by removing rivets holding top shelf in position to allow all lockers shelves to remain adjustable (1) Wall-mounted ADA bench to be field modified Included: Normal Installation by Spacesaver <u>Factory-Trained/Certified Technicians</u> at Normal Wages, Normal Local Inside Delivery, Shipping & Handling, Unpacking & Debris Removal, Mobilization	Labor: Tax@ 8.375% <u>TOTAL:</u>	\$975.00 + \$81.66 <u>\$ 1,056.66</u>

PROTECT YOUR INVESTMENT WITH A SERVICE CONTRACT

Subject to our credit department approval, this quotation is made for immediate acceptance and is subject to change without notice. If based on specially printed forms, it presupposes your acceptance of overruns or underruns not exceeding 10% of quantity ordered. Deliveries are subject to delays from fire, strikes, and other causes beyond our control. We reserve the right to correct clerical errors.

Authorized Signature

Date



KRAUS-ANDERSON®
Construction Company

Change Order Request

Project: 2310312-
City of Cottage Grove New Utility & Engineering Building
10875 Ideal Ave S
Cottage Grove, MN 55016

COR # 31.00

Date: 1/21/2025

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: Door hardware and card reader changes per PR #19.

PCO # 100 - Wold PR #19: Card Reader Update

Item #	Description	Vendor	Amount
1	Doors/hardware per Wold PR #19.	Bredemus Hardware Company, Inc.	\$5,230.00
Total For Change Order			\$5,230.00

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
City of Cottage Grove New Utility & Engineering Building
1087 Ideal Avenue S
Cottage Grove, MN 55016

COR # 31.00

Date: 1/21/2025

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: Door hardware and card reader changes per PR #19.

PCO # 100 - Wold PR #19: Card Reader Update

Item #	Description	Vendor	Amount
1	Carpentry per Wold PR #19.	Ebert Construction	\$313.50
2	Electrical per Wold PR #19.	Fobbe Electric, Inc.	\$15,170.43
Total For Change Order			\$15,483.93

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____



BREDEMUS HARDWARE CO., INC.

1285 SYLVAN STREET, ST PAUL, MN 55117 - (651) 489 6250 - FAX (651) 489 5502

E-Mail Address: dayton@bredemus.com

24-10 Cottage Grove Utility & Engineering Building - PR19 Pricing

DATE: 1/9/25

TO: Kraus Anderson

From: Dayton Bredemus

ATTN: Rachel Struckman

PHONE: 612-255-2378

RE: 24-10 Cottage Grove Utility Building - PR19

NUMBER OF PAGES INCLUDING COVER SHEETS: 1

COMMENTS:

3 EA: Electronic Hinge (5BB1 4.5X4.5 TW4 CON)
(\$657.00)

1 EA: Concealed Door Loop (CDL-BLK)
(\$38.00)

2 EA: QEL Conversion Kit (114317-00)
(\$1,629.00)

2 EA: Electronic Mortise Lock Case (L283-347 EU)
(\$1,323.00)

1 EA: Mortise Cylinder (30-138 626)
(\$183.00)

1 EA: Labor to Remove Old Hardware, Prep Doors & Frames For New Hardware,
& Install New Hardware as Necessary
INCLUDES RACEWAY DRILLING INTO EXISTING DOORS
(\$1,400.00)

CARD READERS & WIRE HOOK UP BY OTHERS

The above combined for the sum of \$5,230.00
Includes Tax - Material & Labor



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

Change Proposal

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

Number: 105
Date: 1/3/25
Job: 66055 City of Cottage G-Util-6A Carp
Phone:

Description: Cottage Grove Utility- PCO 100- PR 19 Card Reader Updates

Proposed are the following changes:

See price below for PCO 100- PR 19 Card Reader Updates as requested.

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

\$313.50

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: Ebert Companies

Approved by: _____

Date: _____



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

Change Proposal 105 Price Breakdown Continuation Sheet

Description: Cottage Grove Utility- PCO 100- PR 19 Card Reader Updates

Description	Labor	Material	Equipment	Subcontract	Other	Price
Doors and Frames	\$285.00					\$285.00
Subtotal:						\$285.00
		OH&P Work Self Performed		\$285.00	10.00%	\$28.50
		OH&P				\$0.00
Total:						\$313.50



EBERT CONSTRUCTION

COST ISSUE

DATE: 12/30/2024

TO: Jake Stolquist
Ebert Construction
23350 County Road 10
Corcoran, MN 55357

PROJECT: 66055 City of Cottage Grove 6A
RE: PCO #100
DATE: 12/16/2024
TIME EXTENSION REQUESTED:

DESCRIPTION:

Changes per PCO #100.

MATERIAL/LABOR BREAK-DOWN							AMOUNT
Carpenter	Changes to hardware groups at doors A115B, A125, A127.	3	Hrs	@	\$95.00 /Hr	=	\$285.00

APPROVAL

SIGN:

DATE:

TOTAL ADDITIONAL COST:

\$285.00

DISTRIBUTION**EBERT CONSTRUCTION**

Prepared By: _____
Kevin Roehl

City of Cottage Grove New Utility & Engineering Building

Fobbe Electric Inc

Date : 12/27/24

111 Meadowlark Drive

Delano, MN 55328

PCO #: 100

Project Manager: Ryan Fobbe

PR/SI # 19

612-618-7220

COST SUMMARY

Description	Cost	Notes/Attachments
Labor Total	\$ 1,890.00	(Auto Fill from Sub-Total Below)
Materials and Equipment Total	\$ 450.00	(Auto Fill from Sub-Total Below)
Tax on Materials and Equipment Only	\$ -	<<< Provide Sales/Use Tax Total
Self Performed Subtotal	\$ 2,340.00	
10% Overhead and Profit	\$ 234.00	(10% is the max fee allowed on CO's)
Self Performed Total	\$ 2,574.00	
Subcontractors	\$ 11,996.60	Auto Fill from Sub-Total Below
5% Overhead and Profit on Subs	\$ 599.83	(5% is the max allowed on subcontractors)
Subcontractor Total	\$ 12,596.43	
TOTAL COST OF CHANGE	\$ 15,170.43	

Signature: _____

Contractor acknowledges no other Costs associated with this PCO.

PROVIDE DETAIL BREAKDOWN BELOW:

Labor By Task		Qty	Unit	Unit Cost	Total Cost
Project Coordination		2		\$ 135.00	\$ 270.00
Labor to provide raceways for doors		12		\$ 135.00	\$ 1,620.00
					\$ -
					\$ -
Sub-Total					\$ 1,890.00
Materials and Equipment By Task		Qty	Unit	Unit Cost	Total Cost
ays for doorsConduit, boxes, straps and misc electrical mate		1		\$ 450.00	\$ 450.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total					\$ 450.00
Sub-Contractor Proposals		Description of Work			Total Cost
LVC (see attached) Div 8 providing the locking hardware					\$ 11,996.60
					\$ -
					\$ -
					\$ -
Sub-Total		(Attach Sub-Contractor Proposals)			\$ 11,996.60

City of Cottage Grove New Utility & Engineering Building

LVC Companies

6105 Golden Hills Drive, Suite 110

Golden Valley, MN 55416

Project Manager:

Date : 12/26/24

PCO #:

PR/SI #

COST SUMMARY

Description	Cost	Notes/Attachments
Labor Total	\$ 5,450.00	(Auto Fill from Sub-Total Below)
Materials and Equipment Total	\$ 5,193.00	(Auto Fill from Sub-Total Below)
Tax on Materials and Equipment Only	\$ 289.30	<<< Provide Sales/Use Tax Total
Self Performed Subtotal	\$ 10,643.00	
10% Overhead and Profit	\$ 1,064.30	(10% is the max fee allowed on CO's)
Self Performed Total	\$ 11,707.30	
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	\$ 11,996.60	

Signature: _____

Contractor acknowledges no other Costs associated with this PCO.

PROVIDE DETAIL BREAKDOWN BELOW:

Labor By Task		Qty	Unit	Unit Cost	Total Cost
Wire Installation		8		\$ 136.25	\$ 1,090.00
Device Installation		26		\$ 136.25	\$ 3,542.50
Programming & Design		6		\$ 136.25	\$ 817.50
Electrified Lock Hardware Installation		0		\$ 136.25	\$ -
Sub-Total				\$	5,450.00
Materials and Equipment By Task		Qty	Unit	Unit Cost	Total Cost
Security Equipment		1		3,594.00	\$ 3,594.00
Wire		1		1,599.00	\$ 1,599.00
Electrified Locking Hardware		0		7,127.00	\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total				\$	5,193.00
Sub-Contractor Proposals		Description of Work			Total Cost
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total		(Attach Sub-Contractor Proposals)			\$ -



Low Voltage Technology – CO1

Cottage Grove Utility and Engineering Building

10875 Ideal Avenue South

Cottage Grove, MN 55016

Prepared for: **Fobbe Electric**

Prepared by: Christopher Temp

Date: 12/26/2024

LVC is pleased to provide this proposal for the systems in the above-referenced project.

FIRE PROTECTION · FIRE ALARMS & LIFE SAFETY · SECURITY · STRUCTURED CABLING
COMMUNICATION · NATIONAL SERVICES · SERVICE



SCOPE OF WORK

LVC is pleased to provide this Change Order proposal based on the Drawings & Request provided. Cost Breakout is provided on PCO request form.

ACCESS CONTROL ADD's

Quantity	Product or Category Name
2	Lenel LNL-1320-S3 Dual reader control module
4	HID Signo series card reader
5	Nascom door position switch
4	Bosch Request to Exit motion sensor
4	Connections to locking hardware
1	OSDP Composite Cable – to match project
Lot	Installation, programming, and testing labor
Lot	Taxes and freight
Note 1	All Conduit, Raceway, and Sleeves will be installed by the electrical contractor.
Note 2	All Network connections will be provided by owner.

LOCKING HARDWARE ADD's

Quantity	Product or Category Name
1	Hes 9600 surface mount strike for external door with locking hardware
2	Hes Cut-in Strikes to work with door lock hardware
2	Von Duprin – Electrified exposed vertical rod crash-bars
4	Installation of locking hardware by in-house locksmith

Change order 1 – Access Control Investment \$11,996.60

Change order 1 – Electrified Locking Hardware Investment..... \$10,641.72

MANAGED SERVICES

LVC offers an affordable Managed Services plan to save you time and money. Our expert team ensures your equipment and systems are always at peak performance and current with the latest security features and patches.

For just **10% of the total project cost** (excluding any services), our **Managed Services plan** offers exceptional value for most businesses. This plan ensures you receive comprehensive support and maintenance, allowing you to focus on your core operations without any hassle.

If you're interested in learning more or have any questions, please feel free to reach out.

APPENDICES LIST

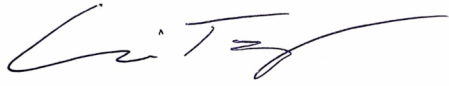
Selected Appendices are incorporated into this Proposal and are a part of the Parties' contractual Agreement:

- ☒ Clarification and Exclusions
- ☒ General Terms and Conditions

PROPOSAL ACCEPTANCE

Thank you for your consideration. We welcome your questions, any further discussion, and proposal acceptance.

Best regards,



Christopher Temp

System Sales

952-540-7728

Ctemp@lvcinc.com

Authorization to Proceed

Name _____

Date _____

Title _____

PO or Job # _____

Signature _____

APPENDIX: CLARIFICATIONS AND EXCLUSIONS

Clarifications:

- LVC will provide a one-year warranty on parts and labor commencing on the date of Authority Having Jurisdiction (AHJ) or Owner acceptance.
- Any required CAD files will be provided to LVC Inc. at no additional cost to complete the required permit submittals. LVC will provide all design submittal documents and plans upon receiving CAD files from others at no additional cost to LVC. If BIM/Revit modeling is required, additional design fees will apply.
- All programming and panel terminations are to be done by LVC Companies.
- All cabling will be installed to industry standards and with proper support.
- All cabling pathways are assumed to be available for use without additional conduits, fire sleeves, core holes, or other means to run cabling.
- Cabling will be plenum where required.

Exclusions:

- All electrical, including but not limited to 120VAC connections, rough-in conduits and boxes, other conduit, raceways, penetrations, cable trays, POE entry sleeves, floor X-rays, surface raceways for low voltage cable pathways, telephone grounding bus bars, plywood phone bars, and power poles, shall be supplied by electrician or others.
- LVC Companies is not responsible for any repairs of sheetrock, ceiling tile, tile grid, or any superficial material, including paint, wall covering, paneling wood, steel studs, access hatches, or any non-supporting structure material related to completing the installation of the system.
- Customer or others shall provide server and workstations for access control panels and/or video management system software.
- Customer or others shall provide network IP addresses and connectivity for access control panels and/or video management.
- All network connectivity, including switches and patch panels, shall be provided by Customer or others.
- Unless otherwise specified, the door hardware provider or others shall supply electrified locks and lock installation.
- Unless otherwise noted, the following are not included in this Proposal:
 - Demolition of existing systems, devices, or cabling
 - Lift scheduling or rentals

APPENDIX: GENERAL TERMS AND CONDITIONS

1. **Work and Services.** LVC Companies commits to executing the work and providing the goods, software, licenses, and services detailed in the Proposal ("Work"). Upon acceptance by the Customer, the Proposal becomes the binding Agreement ("Agreement") between the parties for Customer's systems identified in the Proposal ("Systems").
2. **Pricing.** Pricing is generally valid for 30 days from the date of this Proposal. In the event of unforeseen or unplanned supply chain challenges, LVC Companies reserves the right to charge additional fees and/or change orders associated with unknown and unplanned tariffs, additional shipping charges, and/or material cost increases at any time before the project starts or during the project regardless of initially agreed contract price. LVC Companies will supply data and information for these changes as necessary.
3. **Lead Time.** LVC Companies will require sufficient lead time (generally a minimum of 2 weeks) to order parts, schedule, and complete the submittal and permitting process. Project kickoff depends on LVC Companies' ability to secure materials on time. Factors outside LVC Companies' control may necessitate timeline changes, such as material or shipping delays.
4. **Safe Storage.** Others shall provide LVC Companies with a secure area on site for staging and material storage upon job commencement.
5. **Work Hours.** Work shall be completed during normal business hours of 7:00 a.m. – 3:30 p.m. Overtime premiums are not included in this Proposal. However, during the project and as timelines dictate, LVC Companies may elect to schedule their Work in such a way as to meet deadlines. Customer will be responsible for paying any overtime costs arising from Customer's acts, omissions, or decisions.
6. **Customer Cooperation.** Customer shall permit or arrange for reasonable access to the premises by LVC Companies personnel. Customer shall cooperate with LVC Companies in obtaining any necessary consents and waivers from the owner of the premises. Any delays experienced due to restricted access or areas not being ready for vendor (moving items, waiting for people to move, etc.) may be subject to added costs.
7. **Changes Orders.** Any changes by Customer or Work outside the Proposal will cause Customer to incur additional costs. LVC Companies will provide Customer with a detailed description of the proposed changes, including any associated costs and timeline adjustments. Change Orders must be approved before additional work is completed. Change Orders will be billed at the time of acceptance.
8. **Parking Fees.** Parking fees are included in this Proposal unless otherwise specified.
9. **Materials.** All materials will be billed at the time of procurement.
10. **Systems Management, Optimization, Maintenance, and Backup.** Unless specified in the Proposal, all systems management, optimization, maintenance, and backup tasks are excluded from the scope of Work and will not be performed by LVC Companies. Customer must arrange for these tasks to be performed by others.
11. **Force Majeure.** LVC Companies shall not be responsible for any delays or costs caused by acts of nature or God, including but not limited to force majeure events, or for any other cause beyond LVC Companies' reasonable control.
12. **Incidental Damage.** LVC Companies is not responsible for any repairs of sheetrock, ceiling tile, tile grid, or any superficial material, including paint, wall covering, paneling wood, steel studs, access hatches, or any non-supporting structure material related to completing the repair or installation of the system.
13. **Compensation and Payment Terms.** Customer agrees to promptly settle all invoices from LVC Companies within thirty (30) days of the invoice date. Any payments not received within this period will incur additional charges. Credit card payments will be charged a fee of 3%.
14. **Sales Tax.** Proposal pricing does not include any applicable sales taxes unless otherwise noted. When applicable, sales will be included on the invoice.
15. **Warranty.** LVC will provide Customer with a one-year limited warranty on parts and labor. Details may be found at www.lvcinc.com/warranty.
16. **Manufacturer Terms, Conditions, and Warranties.** Manufacturer's End-User License Agreements (EULA), Manufacturer or Software Provider's Acceptable Use Policy (AUP), and any applicable warranties are hereby incorporated into the Agreement, and Customer agrees to be bound by the same. All applicable manufacturer information can be found at www.lvcinc.com/partners. See the manufacturer's individual websites for updated terms, conditions, and warranty language. Written copies will be provided upon reasonable request. Customer shall defend, indemnify, and hold harmless LVC Companies from and against all actions, proceedings, demands, claims, liabilities, losses, damages, judgments, costs, and expenses including, without limiting the generality of the foregoing, reasonable legal fees and disbursements actually incurred, together with all applicable taxes, which LVC Companies may be liable to pay or may incur by reason of, or directly or indirectly arising out of, any breach of Manufacturer's EULA, AUP, or Manufacturer's Terms and Conditions of Service. Manufacturer's EULA, AUP, and Terms and Conditions may be found on Manufacturer websites.

17. **Recurring Services.** Recurring Services are services generally offered on a periodic or ongoing basis and paid for in regular, ongoing installments ("Recurring Services"). If Recurring Services are included in the Proposal, additional terms apply.
- a. **Term.** The initial duration is determined by the term lengths(s) shown per service in the Recurring Services Detail table (the "Initial Term"). Commencement of the Initial Term starts upon installation completion, equipment activation, and establishment of necessary communication connections. NOTE: Payment for all Installation and Equipment Charges is a precondition for equipment activation and the selected Recurring Services.
 - b. **Auto Renewal.** Following the expiration of the Initial Term, all chosen Recurring Services will automatically renew for successive one-year terms (each, a "Renewal Term"). However, the Customer retains the right to cancel such auto-renewal for any selected Recurring Services by providing written notice to LVC no less than thirty (30) days before the auto-renewal date.
 - c. **Pricing Adjustment.** LVC reserves the right to adjust charges for Recurring Services after the Initial Term, limited to once in any twelve (12) month period, by providing the Customer with a thirty (30) days prior written notice. Upon receipt of a price increase notice, the Customer holds the right to terminate this Agreement by providing written notice within thirty (30) days of the notice.
 - d. **Early Termination.** Should the Customer terminate a Recurring Service during the Initial Term or a Renewal Term, the Customer agrees to pay LVC, along with all outstanding charges prior to termination, the remaining charges for the unexpired portion of the Initial Term or Renewal Term (as applicable) for that Recurring Service. The Customer acknowledges and agrees that this amount represents a mutually agreed early termination charge, akin to liquidated damages, and is not considered a penalty.
18. **Limitation of Liability.** In no event shall LVC Companies be liable to Customer or any third party for consequential, special, indirect, or incidental damages arising out of the use or inability to use the Systems, including but not limited to loss of data or information of any kind which Customer may experience, or fines or penalties imposed on Customer for failure to meet a governmental law, regulation or requirement for which the Systems are directly or indirectly used by Customer. LVC Companies does not represent or warrant that the System will prevent any loss by or through burglary, hold-up, fire, or otherwise; or that the Systems will, in all cases, provide the protection for which it is installed or intended. Customer acknowledges LVC Companies is not an insurer, that Customer assumes all risk for loss or damage to Customer's premises or to its contents, that LVC Companies has made no representation or warranties beyond what is included in the Limited Warranty, nor has Customer relied on any representation or warranties, expressed or implied, except as set forth herein and Customer acknowledges that he has read and understands this Agreement, particularly LVC Companies obligation and maximum liability in the event of any loss or damage to Customer.
- It is understood and agreed by and between the Parties hereto that this Agreement is not intended to be an insurance policy or substitute for an insurance policy. Insurance, if any, will be obtained by Customer. Charges are based upon the value of Customer's property, Systems, and/or the property of others on Customer's premises. The fees paid by Customer are not sufficient to warrant LVC Companies assuming any risk of consequential or other damages to Customer due to LVC Companies negligence or failure to perform. Customer does not desire this Agreement to provide for the liability of LVC Companies, and Customer agrees that LVC Companies shall not be liable for loss or damage due directly or indirectly to any occurrence or consequences therefrom, which the System is designated to detect or avert. From the nature of the Work to be performed, it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from the failure on the part of LVC Companies to perform any of their respective obligations hereunder, or the failure of the System to properly operate with the resulting loss to Customer. If LVC Companies should be found liable for loss or damage due to a failure on the part of the System, in any respect, such party's liability shall be limited to the refund to Customer to the sum of two-hundred fifty (\$250) dollars, as liquidated damages and not as a penalty, and this liability shall be exclusive. The provisions of this paragraph shall apply in the event loss or damage; irrespective of cause or origin, results directly or indirectly to person or property from the performance or nonperformance of the obligations set forth by the terms of this contract or negligence, active or otherwise, of LVC Companies or their agents or employees.
19. **Indemnification.** Each party shall indemnify the other for claims arising from its acts or omissions in performing obligations under the Agreement. LVC Companies will indemnify Customer against any claims arising from its negligence or misconduct in the performance of the Work, and Customer will indemnify LVC Companies against any claims arising from its use of the deliverables provided by LVC Companies.
20. **Transfer of Property.** If Customer sells or transfers ownership of a site or any part thereof to a third party during the term of this Agreement, Customer shall remain responsible for the payment of the balance remaining in the Agreement for the Services provided to that site. The responsibility for payment shall transfer to the new owner only upon the written agreement and acknowledgment of LVC Companies. Customer shall notify LVC Companies in writing of any change of ownership or transfer of a site within 30 days of the transaction. Failure to provide such notification and obtain written agreement from LVC will result in Customer's continued responsibility for charges under the Agreement.
21. **Intellectual Property.** Each party's intellectual property remains its own unless otherwise provided in the Agreement. The design and intent of the items listed in this system specification or Proposal are considered intellectual property owned by

LVC Companies, and the Customer agrees not to disclose content to any party other than those intended by LVC Companies. Disclosure of this design or intent will subject the discloser to consultant and design fees.

22. **Insurance.** Certificates of Insurance are available upon request. Any additional insurance beyond LVC's standard coverage is excluded from the pricing in the Proposal and shall be paid for by Customer.
23. **Software.** Any software provided with the Equipment or in connection with the Services is proprietary to LVC Companies and/or LVC Companies supplier(s) and is licensed or sublicensed to Customer on a non-exclusive basis.
24. **Entire Agreement.** The Agreement, including any included Appendices, contains the entire agreement between the parties with respect to the subject matter of the Agreement and supersedes any and all prior oral and/or written understandings and agreements. Any modifications to the Agreement must be in writing and signed by both parties.
25. **Survival.** Provisions intended to survive the cancellation, expiration, or termination of the Agreement shall remain in full force and effect.



KRAUS-ANDERSON®
Construction Company

501 South Eighth Street
Minneapolis, MN 55404

Request For Proposal

Project:	2310312- City of Cottage Grove New Utility & Engineering Building 10875 Ideal Ave S Cottage Grove, MN 55016	PCO #:	100
		Date:	12/16/2024

To: Dan Schauer, Kraus-Anderson Construction Company
Ryan Burfeind, City Of Cottage Grove
Lee Mann, Stantec
Dayton Bredemus, Bredemus Hardware Company, Inc.
Jacob Wollensak, Wold Architects & Engineers
Kayla Simpson, Wold Architects & Engineers
Jake Stolquist, Ebert Construction
Ryan Fobbe, Fobbe Electric, 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 #19 dated December 13, 2024 regarding card reader update.

Attachments: Wold PR #19 dated 12/13/24

☐ 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: 19
	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
19	Card Reader Update
19.1	See revised sheet A2.01a – MAIN LEVEL FLOOR PLAN – AREA ‘A’ for updated Door / Opening Schedule. Doors A115B, A125, A126A and A127 to be apart of Hardware Group 19.
19.2	See revised sheet E3.11a – MAIN LEVEL SYSTEMS PLAN – AREA ‘A’ for added card readers at doors A115B, A125, A126A and A127.

Attachments: A2.01a, E3.11a

Issued By: Kayla Simpson

Date: 12/13/2024

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

**PLANNERS
ARCHITECTS
ENGINEERS**

MN

A

DOOR / OPENING SCHEDULE - MAIN LEVEL - AREA A													
DOOR NO	TYPE	DOOR / OPENING		LABEL / RATING	OVERALL WIDTH	FRAME		GL	MOUNTING CONDITIONS			HOW GRP	REMARKS
		QTY	WIDTH			DEPTH	MATL		HEAD	JAMB	SILL		
A100	AL	1	3'-0"	7'-8"	AL	--	3'-0"	CW1	--	AL	--	SEE ELEV.	SEE ELEV. 01 1
A101	AL	1	3'-0"	7'-8"	AL	--	3'-0"	SF 1	--	AL	--	SEE ELEV.	SEE ELEV. 02 1
A102	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	09
A103	G	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	19 1
A104	FG	1	3'-0"	7'-0"	A-WD	--	9'-0"	FR 2	--	HM	--	D6/A4.801	13
A105	FG	1	3'-0"	7'-0"	A-WD	--	9'-0"	FR 2	--	HM	--	D6/A4.801	13
A106	FG	1	3'-0"	7'-0"	A-WD	--	9'-0"	FR 2	--	HM	--	D6/A4.801	13
A107	FG	1	3'-0"	7'-0"	A-WD	--	9'-0"	FR 2	--	HM	--	D6/A4.801	13
A108	FG	1	3'-0"	7'-0"	A-WD	--	9'-0"	FR 2	--	HM	--	D6/A4.801	13
A110A	N	1	3'-0"	7'-0"	A-WD	--	5'-4"	FR 2A	--	HM	--	D6/A4.801	07
A110B	G	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	07
A111A	G	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	20 1, 3
A111B	F	1	3'-0"	7'-0"	A-WD	--	5'-4"	FR 2A	--	HM	--	D6/A4.801	18 1
A112	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	08
A113	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	09
A114	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	09
A115A	N	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1B	--	HM	--	C2/A5.602	B7/a5.601 19 1
A115B	G	1	3'-0"	7'-0"	HM	45	3'-4"	FR 1	--	HM	--	E3/A5.601	E5/A5.601 19 1
A116	N	1	12'-0"	8'-0"	WD	--	12'-0"	OS 1	--	AL	--	--	--
A117	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	10
A118	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	10
A119	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	11
A121	F	1	3'-0"	7'-0"	WD	--	3'-4"	FR 1	--	HM	--	D6/A4.801	09
A123	G	1	3'-0"	7'-0"	HM	--	3'-4"	FR 3	--	HM	--	B4/A4.801	08
A124	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	E3/A5.601	E5/A5.601 19 1
A125	F	1	3'-0"	7'-0"	HM	45	3'-4"	FR 1	--	HM	--	E3/A5.601	E5/A5.601 19 1
A126A	F	2	3'-6"	7'-0"	HM	45	7'-4"	FR 3	--	HM	--	B4/A4.801	B6/A4.801 19 1
A126B	F	2	3'-6"	7'-0"	HM	--	7'-0"	FR 3	--	HM	--	B4/A4.801	B6/A4.801 19 1
A127	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 1	--	HM	--	B4/A4.801	B6/A4.801 19 1
A128	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 3	--	HM	--	E3/A5.601	E5/A5.601 19 1
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 22
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 22
A132	F	1	3'-0"	7'-0"	HM	--	3'-4"	FR 3	--	HM	--	B4/A4.801	B6/A4.801 25
A134A	OHG-2	1	16'-0"	14'-0"	AL	--	16'-0"	OH-2	--	AL	--	F5/A5.601	F7/A5.601 F3a/A5.601 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 COORDINATING 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/ PTILE-3	GWB	PTILE-2/ PTILE-3	GWB	PTILE-2/ PTILE-3		
A103	OPEN OFFICE			CPT-1/CPT-2	VB-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	GWB	PT-6A		3, 13
A104	SMALL CONFERENCE ROOM			CPT-2	VB-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	GWB	PT-6A		
A105	OFFICE			CPT-2	VB-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	GWB	PT-6A		
A106	OFFICE			CPT-2	VB-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	GWB	PT-6A		
A107	OFFICE			CPT-2	VB-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	GWB	PT-6A		
A108	OFFICE			CPT-2	VB-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	GWB	PT-6A		
A109	WORK ROOM			CPT-2	VB-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	GWB	PT-6A		
A110	STAFF ROOM			PTILE-1	PTILE-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	GWB	PT-6A		3, 10
A111	CONF. RM.			CPT-2	VB-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	GWB	PT-6A		
A112	CIRC.			CPT-1	VB-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	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		2, 5
A114	QUIET ROOM			CPT-1	VB-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	GWB	PT-6A		
A115	CIRC.			CPT-1	VB-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	GWB	PT-6A		10
A116	PERSONAL STORAGE			CPT-1	VB-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	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		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		2, 5, 12
A119	CHANGING ROOM			PTILE-1	PTILE-1	GWB	PT-6A/ PT-6C	GWB	PT-6A/ PT-6C	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		
A123	JC.			S. CONC	...	CONC	PT-6A/ CMU	PT-6A/ CMU	PT-6A/ CMU	CONC	PT-6A		
A124	JC / MAINT.			S. CONC	...	CONC	PT-6A/ CMU	PT-6A/ CMU	PT-6A/ CMU	CONC	PT-6A		
A125	MECH/ELEC			S. CONC	...	CONC	PT-6A/ CMU	PT-6A/ CMU	PT-6A/ CMU	CONC	PT-6A		
A126	STORAGE			S. CONC	...	CONC	PT-6A/ CMU	PT-6A/ CMU	PT-6A/ CMU	CONC	PT-6A		
A127	ELECTRICAL ROOM			S. CONC	...	CONC	PT-6A/ CMU	PT-6A/ CMU	PT-6A/ CMU	CONC	PT-6A		
A128	TOILET ROOM			S. CONC	...	CONC	PT-6A/ CMU	PT-6A/ CMU	PT-6A/ CMU	CONC	PT-6A		
A130	WATER METER ROOM			S. CONC	...	CONC	PT-6A/ CMU	PT-6A/ CMU	PT-6A/ CMU	CONC	PT-6A		
A131	STREET LIGHT STORAGE			S. CONC	...	CONC	PT-6A/ CMU	PT-6A/ CMU	PT-6A/ CMU	CONC	PT-6A		
A132	WATER SERVICE			S. CONC	...	CONC	PT-6A/ CMU	PT-6A/ CMU	PT-6A/ CMU	CONC	PT-6A		
A134	VEHICLE GARAGE			S. CONC	...	CONC	PT-6A/ CMU	PT-6A/ CMU	PT-6A/ CMU	CONC	PT-6A		
A136	WASH ROOM			S. CONC	...	CONC	PT-6A/ CMU	PT-6A/ CMU	PT-6A/ CMU	CONC	PT-6A		

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 DETAIL S: 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

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

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 DOOR/SIDELITE OPENINGS TO BEGN 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.

A B

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

Description	Revisions	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
SI #07		07/26/2024	5
SI #8		11/19/2024	6
PR #19		12/13/2024	7

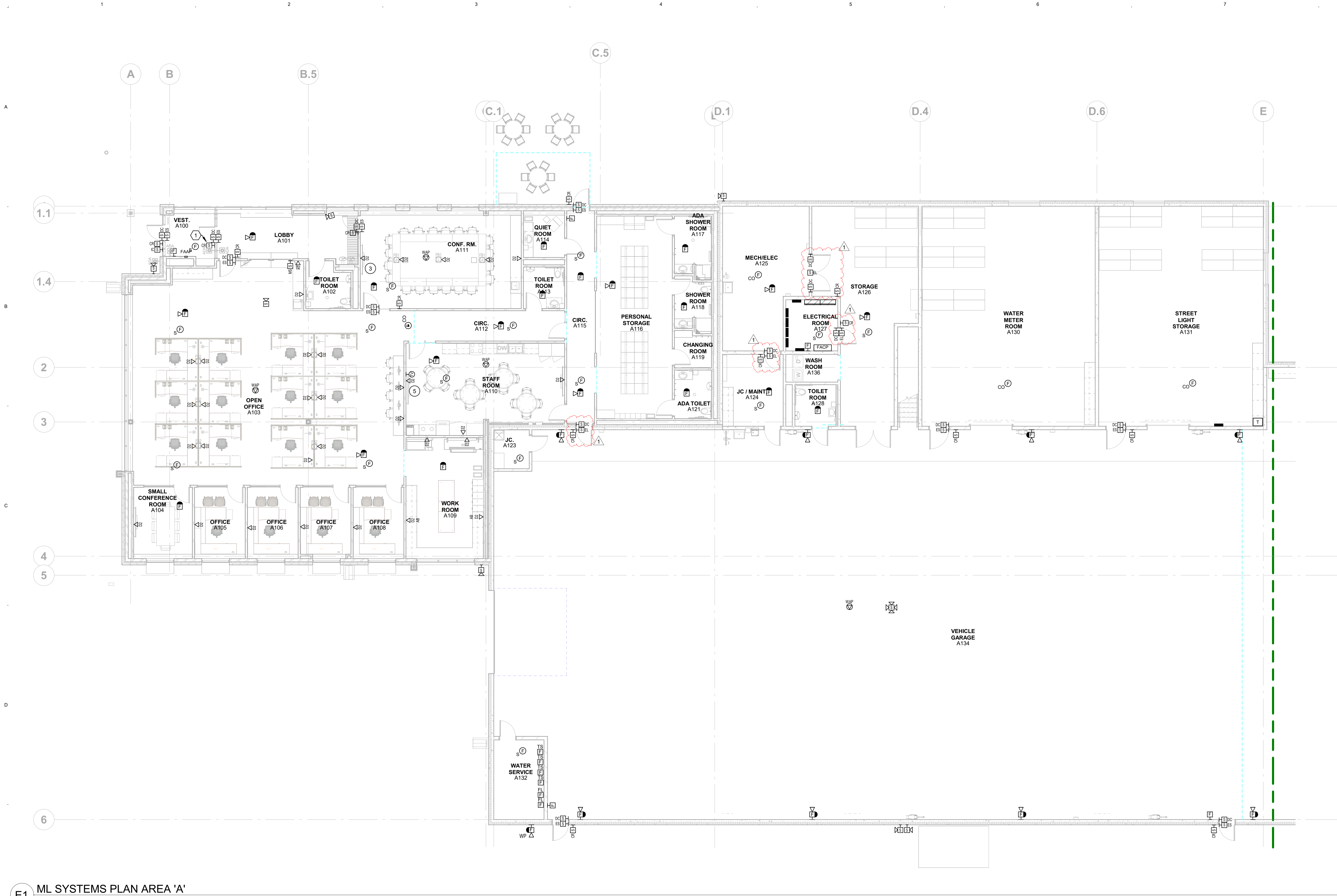
Comm: 232010
Date: 10/26/2023
Drawn: KH
Check: JW

MAIN LEVEL FLOOR PLAN - AREA A

Scale: As indicated

A2.01a

MN



- GENERAL SHEET NOTES**
- A. SOME NOTES MAY NOT APPLY TO THIS SHEET.
- B. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR WIRING ALL ELECTRICAL ITEMS SHOWN ON THE DRAWINGS, EXCEPT ITEMS LISTED ON SHEET E0.01 GENERAL ELECTRICAL NOTES.
- C. COORDINATE WITH OTHER TRADES AND REFER TO DIV. 27 & DIV. 28 SPECIFICATIONS FOR FULL REQUIREMENTS.
- D. MAINTAIN WORKING CLEARANCES AROUND ELECTRICAL EQUIPMENT FOR COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 110.
- E. INSTALL DATA / SYSTEMS / AV CONDUIT WITH NO MORE THAN (2) 90° BENDS BETWEEN PULL BOXES AND NO MORE THAN 100'-0" BETWEEN PULL BOXES. PULL BOXES SHALL BE INSTALLED FOR STRAIGHT THROUGH PULLS ONLY. NOT ALL PULL BOXES ARE SHOWN ON PLANS.
- F. ALL COMMUNICATIONS CABLES AND OTHER LOW VOLTAGE CABLES SHALL BE INSTALLED IN CONDUIT, CABLE TRAY, OR SUPPORTED BY CABLE HOOKS. PROVIDE BUSHINGS AT THE ENDS OF ALL CONDUIT WHERE STUBBED ABOVE ACCESSIBLE CEILINGS OR WHERE DROPPED INTO CABLE TRAY. PROVIDE CABLE HOOKS ABOVE ACCESSIBLE CEILINGS FOR CABLE INSTALLATION WHERE NOT INSTALLED IN CONDUIT OR CABLE TRAY.
- G. FLOOR BOXES SHALL NOT BE DAISY CHAINED TOGETHER BETWEEN ADJACENT FLOOR BOXES FOR LOW VOLTAGE CABLE ROUTING. ALL CONDUITS FOR FLOOR BOXES SHALL BE HOME RUNS TO NEAREST ACCESSIBLE CEILING SPACE.
- H. REFER TO FLOORBOX AND POKE-THRU SCHEDULE FOR FULL REQUIREMENTS AT EACH LOCATION. COORDINATE LOCATIONS PRIOR TO ROUGH-IN. (NEEDS DISCUSSION WITH THE ELECTRICAL TEAM)
- I. LOCATIONS OF FLOOR BOXES AND FLOOR PENETRATIONS SHALL NOT BE MEASURED FROM THIS SET OF DRAWINGS. INSTALLER SHALL REQUEST PRECISE LOCATIONS FROM ARCHITECT.
- J. COORDINATE RECESSED CASEWORK DEVICES AND ABOVE COUNTER (AB) DEVICES WITH ARCHITECTURAL ELEVATION DRAWINGS AND DETAILS. WHERE CONFLICTS OCCUR, SUBMIT RFI.
- K. COORDINATE WITH ASSOCIATED ELECTRICAL DEVICE AND OTHER TRADES. WHERE CONFLICTS OCCUR, SUBMIT RFI.
- L. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE RATED PARTITIONS. PROVIDE AN APPROVED FIRE STOP SYSTEM FOR EACH RACEWAY OR CABLE ROUTED THROUGH A RATED WALL. REFER TO DIV. 7 AND DIV. 27 SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- M. SYMBOLS USED ON TECHNOLOGY DRAWINGS ARE NOT A SCALED SIZE, THEREFORE LOCATIONS OF THE SYMBOLS ARE APPROXIMATE AND NEED TO BE COORDINATED WITH OTHER DEVICES AND ELEMENTS IN THE VICINITY. GENERAL GUIDELINES:
- N. VOICE, DATA, AND TV OUTLETS SHALL BE INSTALLED WITHIN 6 INCHES OF A POWER OUTLET SHOWN ON THE ELECTRICAL DRAWINGS.
- O. WALL PHONE OUTLET PLACEMENT SHALL PROVIDE ADEQUATE CLEARANCE TO INSTALL THE TELEPHONE HANDSET. COORDINATE CLEARANCE WITH OTHER TRADES (CARPENTRY, MECHANICAL, ELECTRICAL, ETC.).
- P. WHERE MULTIPLE TECHNOLOGY SYMBOLS ARE SHOWN ADJACENT TO EACH OTHER, THE SPACING BETWEEN OUTLETS SHALL BE CONSISTENT IF NO ELEVATION IS SHOWN ON THE DRAWINGS.
- Q. WHEN THE INSTALLER IS UNCERTAIN ABOUT ADJACENCIES OF DEVICES, THE QUESTION SHALL BE PRESENTED VIA RFI.
- KEYED SHEET NOTES**
1. CONNECTED TO PHONE SYSTEM AT OFFICE. COORDINATE WITH INTERCOM SYSTEM.
2. PROVIDE CONNECTION FOR FIRE SUPPRESSION CONTROL PANEL.

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

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 MINNESOTA

Bradley R. Johansen

License Number: 43936 Date: 10/26/2023

Revisions

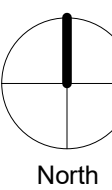
Description	Date	Num
PR #19	12/13/2024	1

Comm: 232010

Date: 10/26/2023

Drawn: D PETERSON

Check: S McNAMARA



MAIN LEVEL SYSTEMS PLAN - AREA 'A'

Scale: 1/8" = 1'-0"

E3.11a



KRAUS-ANDERSON®
Construction Company

Change Order Request

Project: 2310312-
City of Cottage Grove New Utility & Engineering Building
10875 Ideal Ave S
Cottage Grove, MN 55016

COR # 32.00

Date: 1/22/2025

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: Remobilization cost to cut stone and install Knox box when arrived onsite.

PCO # 102 - Axel Ohman: Misc. Masonry Extras

Item #	Description	Vendor	Amount
1	Misc. masonry extras.	Axel H. Ohman, Inc.	\$710.00
Total For Change Order			\$710.00

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
City of Cottage Grove New Utility & Engineering Building
1087 Ideal Avenue S
Cottage Grove, MN 55016

COR # 32.00

Date: 1/22/2025

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: Remobilization cost to cut stone and install Knox box when arrived onsite.

PCO # 102 - Axel Ohman: Misc. Masonry Extras

Item #	Description	Vendor	Amount
1	Backcharge: Mortar Repair Damage.	Fobbe Electric, Inc.	(\$284.00)
Total For Change Order			(\$284.00)

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____

BUILDING TWIN CITIES LANDMARKS Since AXEL H. OHMAN 1927 MASONRY & CONCRETE		Jordan Boeser Estimator / Project Manager	Cell 612-490-3724 Office 612-861-6025 Email Jordan@axelohman.com	Address 247 West 61st Street Minneapolis, MN 55419
Project	General Contractor	Attention	Date	
Cottage Grove Utility and Engineering	KA	Ben	11.27.24	

Scope of Work Description:

Below are the costs for the attached work orders (mas extras)

Labor				Materials (with tax) / Equipment				Sub-Contractors		
Hours	Trade	Hourly Rate	Total	Quantity	Material	Rate	Total	Company	Task	Total
5	Laborer	\$102.09	\$ -	1	grinder and drill	\$50.00	\$ 50.00			\$ -
	Laborer Foreman	\$109.09	\$ -				\$ -			\$ -
	Bricklayer	\$111.17	\$ -				\$ -			\$ -
	Bricklayer Foreman	\$118.17	\$ 590.85				\$ -			\$ -
	Finisher	\$108.01	\$ -				\$ -			\$ -
	Finisher Foreman	\$115.01	\$ -				\$ -			\$ -
	Carpenter	\$109.89	\$ -				\$ -			\$ -
	Carpenter Foreman	\$116.89	\$ -				\$ -			\$ -
	49er/Operator	\$108.40	\$ -				\$ -			\$ -
	Truck Driver / Trucking	\$316.00	\$ -				\$ -			\$ -
	Supervisor	\$164.00	\$ -				\$ -			\$ -
	Time and a Half Premium	\$42.00	\$ -				\$ -			\$ -
	Double Time	\$83.00	\$ -				\$ -			\$ -
			\$ -				\$ -			\$ -
Subtotals			\$ 590.85				\$ 54.94			\$ -
Total before overhead and profit										\$ 645.79
Sub-Contracted Work										5% \$ -
Overhead & Profit										10% \$ 64.58
Total Cost										\$ 710

Field Order EXTRA FORM

Oct 25, 2024, ID #101

REPORT DETAILS

Description

Submitted by John Risch

Status Submitted

Last update Oct 25, 2024 3:14 PM

Last updated by John Risch

BUILDING TWIN CITIES LANDMARKS

Since

AXEL H. OHMAN

1927

MASONRY & CONCRETE

247 W. 61st Street Minneapolis MN 55419

PH: 612-861-6025

JOB NAME

Cottage Grove utilities

CUSTOMER

KA

DATE

10/25/2024

FIELD ORDER EXTRA FORM

DAY	SUN	MON	TUES	WED	THURS	FRI	SAT	TOTAL HOURS	EQUIPMENT
DATE						10/25/24			
LABOR HOURS									EQUIPMENT HOURS
Laborer								0.00	Large Forklift
Operator / 49er								0.00	Small Forklift
Bricklayer								0.00	Bobcat
Bricklayer Foreman						3.00		3.00	Hydrohammer
Carpenter								0.00	Hydro auger
Carpenter Foreman								0.00	Generator
Finisher								0.00	Crane
Finisher Foreman								0.00	Compressor
Overtime Hours								0.00	Pump

TRUCKING HOURS**DESCRIPTION OF WORK PERFORMED**

Ground out stone, and installed Knox box that was not on site previously.

MATERIALS USED

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
Scaffold frames EA		4" Block EA		CY footings EA		Fuel GAL	
Scaffold plank EA		6" Block EA		CY poured walls / piers EA		Sticks of rebar EA	
Scaffold x-braces EA		8" Block EA		CY slabs EA		Sheets of insulation EA	
Scaffold pads/jacks EA		12" Block EA		CY toppings / PT EA		Dumpster EA	
Scaffold outriggers EA		16" Block EA		CY site work EA		Epoxy tubes EA	
Scaffold end rails EA		Other size grey block EA		CY grout		Boxes nails / screws	
Scaffold stairs EA		Decorative block EA		NS grout bags EA		Blankets EA	
Scaffold pigtails EA		Brick EA		Expansion LF		Blades EA	
Scaffold hoops / poles EA		Stone SF		Dowels EA		Sprayer EA	
Scaffold clips / lath EA		Precast LF		Wire mesh SF		#15 paper rolls EA	
Deadhead / cable ties EA		Dur-o-wall / Dur-eye LF		Vapor barrier SF		*ITEMS NOT ON LIST	
Forklift basket EA		80lb bags mortar EA		Void form SF		FOREMAN ADD BELOW*	
Rolls #9 wire EA		CY bags mortar EA		ADA plates EA		Cordless grinder	1
Tie wire rolls EA		80lb bags grout EA		Form oil GAL		Cordless hammer drill	1
Rolls poly EA		CY bags corefill EA		Sealer / bonding GAL			
Large propane tanks EA		Flashing rolls EA		Symons pans EA			
Small propane tanks EA		Drip edge LF		Plywood sheets EA			
Torches EA		Termination bar LF		Lumber / steel stakes EA			
Pot heater EA		Mortar net LF		1x4 / 2x4 / 1x6 / 2x6 LF			
Large heater EA		Weeps / vents EA		1x8 / 2x8 / 1x10 / 2x10 LF			
Paddle / drum mixer EA		Ties with screws EA		1x12 / 2x12 LF			

AXEL OHMAN EMPLOYEE NAME	CUSTOMER / SUPERINTENDANT SIGNATURE (sign, use pen at bottom right)
John risch	
CUSTOMER / SUPERINTENDANT NAME	

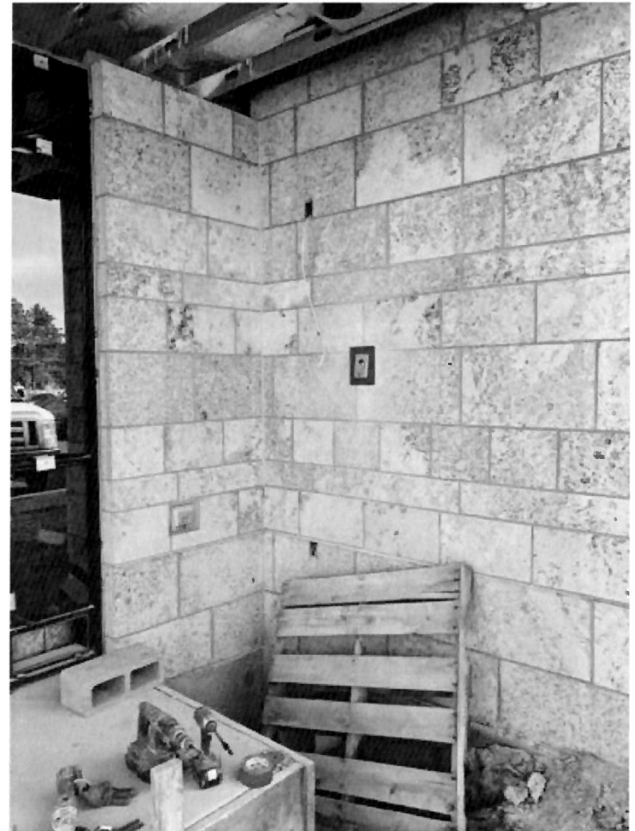
PHOTOS (2)



IMG_3678

John Risch

Oct 25, 2024 3:08 PM



IMG_3679

John Risch

Oct 25, 2024 3:08 PM

Field Order EXTRA FORM

Oct 25, 2024, ID #102

REPORT DETAILS

Description

Submitted by John Risch

Status Submitted

Last update Oct 25, 2024 3:17 PM

Last updated by John Risch

BUILDING TWIN CITIES LANDMARKS

Since

AXEL H. OHMAN

1927

MASONRY & CONCRETE

247 W. 61st Street Minneapolis MN 55419

PH: 612-861-6025

JOB NAME

Cottage grove utilities

CUSTOMER

DATE

10/25/2024

FIELD ORDER EXTRA FORM

DAY	SUN	MON	TUES	WED	THURS	FRI	SAT	TOTAL HOURS	EQUIPMENT
DATE						10/25/24			
LABOR HOURS									EQUIPMENT HOURS
Laborer								0.00	Large Forklift
Operator / 49er								0.00	Small Forklift
Bricklayer								0.00	Bobcat
Bricklayer Foreman						2.00		2.00	Hydrohammer
Carpenter								0.00	Hydro auger
Carpenter Foreman								0.00	Generator
Finisher								0.00	Crane
Finisher Foreman								0.00	Compressor
Overtime Hours								0.00	Pump

TRUCKING HOURS**DESCRIPTION OF WORK PERFORMED**

Masonry patching at conduits mechanical/Electrical rooms

*see page two for materials and signature

page 1 of 2

MATERIALS USED

ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
Scaffold frames EA		4" Block EA		CY footings EA		Fuel GAL	
Scaffold plank EA		6" Block EA		CY poured walls / piers EA		Sticks of rebar EA	
Scaffold x-braces EA		8" Block EA		CY slabs EA		Sheets of insulation EA	
Scaffold pads/jacks EA		12" Block EA		CY toppings / PT EA		Dumpster EA	
Scaffold outriggers EA		16" Block EA		CY site work EA		Epoxy tubes EA	
Scaffold end rails EA		Other size grey block EA		CY grout		Boxes nails / screws	
Scaffold stairs EA		Decorative block EA		NS grout bags EA		Blankets EA	
Scaffold pigtails EA		Brick EA		Expansion LF		Blades EA	
Scaffold hoops / poles EA		Stone SF		Dowels EA		Sprayer EA	
Scaffold clips / lath EA		Precast LF		Wire mesh SF		#15 paper rolls EA	
Deadhead / cable ties EA		Dur-o-wall / Dur-eye LF		Vapor barrier SF		*ITEMS NOT ON LIST	
Forklift basket EA		80lb bags mortar EA		Void form SF		FOREMAN ADD BELOW*	
Rolls #9 wire EA		CY bags mortar EA		ADA plates EA			
Tie wire rolls EA		80lb bags grout EA		Form oil GAL			
Rolls poly EA		CY bags corefill EA		Sealer / bonding GAL			
Large propane tanks EA		Flashing rolls EA		Symons pans EA			
Small propane tanks EA		Drip edge LF		Plywood sheets EA			
Torches EA		Termination bar LF		Lumber / steel stakes EA			
Pot heater EA		Mortar net LF		1x4 / 2x4 / 1x6 / 2x6 LF			
Large heater EA		Weeps / vents EA		1x8 / 2x8 / 1x10 / 2x10 LF			
Paddle / drum mixer EA		Ties with screws EA		1x12 / 2x12 LF			

AXEL OHMAN EMPLOYEE NAME	CUSTOMER / SUPERINTENDANT SIGNATURE (sign, use pen at bottom right)
John risch	
CUSTOMER / SUPERINTENDANT NAME	

PHOTOS (3)



IMG_3677
John Risch
Oct 25, 2024 3:17 PM



IMG_3675
John Risch
Oct 25, 2024 3:17 PM

Cottage Grove Utility and Engineering AHO ...

10875 Ideal Avenue South, Cottage Grove, Minnesota



IMG_3676

John Risch

Oct 25, 2024 3:17 PM

Struckman, Rachel

From: Albrecht, Ben
Sent: Monday, December 16, 2024 2:31 PM
To: Struckman, Rachel
Subject: FW: Cottage Grove
Attachments: Document_241127_085911.pdf

Rachel,

Please add this to the PCO log. The 2 hours for the mortar repair was due to damage from pulling against the wall with a coredrilling anchor. So 40% of the \$710 cost (\$284) will be backcharged to Fobbe.

Thanks,

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: Albrecht, Ben
Sent: Friday, December 6, 2024 11:43 AM
To: Schauer, Dan <dan.schauer@krausanderson.com>
Subject: FW: Cottage Grove

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: Jordan Boeser <Jordan@axelohman.com>
Sent: Wednesday, November 27, 2024 9:02 AM
To: Albrecht, Ben <ben.albrecht@krausanderson.com>
Subject: Cottage Grove

Ben please see the attached masonry extras that came in.

Thanks

Jordan

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





KRAUS-ANDERSON®
Construction Company

Change Order Request

Project: 2310312-02
City of Cottage Grove New Utility & Engineering Building
1087 Ideal Avenue S
Cottage Grove, MN 55016

COR # 33.00

Date: 1/27/2025

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: Adding almond-color pedestals (6) at front of locker room benches for support.

PCO # 110 - Added Bench Pedestals

Item #	Description	Vendor	Amount
1	Added bench pedestals.	Ebert Construction	\$750.34
Total For Change Order			\$750.34

Approved By: City Of Cottage Grove

Signed: _____

Date: _____

Submitted By: Kraus-Anderson Construction Company

Signed: _____

Date: _____

Accepted By: Wold Architects & Engineers

Signed: _____

Date: _____



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

Change Proposal

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

Number: 106
Date: 1/20/25
Job: 66055 City of Cottage G-Util-6A Carp
Phone:

Description: Added Bench Pedestals

Proposed are the following changes:

Provide and install 2 additional pedestals per bench location (3 locations total). Install pedestals on the front side of the wall mounted bench to prevent deflection per Kraus Anderson's direction. Two options available. Stainless Steel option recommended and priced.

The total amount to provide this work is

(Please refer to attached sheet for details.)

~~\$950.91~~

\$750.34

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: Ebert Companies

Approved by: _____

Date: _____



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

Change Proposal 106 Price Breakdown
Continuation Sheet

Description: Added Bench Pedestals

Description	Labor	Material	Equipment	Subcontract	Other	Price
Lockers				\$905.63		\$905.63

Subtotal: ~~\$905.63~~ **\$714.61**

OH&P Work Self Performed \$0.00

OH&P \$905.63 5.00% \$45.28 **\$35.73**

Total: **\$950.91** **\$750.34**

**2500 Broadway ST NE
Minneapolis, MN 55413**

Phone: (612) 378-3800

Fax: (612) 378-3100

WWW.MID-AMERICA.COM



**Utility & Engineering
Bldg.**

**Spacesaver Specialty Lockers
Section: 10 51 16**

Date: 1/16/25

F.O.B. Delivered

PO #:

Sales Rep: Matt Torfin

Expiration: 30 Days

Terms: Net 30

Taxable: Yes

		DESCRIPTION	UNIT	PRICE
		Spacesaver Freestyle Personal Storage Lockers as Specified to Consist of: (6) Almond painted pedestals for ADA benches OR (6) Stainless Steel pedestals for ADA benches Tax included @ 8.375% Labor includes adding (2) pedestals per bench for a total of (6) pedestals Included: Normal Installation by Spacesaver <u>Factory-Trained/Certified Technicians</u> at Normal Wages, Normal Local Inside Delivery, Shipping & Handling, Unpacking & Debris Removal, Mobilization	Almond: OR Stainless: Labor:	\$609.61 OR \$800.63 \$105.00

PROTECT YOUR INVESTMENT WITH A SERVICE CONTRACT

Subject to our credit department approval, this quotation is made for immediate acceptance and is subject to change without notice. If based on specially printed forms, it presupposes your acceptance of overruns or underruns not exceeding 10% of quantity ordered. Deliveries are subject to delays from fire, strikes, and other causes beyond our control. We reserve the right to correct clerical errors.

Authorized Signature

Date

Pedestal Specifications

Diameter: 2.375"

Finishes: 14-gauge T304 stainless steel, 16-gauge Q235B steel painted with almond gloss finish

Pedestal Height: 16.25"H

Parts Bag: Hex head lag screw, zinc .25" x 1" long, qty 12

Span Recommendation: 4 foot maximum span between pedestals

Packaging: 2 legs with hardware per box; sold individually

Bench Seat Options: Butcher Block, Phenolic



Painted
almond gloss
finish

Stainless
steel finish



City Council Action Request

7.J.

Meeting Date 2/5/2025

Department Parks and Recreation

Agenda Category Action Item

Title Ice Arena Space Programming and Concept Design

Staff Recommendation Authorize service agreement with Oertel Architects for Ice Arena lobby/office programming and concept design services.

Budget Implication This is in the 2025 capital improvements plan and ice arena budget.

Attachments

1.	1-Memo-Remodel Concept Design Agreement
2.	Service Agreement with Exh A



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

From: Zac Dockter, Parks and Recreation Director

Date: January 29, 2025

Subject: Ice Arena Space Programming and Concept Design Service Agreement

Introduction/Background

The Cottage Grove Ice Arena was built in 1973 and has been a point of pride for the community for over 50 years. The last major building upgrades were completed in 2008 where a third sheet of ice was added (west rink) and the lobby/viewing gallery was expanded. However, the office area, concession area and main lobby features were never changed and are showing their age.

A space programming and concept design project would aim to create a plan that resolves the following challenges at the facility:

1. Office space is not sufficient for level of staffing. Workstations are cramped and oftentimes shared with no room for expansion.
2. Concession area and old restrooms (now hockey equipment storage) has an inefficient layout that was pieced together through several small construction projects over the ice arena's 50 years. The current layout does not maximize the available space and reduces traffic flow and revenue potential of the concession area.
3. Lobby is aged and could use aesthetic improvements to create a more welcoming environment at one of the finest ice facilities in the State of Minnesota.

Deliverables of this project would be a space analysis, floor plan and conceptual design/renderings. Anticipated schedule would be 3 months from time of ideation/kickoff meeting. Total cost for services is proposed at \$12,000.

Oertel Architects is recommended for this service agreement. Oertel Architects has done similar work with the New Hope Ice Arena which is a sister facility to Cottage Grove's, thus giving them inside knowledge on structural design. Additionally, Oertel was helpful and showed expertise in ice arena design needs when modeling potential plans for expanded hockey locker rooms this past year.

Staff Recommendation

Authorize service agreement with Oertel Architects for Ice Arena lobby/office programming and concept design services.

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT ("Agreement") is made and executed this 5th day of February, 2025, by and between the City of Cottage Grove, 12800 Ravine Parkway South, Cottage Grove, Minnesota 55016, ("City") and Oertel Architects, 1795 St Clair Avenue, St Paul, MN 55105 ("Consultant").

WHEREAS, the City has accepted the proposal of the Consultant for certain professional services; and

WHEREAS, Consultant desires to perform the services for the City under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual consideration contained herein, it is hereby agreed as follows:

1. SERVICES.

- a. City agrees to engage Consultant as an independent contractor for the purpose of performing certain professional Services ("Services"), as defined in the following documents:
 - i. A proposal dated December 11, 2024, incorporated herein as Exhibit A.
 - ii. Where the terms and conditions of this Agreement and those terms and conditions included in the Exhibits specifically conflict, the terms of this Agreement shall apply.
- b. Consultant covenants and agrees to provide the Services to the satisfaction of the City in a timely fashion, as set forth in the Exhibits, subject to Section 7 of this Agreement.
- c. Consultant agrees to comply with all federal, state, and local laws and ordinances applicable to the Services to be performed under this Agreement. Consultant represents and warrants that it has the requisite training, skills, and experience necessary to provide the Services and is appropriately licensed and has obtained all permits from all applicable agencies and governmental entities.

2. PAYMENT.

- a. City agrees to pay and Consultant agrees to receive and accept payment for Services as set forth in the Exhibits.
- b. Any changes in the scope of the work of the Services that may result in an increase to the compensation due the Consultant shall require prior written approval by the

authorized representative of the City or by the City Council. The City will not pay additional compensation for Services that do not have prior written authorization.

- c. Consultant shall submit itemized bills for Services provided to City on a monthly basis. Bills submitted shall be paid in the same manner as other claims made to City.
3. TERM. The term of this Agreement is identified in the Exhibits. This Agreement may be extended upon the written mutual consent of the parties for such additional periods as they deem appropriate, and upon the same terms and conditions as stated herein.
4. TERMINATION.
 - a. Termination by Either Party. This Agreement may be terminated by either party upon thirty (30) days' written notice delivered to the other party to the addresses listed in Section 13 of this Agreement. Upon termination under this provision, if there is no default by the Consultant, Consultant shall be paid for Services rendered and reimbursable expenses incurred until the effective date of termination.
 - b. Termination Due to Default. This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or to submit a plan for cure that is acceptable to the other party.
5. SUBCONTRACTORS. Consultant shall not enter into subcontracts for any of the Services provided for in this Agreement without the express written consent of the City, unless specifically provided for in the Exhibits. Consultant shall pay any subcontractor involved in the performance of this Agreement within the ten (10) days of the Consultant's receipt of payment by the City for undisputed services provided by the subcontractor.
6. STANDARD OF CARE. In performing its Services, Consultant will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the Services are provided. No warranty, express or implied, is made or intended by Consultant's undertaking herein or its performance of Services.
7. DELAY IN PERFORMANCE. Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure permits, licenses or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either City or Consultant under this

Agreement. If such circumstances occur, the nonperforming party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Consultant will be entitled to payment for its reasonable additional charges, if any, due to the delay.

8. CITY'S REPRESENTATIVE. The City has designated Zac Dockter, Parks and Recreation Director, to act as the City's representative with respect to the Services to be performed under this Agreement. He or she shall have complete authority to transmit instructions, receive information, interpret, and define the City's policy and decisions with respect to the Services covered by this Agreement.
9. PROJECT MANAGER AND STAFFING. The Consultant has designated Andrew Cooper, President, to be the primary contacts for the City in the performance of the Services. They shall be assisted by other staff members as necessary to facilitate the completion of the Services in accordance with the terms established herein. Consultant may not remove or replace these designated staff without the approval of the City.

10. INDEMNIFICATION.

- a. Consultant and City each agree to indemnify, and hold harmless each other, its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by its negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.
- b. Consultant shall indemnify City against legal liability for damages arising out of claims by Consultant's employees. City shall indemnify Consultant against legal liability for damages arising out of claims by City's employees.

11. INSURANCE. During the performance of the Services under this Agreement, Consultant shall maintain the following insurance:

- a. General Liability Insurance, with a limit of \$2,000,000 for any number of claims arising out of a single occurrence.
- b. Professional Liability Insurance, with a limit of \$2,000,000 for any number of claims arising out of a single occurrence.
- c. Workers' Compensation Insurance in accordance with statutory requirements.
- d. Automobile Liability Insurance, with a combined single limit of \$2,000,000.

Consultant shall furnish the City with certificates of insurance, which shall include a provision that such insurance shall not be canceled without written notice to the City. The City shall be named as an additional insured on the General Liability Insurance policy.

12. OWNERSHIP OF DOCUMENTS. Professional documents, drawings, and specifications prepared by the Consultant as part of the Services shall become the property of the City when Consultant has been compensated for all Services rendered, provided, however, that Consultant shall have the unrestricted right to their use. Consultant shall retain its rights in its standard drawing details, specifications, databases, computer software, and other proprietary property. Rights to proprietary intellectual property developed, utilized, or modified in the performance of the Services shall remain the property of the Consultant.

13. NOTICES. Notices shall be communicated to the following addresses:

If to City: City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016
Attention: City Administrator

Or emailed: zdockter@cottagegrovemn.gov

If to Consultant: Oertel Architects
1795 St Clair Avenue
St Paul, MN 55105

Or emailed: acooper@oertelarchitects.com

14. INDEPENDENT CONTRACTOR STATUS. All services provided by Consultant, its officers, agents and employees pursuant to this Agreement shall be provided as employees of Consultant or as independent contractors of Consultant and not as employees of the City for any purpose.

15. GENERAL PROVISIONS.

- a. Assignment. This Agreement is not assignable without the mutual written agreement of the parties.
- b. Waiver. A waiver by either City or Consultant of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.
- c. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Minnesota and any action must be venued in Washington County District Court.

- d. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both parties.
- e. Severability. If any term of this Agreement is found be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.
- f. Data Practices Compliance. All data collected by the City pursuant to this Agreement shall be subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.
- g. Entire Agreement. This Agreement constitutes the entire agreement of the parties and supersedes all prior communications, understandings and agreements relating to the subject matter hereof, whether oral or written.

[The remainder of this page is intentionally left blank]

CITY OF COTTAGE GROVE

By: _____
Myron Bailey, Mayor

By: _____
Tamara Anderson, City Clerk

Date: _____

CONSULTANT

Signature: _____

Name: _____

Its: _____

Date: _____



Date: Wednesday, December 11, 2024

To: Zac Dockter | Parks and Recreation Director, City of Cottage Grove

From: Andrew Cooper | Oertel Architects | President

RE: Cottage Grove Ice Arena Lobby Programming and Concept

Mr. Dockter

Below, you will find a description of our project understanding and associated work tasks for identifying space programming / allocation and concept planning for the Cottage Grove Ice Arena Lobby. This understanding establishes the basis for our proposed fee.

PROJECT SCOPE UNDERSTANDING

Our understanding of your project needs, and what our services are based on is established in the tasks and associated deliverables below.

1. **Kick-off and Ideation Meeting.** This task includes an in-person meeting with City staff to review initial project goals and ideas and familiarize our team with the space and your needs. This meeting will be a brainstorming session and identify the critical outcomes for this space allocation and concept project.
2. **Space Needs Programming.** This task will include a review of current space functions and sizes, with proposed / desired space functions and sizes. This process will help prioritize any proposed concept layouts and potential augmentations to this area of the rink.

We will provide a space need program that compares existing to desired so there is a basis of understanding to what is being planned conceptually.

- a. Owner Responsibilities:
 - i. Provide background drawings for the rink, specifically the lobby area, prior to our Kick-Off meeting and any additional information requests needed to complete work task.
 - ii. Provide feedback on space needs program drafts as required / requested.
- b. Deliverables:
 - i. Space needs Program
 1. Comparative program between existing and recommended spaces.

3. **Conceptual Diagramming.** This task will include high-level general diagrams that illustrate spatial need requirements and reallocation of space within the lobby area and supporting spaces at the ice arena. Diagrams will be to scale and illustrate at a very conceptual level where functions could / would be located and how patron flow would occur as a result of those conceptual diagrams.

We are anticipating up to three (3) potential conceptual diagrams to present to the city team for evaluation and assessment.

We anticipate one primary option will be selected as preferred as a result of this diagram.

4. **Concept Plan.** The diagram developed in the previous task, will be used to develop a floor plan and design concept that allows the design team to think about realistic construction methodologies and scope the work with a potential project total cost opinion.

This plan will think about how interior selective demolition occurs and how new construction redefines the lobby area of the rink.

We would also propose interior renderings to illustrate and describe the scope of the work, including the level of finish and anticipated amenities for this preferred concept, to provide excitement for the project, buy-in from stakeholders and help determine quality of construction and thus influence the project cost opinion.

5. **Project Cost Opinion.** This task will include the development of a project cost opinion that provides an initial magnitude of project cost impact.

ANTICIPATED SCHEDULE / DURATION

1. **Kick-off and Ideation Meeting.** – 1 day.
 - a. Includes introductory meeting on-site, tour and interview on one day.
 - b. Duration includes authoring narrative and assembling feedback.
2. **Space Needs Programming** – 1 to 2 weeks.
 - a. Includes one review meeting to review program deliverable (virtual).
 - b. Assumption of one round of revisions to fine-tune space needs program.
3. **Conceptual Diagramming** [Option Exploration]– 2 weeks (Concurrent w/ Space Needs Programming)
 - a. Includes one meeting to review findings.
 - b. Up to 3 potential diagrams
 - c. One selected preferred diagram for concept development.
4. **Concept Plan Development** – 3 to 4 weeks.
 - a. Includes one meeting to review concept plan.
 - b. Assumptions of one round of revision / development to evaluate to preferred concept.
 - c. Interior Renderings Included in this design task.
5. **Project Cost Opinion** – 1 to 2 weeks.
 - a. Total project cost opinion for the preferred concept plan.

The overall process and schedule would begin at the time of the introductory meeting and the tasks listed above would have the ability to work concurrently. Total project duration we have assumed is approximately 2+ months to accommodate Oertel staff availability, Cottage Grove personnel availability, additional informational exchanges and preparation of a final deliverable.

ASSUMPTIONS AND INFORMATIONAL NEEDS

1. Oertel will be provided with background information as requested here or during the project by Cottage Grove.
2. Oertel will develop a preferred concept on one selected site as basic service.

SCOPE EXCLUSIONS

1. Any exclusions, if noted in individual task narrative.
2. Facility Condition Analysis or Existing Facility Operational Analysis.
3. Geotechnical investigations.
4. Site Survey.
5. Site Environmental or cultural assessments.
6. Hazardous Material assessments.
7. Building System Engineering (structural, mechanical, electrical, etc.).
8. Technical site designs (grading, utility, stormwater treatment).

PROPOSED PROGRAMMING AND CONCEPT BASE DESIGN FEE

Kick-off and Ideation Meeting	\$590
Space Needs Programming	\$1,310
Conceptual Diagramming [Option Exploration]	\$2,340
Concept Plan Development	\$6,820
Project Cost Opinion	\$940
Total Proposed Fee	\$12,000
*Reimbursable Allowance: Add \$200	

RATES AND DESIGN TEAM

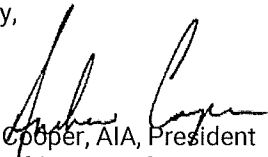
Andrew Cooper: Project Manager	\$175/HR
Ron Betcher: Project Coordinator	\$120/HR
Design Staff:	\$85/HR

TERMS AND CONDITIONS

Payment for services shall be made within 30 days of invoice. Oertel reserves the right to add 5% to invoices not paid within that time period.

If you have any questions or concerns about this proposal, please contact me.

Sincerely,



Andrew Cooper, AIA, President
Oertel Architects, Ltd.

For Client: Proposal Acceptance

Signature	Name Printed
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Title	Date
-------	------

Signature	Name Printed
-----------	--------------

Title	Date
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City Council Action Request

7.K.

Meeting Date 2/5/2025

Department Public Works

Agenda Category Action Item

Title 2025 Hamlet Pond Maintenance – Quote Award

Staff Recommendation Adopt Resolution 2025-012 awarding the 2025 Hamlet Pond Maintenance project to the quote supplied by New Look Contracting, Inc. in the amount of \$97,592.00, and the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.

Budget Implication \$48,796.00 - Stormwater Fund
\$48,796.00 - Grant

Attachments

1.	Hamlet Pond Quote Award CC Memo
2.	Hamlet Pond Quote Award - New Look Proposal
3.	Hamlet Pond Quote Award - Rachel Dev Proposal
4.	Hamlet Pond Quote Award Resolution



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

From: Crystal Raleigh, PE, Assistant City Engineer

Date: January 28, 2025

Re: 2025 Hamlet Pond Maintenance – Quote Award

Background

Each year the City completes maintenance on City-owned stormwater ponds to stay in compliance with the MS4 permit with the MPCA, which requires permit holders to maintain their storm sewer system. Removal of accumulated sediment from ponds is a common maintenance task that restores a pond's ability to treat stormwater.

This year's project focuses on Hamlet Pond. The pond was originally a natural water body, but it became a stormwater pond in the 1960s with the construction of the Thompson Grove neighborhood. Since that time, it has been excavated and expanded over the years to accommodate development and to increase flood storage to protect downstream infrastructure. The large storm outfall from the Thompson Grove neighborhood has accumulated sediment, making the pond shallower and more conducive to cattail growth and beaver activity. A 2023 survey showed that upstream of the sediment plume, the water level was approximately 2 feet higher than downstream of the plume.

The project proposes to remove sediment and organic debris to equalize the ponding levels north and south of the outfall and to restore the 2 feet of flood capacity in the northern bay of the pond.

Discussion

The City of Cottage Grove received two pond maintenance quotes. The following table summarizes the results of the quotes. The quotes received are attached. The low quote for the project was provided by New Look Contracting, Inc. in the amount of \$97,592.00.

<u>Contractor</u>	<u>Quoted Amount</u>
New Look Contracting, Inc.	\$97,592.00
Rachel Contracting, LLC	\$156,943.00

The Engineer's Estimate for the project was \$101,000. A grant has been secured that will fund 50 percent of project costs up to \$150,000. Where feasible, the City will work with the contractor during the project to remove additional sediment from the pond to better utilize the grant funds.

Recommendation

It is recommended that the City Council approve Resolution 2025-012 awarding the 2025 Hamlet Pond Maintenance project to the quote supplied by New Look Contracting, Inc. in the amount of \$97,592.00, and the appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.

QUOTE FORM
2025 HAMLET POND MAINTENANCE PROJECT
CITY OF COTTAGE GROVE, MINNESOTA

The undersigned hereby agrees to perform all work in accordance with the contract, plans and approved specifications of the City of Cottage Grove, Minnesota.

Item Number	Contract Item	Unit	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$15,000.00	\$15,000.00
2	Clearing	AC	0.3	\$12,300.00	\$3,690.00
3	Grubbing	AC	0.3	\$4,400.00	\$1,320.00
4	Excavation – Channel and Pond (LV)	CY	960	\$69.00	\$66,240.00
5	Temporary Construction Entrance	EA	2	\$1.00	\$2.00
6	Topsoil Borrow (LV)	CY	200	\$36.00	\$7,200.00
7	Rolled Erosion Prevention Mat	SY	1330	\$2.50	\$3,325.00
8	Seeding, MnDOT Type WD	LB	6	\$135.00	\$810.00
9	Street Sweeper W/Operator	HR	5	\$1.00	\$5.00

TOTAL QUOTE **\$ 97,592.00**

IT IS AGREED that the excavation work shall be completed by March 15, 2025 with restoration and final project completion by May 31, 2025.

Respectfully submitted,

New Look Contracting, Inc.
 Name
 (a corporation, an individual, a partnership)

14045 Northdale Blvd.
 Street Address

Rogers, MN 55374
 City, State, Zip Code

(763) 241-1596
 Telephone


 Signature

01/27/2025
 Date

Dylan Libbert
 Name

Project Manager/ Estimator
 Title

QUOTE FORM
2025 HAMLET POND MAINTENANCE PROJECT
CITY OF COTTAGE GROVE, MINNESOTA

The undersigned hereby agrees to perform all work in accordance with the contract, plans and approved specifications of the City of Cottage Grove, Minnesota.

Item Number	Contract Item	Unit	Estimated Quantity	Unit Cost	Total Cost
1	Mobilization	LS	1	\$60,600.00	\$60,600.00
2	Clearing	AC	0.3	\$3,750.00	\$1,125.00
3	Grubbing	AC	0.3	\$5,440.00	\$1,632.00
4	Excavation – Channel and Pond (LV)	CY	960	\$85.20	\$81,792.00
5	Temporary Construction Entrance	EA	2	\$2,000.00	\$4,000.00
6	Topsoil Borrow (LV)	CY	200	\$10.00	\$2,000.00
7	Rolled Erosion Prevention Mat	SY	1330	\$1.80	\$2,394.00
8	Seeding, MnDOT Type WD	LB	6	\$400.00	\$2,400.00
9	Street Sweeper W/Operator	HR	5	\$200.00	\$1,000.00

TOTAL QUOTE

\$ \$156,943.00

IT IS AGREED that the excavation work shall be completed by March 15, 2025 with restoration and final project completion by May 31, 2025.

Respectfully submitted,

Rachel Contracting, LLC

Name

(a corporation, an individual, a partnership)

4180 Napier Court NE

Street Address

St Michael, MN 55376

City, State, Zip Code

763-424-1500

Telephone


Signature Matthew Coz, President

1/27/2025

Date

Matthew Coz

Name

President

Title

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2025-012

**RESOLUTION AWARDING THE 2025 HAMLET POND MAINTENANCE
PROJECT TO NEW LOOK CONTRACTING, INC.
IN THE AMOUNT OF \$97,592.00**

WHEREAS, plans and specifications for the 2025 Hamlet Pond Maintenance Project were completed according to City standards; and

WHEREAS, quotes were requested to provide the necessary work; and

WHEREAS, two firms submitted quotes; and

WHEREAS, it appears that New Look Contracting, Inc. provided the lowest responsible quote; and

WHEREAS, it is the recommendation of the City Engineer that the quote be awarded to New Look Contracting, Inc. in the amount of \$97,592.00.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that the 2025 Hamlet Pond Maintenance Project be awarded to New Look Contracting, Inc. in the amount of \$97,592.00.

Passed this 5th day of February 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk



City Council Action Request

7.L.

Meeting Date	2/5/2025						
Department	Finance						
Agenda Category	Action Item						
Title	Call for Sale of 2025A General Obligation Improvement Bonds						
Staff Recommendation	Adopt 2025-011, Providing for the sale of the \$10,000,000 General Obligation Bonds, Series 2025A						
Budget Implication	N/A principal and interest amounts have been included in the Financial Management Plan						
Attachments	<table><tr><td>1.</td><td>Council Memo Call for Sale of 2025A Bonds</td></tr><tr><td>2.</td><td>PreSale Report 2025A</td></tr><tr><td>3.</td><td>2025-11 Cottage Grove 2025A Presale Resolution</td></tr></table>	1.	Council Memo Call for Sale of 2025A Bonds	2.	PreSale Report 2025A	3.	2025-11 Cottage Grove 2025A Presale Resolution
1.	Council Memo Call for Sale of 2025A Bonds						
2.	PreSale Report 2025A						
3.	2025-11 Cottage Grove 2025A Presale Resolution						



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

From: Brenda Malinowski, Finance Director

Date: February 5, 2025

Subject: Call for Sale of \$10,000,000 General Obligation Bonds, Series 2025A

INTRODUCTION

Funding is necessary to finance expenditures for the 2025 Pavement Management project, Low Zone Water Tower project, equipment, and the River Oaks irrigation project. The funding was identified in both the 2025-2029 Capital Improvement Plan and the Financial Management Plan.

DISCUSSION

The bonds will be repaid with water area charges to developers (water tower project), special assessments (pavement management), golf course revenues (irrigation project), and future property tax levies (portion of pavement management and equipment). The future property tax levies were included in the Financial Management Plan that was utilized in the 2025 Budget process.

Since the irrigation project will be issued under the tax abatement process, a public hearing for that portion of the bond issue will be held on February 19th.

A pre-sale report from Ehlers includes a timeline for the bond sale as well as other estimates and general information.

ACTION REQUESTED

Review Pre-Sale Report and adopt Resolution 2025-11, Providing for the sale of the \$10,000,000 General Obligation Bonds, Series 2025A.

February 5, 2025

PRE-SALE REPORT FOR

City of Cottage Grove, Minnesota

\$10,000,000 General Obligation Bonds Series 2025A



Prepared by:

Ehlers
3060 Centre Pointe Drive
Roseville, MN 55113

Advisors:

Stacie Kvilvang, Senior Municipal Advisor
Keith Dahl, Municipal Advisor
Schane Rudlang, Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

\$10,000,000 General Obligation Bonds Series 2025A

Purposes:

The proposed issue includes financing for the following purposes:

- **2025 Pavement Management - \$2,915,000:** This portion of the Bonds are being issued for a 16-year period to finance the City's 2025 pavement management projects. The City levied \$1,449,907 (39%) of the cost to benefiting property owners. We have assumed \$217,486 in prepayments (15%) so the size of the Bonds has been reduced accordingly. Debt service will be paid from special assessments and ad valorem property taxes.
- **Water Tower - \$3,785,000:** This portion of the Bonds are being issued for a 10-year period to finance a new water tower. Debt service will be paid from utility revenues.
- **Equipment Certificates - \$1,660,000:** This portion of the Bonds are being issued for a 5-year period to finance the purchase of a fire truck (50% tender), a brush chipper, asphalt patcher, two single-axle dump trucks, and other vehicles. Debt service will be paid from ad valorem property taxes.
- **Irrigation - \$1,640,000:** This portion of the Bonds are being issued for a 16-year period to reimburse the city for the costs related to improvements to the golf course irrigation system. Principal will be paid from property tax abatement and interest will be paid from ad valorem property taxes.

Authority:

The Bonds are being issued pursuant to Minnesota Statutes, Chapter(s):

- 429 - Improvement Bonding Authority
- 444 - Utility Bonding Authority
- 412.301 - Equipment Certificates
- 469 - Tax Abatement
- 475 - General Bonding Authority

2025 Pavement Management Portion: Because the City is assessing at least 20% of the project costs applicable to the portion of Bonds being issued under chapter 429, the Bonds can be a general obligation without a referendum and will not count against the City's debt limit.

Water Tower Portion: Chapter 444 allows cities to issue debt without limitation as long as debt service is expected to be paid from water and sewer revenues.

Equipment Certificate Portion: Chapter 412.301 allows cities to issue “certificates of indebtedness or capital notes” for the purchase of “capital equipment.” If the amount of equipment certificates being issued is more than .25% of the EMV of taxable property in the City, a public notice must be published, and the issue is subject to reverse referendum. The City’s EMV for Pay 2025 is \$6,383,697,400. As of February 2, 2025, the City will have \$1,695,000 in outstanding equipment certificates. Since the amount of the proposed equipment certificate and existing equipment certificates is below the statutory threshold of \$15,959,244, the certificate may be issued without public notice and voter approval.

In addition, this portion of the Bonds will count against the Net Debt Limit of 3% of the estimated market value (EMV) of taxable property in the City. Since the Pay 2025 EMV is \$6,383,697,400, the debt limit of the City is \$191,510,922. Therefore, the proposed debt applicable to the equipment certificates (\$1,660,000), plus the City’s current outstanding debt as of February 2, 2025, secured solely from property taxes (\$15,815,000) leaves the City with an unused debt limit of \$174,035,922. The City is well within the statutory debt limit.

Irrigation Portion (Tax Abatement): The City is required to hold a public hearing on the abatement and the public purpose it serves. The hearing will be held on February 19, 2025. In addition, under the Chapter 469.1813, the amount of property taxes abated in any year for the Bonds, together with any outstanding annual abatements, may not exceed: 1) 10% of the City’s net tax capacity (NTC) or 2) \$200,000, whichever is greater. Since the City’s NTC for Pay 2025 is \$62,706,488, the greater amount would be \$6,270,649. These annual payment on these Bonds in addition to the outstanding annual abatements is approximately \$705,000 which is less than the maximum annual amount allowed under the Tax Abatement Authority.

The Bonds will be general obligations of the City for which its full faith, credit, and taxing powers are pledged.

Term/Call Feature:

The Bonds are being issued for a term of 16 years (10 years for the water tower and 5 years for the equipment). Principal on the Bonds will be due on February 1 in the years 2027 through 2041. Interest will be due every six months beginning February 1, 2026.

The Bonds relative to the Pavement Management and Water Tower will be subject to prepayment at the discretion of the City on February 1, 2035 or any date thereafter, for maturities on February 1, 2036.

Bank Qualification:

Because the City is expecting to issue no more than \$10,000,000 in tax exempt debt during the calendar year, the City will be able to designate the Bonds as “bank qualified” obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.

Rating:

The City’s most recent bond issues were rated by S&P Global Ratings. The current rating on those bonds is “AAA”. The City will request a new rating for the Bonds.

Basis for Recommendation:

Based on your objectives, financial situation and need, risk tolerance, liquidity needs, experience with the issuance of Bonds and long-term financial capacity, as well as the tax status considerations related to the Bonds and the structure, timing and other similar matters related to the Bonds, we are recommending the issuance of Bonds as a suitable option.

Method of Sale/Placement:

We are recommending the Bonds be issued as municipal securities and offered through a competitive underwriting process. You will solicit competitive bids, which we will compile on your behalf, for the purchase of the Bonds from underwriters and banks.

An allowance for discount bidding will be incorporated in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer “premium” pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered “reoffering premium.” The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2.00% to 10.00% of the face amount of the issue. This means that an issuer with a \$2,000,000 offering may receive bids that result in proceeds of \$2,040,000 to \$2,200,000.

For this issue of Bonds we have been directed to review any premium received with staff on the day of sale to determine if they will retain the premium or use it to reduce the size of the Bonds. The resulting adjustments may slightly change the true interest cost of the issue, either up or down.

The amount of premium can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended impacts with respect to debt service payment. Ehlers will identify appropriate premium restrictions for the Bonds intended to achieve the City’s objectives for this financing.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the City’s outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the City has more than \$10,000,000 in outstanding debt subject to a continuing disclosure undertaking (including this issue) and this issue does not meet an available exemption from continuing disclosure, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the “MSRB”), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The City must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations (“Arbitrage Rules”) throughout the life of the issue to maintain the tax-exempt status of the Bonds. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The City’s specific arbitrage responsibilities will be detailed in the Nonarbitrage Certificate (the “Tax Compliance Document”) prepared by your Bond Attorney and provided at closing.

The Bonds may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

An Ehlers arbitrage expert will contact the City within 30 days after the sale date to review the City’s specific responsibilities for the Bonds. The City is currently receiving arbitrage services from Ehlers in relation to the Bonds.

Investment of Bond Proceeds:

Ehlers will work with the City in developing a strategy to invest your Bond proceeds until the funds are needed to pay project costs.

Risk Factors:

Special Assessments: At the direction of staff, we have assumed 15% of the special assessments will be prepaid for the 429 portion of the Bonds and we have assumed that the remaining assessments have been levied as projected. If the City receives a significant amount more of pre-paid assessments or does not levy the assessments, it may need to increase the levy portion of the debt service to make up for lower interest earnings than the expected assessment interest rate.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Taft Stettinius & Hollister LLP

Paying Agent: Bond Trust Services Corporation

Rating Agency: Standard & Poor's Global Ratings (S&P)

Summary:

The decisions to be made by the City Council are as follows:

- Accept or modify the finance assumptions described in this report
- Adopt the resolution attached to this report.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by City Council:	February 5, 2025
Distribute Official Statement:	By Early February 2025
Public Hearing on Tax Abatement:	February 19, 2025
Conference with Rating Agency and Due Diligence Call to Review Official Statement:	February 19, 2025
City Council Meeting to Award Sale of the Bonds:	March 5, 2025
Estimated Closing Date:	March 25, 2025

Attachments

Estimated Sources and Uses of Funds
 Estimated Proposed Debt Service Schedule
 Resolution Authorizing Ehlers to Proceed with Bond Sale

EHLERS' CONTACTS

Stacie Kvilvang, Senior Municipal Advisor	(651) 697-8506
Keith Dahl, Municipal Advisor	(651) 697-8595
Jason Aarsvold, Senior Municipal Advisor	(651) 697-8512
Tess Kuhn, Public Finance Analyst	(651) 697-8518
Alicia Gage, Senior Financial Analyst	(651) 697-8551

City of Cottage Grove, Minnesota

\$10,000,000 General Obligation Bonds, Series 2025A

Issue Summary

Assumes Current Market BQ AAA Rates +50bps

Total Issue Sources And Uses

Dated 03/25/2025 | Delivered 03/25/2025

	Pavement Management	Equipment	Water Tower	Tax Abatement - Irrigation	Issue Summary
Sources Of Funds					
Par Amount of Bonds	\$2,915,000.00	\$1,660,000.00	\$3,785,000.00	\$1,640,000.00	\$10,000,000.00
Total Sources	\$2,915,000.00	\$1,660,000.00	\$3,785,000.00	\$1,640,000.00	\$10,000,000.00
Uses Of Funds					
Total Underwriter's Discount (1.200%)	34,980.00	19,920.00	45,420.00	19,680.00	120,000.00
Costs of Issuance	37,603.50	21,414.00	48,826.50	21,156.00	129,000.00
Deposit to Capitalized Interest (CIF) Fund	92,373.75	48,679.50	-	-	141,053.25
Deposit to Project Construction Fund	2,749,000.00	1,570,000.00	3,690,000.00	1,600,000.00	9,609,000.00
Rounding Amount	1,042.75	(13.50)	753.50	(836.00)	946.75
Total Uses	\$2,915,000.00	\$1,660,000.00	\$3,785,000.00	\$1,640,000.00	\$10,000,000.00

City of Cottage Grove, Minnesota

\$10,000,000 General Obligation Bonds, Series 2025A

Issue Summary

Assumes Current Market BQ AAA Rates +50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/25/2025	-	-	-	-	-
02/01/2026	-	-	307,088.01	307,088.01	307,088.01
08/01/2026	-	-	180,640.00	180,640.00	-
02/01/2027	870,000.00	3.450%	180,640.00	1,050,640.00	1,231,280.00
08/01/2027	-	-	165,632.50	165,632.50	-
02/01/2028	900,000.00	3.450%	165,632.50	1,065,632.50	1,231,265.00
08/01/2028	-	-	150,107.50	150,107.50	-
02/01/2029	925,000.00	3.450%	150,107.50	1,075,107.50	1,225,215.00
08/01/2029	-	-	134,151.25	134,151.25	-
02/01/2030	960,000.00	3.450%	134,151.25	1,094,151.25	1,228,302.50
08/01/2030	-	-	117,591.25	117,591.25	-
02/01/2031	990,000.00	3.450%	117,591.25	1,107,591.25	1,225,182.50
08/01/2031	-	-	100,513.75	100,513.75	-
02/01/2032	665,000.00	3.450%	100,513.75	765,513.75	866,027.50
08/01/2032	-	-	89,042.50	89,042.50	-
02/01/2033	685,000.00	3.550%	89,042.50	774,042.50	863,085.00
08/01/2033	-	-	76,883.75	76,883.75	-
02/01/2034	705,000.00	3.550%	76,883.75	781,883.75	858,767.50
08/01/2034	-	-	64,370.00	64,370.00	-
02/01/2035	735,000.00	3.750%	64,370.00	799,370.00	863,740.00
08/01/2035	-	-	50,588.75	50,588.75	-
02/01/2036	760,000.00	3.800%	50,588.75	810,588.75	861,177.50
08/01/2036	-	-	36,148.75	36,148.75	-
02/01/2037	335,000.00	3.850%	36,148.75	371,148.75	407,297.50
08/01/2037	-	-	29,700.00	29,700.00	-
02/01/2038	345,000.00	3.950%	29,700.00	374,700.00	404,400.00
08/01/2038	-	-	22,886.25	22,886.25	-
02/01/2039	360,000.00	4.000%	22,886.25	382,886.25	405,772.50
08/01/2039	-	-	15,686.25	15,686.25	-
02/01/2040	375,000.00	4.050%	15,686.25	390,686.25	406,372.50
08/01/2040	-	-	8,092.50	8,092.50	-
02/01/2041	390,000.00	4.150%	8,092.50	398,092.50	406,185.00
Total	\$10,000,000.00	-	\$2,791,158.01	\$12,791,158.01	-

Yield Statistics

Bond Year Dollars	\$74,980.00
Average Life	7.498 Years
Average Coupon	3.7225367%
Net Interest Cost (NIC)	3.8825794%
True Interest Cost (TIC)	3.8956791%
Bond Yield for Arbitrage Purposes	3.7037301%
All Inclusive Cost (AIC)	4.1058182%

IRS Form 8038

Net Interest Cost	3.7225367%
Weighted Average Maturity	7.498 Years

City of Cottage Grove, Minnesota

\$10,000,000 General Obligation Bonds, Series 2025A
Issue Summary
Assumes Current Market BQ AAA Rates +50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total	Water Revenue	Tax Abatement Revenue	Levy/ (Surplus)
									(Irrigation)	
02/01/2026	-	-	307,088.01	307,088.01	(141,053.25)	166,034.76	174,336.50	119,775.74	-	54,560.76
02/01/2027	870,000.00	3.450%	361,280.00	1,231,280.00	-	1,231,280.00	1,292,844.00	482,162.63	85,000.00	725,681.38
02/01/2028	900,000.00	3.450%	331,265.00	1,231,265.00	-	1,231,265.00	1,292,828.25	480,889.50	90,000.00	721,938.75
02/01/2029	925,000.00	3.450%	300,215.00	1,225,215.00	-	1,225,215.00	1,286,475.75	479,254.13	90,000.00	717,221.63
02/01/2030	960,000.00	3.450%	268,302.50	1,228,302.50	-	1,228,302.50	1,289,717.63	477,256.50	95,000.00	717,461.13
02/01/2031	990,000.00	3.450%	235,182.50	1,225,182.50	-	1,225,182.50	1,286,441.63	480,146.63	95,000.00	711,295.00
02/01/2032	665,000.00	3.450%	201,027.50	866,027.50	-	866,027.50	909,328.88	482,493.38	100,000.00	326,835.50
02/01/2033	685,000.00	3.550%	178,085.00	863,085.00	-	863,085.00	906,239.25	479,046.75	105,000.00	322,192.50
02/01/2034	705,000.00	3.550%	153,767.50	858,767.50	-	858,767.50	901,705.88	480,073.13	105,000.00	316,632.75
02/01/2035	735,000.00	3.750%	128,740.00	863,740.00	-	863,740.00	906,927.00	480,540.38	110,000.00	316,386.63
02/01/2036	760,000.00	3.800%	101,177.50	861,177.50	-	861,177.50	904,236.38	479,556.00	115,000.00	309,680.38
02/01/2037	335,000.00	3.850%	72,297.50	407,297.50	-	407,297.50	427,662.38	-	120,000.00	307,662.38
02/01/2038	345,000.00	3.950%	59,400.00	404,400.00	-	404,400.00	424,620.00	-	125,000.00	299,620.00
02/01/2039	360,000.00	4.000%	45,772.50	405,772.50	-	405,772.50	426,061.13	-	130,000.00	296,061.13
02/01/2040	375,000.00	4.050%	31,372.50	406,372.50	-	406,372.50	426,691.13	-	135,000.00	291,691.13
02/01/2041	390,000.00	4.150%	16,185.00	406,185.00	-	406,185.00	426,494.25	-	140,000.00	286,494.25
Total	\$10,000,000.00	-	\$2,791,158.01	\$12,791,158.01	(141,053.25)	\$12,650,104.76	\$13,282,610.00	\$4,921,194.74	\$1,640,000.00	\$6,721,415.26

Significant Dates

Dated	3/25/2025
First Coupon Date	2/01/2026

Yield Statistics

Bond Year Dollars	\$74,980.00
Average Life	7.498 Years
Average Coupon	3.7225367%
Net Interest Cost (NIC)	3.8825794%
True Interest Cost (TIC)	3.8956791%
Bond Yield for Arbitrage Purposes	3.7037301%
All Inclusive Cost (AIC)	4.1058182%

City of Cottage Grove, Minnesota

\$10,000,000 General Obligation Bonds, Series 2025A

Issue Summary

Assumes Current Market BQ AAA Rates +50bps

Detail Costs Of Issuance

Dated 03/25/2025 | Delivered 03/25/2025

COSTS OF ISSUANCE DETAIL

Municipal Advisor	\$79,000.00
Bond Counsel	\$24,000.00
Rating Agency Fee	\$24,000.00
Miscellaneous	\$2,000.00
TOTAL	\$129,000.00

EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE CITY OF COTTAGE GROVE, MINNESOTA

HELD: FEBRUARY 5, 2025

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of Cottage Grove, Washington County, Minnesota, was duly held at City Hall on February 5, 2025, at 7:00 P.M., for the purpose, in part, of authorizing the competitive negotiated sale of \$10,000,000 General Obligation Bonds, Series 2025A.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. 2025-11

RESOLUTION PROVIDING FOR THE SALE OF \$10,000,000
GENERAL OBLIGATION BONDS, SERIES 2025A

A. WHEREAS, the City Council of the City of Cottage Grove, Minnesota (the "City") has heretofore determined that it is necessary and expedient to issue the City's \$10,000,000 General Obligation Bonds, Series 2025A (the "Bonds"), to finance (i) the City's 2025 pavement management projects; (ii) a new water tower; (iii) the acquisition of capital equipment; and (iv) improvements to the golf course irrigation system, all within the City; and

B. WHEREAS, the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent municipal advisor for the Bonds in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9).

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

1. Authorization. The City Council hereby authorizes Ehlers to assist the City for the sale of the Bonds.
2. Meeting; Proposal Opening. The City Council shall meet at 7:00 P.M. on March 5, 2025, for the purpose of considering proposals for and awarding the sale of the Bonds.
3. Official Statement. In connection with said sale, the officers or employees of the City are hereby authorized to cooperate with Ehlers and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

The motion for the adoption of the foregoing resolution was duly seconded by Council Member _____ and, after full discussion thereof and upon a vote being taken thereon, the following Council Members voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA
WASHINGTON COUNTY
CITY OF COTTAGE GROVE

I, the undersigned, being the duly qualified and acting City Clerk of the City of Cottage Grove, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council, duly called and held on the date therein indicated, insofar as the minutes relate to providing for the issuance and sale of \$10,000,000 General Obligation Bonds, Series 2025A.

WITNESS my hand on February 5, 2025.

City Clerk



City Council Action Request

7.M.

Meeting Date 2/5/2025

Department Community Development

Agenda Category Action Item

Title Prairie Dunes – Final Plat, Development Agreement, and Development Plans

Staff Recommendation 1) Adopt Resolution 2025-013 approving the Final Plat for Prairie Dunes 1st Addition. 2) Approve the Prairie Dunes 1st Addition Development Agreement with Pulte Homes of Minnesota LLC, with minor modifications as approved by the City Attorney. 3) Adopt Resolution 2025-014 approving the Prairie Dunes 1st Addition Development Plans dated December 13, 2024, prepared by Westwood Professional Services, Inc., subject to final approval by the City Engineer in writing.

Budget Implication N/A

Attachments

1.	Prairie Dunes 1st CC Memo
2.	Prairie Dunes 1st Resolution - Final Plat
3.	Prairie Dunes 1st Final Plat
4.	Prairie Dunes 1st Development Agreement
5.	Prairie Dunes 1st Resolution - Plans & Specs
6.	Prairie Dunes 1st Application Narrative
7.	Prairie Dunes 1st Final Grading Plans
8.	Prairie Dunes 1st Utility Plans
9.	Prairie Dunes 1st Storm Sewer Design
10.	Prairie Dunes 1st Micro Drainage
11.	Prairie Dunes 1st Landscape Plans
12.	Prairie Dunes 1st Road Access
13.	Prairie Dunes 1st Fire Hydrants
14.	Prairie Dunes 1st Engineer Review Memo 2025-01-23

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

FROM: Samantha Pierret, Senior Planner

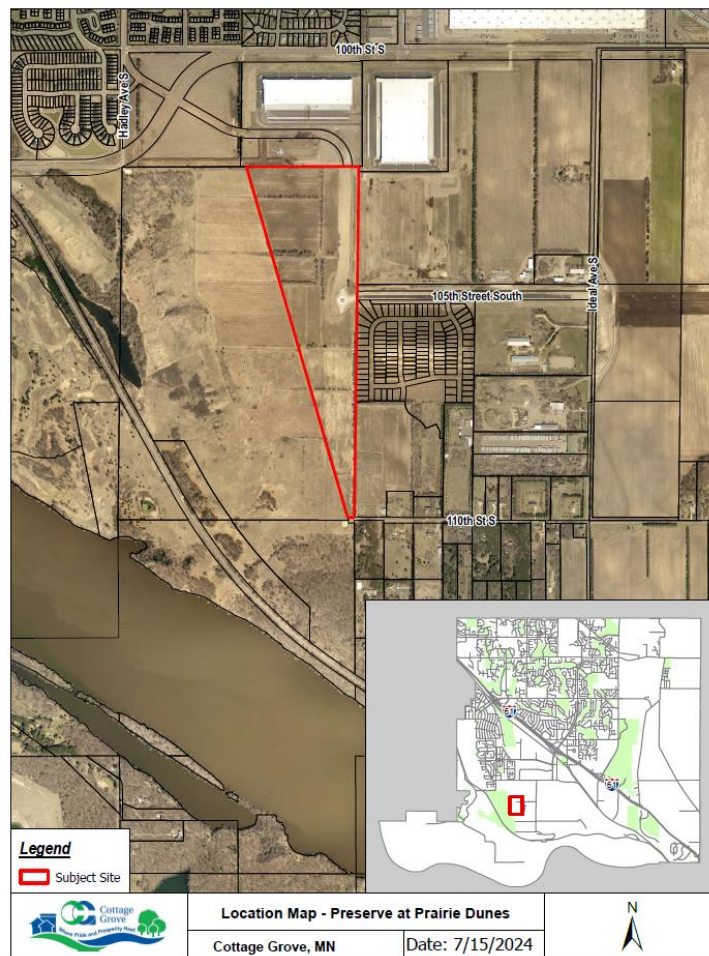
DATE: January 29, 2025

RE: Prairie Dunes – Final Plat, Development Agreement, and Development Plans

Proposal

The City Council is requested to take the following actions:

1. Adopt the resolution approving the Final Plat for Prairie Dunes.
2. Approve the Prairie Dunes Development Agreement with Pulte Homes of Minnesota LLC.
3. Adopt the resolution approving the Prairie Dunes Development Plans dated December 13, 2024 prepared by Westwood Professional Services, Inc.

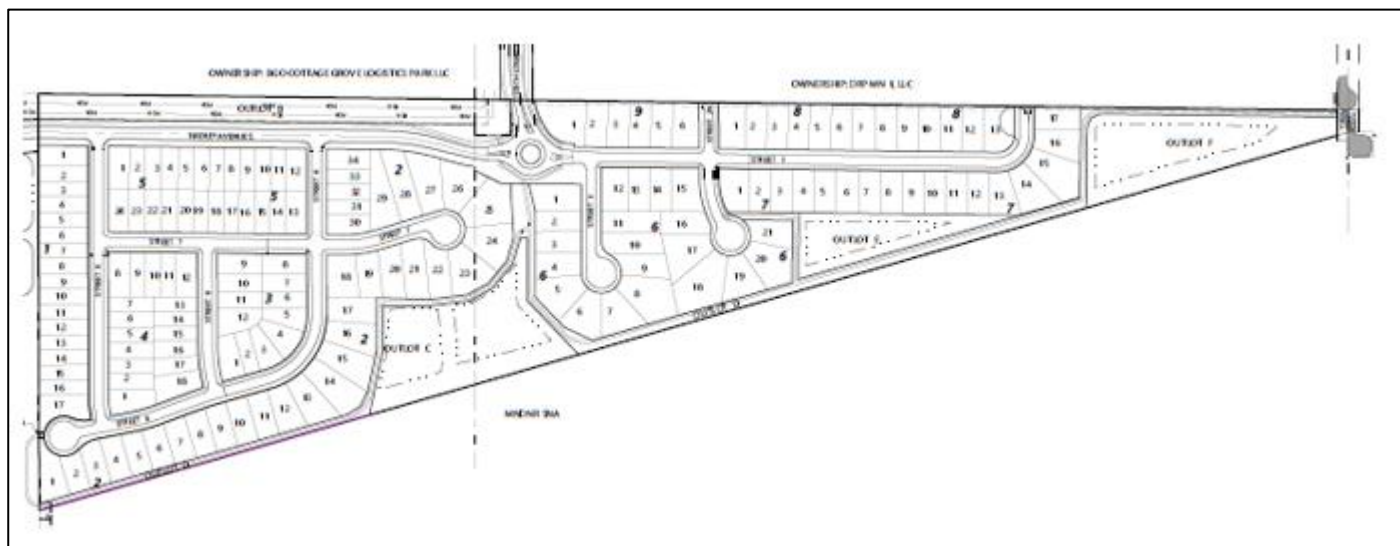


Location Map

1. Final Plat

Background

At its August 21, 2024, meeting, the City Council approved Pulte Homes of Minnesota LLC's application for a Comprehensive Plan Amendment, Preliminary Plat, Zoning Amendment, and Planned Unit Development (PUD) for a project to be known as Prairie Dunes. A letter was sent to staff from the Metropolitan Council approving the Comprehensive Plan amendment on September 11, 2024. The subject site is located south and west of the NorthPoint Development, east of the DNR owned Scientific and Natural Area (SNA), and west of the Graymont Village residential development. The preliminary plat consists of 162 single family homes on approximately 60 acres. The Prairie Dunes first addition final plat has been phased to include only 120 lots of the 162 lots proposed in the preliminary plat.

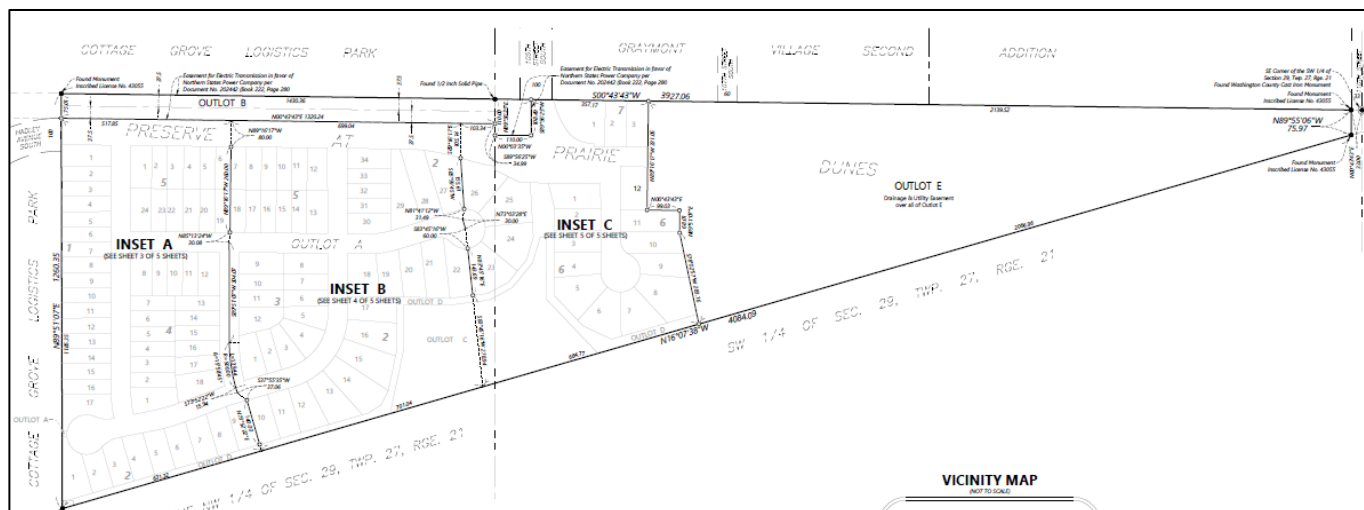


Prairie Dunes Preliminary Plat

Final Plat Review

The Prairie Dunes Final Plat was distributed to City departments, Washington County, and ISD 833 for their review and comments. No comments or recommendations were received.

The Prairie Dunes first addition final plat will include 120 single-family lots of the 162 lots approved in the preliminary plat. The final plat contains 5 outlots. Outlots A, C, and D will be deeded to the City. Outlot E will be retained by the developer for the second phase of development. Outlot B was originally proposed to be maintained by an HOA however the developer and NorthPoint Development (east side of Hadley Avenue) have been discussing Outlot B being deeded to NorthPoint to include in their property holdings. Language has been included in the Development Agreement clarifying required ownership of Outlot B. Outlot D will contain a recreational trail constructed by the developer that will have internal neighborhood connections adjacent to the SNA. 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 2024-119.



Prairie Dunes Final Plat

Homeowner's Association

If Outlot B is deeded to NorthPoint, the Applicant would not need a homeowner's association (HOA) given there will be no common owned elements of the proposed project.

2. Development Agreement

The Developer has signed the development agreement, which is attached for review.

3. Development Plan Review

The City Engineer has reviewed the development plans dated December 13, 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 January 23, 2025, review memorandum and any subsequent memorandums from Stantec, or as modified and approved by the City Engineer in writing.

Recommendation

The City Council is recommended to take the following actions:

1. Adopt Resolution 2025-013 approving the Final Plat for Prairie Dunes.
2. Approve the Prairie Dunes Development Agreement with Pulte Homes of Minnesota LLC, with minor modifications as approved by the City Attorney.
3. Adopt Resolution 2025-014 approving the Prairie Dunes Development Plans dated December 13, 2024 prepared by Westwood Professional Services, Inc., subject to final approval by the City Engineer in writing.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2025-013

**RESOLUTION APPROVING THE FINAL PLAT NAMED
PRAIRIE DUNES**

WHEREAS, Pulte Group has applied for a final plat to develop a residential subdivision named Prairie Dunes. This subdivision plat consists of 120 detached single-family homes and is located on the 60.2-acre property legally described as:

Lot A Subdivision Cd 3570 Subdivision Name Preserve at Prairie Dunes,
Washington County, Minnesota.

WHEREAS, the Planning Commission held the public hearing for the preliminary plat, Planned Unit Development, Comprehensive Plan Amendment, and a zoning amendment to change the zoning from AG-2, Agriculture, to R-4, Transitional Residential, for the proposed Prairie Dunes subdivision on July 22, 2024; and

WHEREAS, the City Council subsequently accepted the Planning Commission's recommendations and approved the comprehensive plan amendment (Resolution 2024-118), preliminary plat (Resolution No. 2024-119), and the zoning amendment (Ordinance No. 1084) on August 15, 2024; and

WHEREAS, the Metropolitan Council approved the comprehensive plan amendment on September 11, 2024; and

WHEREAS, City staff found the Prairie Dunes 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 "Prairie Dunes." This plat consists of 120 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. 2024-119, which approved the Prairie Dunes preliminary plat, except as hereafter modified.
3. All utility, drainage, and development construction must conform to the development plans and specifications dated December 13, 2024, prepared by the developer's consulting engineer, Westwood Professional Services, Inc. and are subject to the comments in the January 23, 2025, review memorandum and any subsequent 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. 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.
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. The final plat must be recorded with the Washington County Recorder's Office before any building permit can be issued.
8. The builder for each lot shall post a letter of credit or cash escrow to the City for the estimated cost of the required yard trees, sod, shrubs and final as-built survey on each lot.
9. 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.
10. 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 October 2 and May 31, a Temporary Certificate of Occupancy can be issued, and the escrow retained until installation of the markers is confirmed.
11. The Developer is responsible for the cost and installation of the required park and open space boundary markers.
12. All monument signs must comply with the City's Sign Ordinance and must be placed on private property.
13. Park dedication shall be addressed as stipulated within the Development Agreement.
14. Prior to the release of the final plat, a final landscaping plan shall be approved in writing by planning staff.

15. 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.

Passed this 5th day of February 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk

PRAIRIE DUNES

KNOW ALL PERSONS BY THESE PRESENTS: that Pulte Homes of Minnesota LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Washington, State of Minnesota, to wit:

Outlot A, PRESERVE AT PRAIRIE DUNES, according to the recorded plat thereof, Washington County, Minnesota

Has caused the same to be surveyed and platted as PRAIRIE DUNES and does hereby donate and dedicate 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 Pulte Homes of Minnesota LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this day of , 20 .

PULTE HOMES OF MINNESOTA LLC

By

STATE OF COUNTY OF The foregoing instrument was acknowledged before me on this day of , 20 , by , its of Pulte Homes of Minnesota 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 PRAIRIE DUNES 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 Minnesota Statutes 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

Mathew J. Welinski, Licensed Land Surveyor
Minnesota License No. 53596

STATE OF MINNESOTA COUNTY OF The foregoing Surveyor's Certificate was acknowledged before me on this day of , 20 , by Mathew J. Welinski, a Licensed Land Surveyor, Minnesota License No. 53596.

(Signature) (Name Printed)

Notary Public, County, Minnesota

My Commission Expires

CITY OF COTTAGE GROVE, MINNESOTA This plat was approved by the City Council of the City of Cottage Grove, Minnesota this day of , 20 , and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2.

By Mayor By Clerk

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 this day of , 20 .

By Washington County Surveyor By

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 .

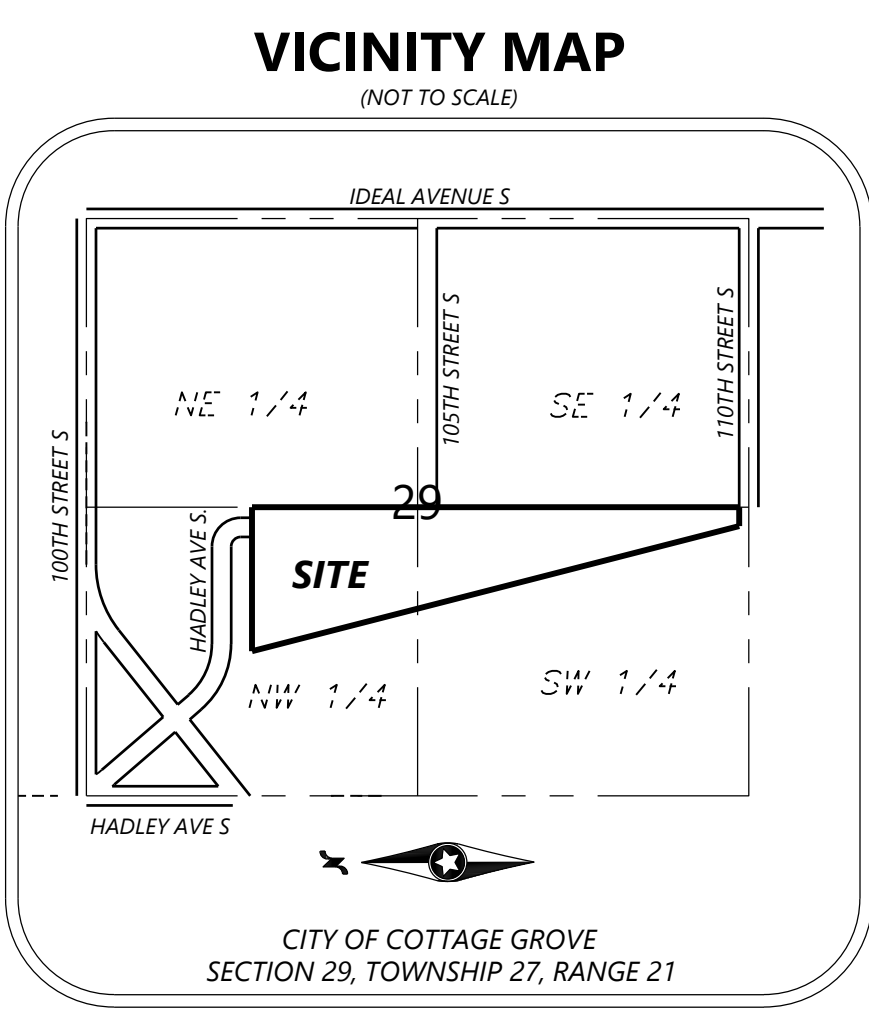
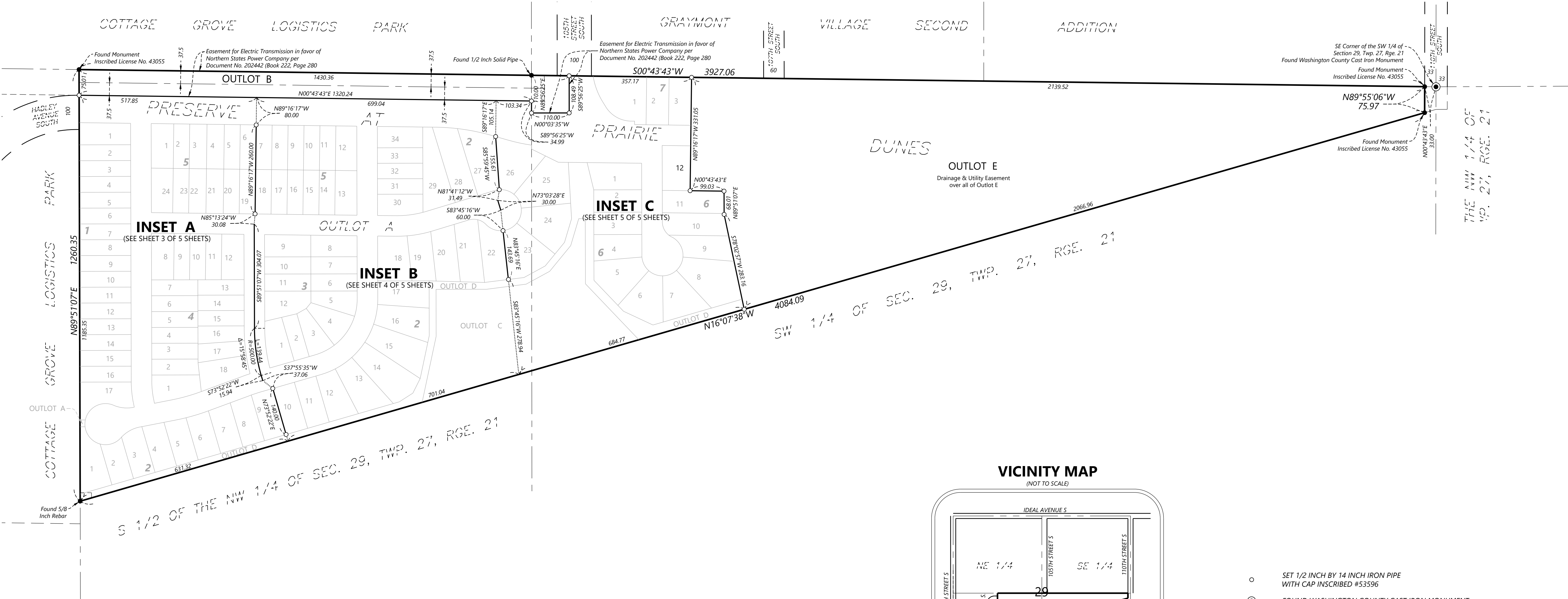
By Washington County Auditor/Treasurer By Deputy

COUNTY RECORDER Document Number

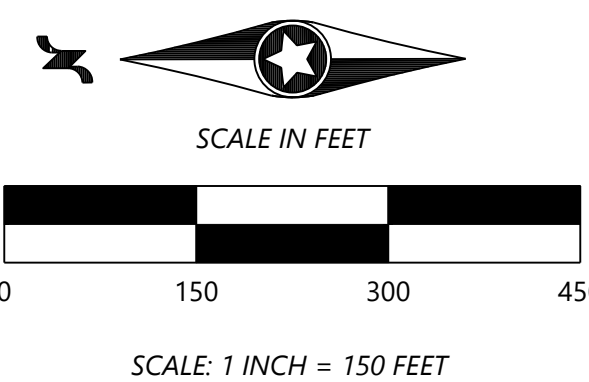
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this day of , 20 , at o'clock M., and was duly recorded in Washington County Records.

By Washington County Recorder By Deputy

PRAIRIE DUNES



- SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP INSCRIBED #53596
 - FOUND WASHINGTON COUNTY CAST IRON MONUMENT
 - FOUND MONUMENT AS NOTED ON PLAT
- THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT A, PRESERVE AT PRAIRIE DUNES, WHICH IS ASSUMED TO BEAR N 89°51'07" E



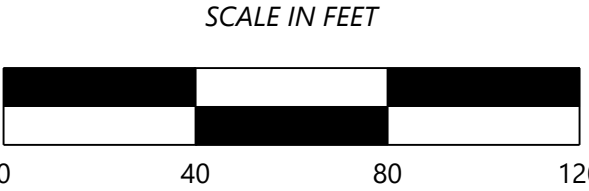
PRAIRIE DUNES

INSET A
(FROM SHEET 2 OF 5 SHEETS)



- SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP INSCRIBED #53596
- FOUND MONUMENT AS NOTED ON PLAT

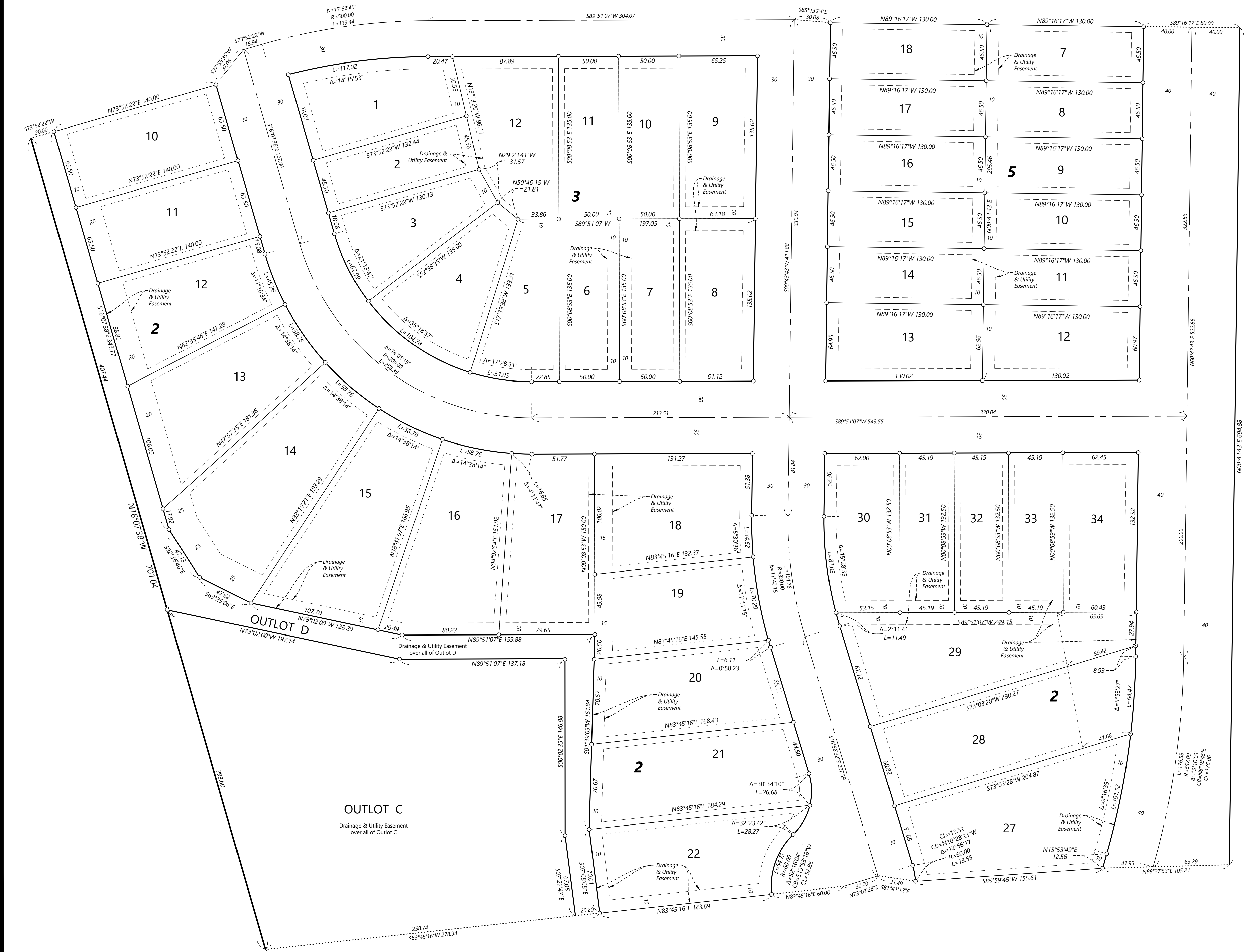
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT A, PRESERVE AT PRAIRIE DUNES, WHICH IS ASSUMED TO BEAR N 89°51'07" E



SCALE IN FEET

SCALE: 1 INCH = 40 FEET

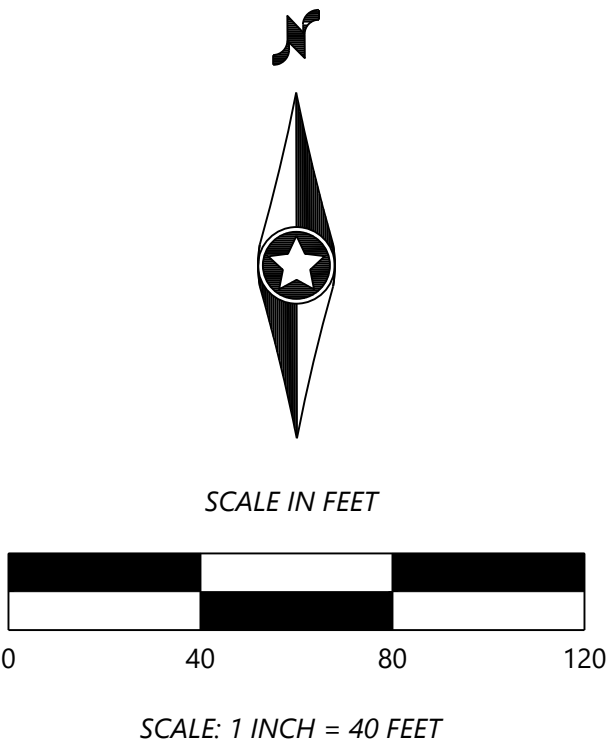
PRAIRIE DUNES



INSET B
(FROM SHEET 2 OF 5 SHEETS)

- SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP INSCRIBED #53596
- FOUND MONUMENT AS NOTED ON PLAT

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT A, PRESERVE AT PRAIRIE DUNES, WHICH IS ASSUMED TO BEAR N 89°51'07" E



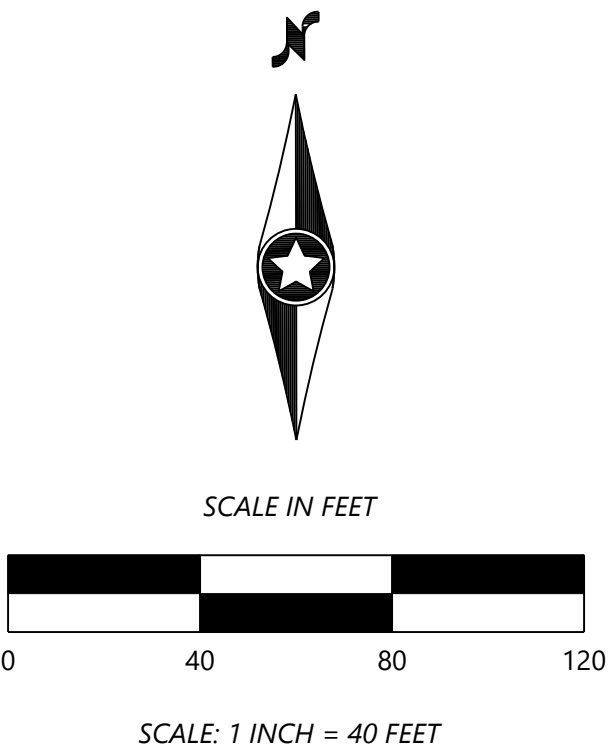
PRAIRIE DUNES



INSET C
(FROM SHEET 2 OF 5 SHEETS)

- SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP INSCRIBED #53596
- FOUND MONUMENT AS NOTED ON PLAT

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT A, PRESERVE AT PRAIRIE DUNES, WHICH IS ASSUMED TO BEAR N 89°51'07" E



DEVELOPMENT AGREEMENT

FOR THE PLAT OF

PRAIRIE DUNES

BY AND BETWEEN

THE CITY OF COTTAGE GROVE

AND

PULTE HOMES OF MINNESOTA LLC

THIS AGREEMENT, made and entered into on the _____ day of _____, 2025, by and between the City of Cottage Grove, a Minnesota municipal corporation (“CITY”), and Pulte Homes of Minnesota 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 Prairie Dunes; 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 Pulte Homes of Minnesota 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 December 13, 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 Prairie Dunes 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 February 5, 2025, 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:

Pulte Homes of Minnesota LLC
Attn: Chad Onsgard
7500 Flying Cloud Drive, Suite 670
Eden Prairie, MN 55344

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. For a lot where the Certificate of Occupancy is issued between October 2 and May 31 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 June 1 and October 1, completion of the work described in this paragraph shall be completed by the BUILDER by October 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. All pond access routes shall 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 erosion control plan, 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. No boulevard trees are required, however, if DEVELOPER or BUILDER proposes a boulevard tree, the CITY Forester shall review and approve the location of

the boulevard trees to be planted. The minimum size of tree to be planted in the CITY's Right-of-Way shall be two-and-a-half caliper (2½"), as measured by the American Association of Nurserymen. Any boulevard tree 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.

- a) 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 two 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. One additional model home permit 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.
- b) A temporary certificate of occupancy for any home may be issued in accordance with the following:
 - i. The DEVELOPER has constructed a temporary bituminous roadway that is acceptable in design and approved by the CITY;
 - ii. Water and sanitary sewer improvements are installed, tested, televised, reviewed and available for use as described in Exhibit D, Section 2(d). Hydrant tags must also be removed;

- iii. No temporary certificate of occupancy for any lot shall be issued from the first of June through the first of October unless the Residential Temporary Certificate of Occupancy Escrow is paid, pursuant to the City's Fee Table;
 - iv. Grading as built has been approved by the CITY ENGINEER.
- c) No final certificate of occupancy for any lot 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. Park Dedication Fees must be paid as identified on Exhibit G.

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.

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 CHARGES. The DEVELOPER shall reimburse the CITY for all miscellaneous costs and 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.

- i) **HOMEOWNERS' ASSOCIATION.** DEVELOPER shall create a Homeowners' Association within 180 days of the Effective Date of this DEVELOPMENT AGREEMENT that governs the rights and responsibilities of the property owners as it relates to Outlot B, if required, as outlined in Exhibit D (1)(g).

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 required by the DEVELOPMENT AGREEMENT be reduced at the following milestones:

- a) LOC reductions. DEVELOPER may request the LOC 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 the Exhibits. Release of escrow funds will be granted upon project completion and acceptance by the CITY.

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. Release of escrow funds will be granted upon project completion and acceptance by the CITY.

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 COUNTY of Washington, 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 _____, 2025, 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:
PULTE HOMES OF MINNESOTA LLC

By: Chad Onsgard
Name: Chad Onsgard
Its: Vice President of Development

STATE OF _____)
)
COUNTY OF _____) ss.

On this _____ day of _____, 2025, before me a Notary Public within and for said County, personally appeared _____ to me personally known, who being by me duly sworn, did say that s/he is the _____ of Pulte Homes of Minnesota 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.

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

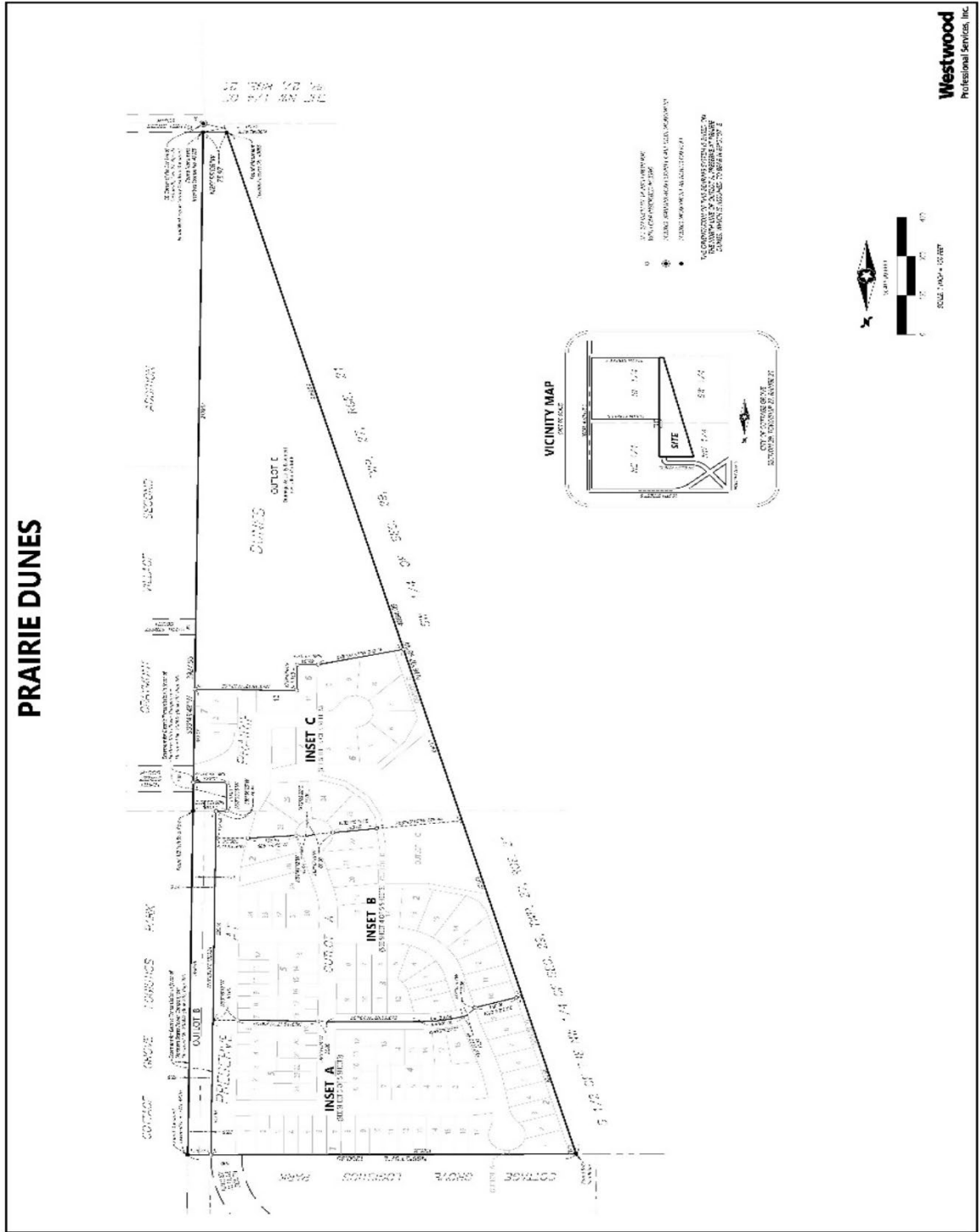
Real property situated in the City of Cottage Grove, County of Washington, State of Minnesota,
legally described as:

Lots 1-17, inclusive, Block 1, Prairie Dunes
Lots 1-34, inclusive, Block 2, Prairie Dunes
Lots 1-12, inclusive, Block 3, Prairie Dunes
Lots 1-18, inclusive, Block 4, Prairie Dunes
Lots 1-24, inclusive, Block 5, Prairie Dunes
Lots 1-12, inclusive, Block 6, Prairie Dunes
Lots 1-3, inclusive, Block 7, Prairie Dunes
Outlots A, B, C, D, and E, Prairie Dunes

PRAIRIE DUNES

Dr. G. J. van der Grinten
Dr. J. J. van der Grinten
Dr. J. J. van der Grinten

EXHIBIT B **FINAL PLAT** **CONT.**



PRAIRIE DUNES

INSET A
(FROM SHEET C-2 SHEETS)

OUTLET A
Drainage to Lake

OUTLET D
Drainage to Lake

Legend:

- SET TO MATCH WITH ADJACENT SHEET
- FOOTED TERMINALITY AS SHOWN ON PLAN

Notes:

THE DIMENSIONS OF THE BUILDING SYSTEMS ARE BASED ON THE NORTH LINE OF THE LOT. A PRELIMINARY PLAN OF THE LOT IS ASSIGNED TO BEAT 10.00' E

Scale: 1" = 20' 0"

North Arrow: N

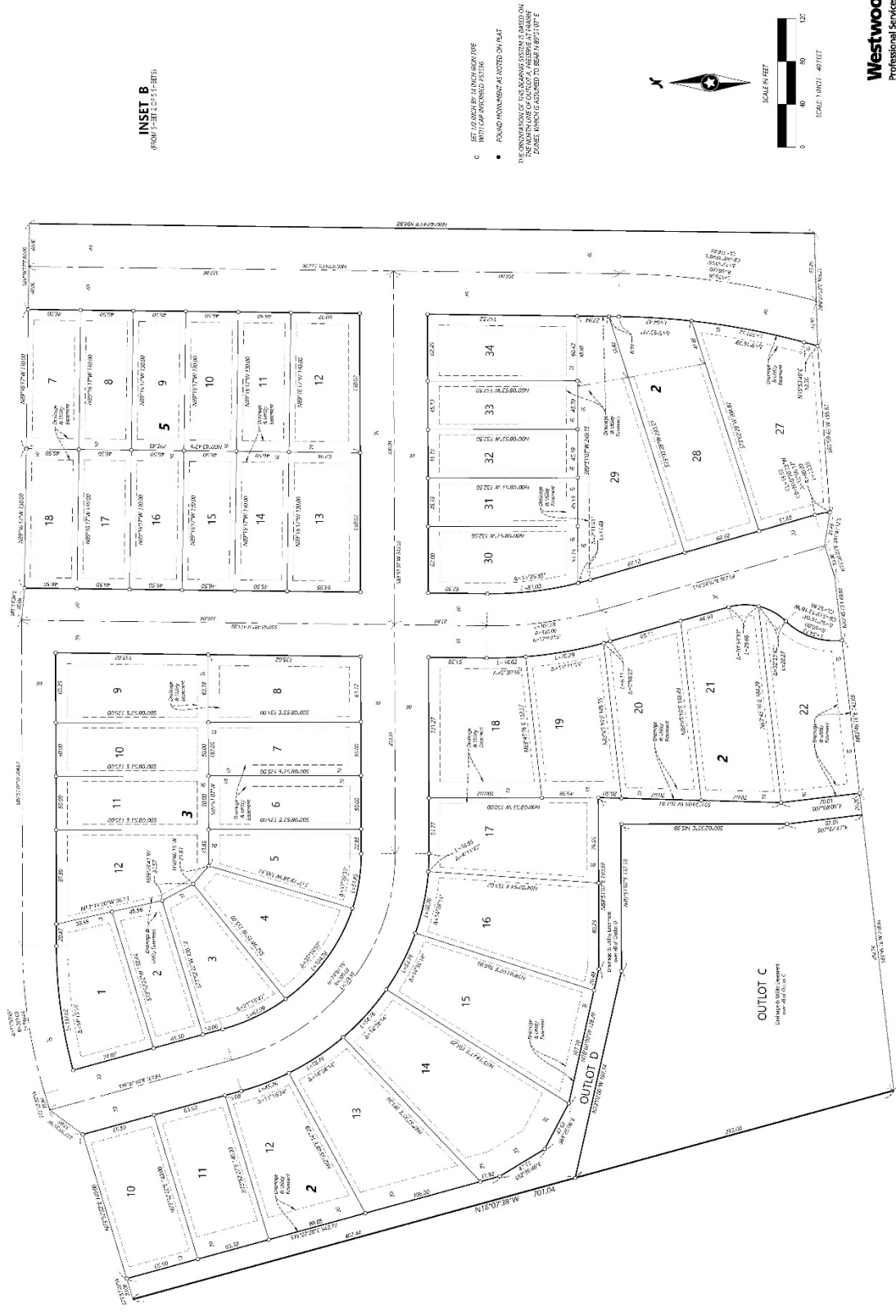
Westwood Professional Services, Inc.

Food Item	Number of People
Pizza	10
Pasta	15
Sandwich	5
Salad	10
Fruit	15

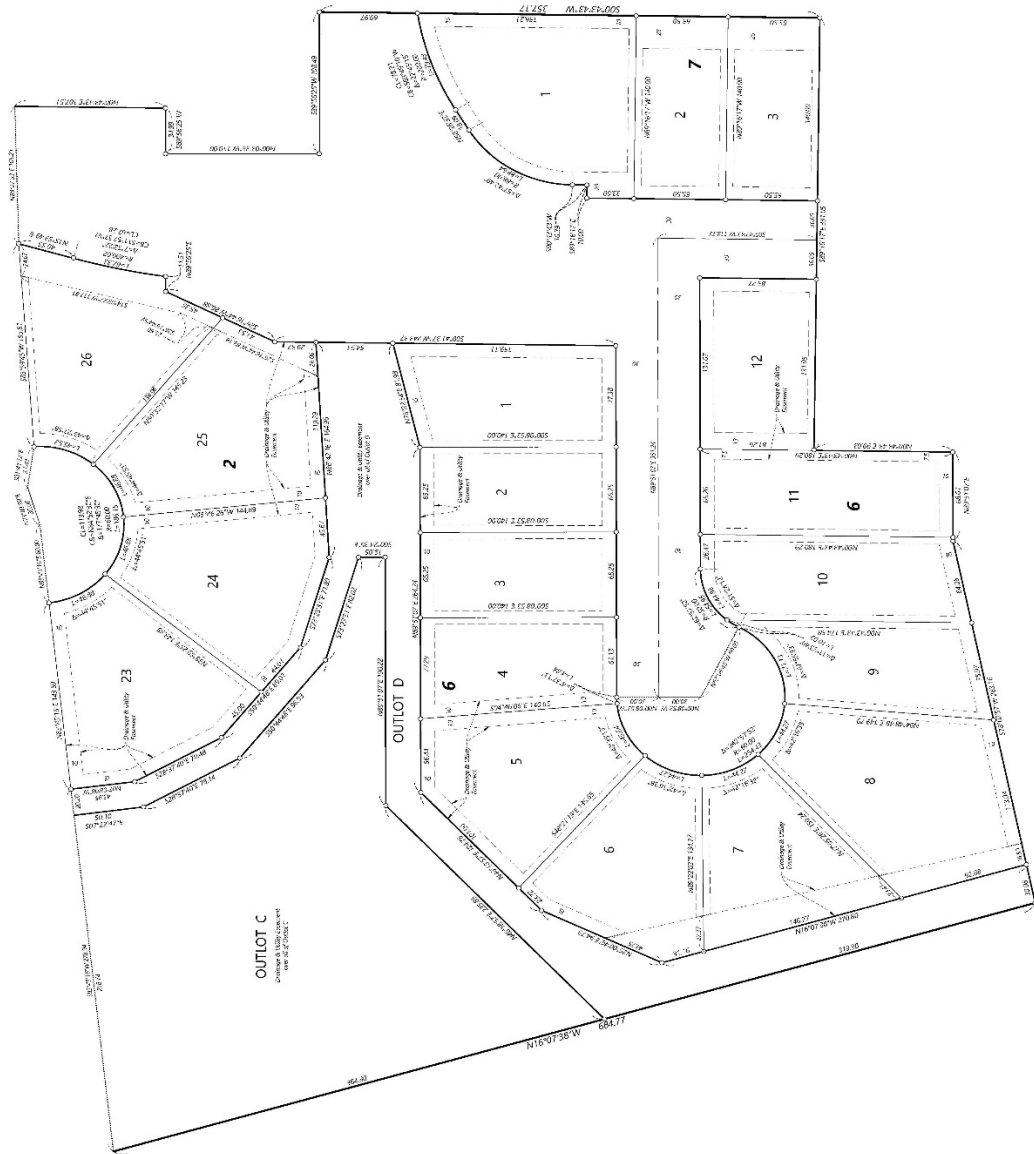
SET 1/2 INCH BY 1/4 INCH BROW FINE
WITH CAP INSCRIBED 03296

THE ORIENTATION OF THIS MEASURING SYSTEM IS BASED ON THE NORTH LINE OF CUTLEY A, PRESENTLY AT 60° 00' E DUNES, WHICH IS ASSUMED TO BE AT N 60° 5' 107" E

PRAIRIE DUNES

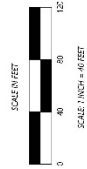


PRAIRIE DUNES



INSET C
PRAIRIE DUNES

- SET 1.00 INCH BY 14 INCH ROUND PIPE WITH CAP INDICATED 102206
 - FOUND MONUMENT AS NOTED ON PLAN
- THE DIMENSIONS OF THIS DRAWING SYSTEM IS BASED ON THE ASSUMPTION THAT THE DISTANCE BETWEEN THE MONUMENTS IS 100.00 FEET. THE DIMENSIONS OF THIS DRAWING SYSTEM IS BASED ON THE ASSUMPTION THAT THE DISTANCE BETWEEN THE MONUMENTS IS 100.00 FEET.



Westwood
Professional Services, Inc.

Sheet 1 of 1 Sheets

EXHIBIT C
SITE IMPROVEMENTS

Site Improvement LOC	Estimated Construction Cost	Per Lot
Sanitary Sewer	\$ 899,730.00	\$ 7,497.75
Watermain	\$ 1,047,317.00	\$ 8,727.64
Storm Sewer	\$ 1,355,786.00	\$ 11,298.22
Streets	\$ 985,940.58	\$ 8,216.17
Street Lighting	\$ 136,758.00	\$ 1,139.65
Subtotal:	\$ 4,425,531.58	\$ 36,879.43
Water Main Credit for Oversizing	\$ (11,530.00)	\$ (96.08)
Subtotal:	\$ 4,414,001.58	\$ 36,783.35
LOC (125%)	\$ 5,517,501.98	\$ 45,979.18
Final Streets Construction Cost	\$ 314,183.90	\$ 2,618.20
Final Streets LOC (130%):	\$ 408,439.07	\$ 3,403.66
Total Site Improvement LOC:	\$ 5,925,941.05	\$ 49,382.84

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) Stormwater Ponding. DEVELOPER must execute a Warranty Deed to the CITY for Outlot C for stormwater ponding.
 - e) Trail Corridor. DEVELOPER must execute a Warranty Deed to the CITY for Outlot A and Outlot D for the trail corridor.
 - f) Assessment. Payment of the deferred assessment for the South District Street and Utility Improvements in the amount of \$1,343,122.18, per recorded Document Number 4432539 has been received by the CITY.
 - g) Outlot B. DEVELOPER must provide a fully executed Warranty Deed to NP BGO Cottage Grove Logistics Park, LLC for Outlot B or must establish an HOA as provided in Section 10.1 (i) and convey Outlot B to the HOA.
- 2) **BUILDING PERMITS.** Other than the model home building permits as provided in Section 4.14, no building permits may be obtained for Phase 1A or Phase 1B as identified on Exhibit I, until:
 - a) All the conditions in Paragraph 1 of this Exhibit D have been met;
 - b) All stormwater ponds and associated drainage features, including storm sewer and drainage swales have been satisfactorily installed as determined by the CITY ENGINEER that support Phase 1A or Phase 1B, whichever is applicable;
 - 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 for Phase 1A or Phase 1B, whichever is applicable;

- d) DEVELOPER has constructed a temporary bituminous roadway that is acceptable in design and approved by the CITY for Phase 1A or Phase 1B, whichever is applicable;
- e) The documents below have been recorded:
- Final Plat
 - Development Agreement
 - Warranty Deed to the City for Outlots A, C, and D
 - Warranty Deed for Outlot B as outlined in Exhibit D (1)(g)
- 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 by the CITY.
- 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
SITE GRADING AND LANDSCAPING
LOC

Site Grading & Erosion Control	Unit	Qty	Unit Cost	Total
Site Grading Restoration: Re-spread Topsoil (P)	CY	43528	\$ 3.00	\$ 130,584.00
Site Grading Restoration: MnDot 250 Seed & Mulch	AC	53.96	\$ 1,500.00	\$ 80,940.00
Misc. Site Grading	LS	1	\$ 10,000.00	\$ 10,000.00
Clay Liner	CY	8115	\$ 40.00	\$ 324,600.00
Pond Maintenance & Cleaning	LS	2	\$ 5,000.00	\$ 10,000.00
Erosion Control - Temp. Rock Construction Entrance	EA	3	\$ 1,500.00	\$ 4,500.00
Erosion Control - Siltfence, Machine Sliced	LF	11930	\$ 3.50	\$ 41,755.00
EOF & Swale Seed/Blanket	SY	7754	\$ 5.00	\$ 38,770.00
Street Sweeper With Pick-up Broom	HR	40	\$ 200.00	\$ 8,000.00
Total - Site Grading & Erosion Control				\$ 649,149.00
			LOC (150%)	\$ 973,723.50

Site Landscaping	Unit	Qty	Unit Cost	Total
Site Landscaping	LS	11	\$ 350.00	\$3,850.00
Total Site Landscaping				\$3,850.00
			LOC (150%)	\$5,775.00

EXHIBIT G
DEVELOPER'S CASH REQUIREMENTS AND
INDIRECT COST CASH ESCROW

CASH REQUIREMENTS

City Fees	Unit	Qty	Unit Cost	Total	Per Lot
City Supplied Poles & Luminaires	EA	15	\$ 3,601.40	\$ 54,021.00	\$ 450.18
Street Light - New Developments	LOT	120	\$ 151.68	\$ 18,201.60	\$ 151.68
Park Dedication Fees (Single Family)	LS	1	\$ 345,332.40	\$ 345,332.40	\$ 2,877.77
Sealcoating - Trails	SY	2,716	\$ 2.50	\$ 6,790.00	\$ 56.58
Park and Open Space Identification Markers	EA	24	\$ 175.00	\$ 4,200.00	\$ 35.00
Business Park AUAR Charge	AC	39.06	\$ 111.00	\$ 4,335.66	\$ 36.13
2% Engineering Fee	LS	1	\$ 94,563.71	\$ 94,563.71	\$ 788.03
Total Fees				\$ 527,444.37	\$ 4,395.37

CASH ESCROW

Engineering Fees	Total	Per Lot
Concept Review Fee	\$ 47,281.85	\$ 394.02
Plan Review Fee	\$ 104,563.71	\$ 871.36
City Inspection/Testing Fee	\$ 246,409.27	\$ 2,053.41
Total Escrow	\$ 398,254.83	\$ 3,318.79

AREA CHARGES

Area Charges	Cost/Acre	Acres	Total	Per Lot
Sanitary Area Charge (South District Upper)	\$ 3,600.00	39.06	\$ 140,616.00	\$ 1,171.80
Water Area Charge (Remainder of City)	\$ 6,010.00	39.06	\$ 234,750.60	\$ 1,956.26
Storm Area Charge (South District - Single Family)	\$ 9,160.00	39.06	\$ 357,789.60	\$ 2,981.58
Total Area Charges			\$ 733,156.20	\$ 6,109.64

EXHIBIT H
BUILDER'S ESCROW REQUIREMENTS
AND CASH REQUIREMENTS

LOC ESCROW

Builder Escrow	Per Lot
Yard & Boulevard Sod	\$ 7,100.00
Lot Grading and Corner Pin Compliance Escrow	\$ 1,000.00
Total Per Lot:	\$ 8,100.00
Total LOC *	\$ 972,000.00

* Builder LOC covers 120 single family lots

CASH REQUIREMENTS

Building Permit Fees	Per Lot
Sod & Boulevard Tree Inspection Fee	\$ 165.00
Curb Stop Inspection Fee	\$ 170.00
Grading As-built Review Fee	\$ 39.00
Right-of-way Permit Fee	\$ 50.00
Total Cash Added to Building Permit:	\$ 424.00

PHASE 1B

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2025-014

**RESOLUTION APPROVING THE CONSTRUCTION PLANS
AND SPECIFICATIONS FOR PRAIRIE DUNES**

WHEREAS, Pulte Group has applied for a final plat to develop a residential subdivision named Prairie Dunes. This subdivision plat consists of a total of 120 single family homes and is located on the 60.2-acre property legally described as:

Lot A Subdivision Cd 3570 Subdivision Name Preserve at Prairie Dunes,
Washington County, Minnesota.

WHEREAS, the Developer will utilize the approved plans and specifications dated December 13, 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 Prairie Dunes construction plans and specifications dated December 13, 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 January 23, 2025, memorandum and any subsequent memorandum from Stantec.
3. Modifications to final construction plans and specifications shall be approved in writing by the City Engineer.

Passed this 5th day of February 2025.

Myron Bailey, Mayor

Attest:

Tamara Anderson, City Clerk



Cottage Grove - Zyweic

SUBMITTAL FOR:
Final Plat

Cottage Grove, MN
December 10, 2024

Introduction

Pulte Homes of Minnesota, LLC ("Pulte") is pleased to be submitting this application.

Pulte will act as both the developer of the property and the builder of the homes. The primary contact for Pulte is David Von Ruden, Land Project Manager. David's contact information has been provided to City staff.

There is one owner for the properties:

Joseph J. Zyweic
1299 Palisade Path
Woodbury, MN 55129

The planner, surveyor, civil engineer, and landscape architect are:

Westwood
Attn: Ryan Bluhm
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
952-906-7432
ryan.bluhm@westwoodps.com

The Property

Legal Descriptions:

Parcel 1: SECTION 29 TOWNSHIP 027 RANGE 021 S1/2-NW1/4 EXCEPT: THAT PT LYING WESTERLY OF A STRAIGHT LN DRAWN FROM A PT ON THE S LN OF

Parcel 2: SECTION 29 TOWNSHIP 027 RANGE 021 SW1/4 EXC TO RR 3.9 AC & EXC STRIP 300FT WIDE E OF & ADJ TO RR RUN FROM S LINE TO A PT

Property Identification Numbers:

Parcel 1: 29-027-21-23-0002

Parcel 2: 29-027-21-31-0002

Key Facts

- | | |
|--|---|
| • Existing zoning | AG-2 |
| • Proposed zoning | PUD, R-4 |
| • Proposed use | 76 – 45' Single-Family Homes
86 – 65' Single-Family Homes
162 Total Single-Family Homes |
| • Net calculations | |
| ○ Net acreage | 54.08 acres |
| ○ Total number of homes | 162 Single-Family Homes |
| ○ Net Density | 3 units per acre |
| • Proposed 45' Dimensions/Setbacks (76 Lots) | |
| ○ Minimum lot depth | 125 feet |
| ○ Front Setback | 25 feet |
| ○ Side Setback | 5/5 feet; 10 feet total |
| ○ Rear Setback | 30 feet |
| ○ Corner Setback | 20 feet |
| • Proposed 65' Dimensions/Setbacks (86 Lots) | |
| ○ Minimum lot depth | 125 feet |
| ○ Front Setback | 25 feet |
| ○ Side Setback | 7.5/5 feet; 12.5 feet total |
| ○ Rear Setback | 30 feet |
| ○ Corner Setback | 20 feet |

Final Plat

Pulte Homes of Minnesota LLC, is bringing forth the final plat for Prairie Dunes to the City Council of Cottage Grove, MN. We ask that this application be considered for acceptance to allow for construction to begin in the spring of 2025. This will be the first addition of the overall development which consists of 120 lots.

Phasing & Schedule

The City of Cottage Grove application schedule along with development timeline suggests a schedule that lays out as follows:

Site development	spring 2025
Model home opens	late 2025
Full build of homes	early 2028

Summary

The proposed community will consist of 162 single-family homes. Our application requests a Final Plat approval for the first addition of Prairie Dunes. We respectfully request the City's support of this application. Thank you for your consideration.

CONSTRUCTION PLANS

FOR

GRADING, EROSION CONTROL, TREE PRESERVATION AND LANDSCAPE

FOR

PRAIRIE DUNES

COTTAGE GROVE, MN

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300

BLOOMINGTON, MN 55431

CONTACT: DEAN LOTTER

PHONE: 952-219-9082

EMAIL: DEAN.LOTTER@PULTEGROUP.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: 0052840

CONTACT: CHRISTIAN H. FROEMKE



Vicinity Map
(NOT TO SCALE)

BENCHMARKS

HORIZONTAL DATUM
1983(1986AD)) WASHINGTON COUNTY COORDINATE SYSTEM IN US SURVEY FEET

VERTICAL DATUM
1988NAVD IN US SURVEY FEET

MNDOT CONTROL POINT "HARVIN"

MNDOT CONTROL POINT "SIDNEY"

SHEET INDEX

Sheet List Table	
SHEET NUMBER	SHEET TITLE
01	COVER
02	EXISTING CONDITIONS
03	EXISTING CONDITIONS
04	OVERALL GRADING DRAINAGE & EROSION CONTROL PLAN
05	GRADING DRAINAGE & EROSION CONTROL PLAN
06	GRADING DRAINAGE & EROSION CONTROL PLAN
07	GRADING DRAINAGE & EROSION CONTROL PLAN
08	GRADING DRAINAGE & EROSION CONTROL PLAN
09	GRADING DRAINAGE & EROSION CONTROL PLAN
10	STREET PROFILES
11	DETAILS
12	DETAILS
13	DETAILS
14	DETAILS

NO.	DATE	REVISION	SHEETS
01	-	-	ALL
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

CONSTRUCTION PLANS

FOR
GRADING, EROSION CONTROL, TREE
PRESERVATION AND LANDSCAPE
FOR

PRAIRIE DUNES
COTTAGE GROVE, MN

INITIAL SUBMITTAL DATE: 12/13/24 SHEET: 01 OF 14

PROPERTY DESCRIPTION

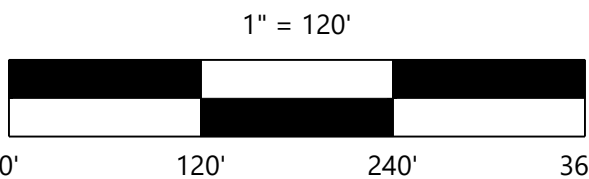
The following information was provided in Commercial Partners Title, a division of Chicago Title Insurance Company, File Number CP73538, which has an effective date of April 15, 2024 at 07:00 AM:

Outlot A, Preserve at Prairie Dunes

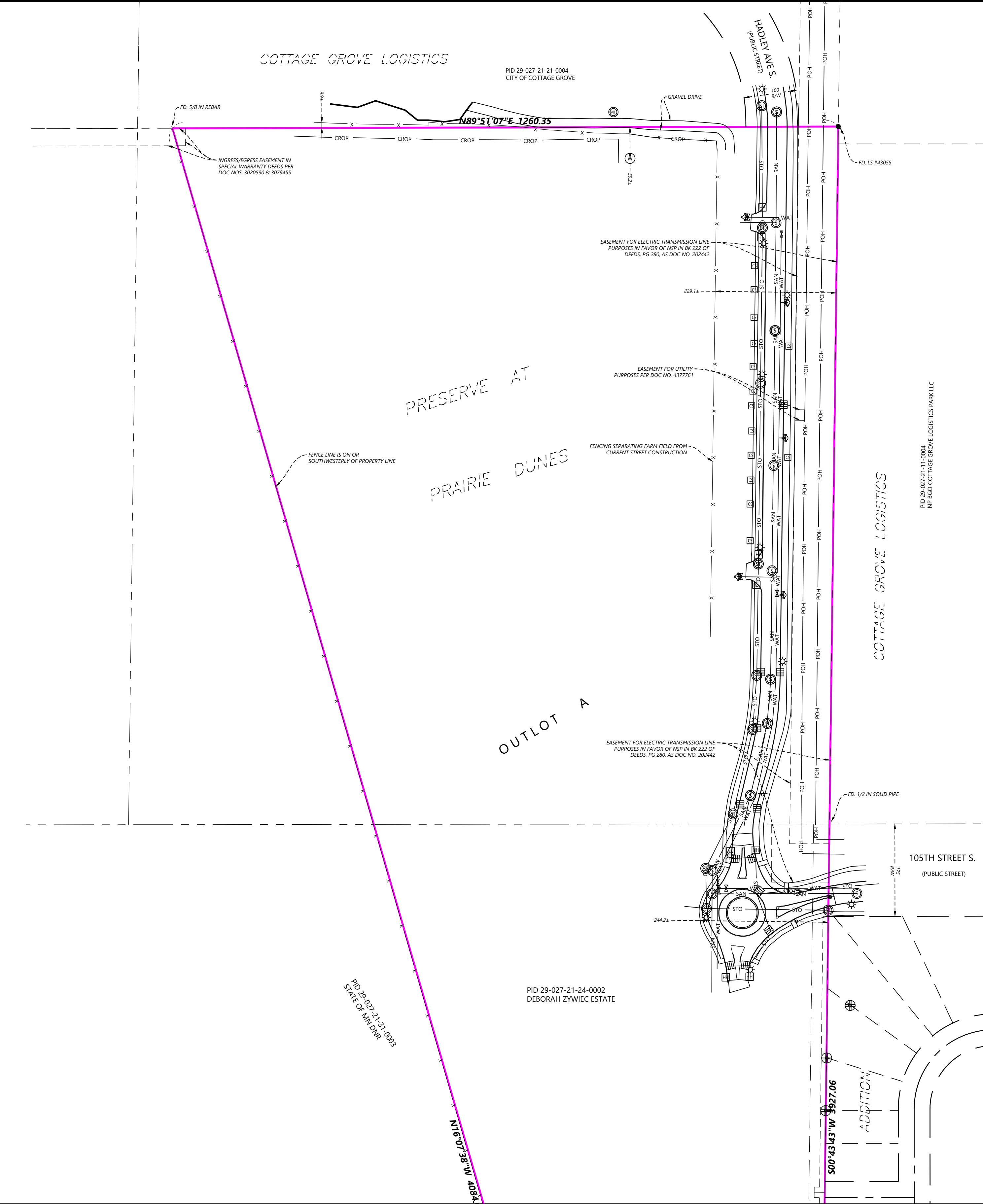
Washington County, Minnesota
Abstract Property

LEGEND

	SANITARY MANHOLE		BOUNDARY LINE
	STORM MANHOLE		RIGHT-OF-WAY LINE
	CATCH BASIN		LOT LINE
	HYDRANT		EASEMENT LINE
	GATE VALVE		SECTION LINE
	CURB STOP BOX		POWER OVERHEAD
	WELL		SANITARY SEWER
	ELECTRIC BOX		STORM SEWER
	STREET LIGHT		WATERMAIN
	GUY WIRE		FENCE LINE
	POWER POLE		CURB & GUTTER
	HAND HOLE/JUNCTION BOX		CONCRETE SURFACE
	STEEL/WOOD POST		BITUMINOUS SURFACE
	SIGN		GRAVEL SURFACE
			FOUND MONUMENT (SEE LABEL)
			CAST IRON MONUMENT (SEE LABEL)



NOT FOR CONSTRUCTION



DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	KFP
HORIZONTAL SCALE:	119.999981"
VERTICAL SCALE:	24' OR 12'

INITIAL ISSUE:	12/13/24
REVISIONS:	

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A
DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE
STATE OF MINNESOTA

MATHEW J. WELINSKI
DATE: 12/13/24 LICENSE NO. 53596

PRAIRIE DUNES

COTTAGE GROVE, MN

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

PROJECT NUMBER: 0052840

SHEET NUMBER:

02 OF 14

DATE: 12/13/24

PROPERTY DESCRIPTION

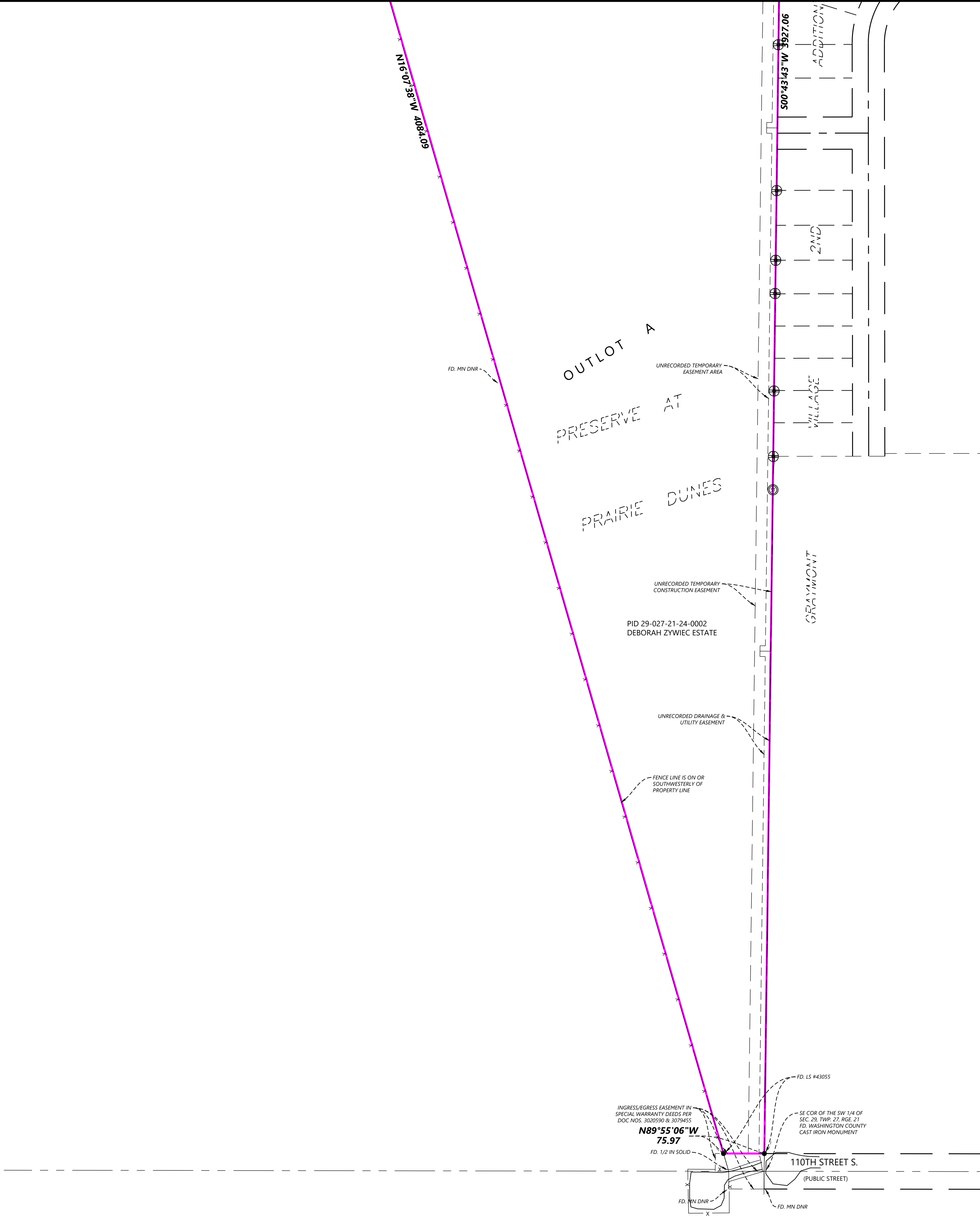
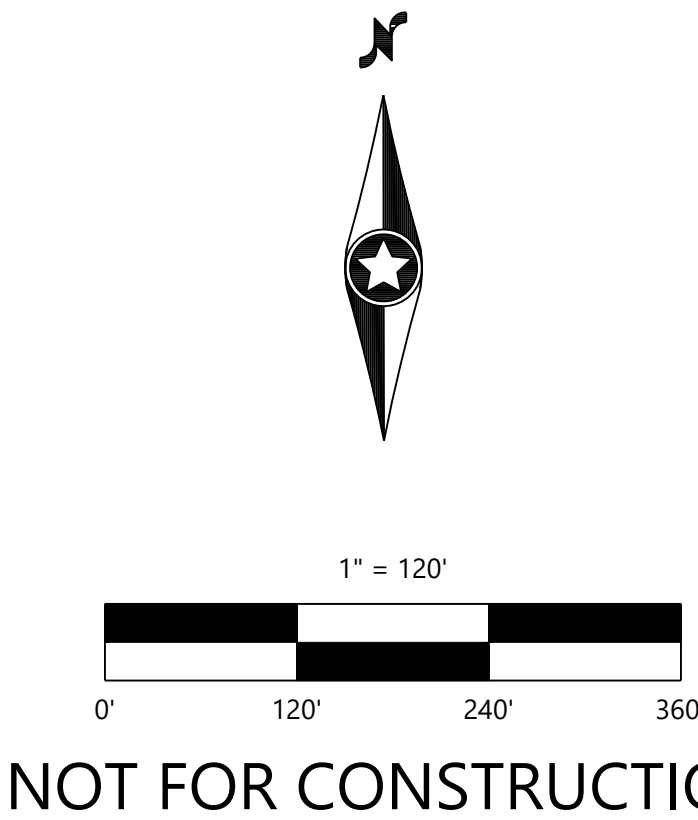
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Outlot A, Preserve at Prairie Dunes

Washington County, Minnesota
Abstract Property

LEGEND

	SANITARY MANHOLE		BOUNDARY LINE
	STORM MANHOLE		RIGHT-OF-WAY LINE
	CATCH BASIN		LOT LINE
	HYDRANT		EASEMENT LINE
	GATE VALVE		SECTION LINE
	CURB STOP BOX		POWER OVERHEAD
	WELL		SANITARY SEWER
	ELECTRIC BOX		STORM SEWER
	STREET LIGHT		WATERMAIN
	GUY WIRE		FENCE LINE
	POWER POLE		CURB & GUTTER
	HAND HOLE/JUNCTION BOX		CONCRETE SURFACE
	STEEL/WOOD POST		BITUMINOUS SURFACE
	SIGN		GRAVEL SURFACE
			FOUND MONUMENT (SEE LABEL)
			CAST IRON MONUMENT (SEE LABEL)



DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	KFP
HORIZONTAL SCALE:	120.000023'
VERTICAL SCALE:	24' OR 12'

INITIAL ISSUE:	12/13/24
REVISIONS:	
	-
	-
	-
	-
	-

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

MATHEW J. WELINSKI
DATE: 12/13/24 LICENSE NO. 53596

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EXISTING CONDITIONS

PROJECT NUMBER: 0052840

SHEET NUMBER:

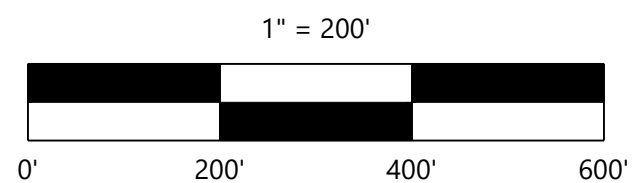
03 OF 14

DATE: 12/13/24



GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		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



Westwood

OVERALL GRADING DRAINAGE & EROSION CONTROL PLAN

04

OF

14

DATE: 12/13/24

COTTAGE GROVE, MN

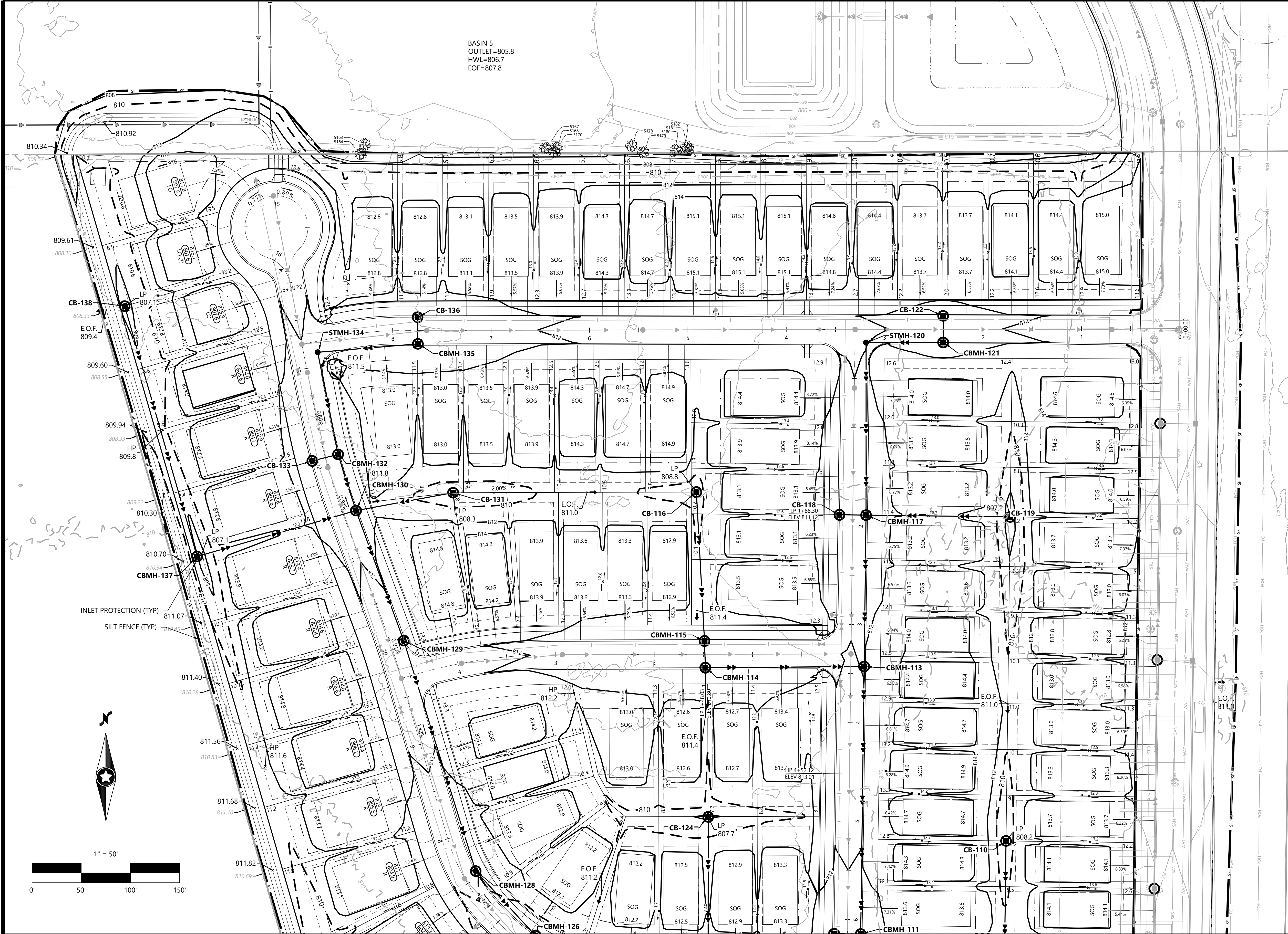
REVISIONS:

 Δ

DRAWN: KFP

HORIZONTAL SCALE: 200.000029'

VERTICAL SCALE: 40' OR 20'



BASIN 5
OUTLET=805.8
HWL=806.7
EOF=807.8

GRADING & EROSION CONTROL 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	HP/LP	SPOT ELEVATION
900.00	900.00	HIGH/LOW POINT
CL-CL	CL-CL	CL-CL ELEVATION
0.00%	0.00%	FLOW DIRECTION
TW=XXX.XX	TW=XXX.XX	TOP AND BOTTOM OF RETAINING WALL
E.O.F.	E.O.F.	EMERGENCY OVERFLOW
XXX%	XXX%	PROPOSED STREET PROFILE GRADE
STO	STO	STORM SEWER
TFF	TFF	TREE LINE
GL	GL	TREE PROTECTION FENCE
SF	SF	RETAINING WALL (MODULAR BLOCK)
POST-SF	POST-SF	GRADING LIMITS
HDSF	HDSF	SILT FENCE
RSC	RSC	SILT FENCE-POST GRADING
Rock Construction Entrance	Rock Construction Entrance	HEAVY DUTY SILT FENCE
Erosion Control Blanket	Erosion Control Blanket	REDUNDANT SEDIMENT CONTROL
Turf Reinforcement Mat	Turf Reinforcement Mat	INLET PROTECTION
Pond Normal Water Level	Pond Normal Water Level	EROSION CONTROL CHECKS/BIOROLLS
Wetland Line	Wetland Line	
Wetland Fill	Wetland Fill	
Wetland Buffer	Wetland Buffer	
Pond Access Maintenance Bench	Pond Access Maintenance Bench	
Wetland Buffer Limits	Wetland Buffer Limits	
Wetland Buffer Monument	Wetland Buffer Monument	
Do Not Disturb	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.

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.

NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: CHF
DRAWN: KFP
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/13/24
REVISIONS:

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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 H. FROEMKE

DATE: 12/13/24 LICENSE NO. 56208

PRAIRIE DUNES

COTTAGE GROVE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

GRADING DRAINAGE &
EROSION CONTROL PLAN

PROJECT NUMBER: 0052840

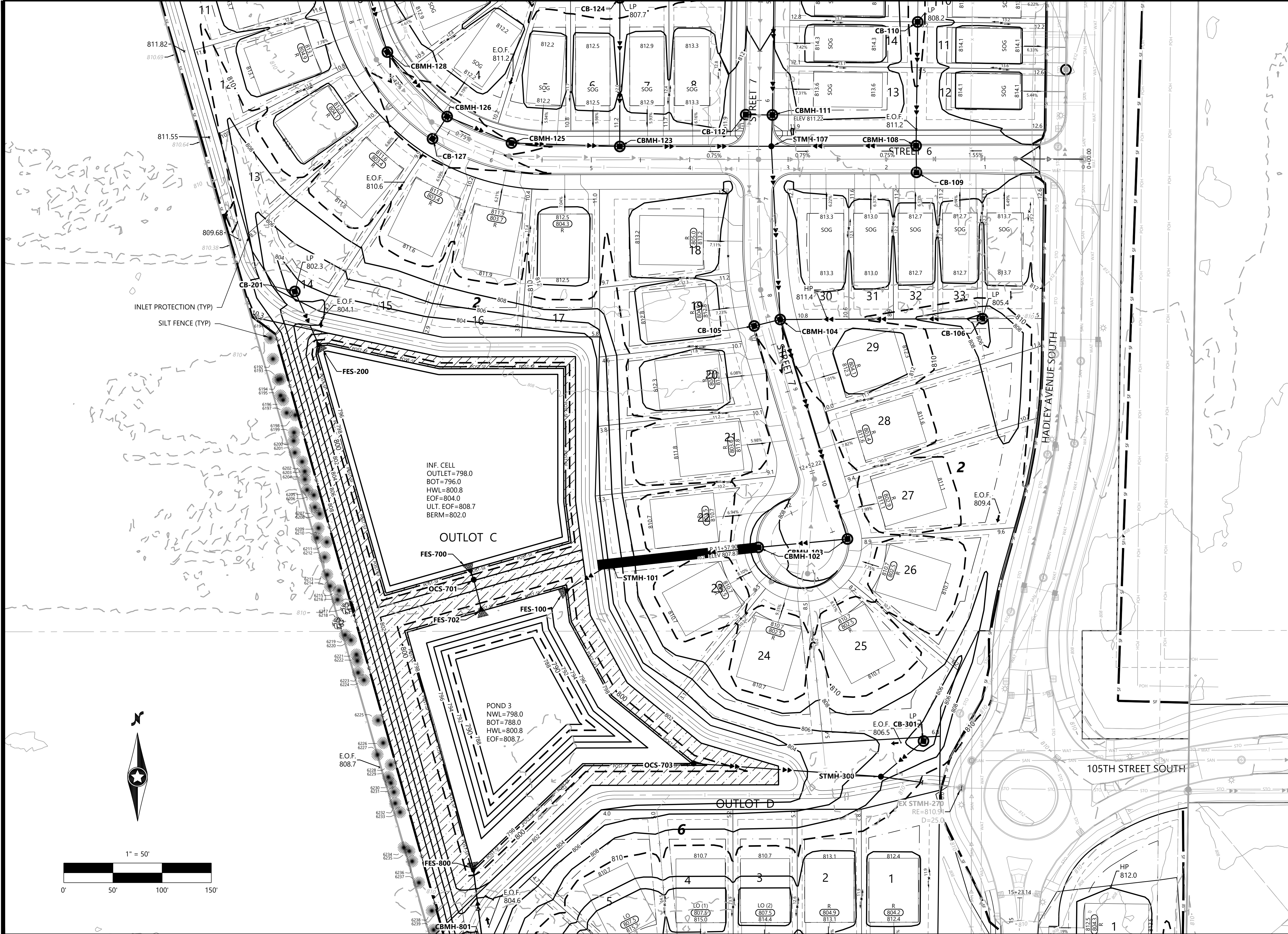
SHEET NUMBER:

05

OF

14

DATE: 12/13/24



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		PROPOSED STREET PROFILE GRADE
		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

DND

GRADING & DRAINAGE NOTES

1. ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.

2. REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.

3. 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.

4. ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.

5. POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.

EROSION CONTROL NOTES

1. 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.

2. 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.

3. REDUNDANT PERIMETER SEDIMENT CONTROLS ARE NECESSARY WHEN SOIL DISTURBANCE IS WITHIN 50 FEET OF SURFACE WATERS. REDUNDANT SEDIMENT CONTROLS COULD INCLUDE:

3.1. TWO ROWS OF SILT FENCE (SEPARATED BY 8 FEET); OR

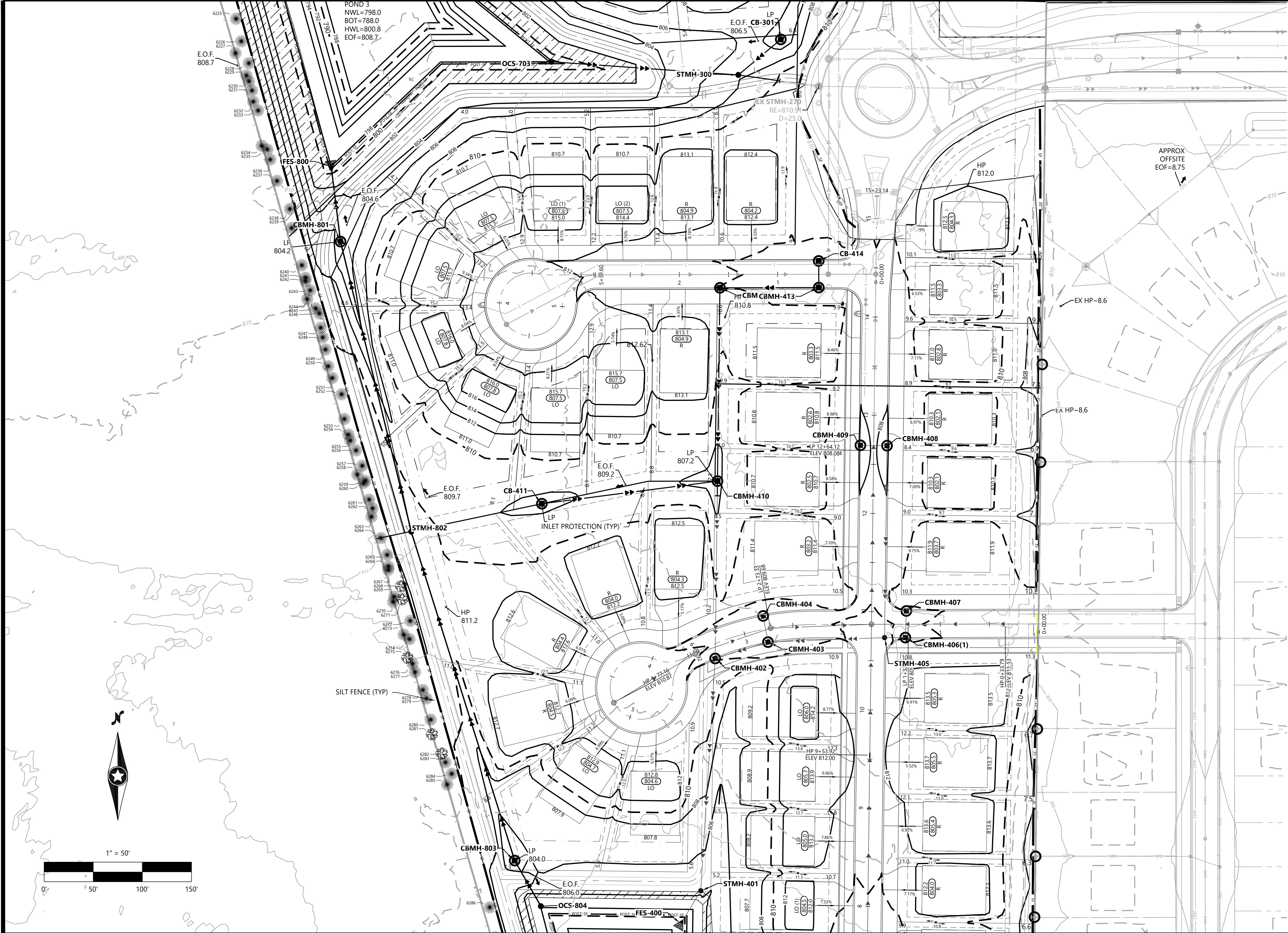
3.2. SILT FENCE AND A TOPSOIL BERM (STABILIZE BERM WITH MULCH); OR

3.3. SILT FENCE AND FIBER LOGS; OR

3.4. TOPSOIL BERM AND FIBER LOGS (STABILIZE BERM WITH MULCH).

4. REDUNDANT SEDIMENT CONTROLS MUST BE INSTALLED PRIOR TO DISTURBING WITHIN 50 FEET OF THE SURFACE WATER.

NOT FOR CONSTRUCTION



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Common Ground Alliance

GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		PROPOSED STREET PROFILE GRADE
		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
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		WETLAND FILL
		WETLAND BUFFER
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		WETLAND BUFFER LIMITS
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NOT FOR CONSTRUCTION

DESIGNED: CHF
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HORIZONTAL SCALE: ###
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PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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 H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRAIRIE DUNES

COTTAGE GROVE, MN

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.

GRADING DRAINAGE &
EROSION CONTROL PLAN

PROJECT NUMBER: 0052840

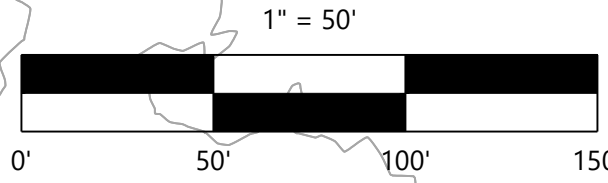
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07

OF

14

DATE: 12/13/24



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GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
		INTERVAL CONTOUR
		SPOT ELEVATION
		HIGH/LOW POINT
		CL-CL ELEVATION
		FLOW DIRECTION
		TOP AND BOTTOM OF RETAINING WALL
		EMERGENCY OVERFLOW
		PROPOSED STREET PROFILE GRADE
		STORM SEWER
		TREE LINE
		TREE PROTECTION FENCE
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		GRADING LIMITS
		SILT FENCE
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NOT FOR CONSTRUCTION

PRAIRIE DUNES

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VERTICAL SCALE: ### OR ##

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PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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 H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRAIRIE DUNES
COTTAGE GROVE, MN

Westwood
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Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**GRADING DRAINAGE &
EROSION CONTROL PLAN**

PROJECT NUMBER: 0052840

SHEET NUMBER:

08 OF **14**

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GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		SOIL BORING LOCATION
		INDEX CONTOUR
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HORIZONTAL SCALE: ###
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 12/13/24
REVISIONS:
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PREPARED FOR:

PULTE GROUP

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GRADING DRAINAGE &
EROSION CONTROL PLAN

PROJECT NUMBER: 0052840

SHEET NUMBER:

09

OF

14

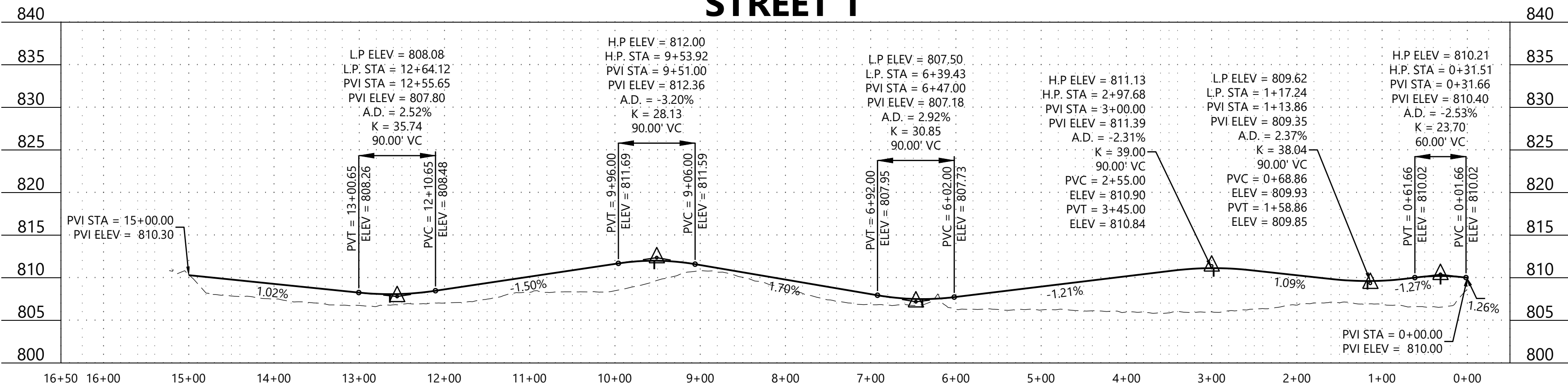
DATE: 12/13/24

PRAIRIE DUNES

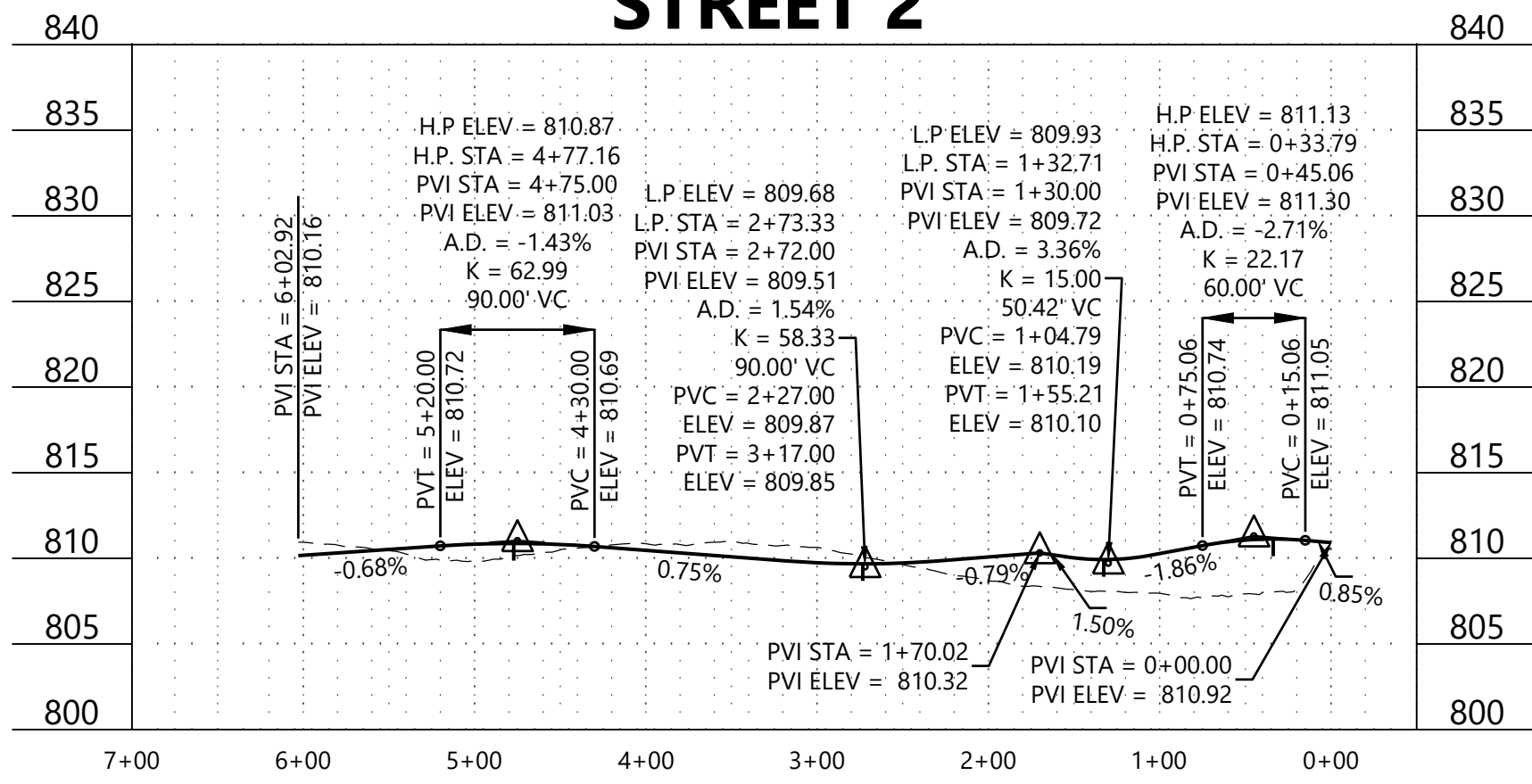
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STREET 1

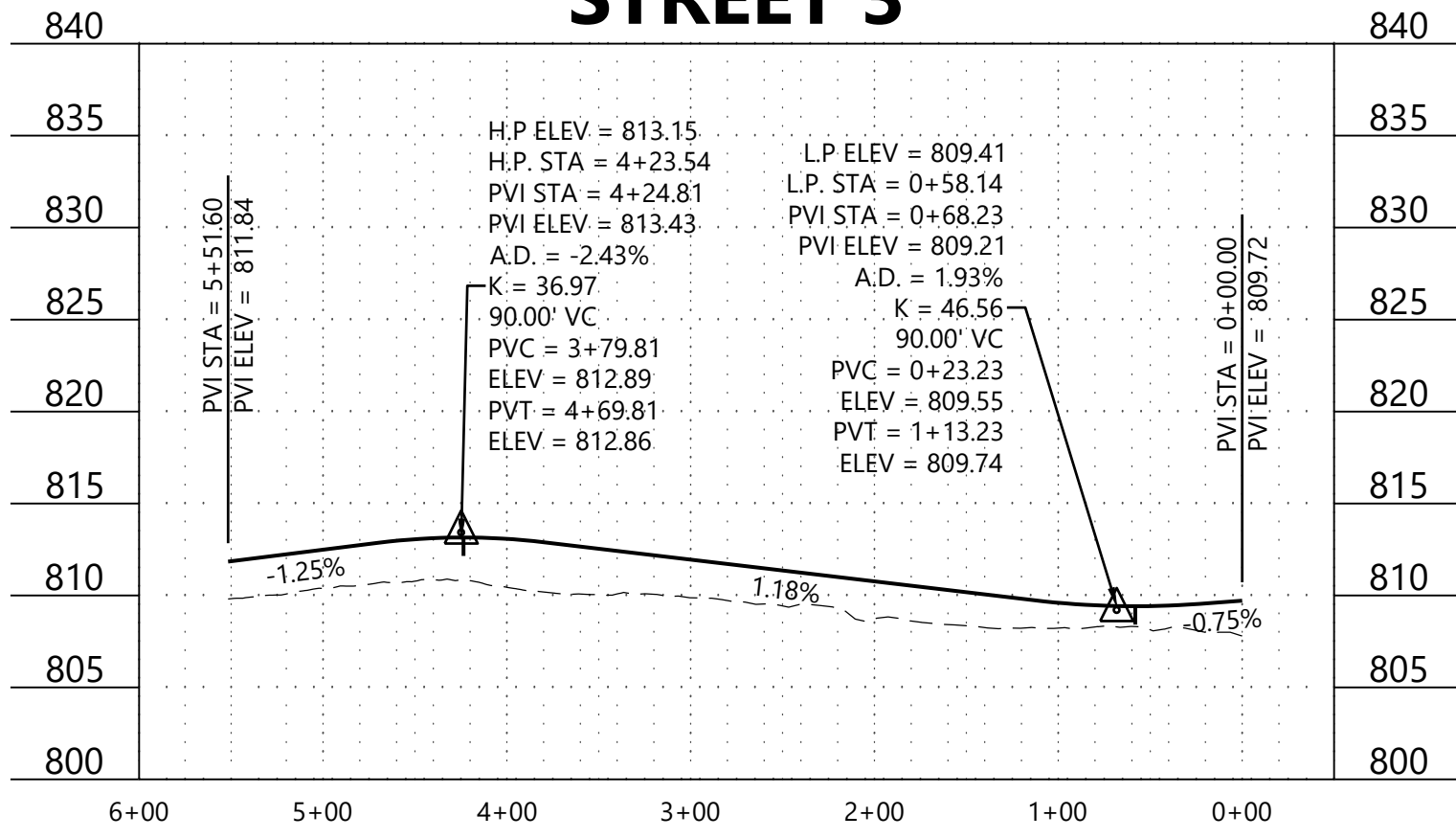


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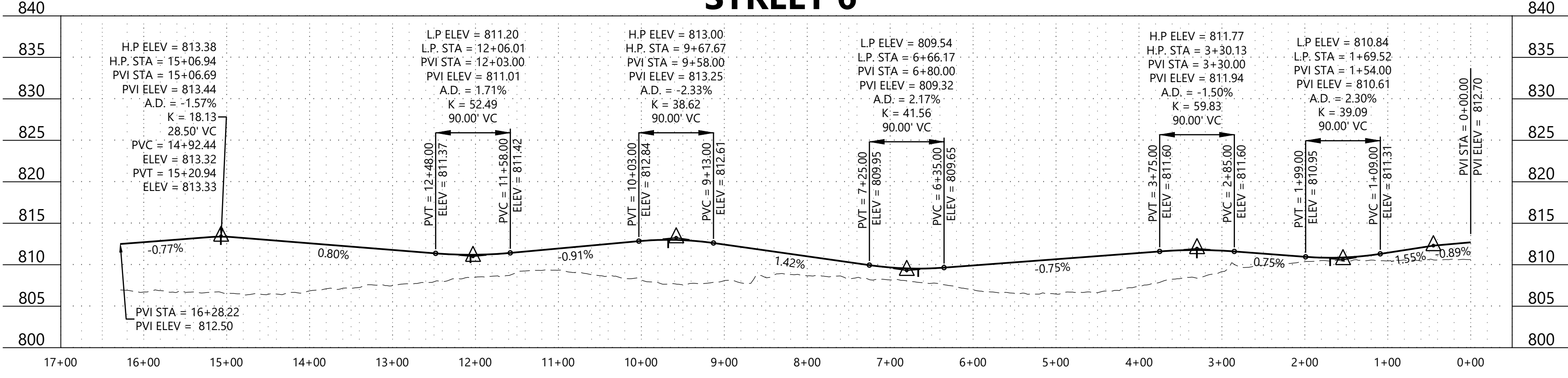


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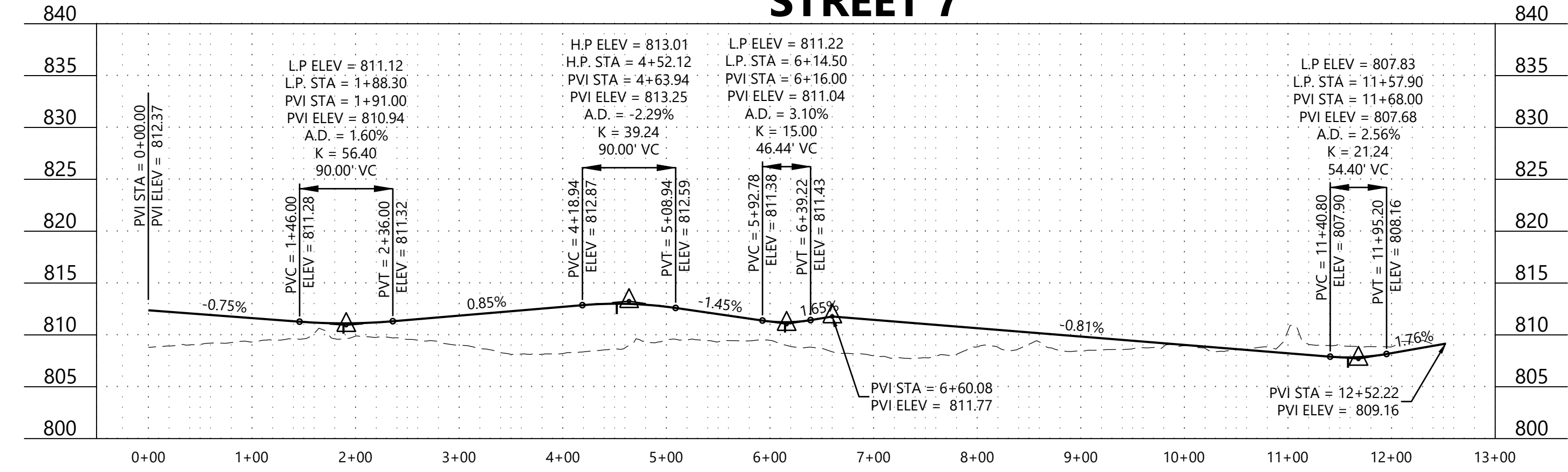
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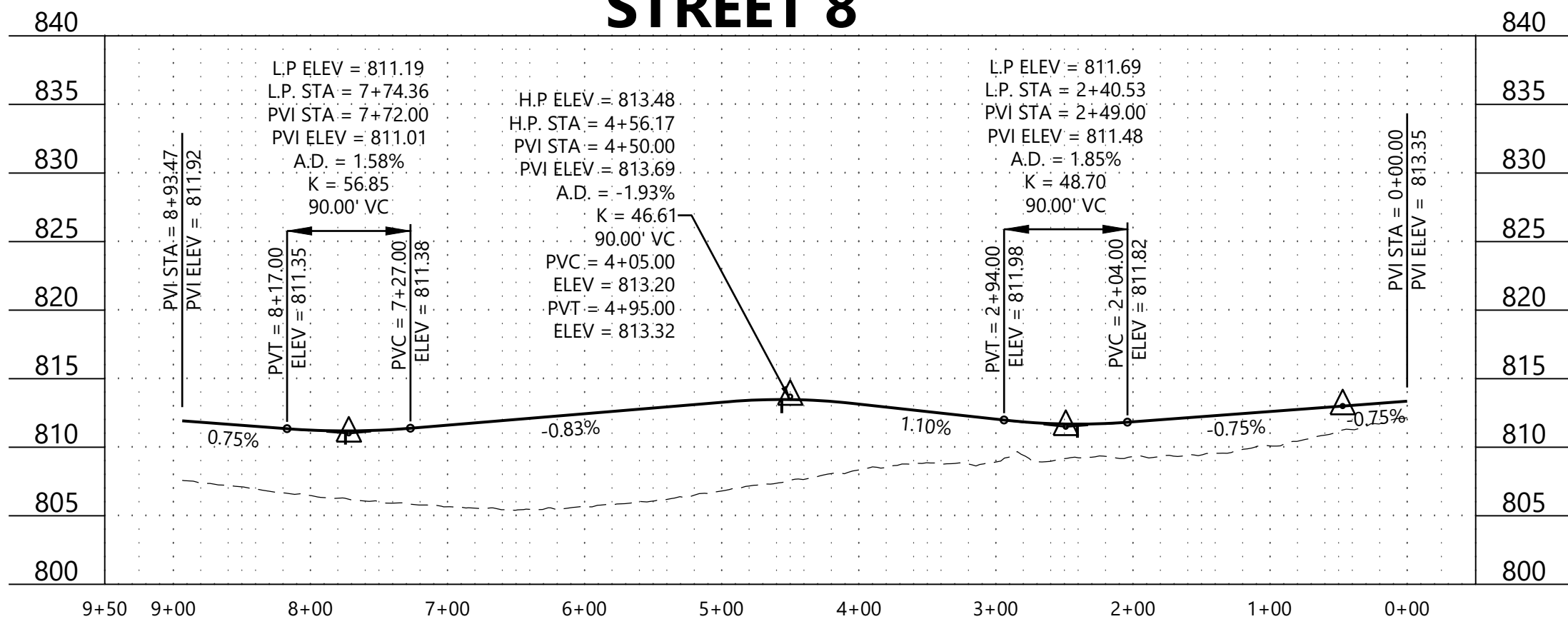
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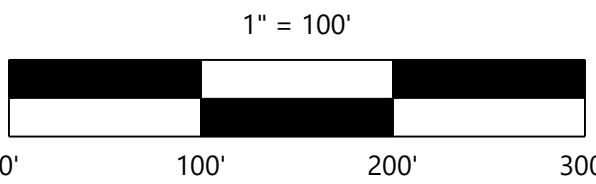
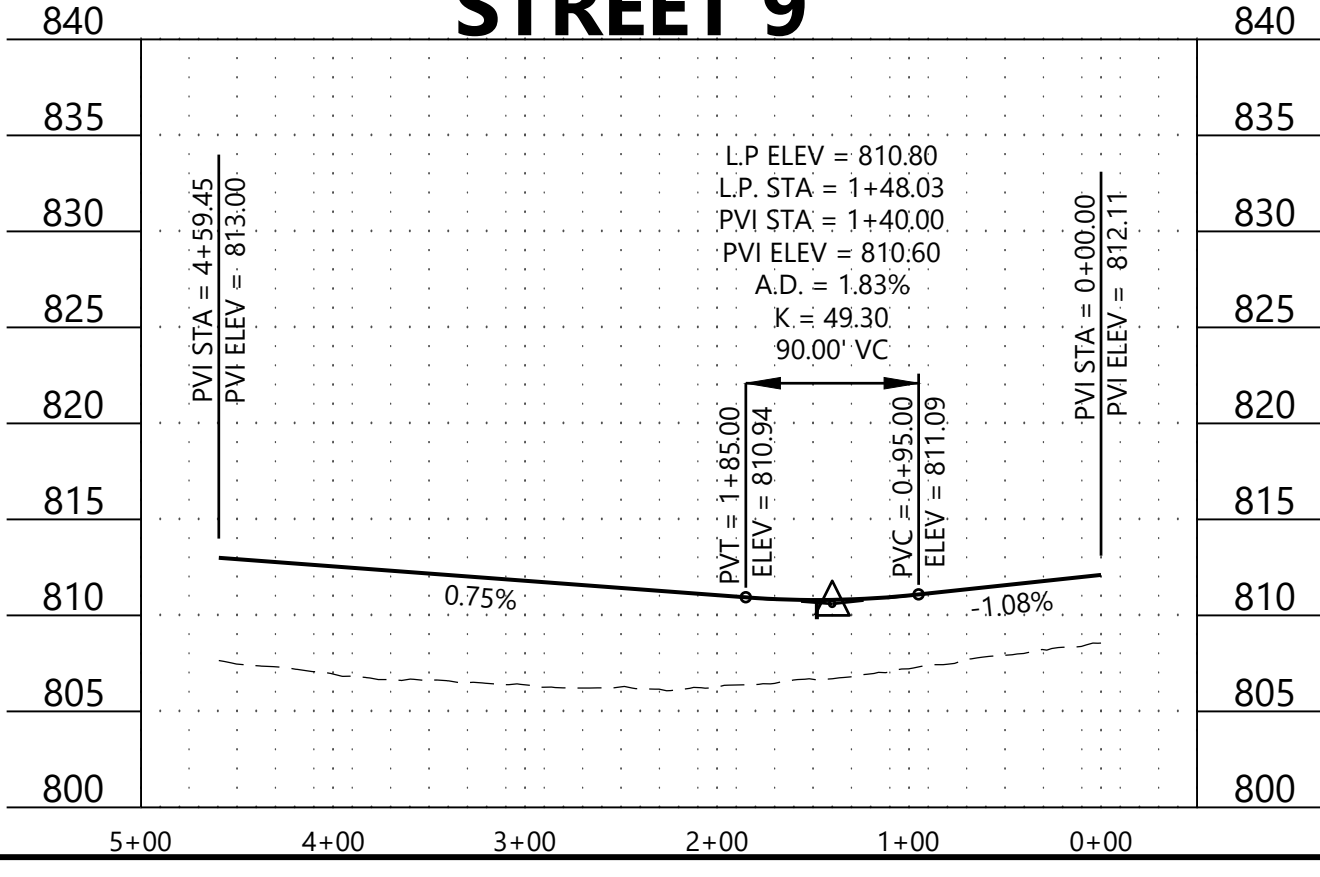
STREET 7



STREET 8



STREET 9



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DESIGNED: CHF
CHECKED: CHF
DRAWN: KFP
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 12/13/24
REVISIONS:
1
2
3
4

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STREET PROFILES

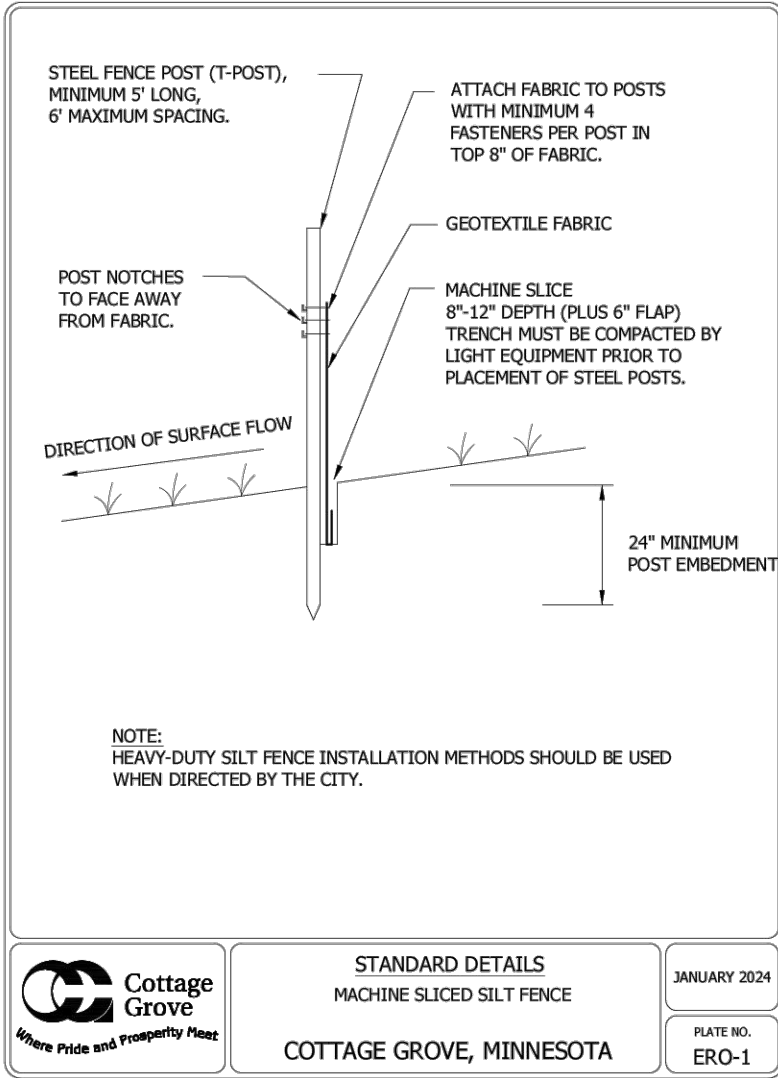
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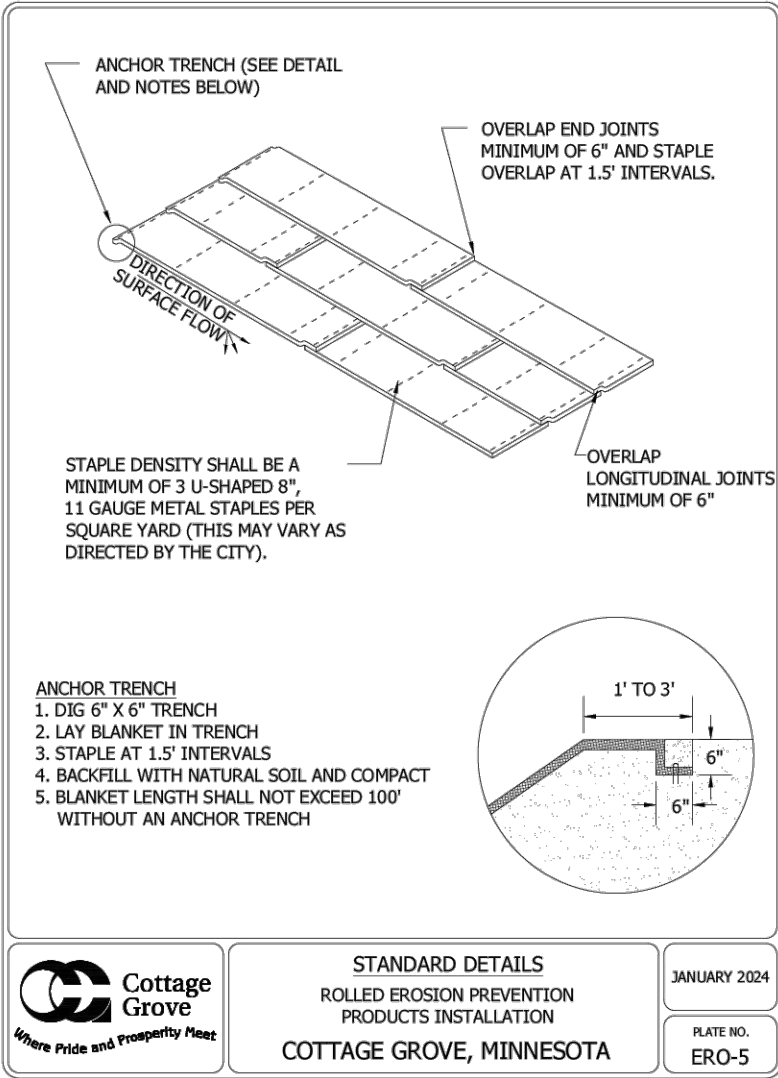
10 OF 14

DATE: 12/13/24

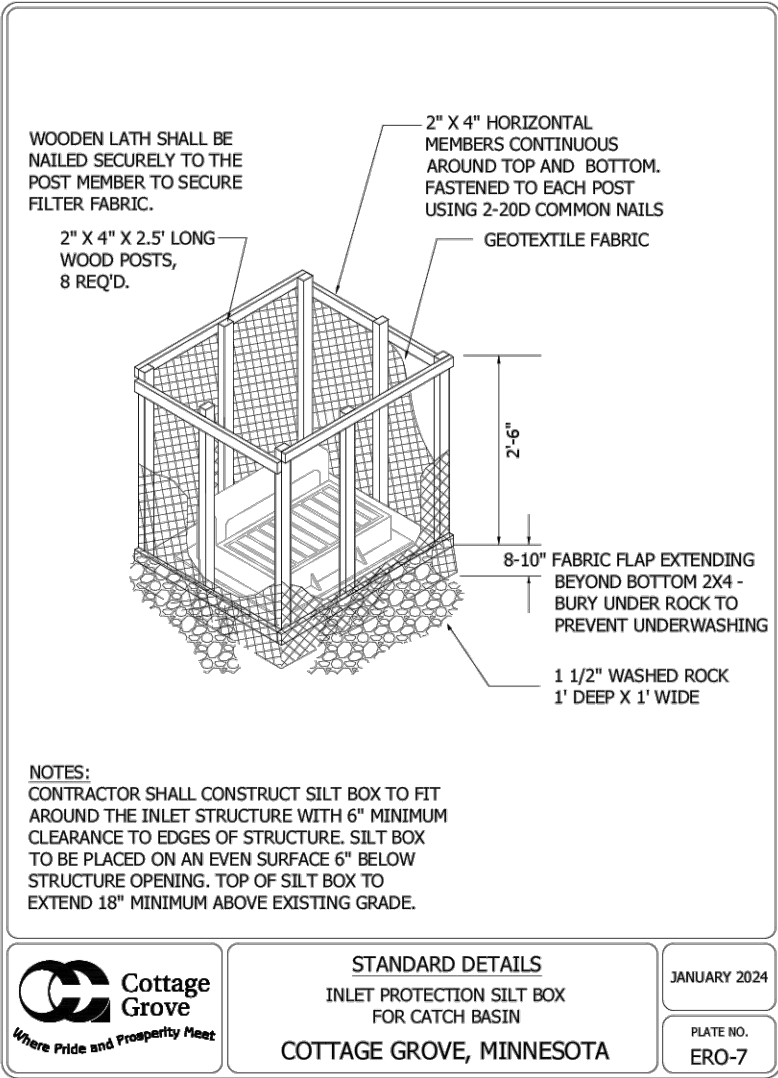
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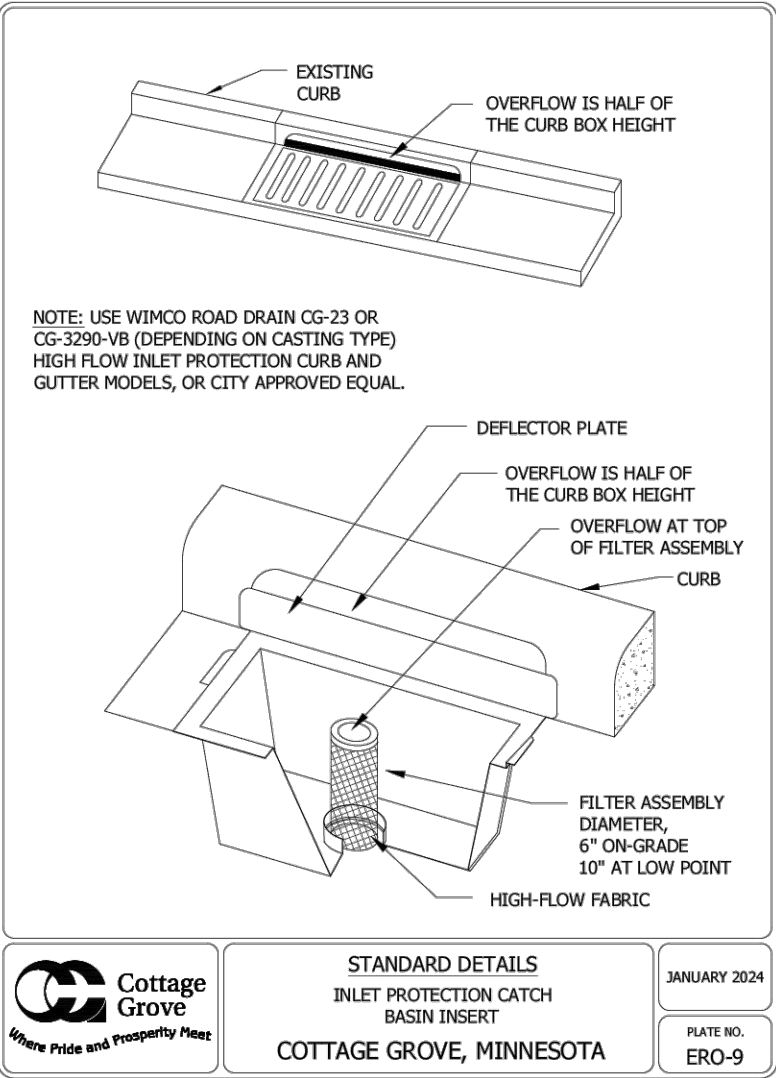
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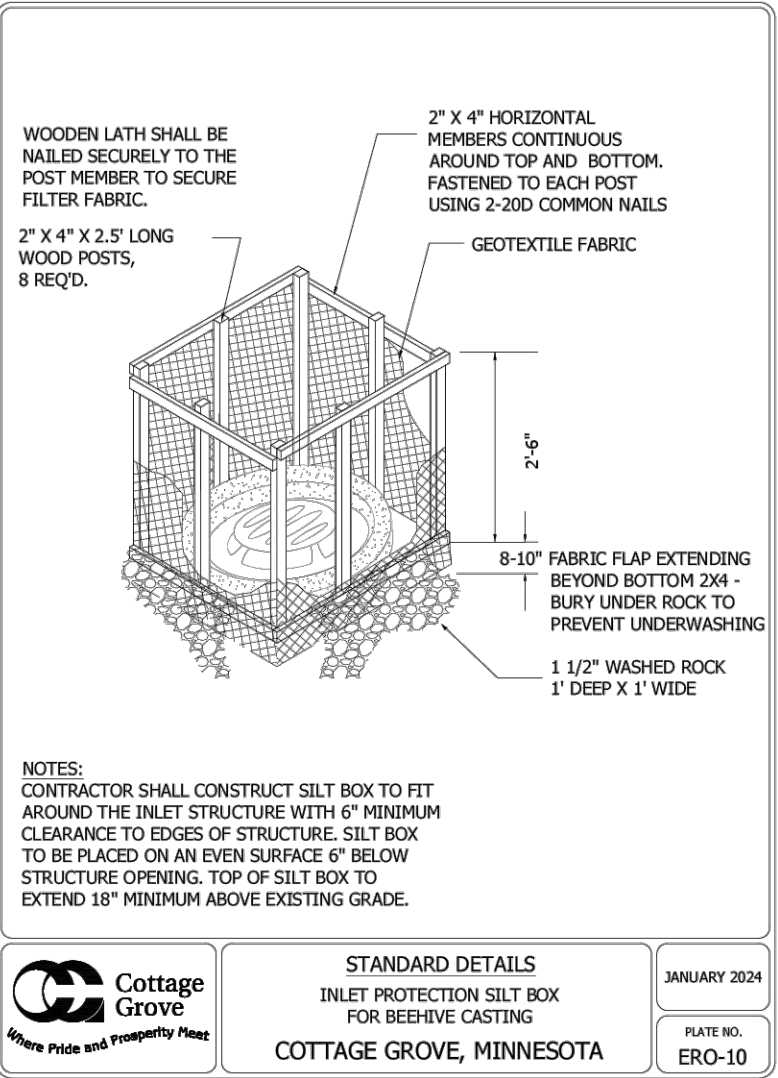
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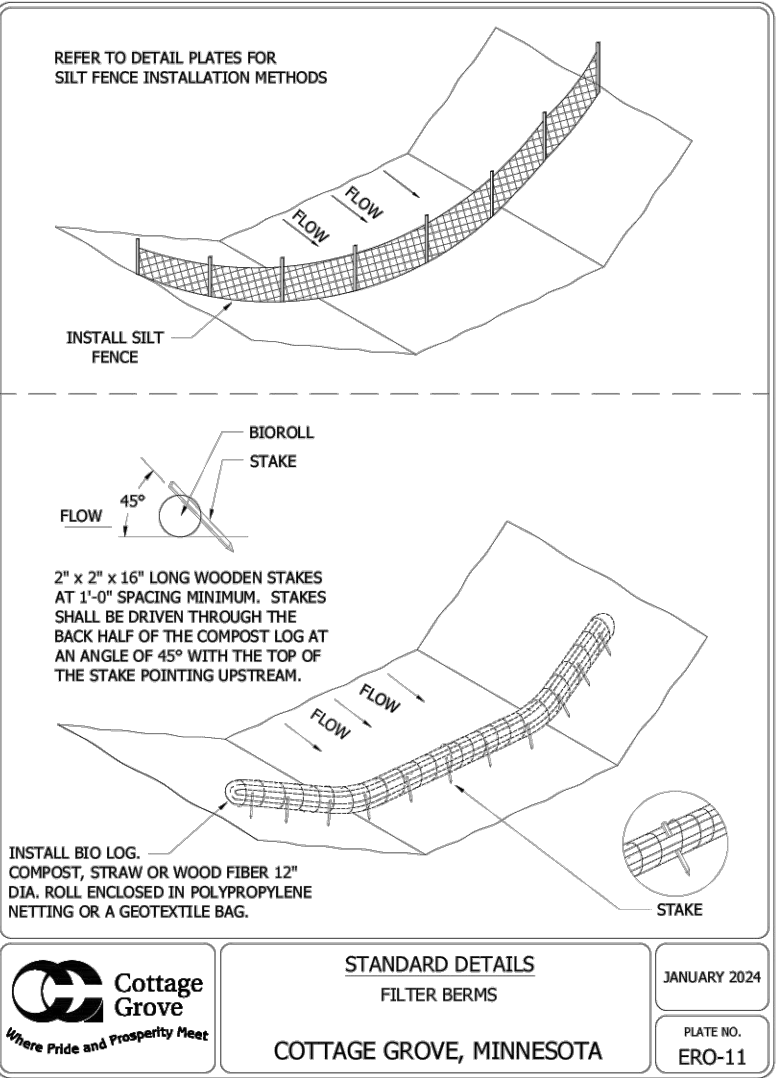
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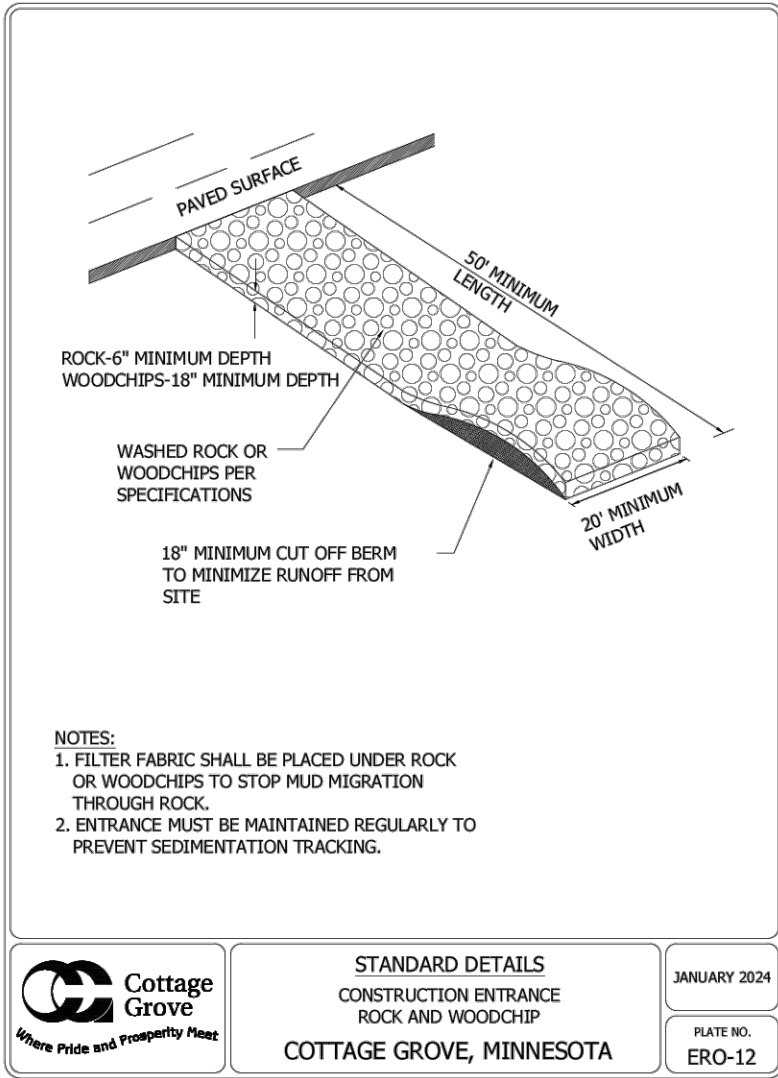
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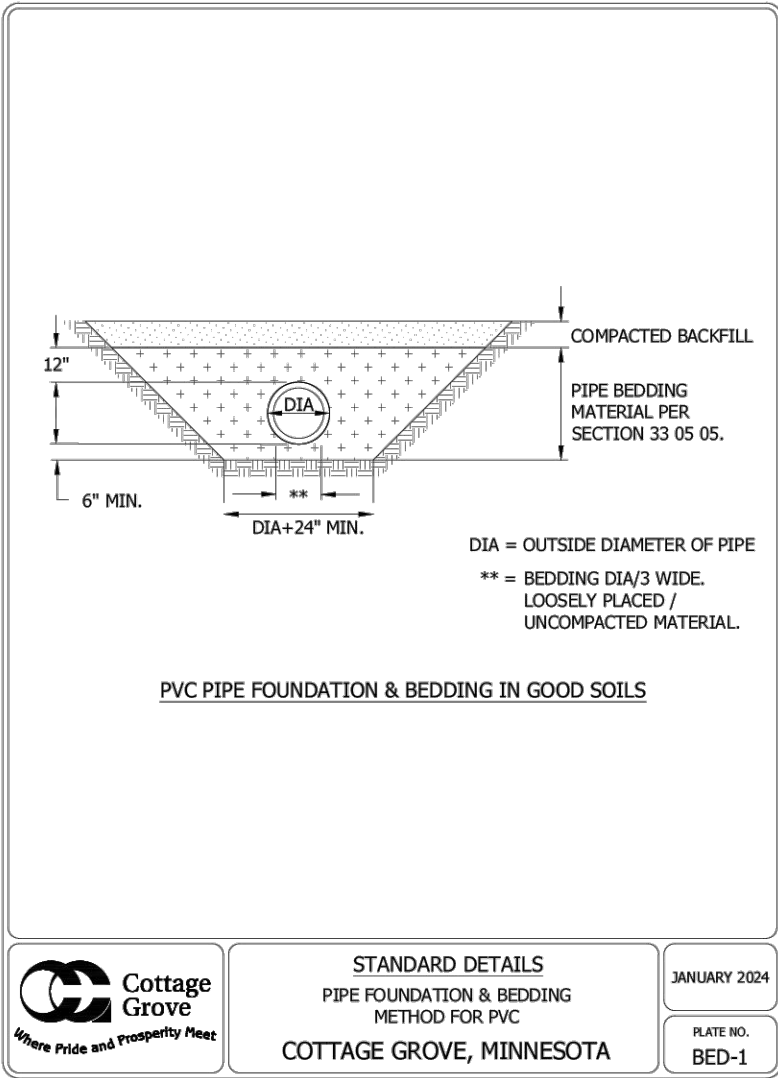
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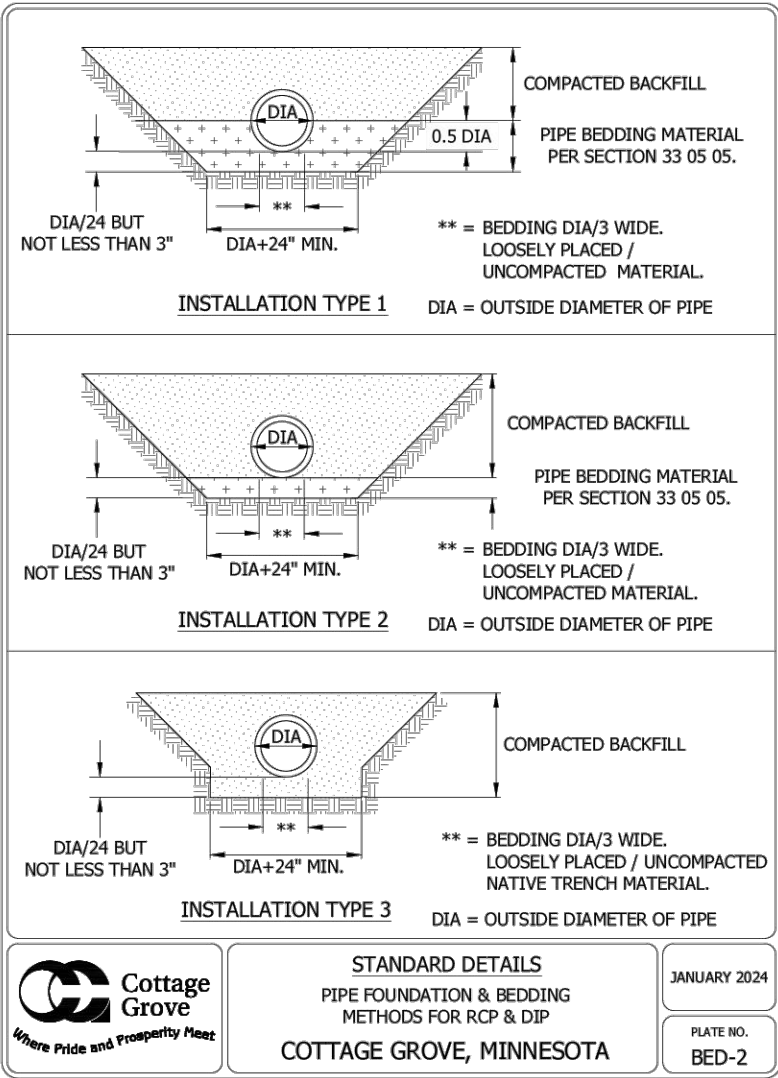
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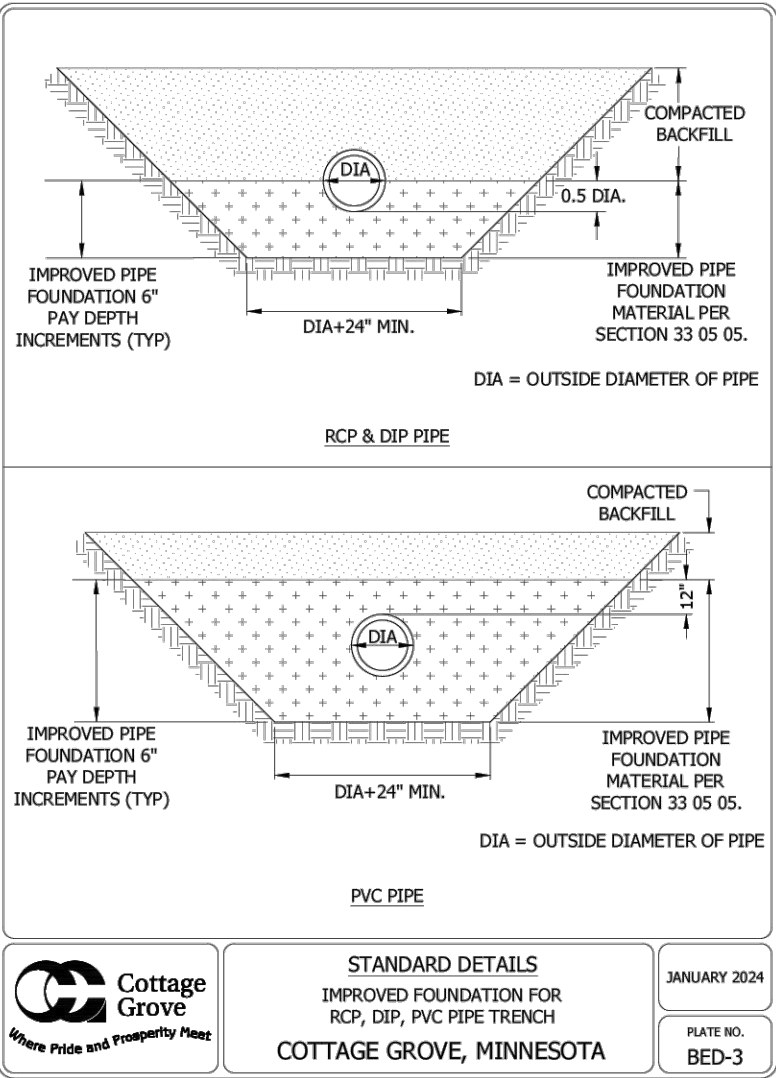
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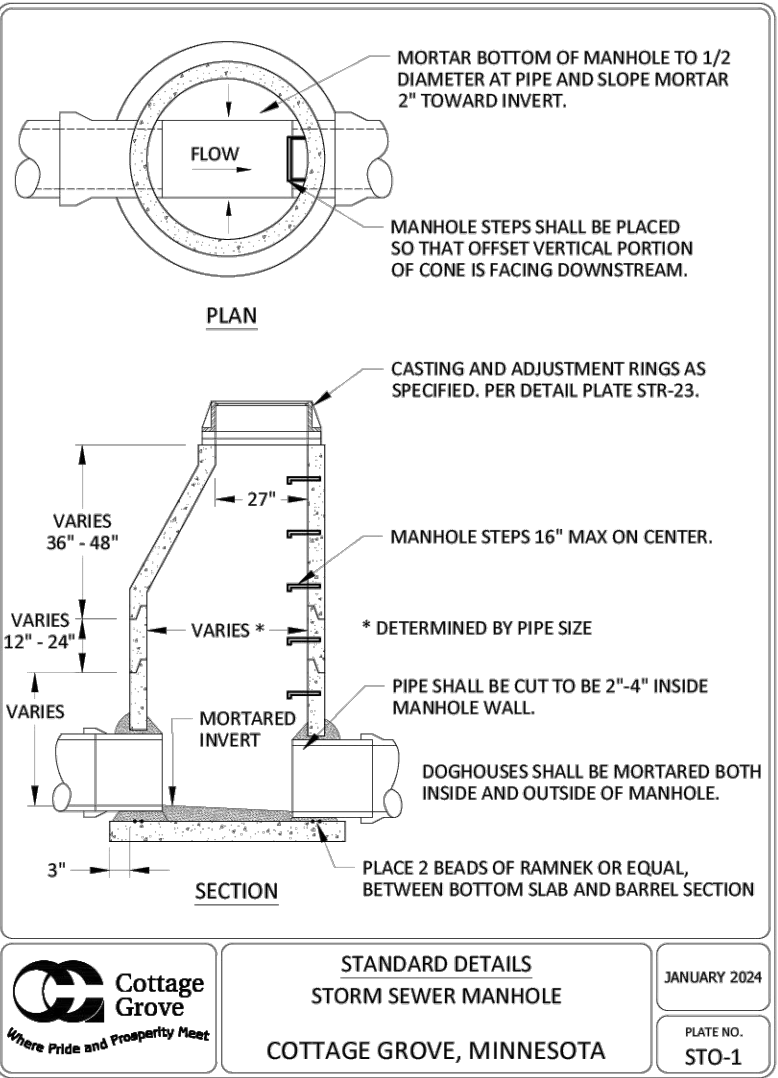
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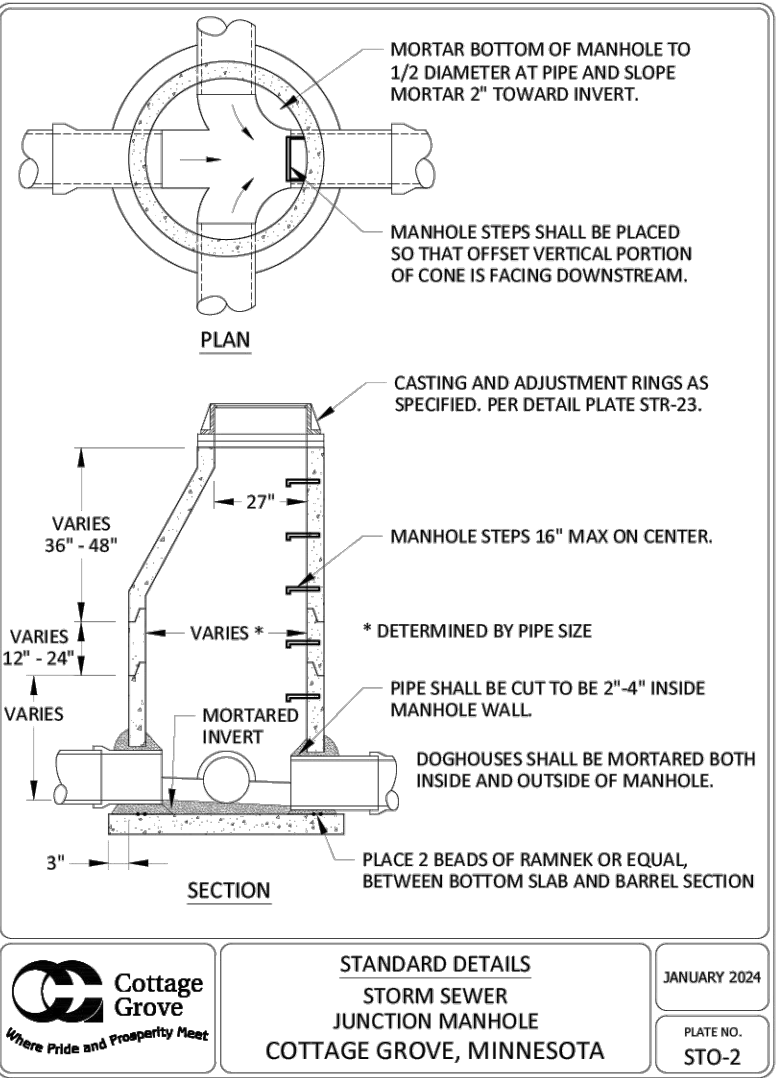
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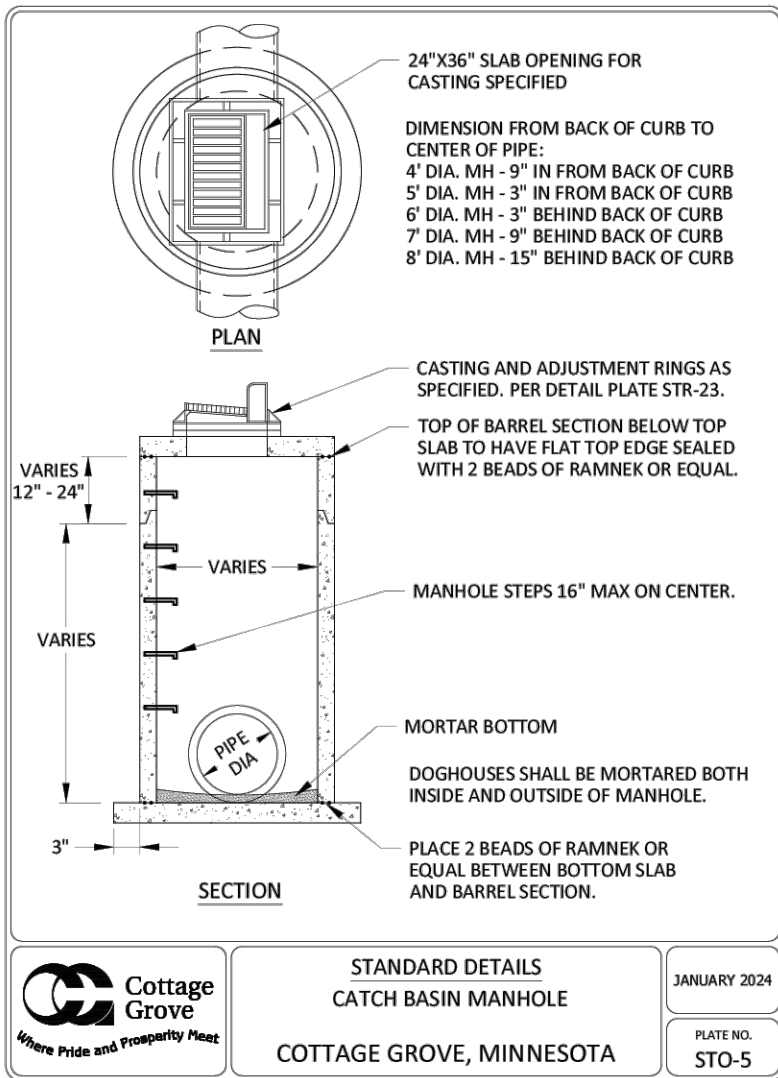
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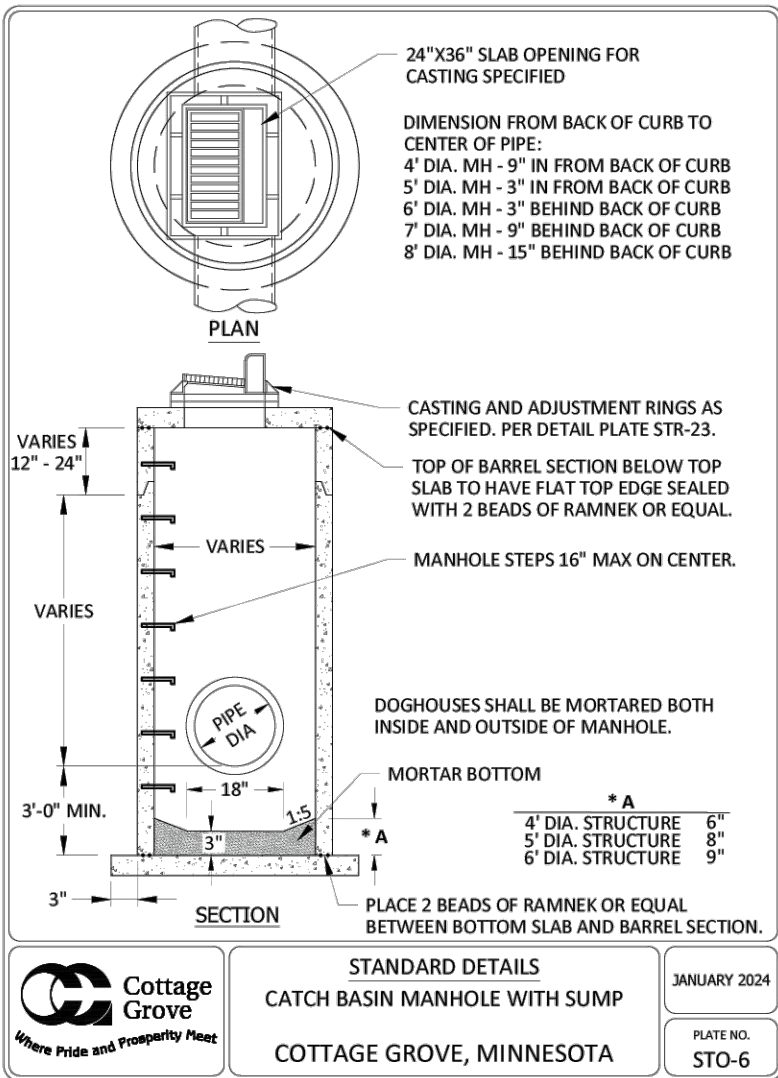
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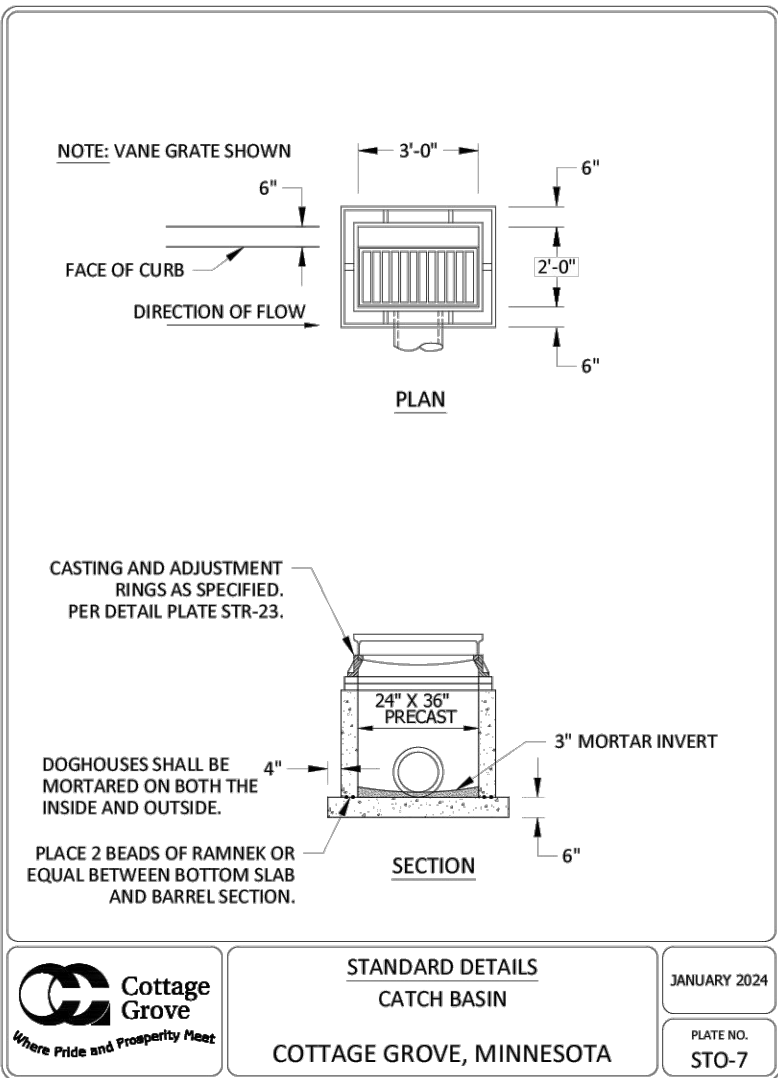
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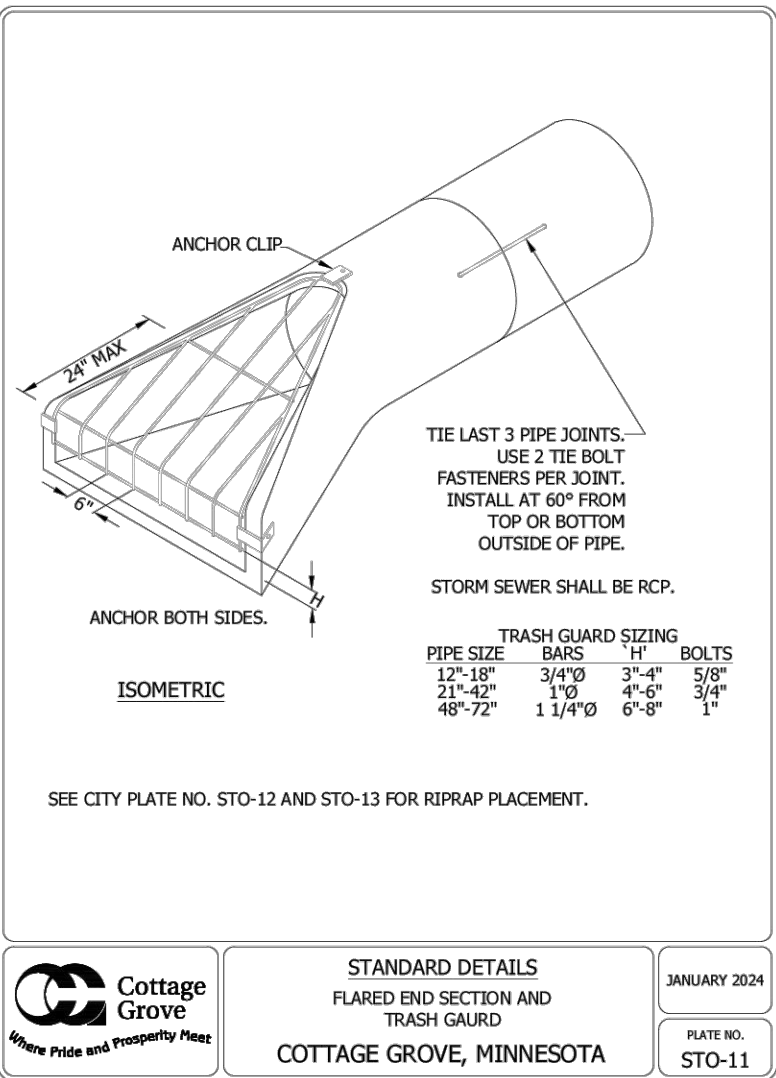
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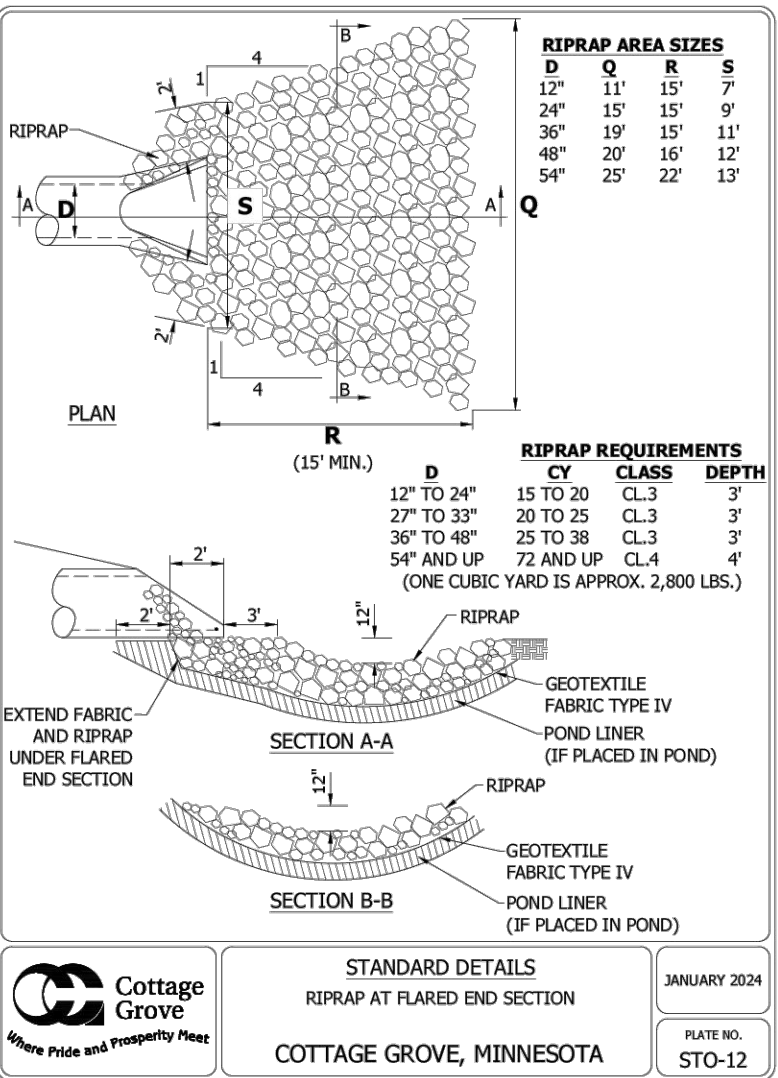
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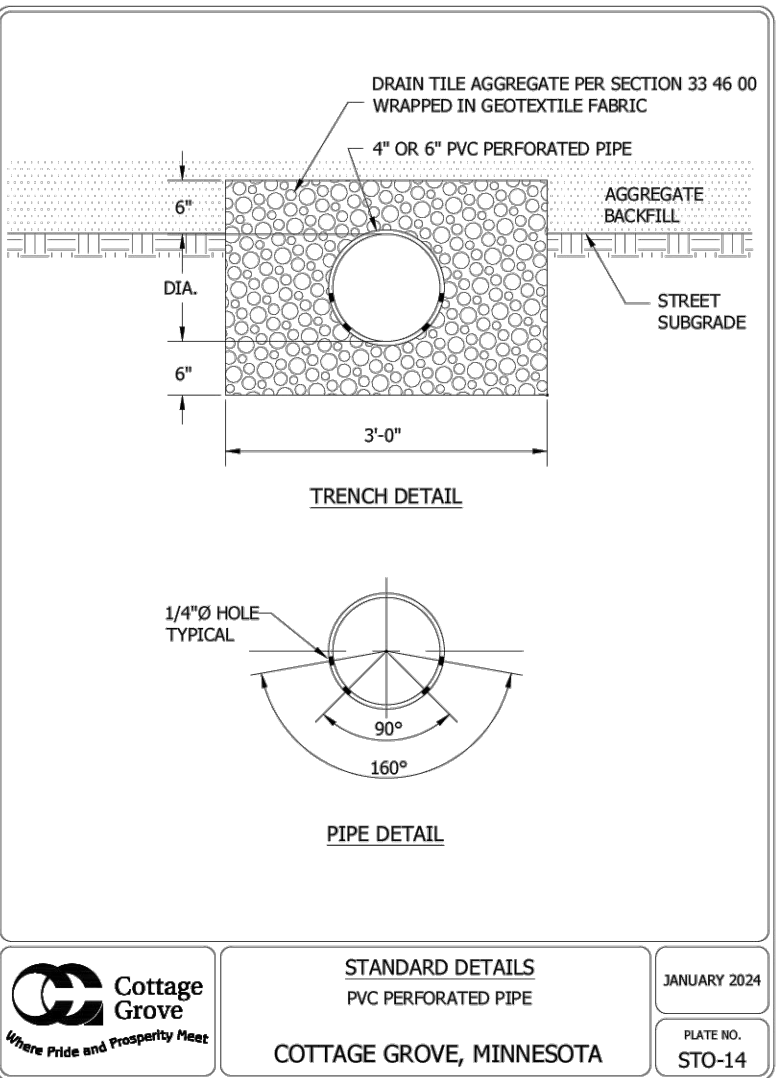
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48_STO11.DWG



48_STO12.DWG



48_STO14.DWG

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VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/13/24
REVISIONS:
△
△
△
△
△
△
△

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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 H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRAIRIE DUNES
COTTAGE GROVE, MN

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: 0052840

SHEET NUMBER:

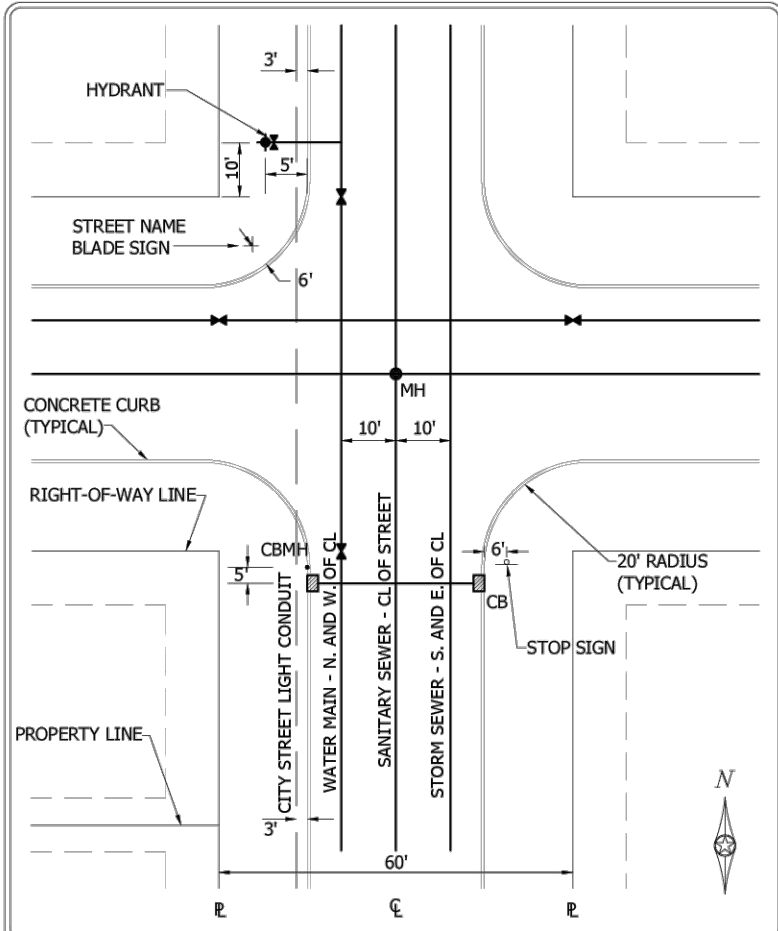
11

OF

14

DATE: 12/13/24





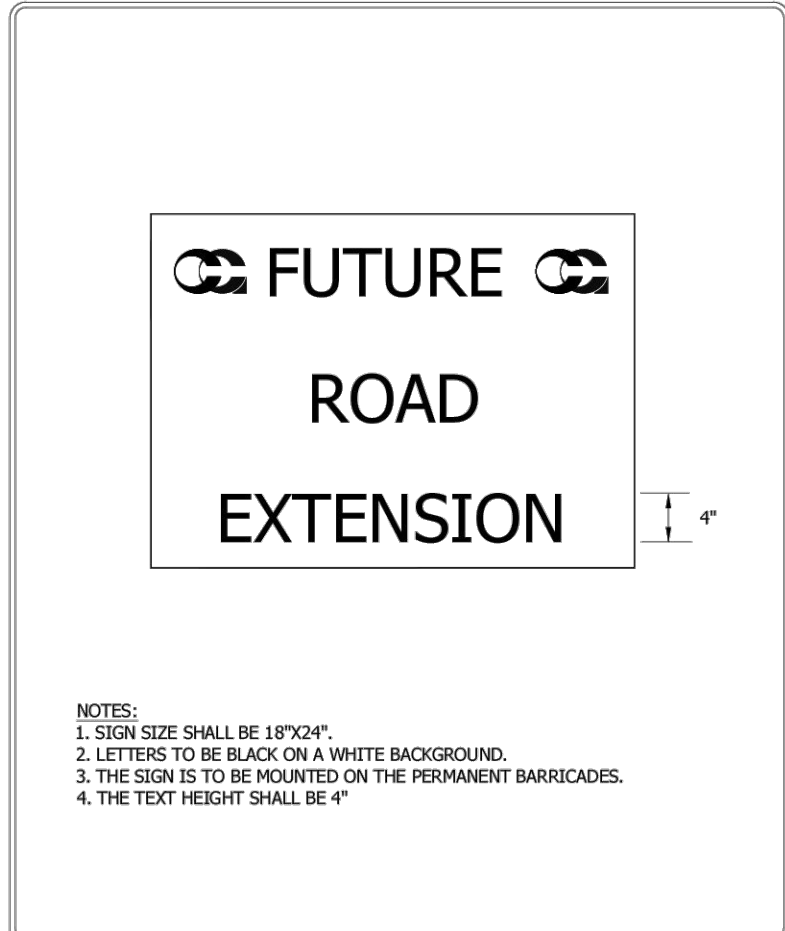
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL UTILITY LOCATIONS

COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO. STR-28

48_ST028.DWG



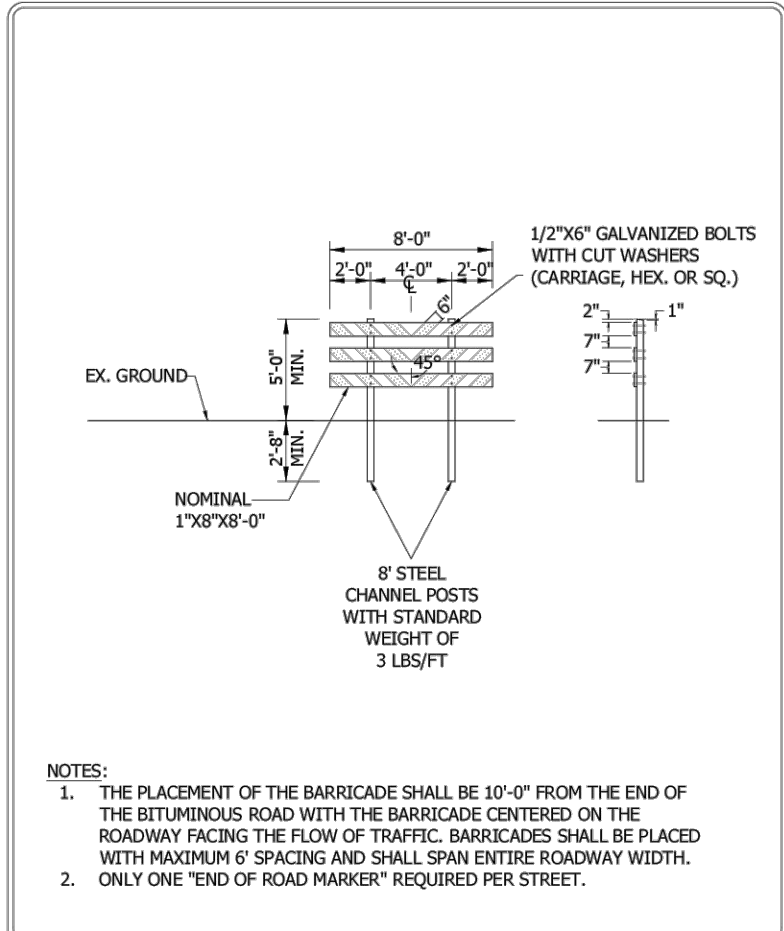
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
FUTURE ROAD EXTENSION SIGN

COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO. STR-31

48_ST031.DWG



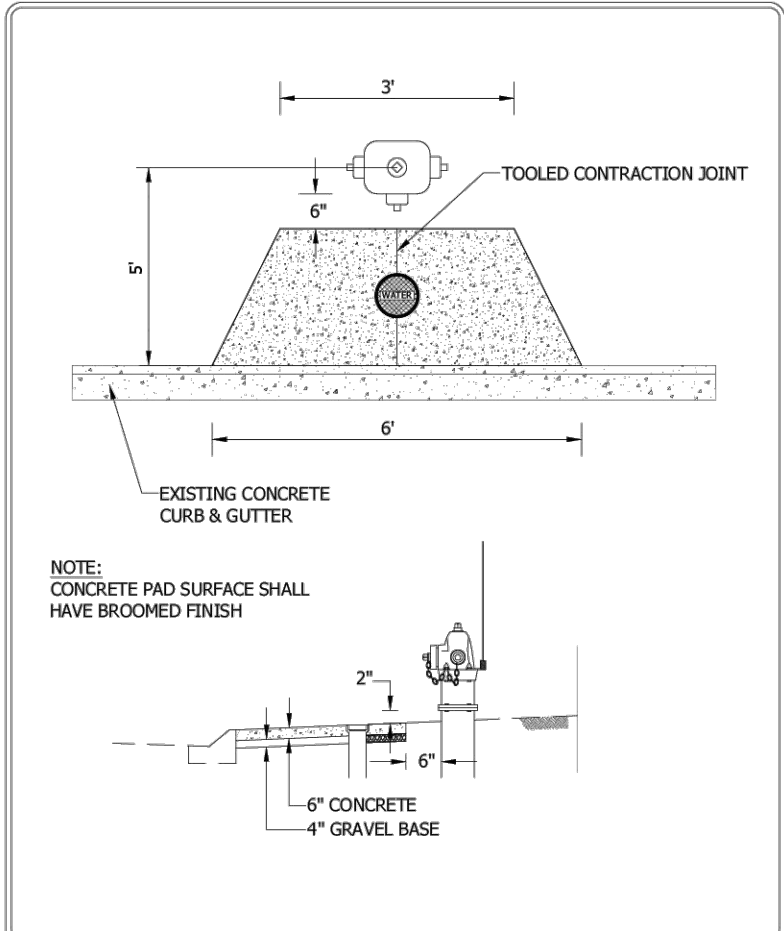
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
PERMANENT BARRICADE

COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO. STR-32

48_ST032.DWG



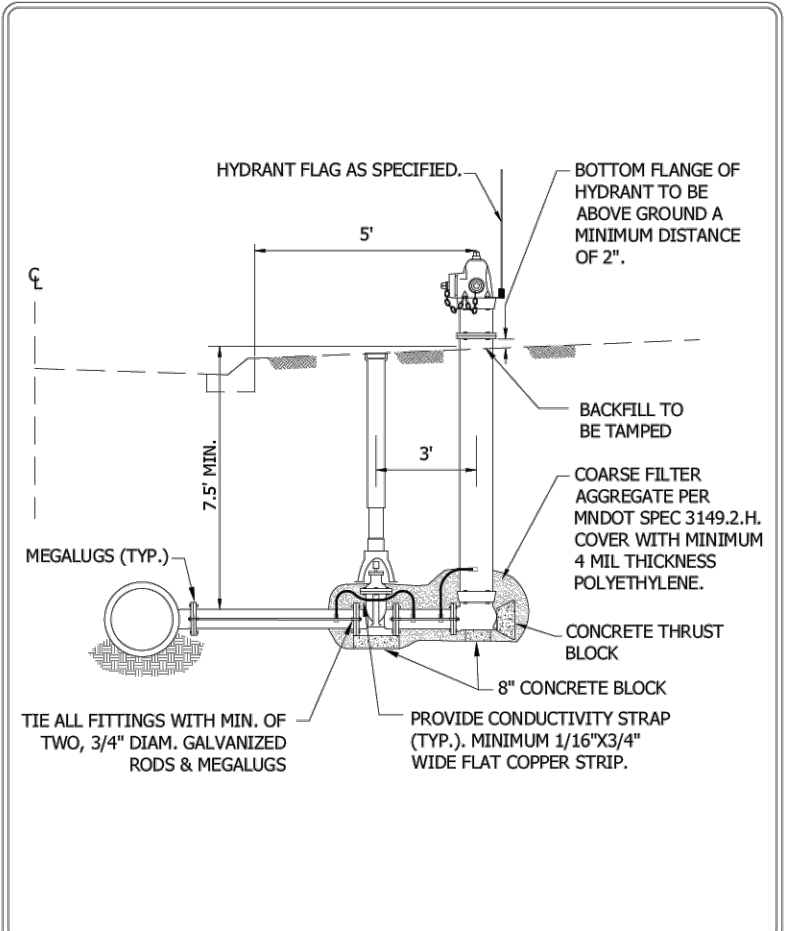
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE HYDRANT PAD

COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO. STR-37

48_ST037.DWG



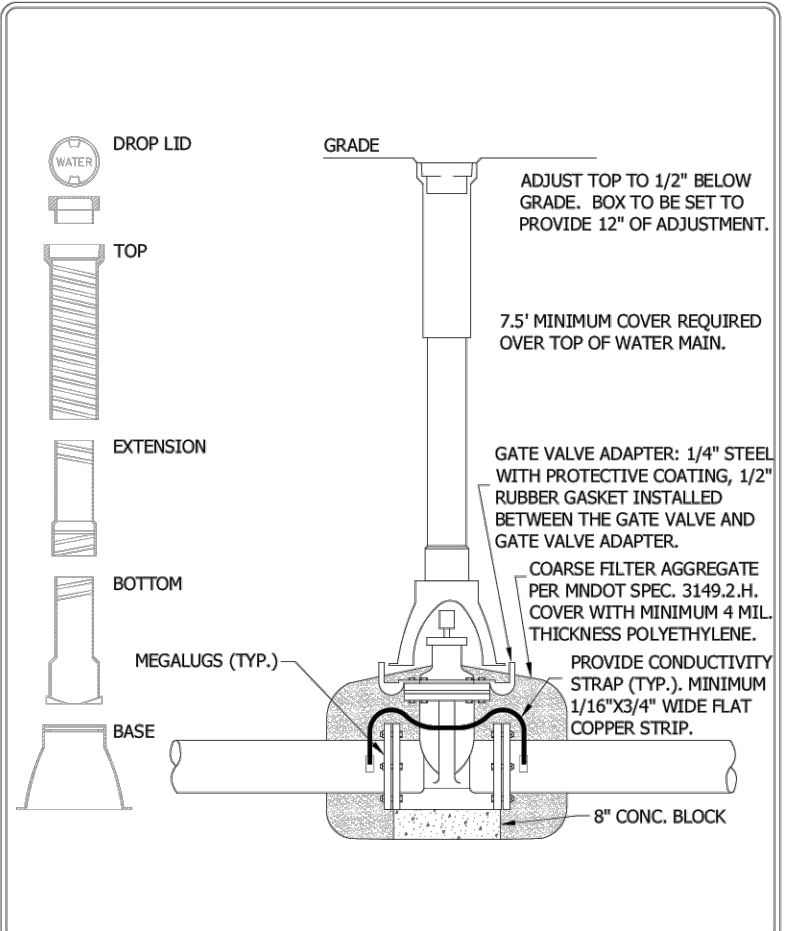
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
HYDRANT DETAIL

COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO. WAT-1

48_WAT1.DWG



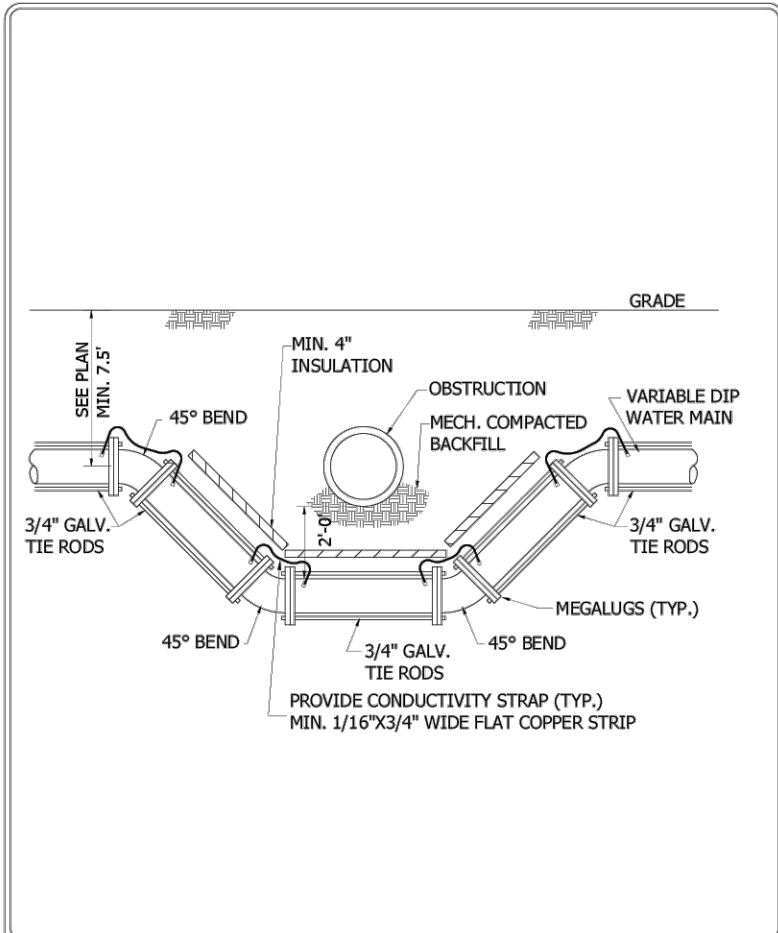
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
GATE VALVE AND BOX INSTALLATION

COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO. WAT-3

48_WAT3.DWG



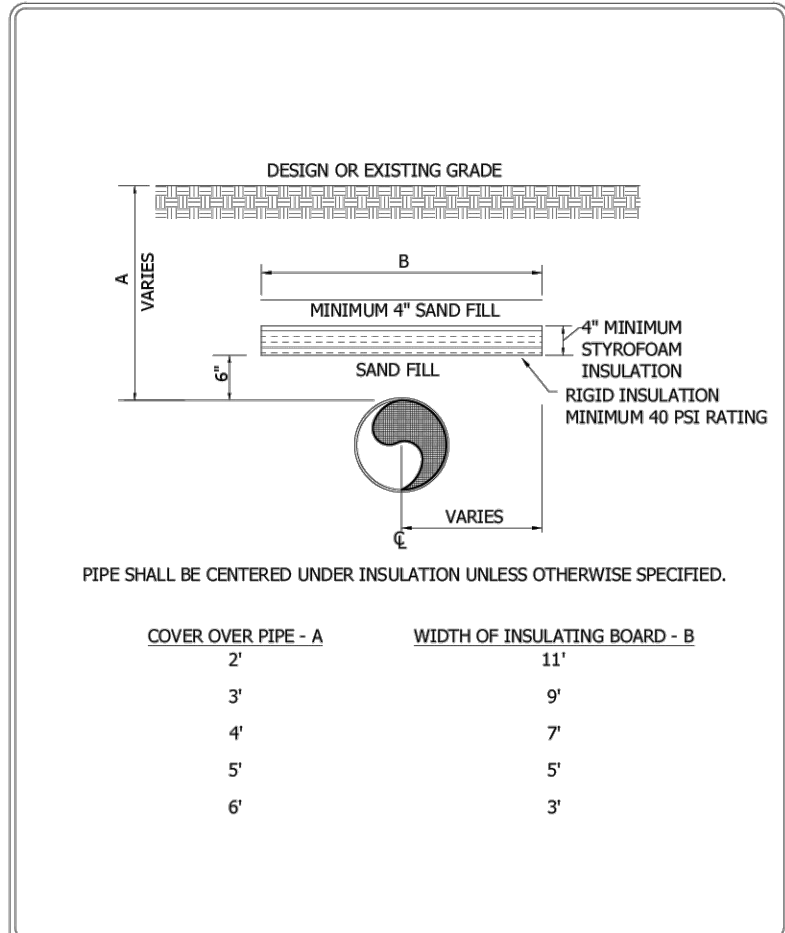
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
WATER MAIN OFFSET

COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO. WAT-7

48_WAT7.DWG



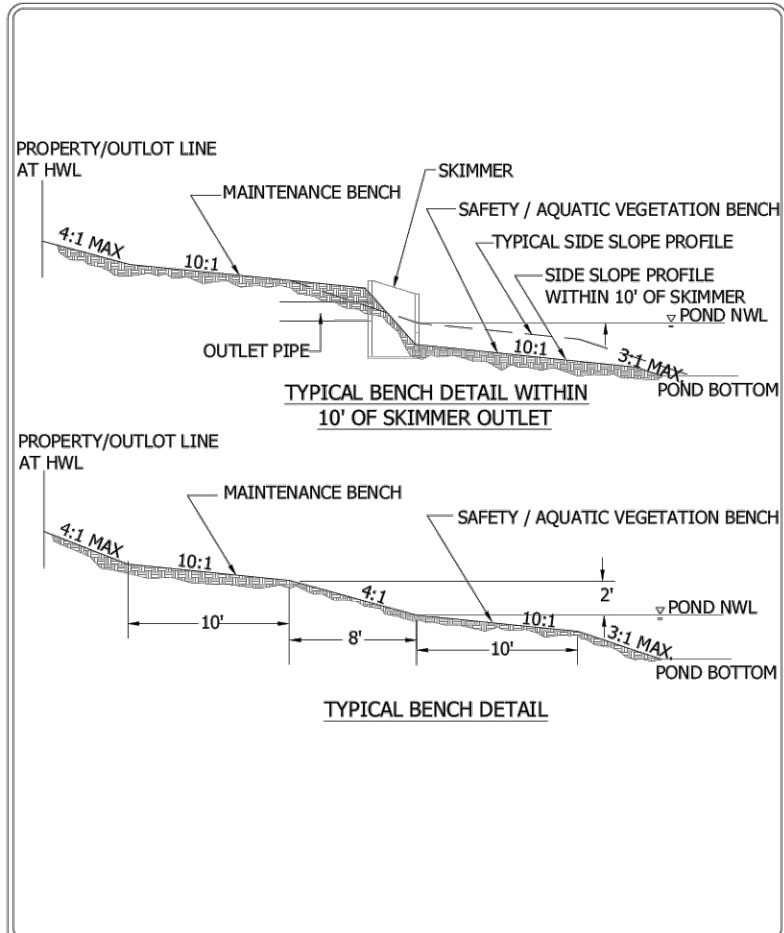
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
INSULATION DETAIL

COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO. WAT-9

48_WAT9.DWG



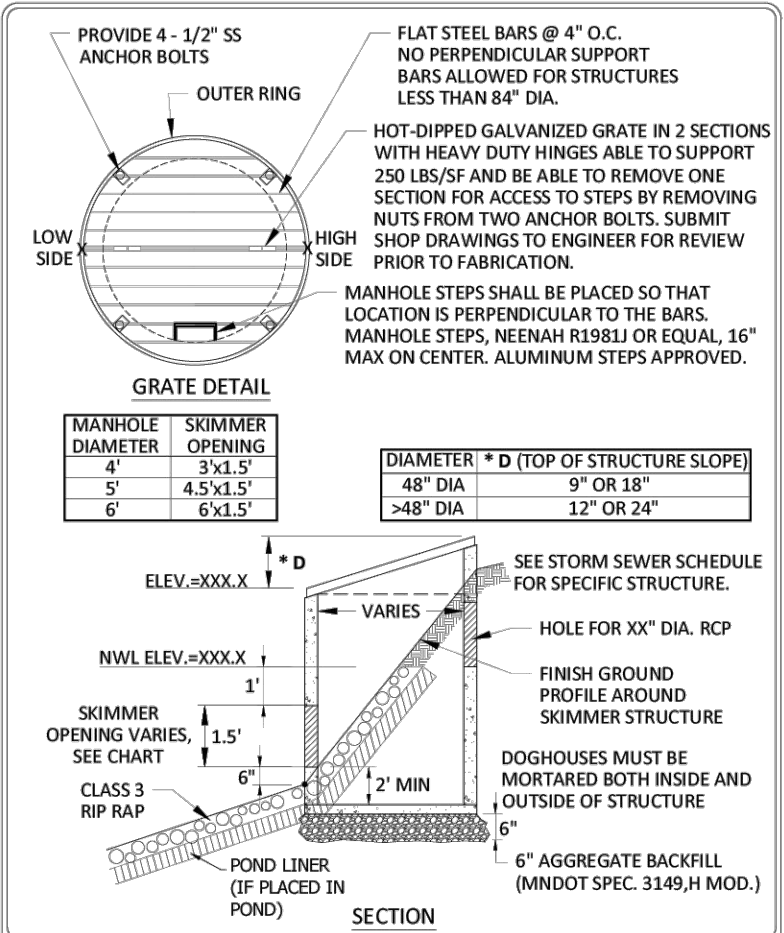
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
TYPICAL BENCH DETAIL

COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO. STO-15

48_ST015.DWG



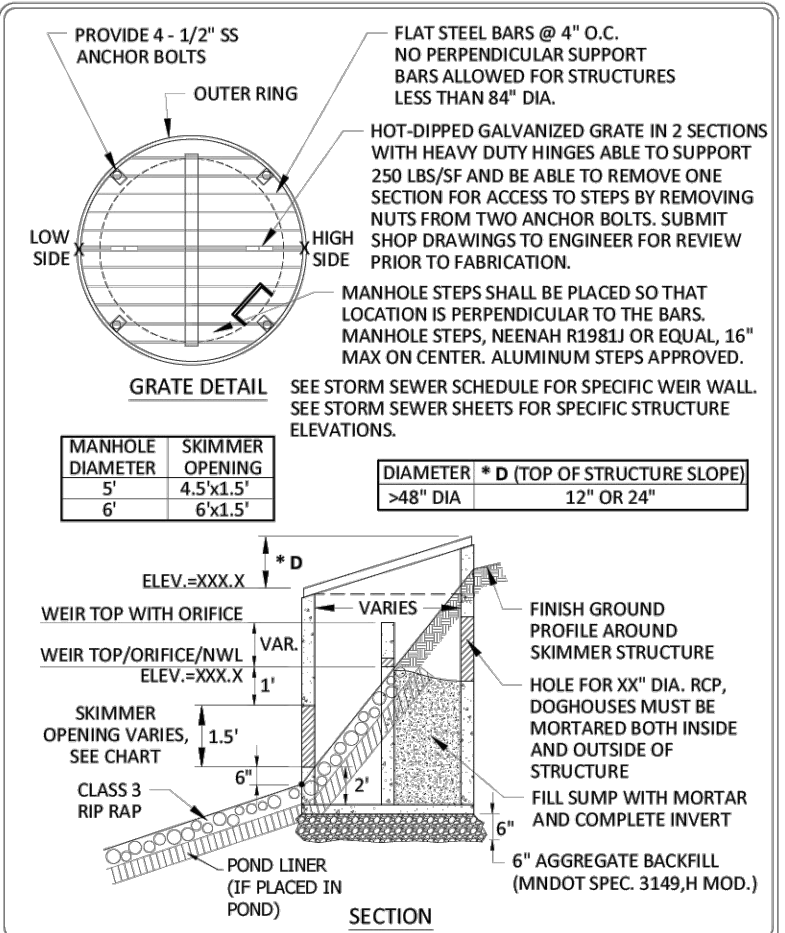
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
STANDARD SKIMMER STRUCTURE

COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO. STO-16

48_ST016.DWG



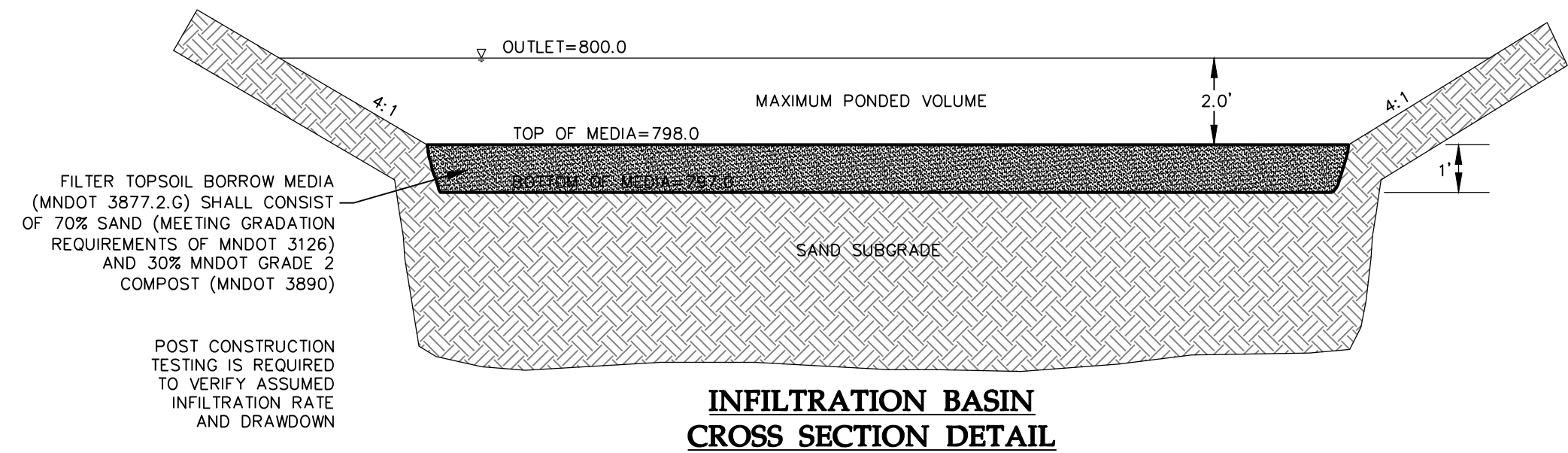
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
STANDARD SKIMMER STRUCTURE WITH WEIR WALL

COTTAGE GROVE, MINNESOTA

JANUARY 2024
PLATE NO. STO-23

48_ST023.DWG



INFILTRATION BASIN
CROSS SECTION DETAIL

NOT FOR
CONSTRUCTION

PRAIRIE DUNES

DESIGNED: CHF
CHECKED: CHF
DRAWN: KFP
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/13/24
REVISIONS:
△
△
△
△
△
△
△

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRAIRIE DUNES
COTTAGE GROVE, MN

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: 0052840

SHEET NUMBER:

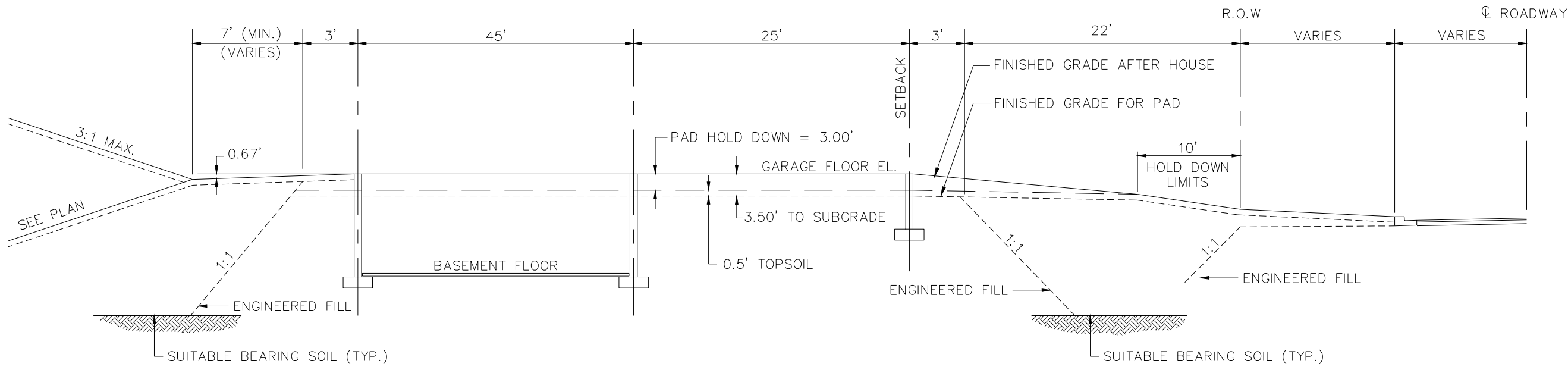
13 OF 14

DATE: 12/13/24

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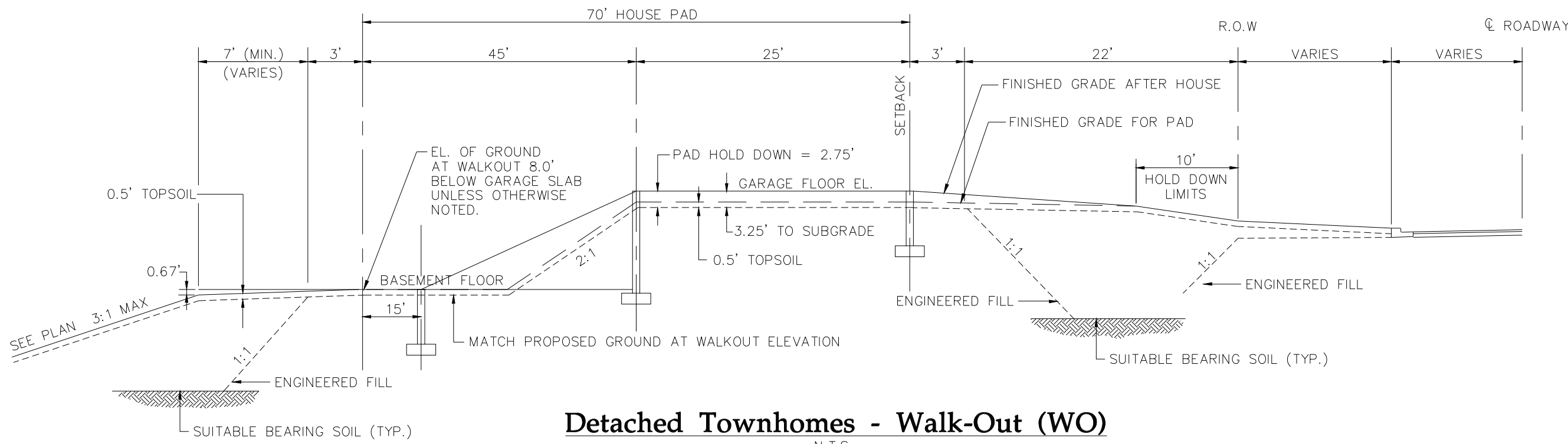
Call 48 Hours before digging:

811 or call811.com
Common Ground Alliance



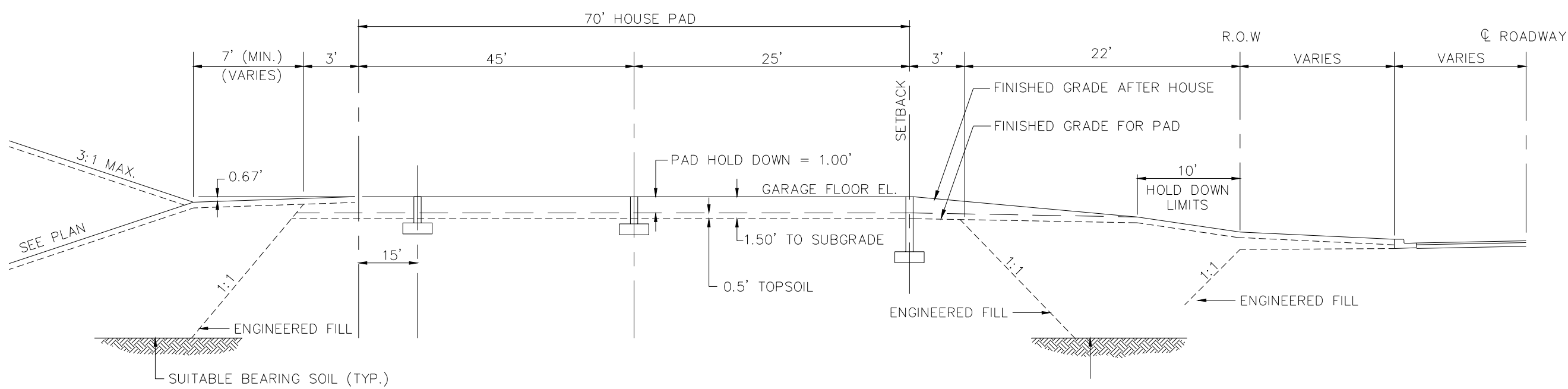
Detached Townhomes - Rambler (R)

N.T.S.



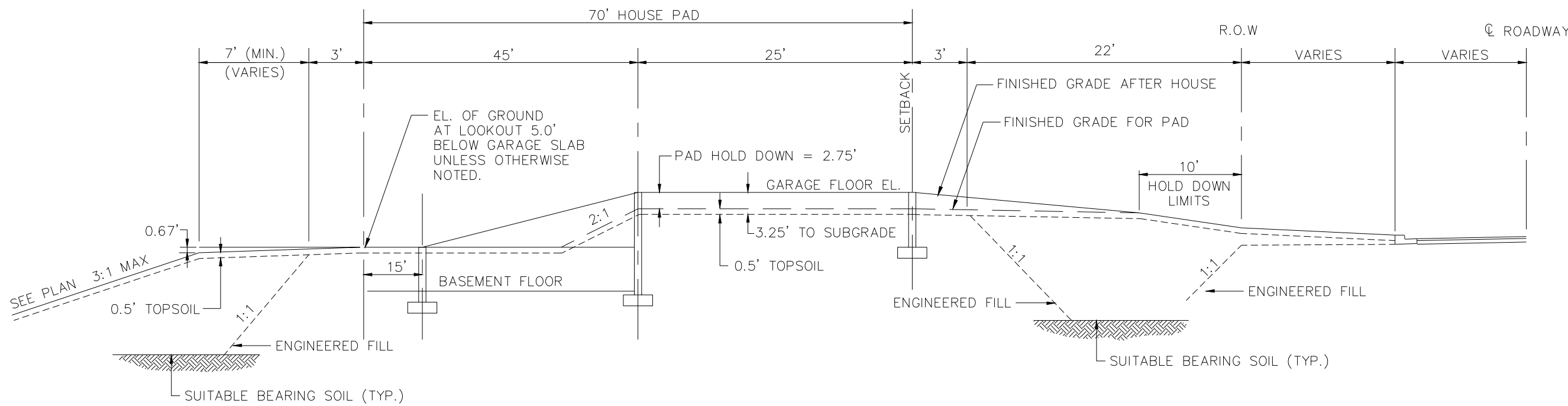
Detached Townhomes - Walk-Out (WO)

N.T.S.



Detached Townhomes - Slab on Grade (SOG)

N.T.S.



Detached Townhomes - Look-Out (LO)

N.T.S.

NOT FOR
CONSTRUCTION

DESIGNED: CHF
CHECKED: CHF
DRAWN: KFP
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/13/24
REVISIONS:
△ . .
△ . .
△ . .
△ . .
△ . .

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

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COTTAGE GROVE, MN

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0052840

SHEET NUMBER:

14 OF 14

DATE: 12/13/24

N:\0052840\00.DWG\CIVIL\GRADING\0052840C-DTFO1.DWG

PRAIRIE DUNES

CONSTRUCTION PLANS

FOR

SANITARY SEWER, WATERMAIN, STORM SEWER AND STREETS

FOR

PRESERVE AT PRAIRIE DUNES

COTTAGE GROVE, MN

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300

BLOOMINGTON, MN 55431

CONTACT: DEAN LOTTER

PHONE: 952-219-9082

EMAIL: DEAN.LOTTER@PULTEGROUP.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: 0052840

CONTACT: CHRISTIAN H. FROEMKE



Vicinity Map
(NOT TO SCALE)

BENCHMARKS

HORIZONTAL DATUM
1983(1986ADJ) WASHINGTON COUNTY COORDINATE SYSTEM IN US SURVEY FEET

VERTICAL DATUM
1988NAVD IN US SURVEY FEET

MNDOT CONTROL POINT "HARVIN"

MNDOT CONTROL POINT "SIDNEY"

NO.	DATE	REVISION	SHEETS
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	

CONSTRUCTION PLANS

FOR
SANITARY SEWER, WATERMAIN,
STORM SEWER AND STREETS
FOR

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

INITIAL SUBMITTAL DATE: 12/13/24 SHEET: 1 OF 38

SHEET INDEX

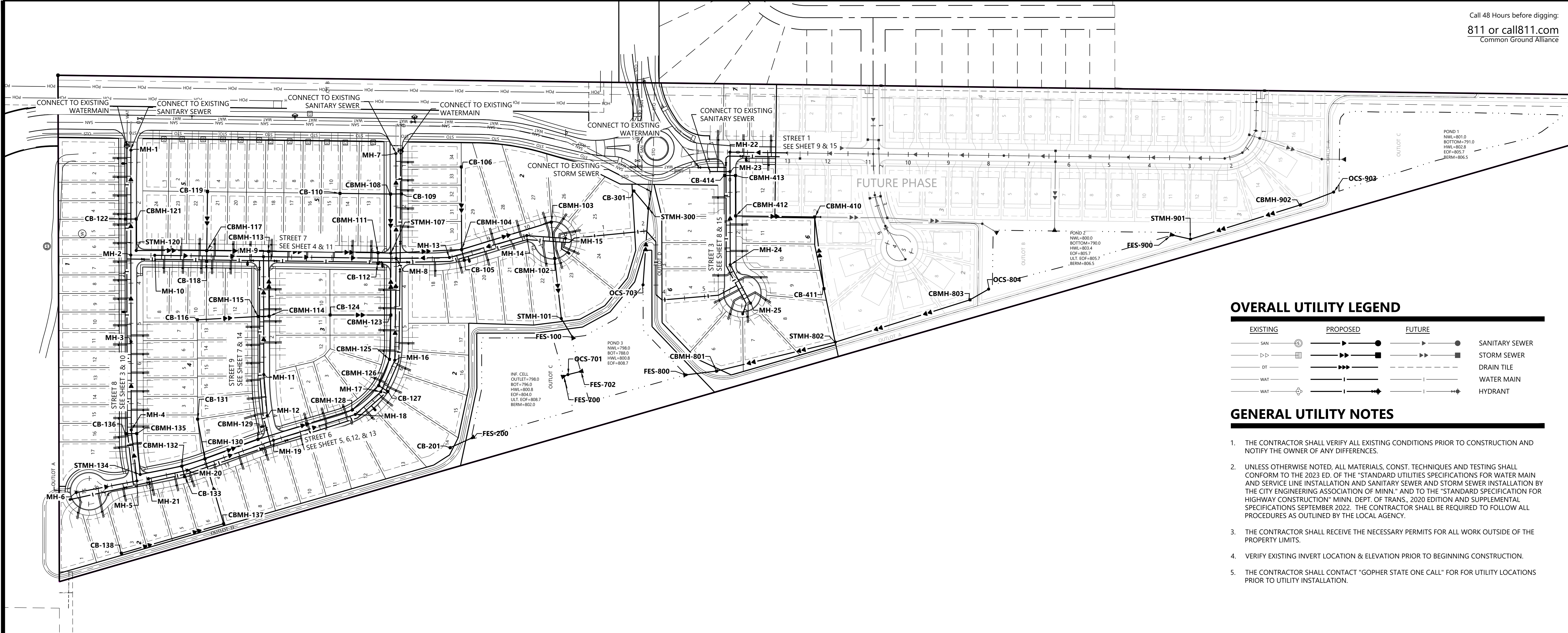
Sheet List Table	
SHEET NUMBER	SHEET TITLE
1	Cover
2	Overall Utility Plan
3	Sanitary Sewer & Watermain Construction Plan
4	Sanitary Sewer & Watermain Construction Plan
5	Sanitary Sewer & Watermain Construction Plan
6	Sanitary Sewer & Watermain Construction Plan
7	Sanitary Sewer & Watermain Construction Plan
8	Sanitary Sewer & Watermain Construction Plan
9	Sanitary Sewer & Watermain Construction Plan
10	Street & Storm Sewer Construction Plan
11	Street & Storm Sewer Construction Plan
12	Street & Storm Sewer Construction Plan
13	Street & Storm Sewer Construction Plan
14	Street & Storm Sewer Construction Plan
15	Street & Storm Sewer Construction Plan
16	Backyard Storm Sewer Construction Plan
17	Backyard Storm Sewer Construction Plan
18	Backyard Storm Sewer Construction Plan
19	Backyard Storm Sewer Construction Plan
20	Trails 1 & 2
21	Intersection Details
22	Intersection Details
23	Intersection Details
24	Intersection Details
25	Details
26	Details
27	Details
28	Details

29	Details
30	Details
31	MNDOT Pedestrian Ramp Details
32	MNDOT Pedestrian Ramp Details
33	MNDOT Pedestrian Ramp Details
34	MNDOT Pedestrian Ramp Details
35	MNDOT Pedestrian Ramp Details
36	MNDOT Pedestrian Ramp Details
37	Lighting Plan
38	Signage Plan

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811 or call811.com
Common Ground Alliance



OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN	SAN	SAN	SANITARY SEWER
ST	ST	ST	STORM SEWER
DT	DT	DT	DRAIN TILE
WAT	WAT	WAT	WATER MAIN
WAT	WAT	WAT	HYDRANT

GENERAL UTILITY NOTES

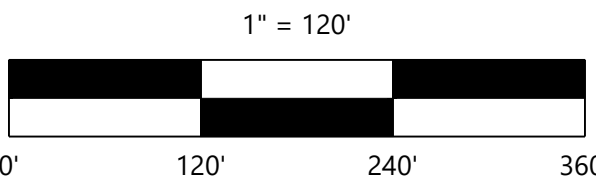
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.
- UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE 2023 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., 2020 EDITION AND SUPPLEMENTAL SPECIFICATIONS SEPTEMBER 2022. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.
- 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		Dia.	Casting Type	City Detail Plate
Number	Type			
100	FES	36"	w/TRASHGUARD	STO-11
101	STMH	60"	R-1642B	STO-3
102	CBMH	60"	R-3067-VB	STO-5
103	CBMH	96"	R-3067-V	STO-5
104	CBMH	72"	R-3067-V	STO-5
105	CB	2'x 3'	R-3067-V	STO-5
106	CB	48"	R-4342	STO-9
107	STMH	72"	R-1642B	STO-3
108	CBMH	48"	R-3067-VB	STO-5
109	CB	2'x 3'	R-3067-VB	STO-5
110	CB	48"	R-4342	STO-9
111	CBMH	48"	R-3067-VB	STO-5
112	CB	2'x 3'	R-3067-VB	STO-5
113	CBMH	48"	R-3067-V	STO-5
114	CBMH	48"	R-3067-VB	STO-5

115	CBMH	48"	R-3067-VB	STO-5
116	CB	48"	R-4342	STO-9
117	CBMH	48"	R-3067-VB	STO-5
118	CB	2'x 3'	R-3067-VB	STO-5
119	CB	48"	R-4342	STO-9
120	STMH	48"	R-1642B	STO-3
121	CBMH	48"	R-3067-VB	STO-5
122	CB	2'x 3'	R-3067-VB	STO-5
123	CBMH	60"	R-3067-V	STO-5
124	CB	48"	R-4342	STO-9
125	CBMH	48"	R-3067-V	STO-5
126	CBMH	48"	R-3067-VB	STO-5
127	CB	2'x 3'	R-3067-VB	STO-5
128	CBMH	48"	R-3067-V	STO-5
129	CBMH	48"	R-3067-V	STO-5
130	CBMH	60"	R-3067-V	STO-5
131	CB	48"	R-4342	STO-9
132	CBMH	48"	R-3067-VB	STO-5

133	CB	2'x 3'	R-3067-VB	STO-5
134	STMH	60"	R-1642B	STO-3
135	CBMH	48"	R-3067-VB	STO-5
136	CB	2'x 3'	R-3067-VB	STO-5
137	CBMH	48"	R-4342	STO-9
138	CB	48"	R-4342	STO-9
200	FES	12"	w/TRASHGUARD	STO-11
201	CB	48"	R-4342	STO-9
300	STMH	48"	R-1642B	STO-3
301	CB	48"	R-4342	STO-9
410	CBMH	60"	R-4342	STO-9
411	CB	48"	R-4342	STO-9
412	CBMH	48"	R-3067-V	STO-5
413	CBMH	48"	R-3067-VB	STO-5
414	CB	2'x 3'	R-3067-VB	STO-5
700	FES	24"	w/TRASHGUARD	STO-11
701	OCS	48"	SEE DETAIL	SEE SHEET 30
702	FES	24"	w/TRASHGUARD	STO-11

703	OCS	48"	SEE DETAIL	SEE SHEET 30
800	FES	24"	w/TRASHGUARD	STO-11
801	CBMH	48"	R-4342	STO-9
802	STMH	48"	R-1642B	STO-3
803	CBMH	48"	R-4342	STO-9
804	OCS	48"	SEE DETAIL	SEE SHEET 30
900	FES	21"	w/TRASHGUARD	STO-11
901	STMH	48"	R-1642B	STO-3
902	CBMH	48"	R-4342	STO-9
903	OCS	48"	SEE DETAIL	SEE SHEET 30



NOT FOR CONSTRUCTION

N:\0052840.00\DWG\CIVIL\UTIL\0052840C-04R01.DWG

PRESERVE AT PRAIRIE DUNES

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 120'
VERTICAL SCALE: 24' OR 12'

INITIAL ISSUE: 12/13/24
REVISIONS:
△
△
△
△
△

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES

COTTAGE GROVE, MN

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 38

PROJECT NUMBER: 0052840

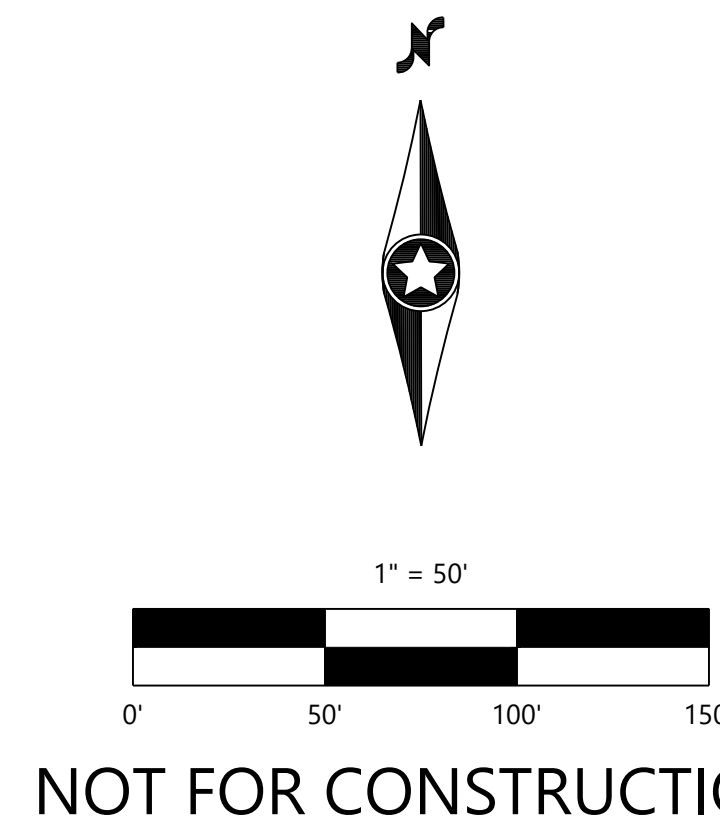
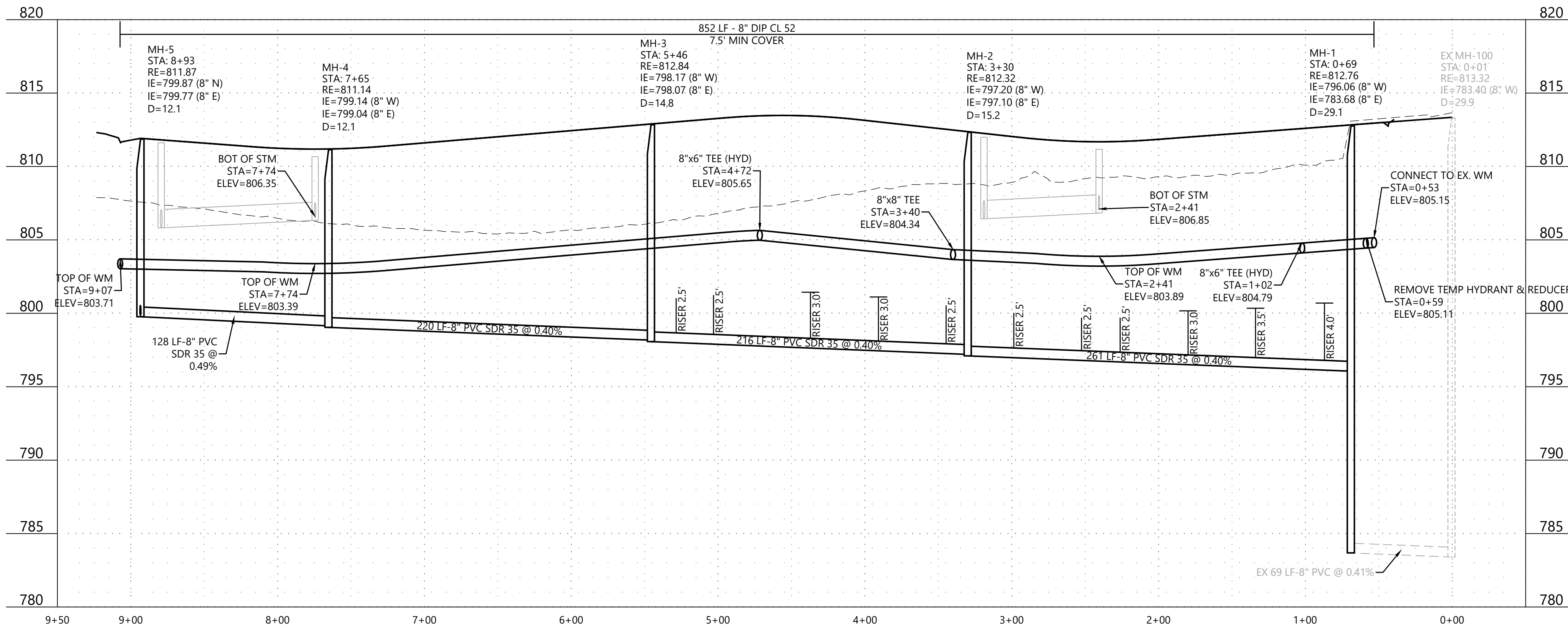
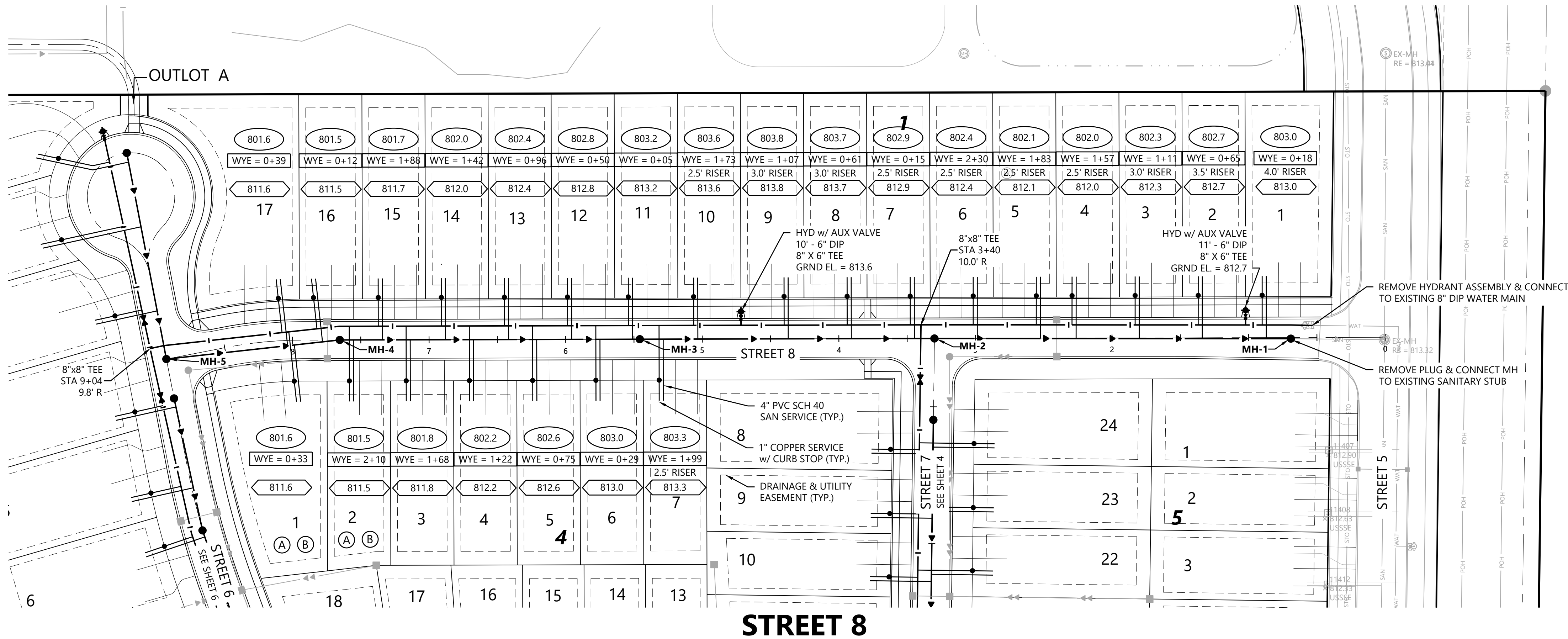
DATE: 12/13/24

LEGEND

- XXX.X SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX
X.X' RISER
XXX.X 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

1. FLAG HYDRANTS.
2. EXTEND RODS ON DEEP VALVES.
3. ALL DROP MANHOLES TO BE CONSTRUCTED USING
OUTSIDE DROPS.
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.



DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/13/24
REVISIONS:
△
△
△
△
△

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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DATE: 12/13/24 LICENSE NO. 56208

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Westwood

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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: 0052840

SHEET NUMBER:

3 OF 38

DATE: 12/13/24

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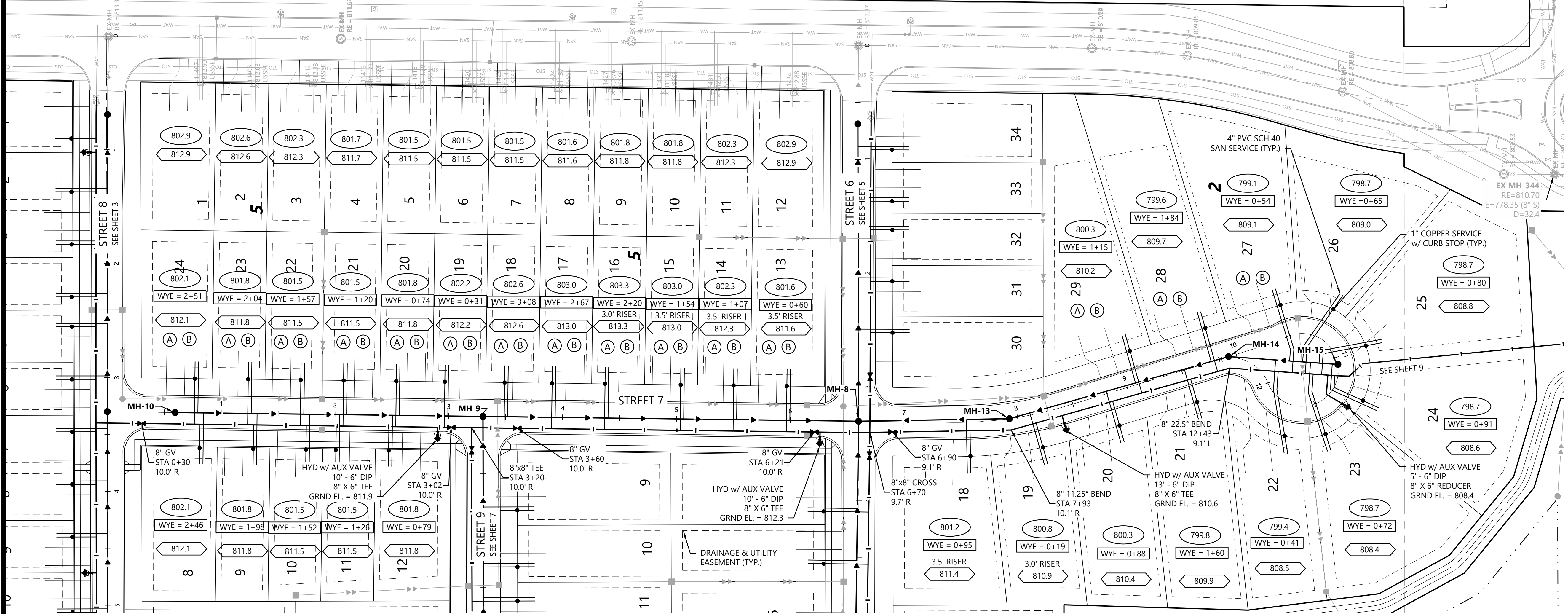
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

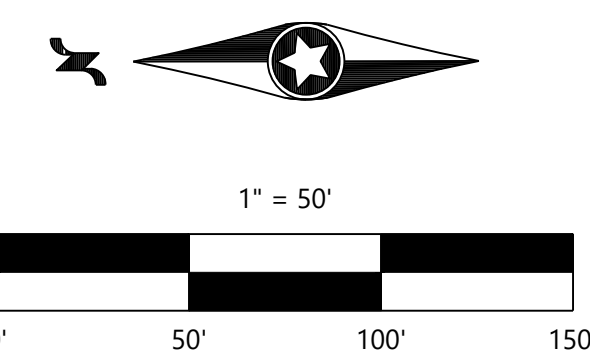
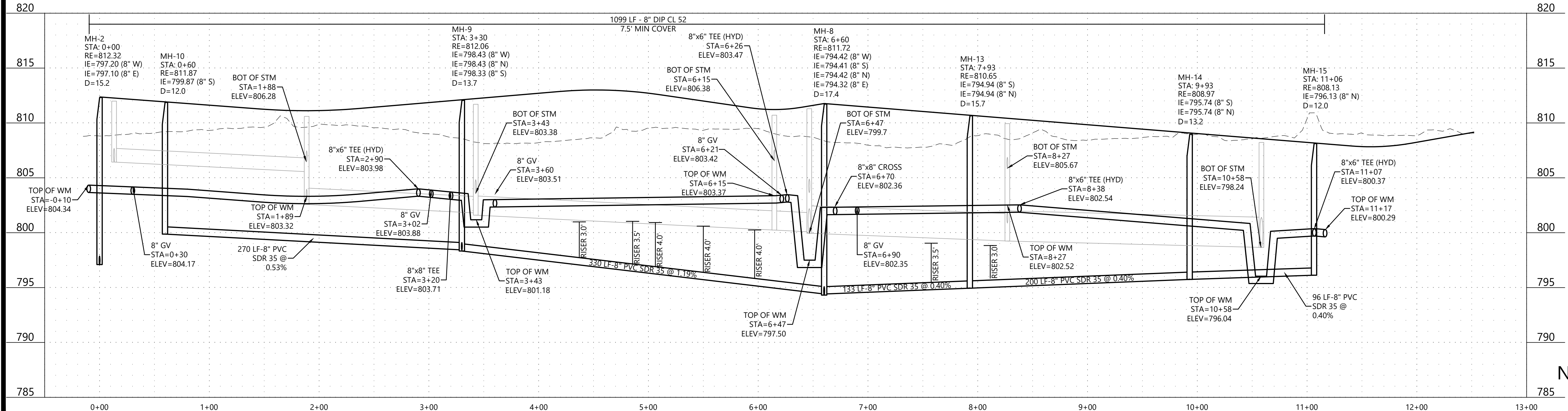
- XXX.X SANITARY SEWER SERVICE INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX X.X' RISER SANITARY SEWER SERVICE WYE LOCATION ON MAIN LINE FROM DOWNSTREAM MANHOLE
- XXX.X DENOTES ELEVATION OF THE TOP OF WATER SERVICE STOP BOX
- (A) WATER SERVICE TO THIS LOT SHALL BE INSTALLED UNDER PROPOSED STORM SEWER & 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.
- EXTEND RODS ON DEEP VALVES.
- ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.
- 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.



STREET 7



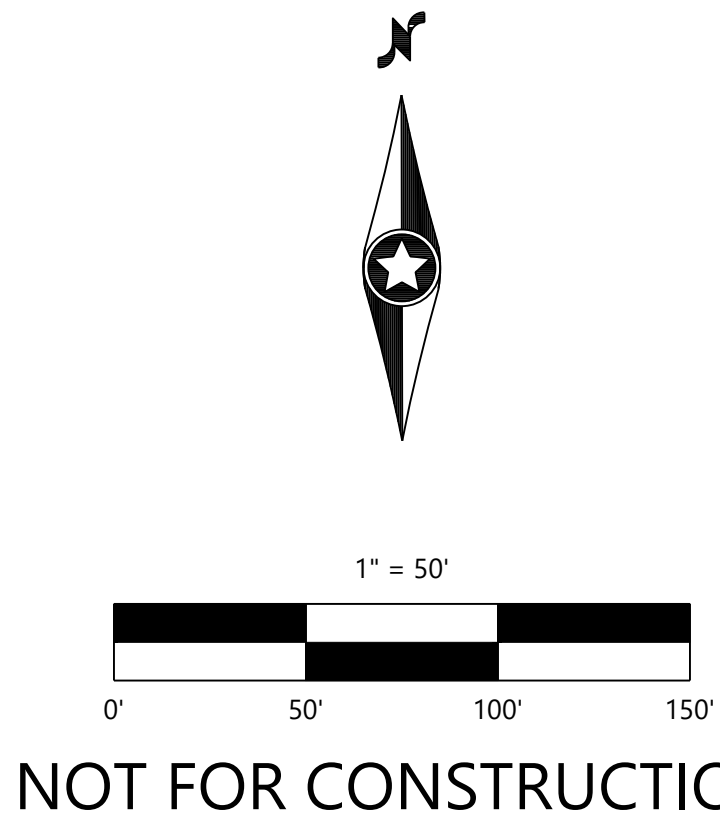
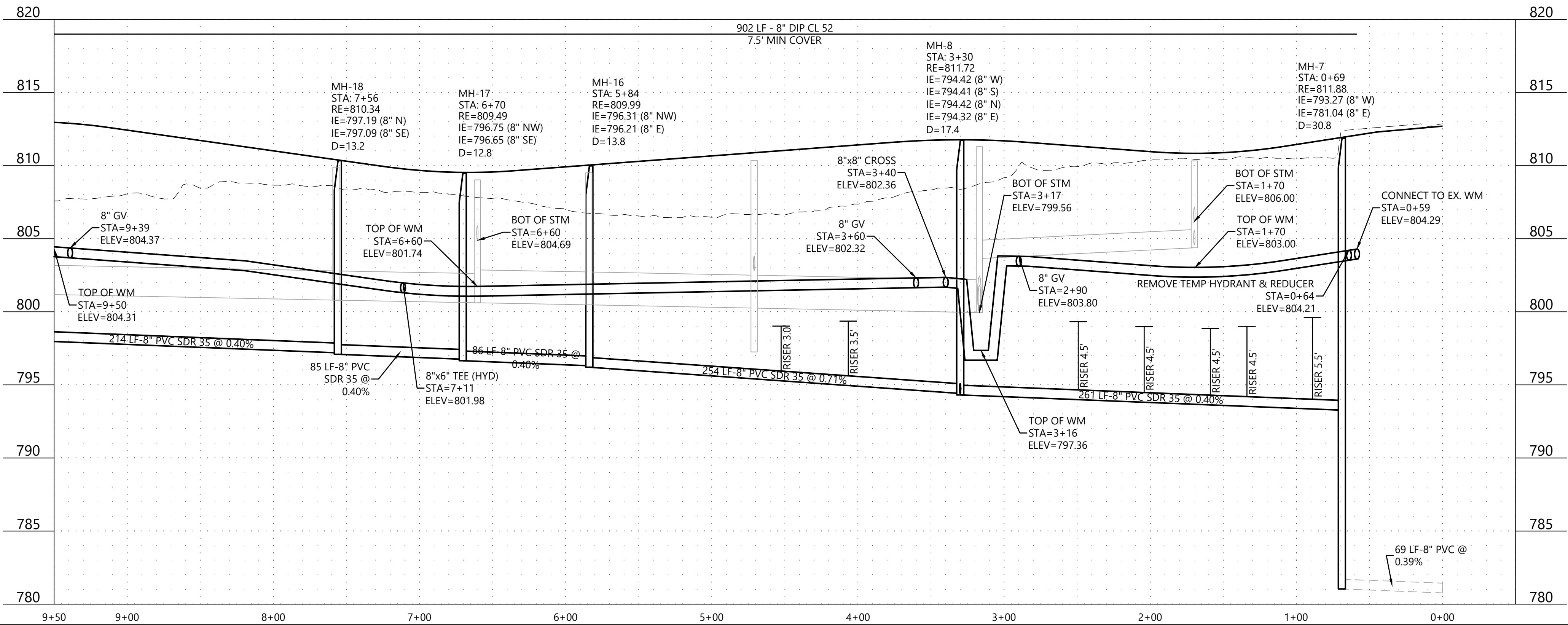
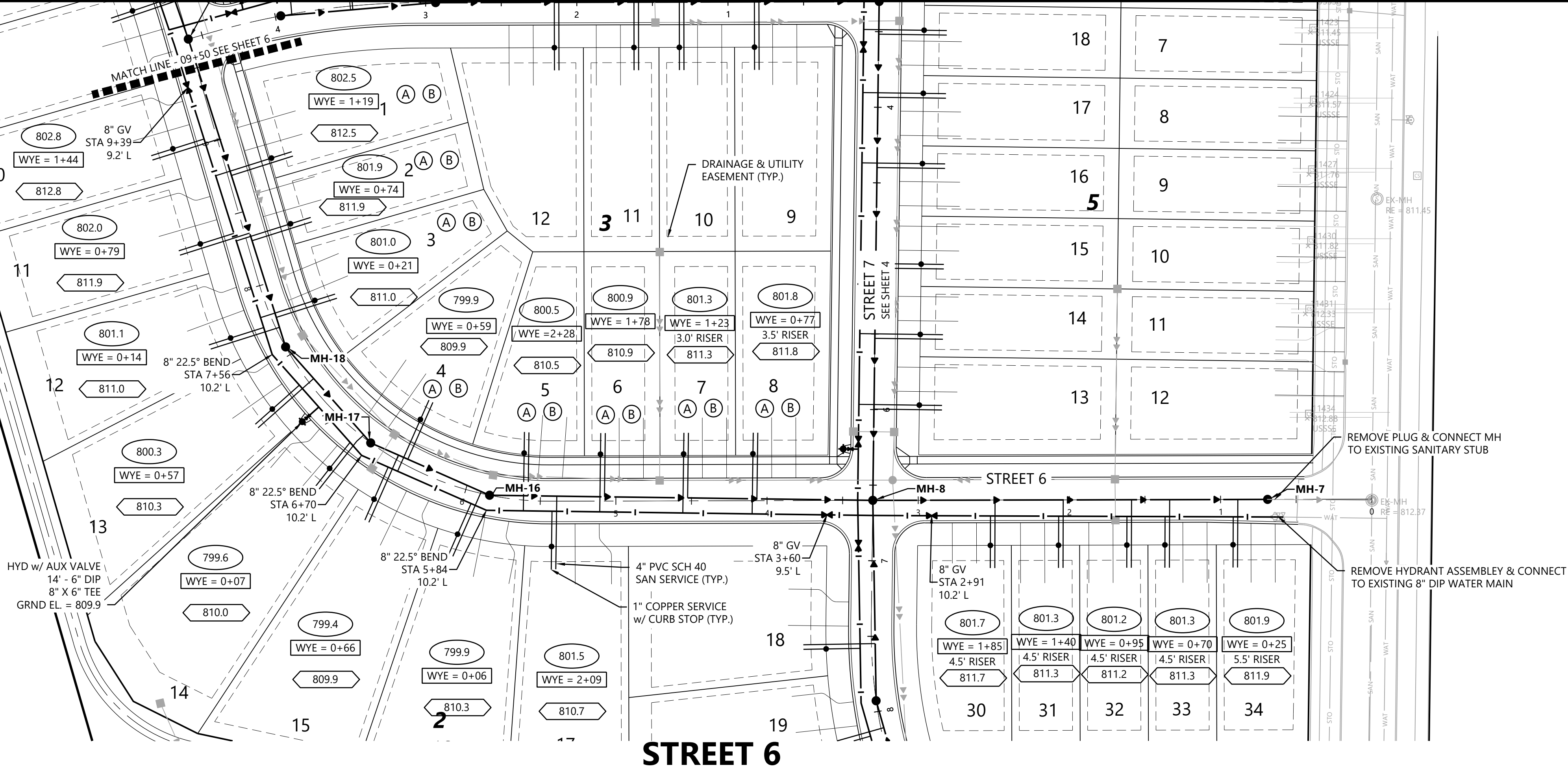
NOT FOR CONSTRUCTION

LEGEND

- XXX.X SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX
X.X' RISER
SANITARY SEWER SERVICE WYE LOCATION ON
MAIN LINE FROM DOWNSTREAM MANHOLE
- XXX.X 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

1. FLAG HYDRANTS.
2. EXTEND RODS ON DEEP VALVES.
3. ALL DROP MANHOLES TO BE CONSTRUCTED USING
OUTSIDE DROPS.
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.



DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/13/24
REVISIONS:
△
△
△
△
△

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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 H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

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: 0052840

SHEET NUMBER:

5 OF **38**

DATE: 12/13/24

LEGEND

- XXX.X

SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE
- WYE = X+XX
X.X' RISER

SANITARY SEWER SERVICE WYE LOCATION ON
MAIN LINE FROM DOWNSTREAM MANHOLE
- XXX.X

DENOTES ELEVATION OF THE TOP OF WATER
SERVICE STOP BOX
- A

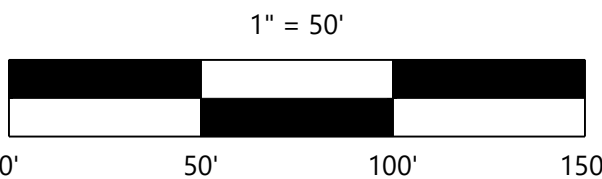
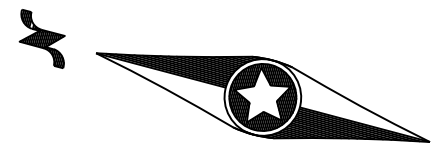
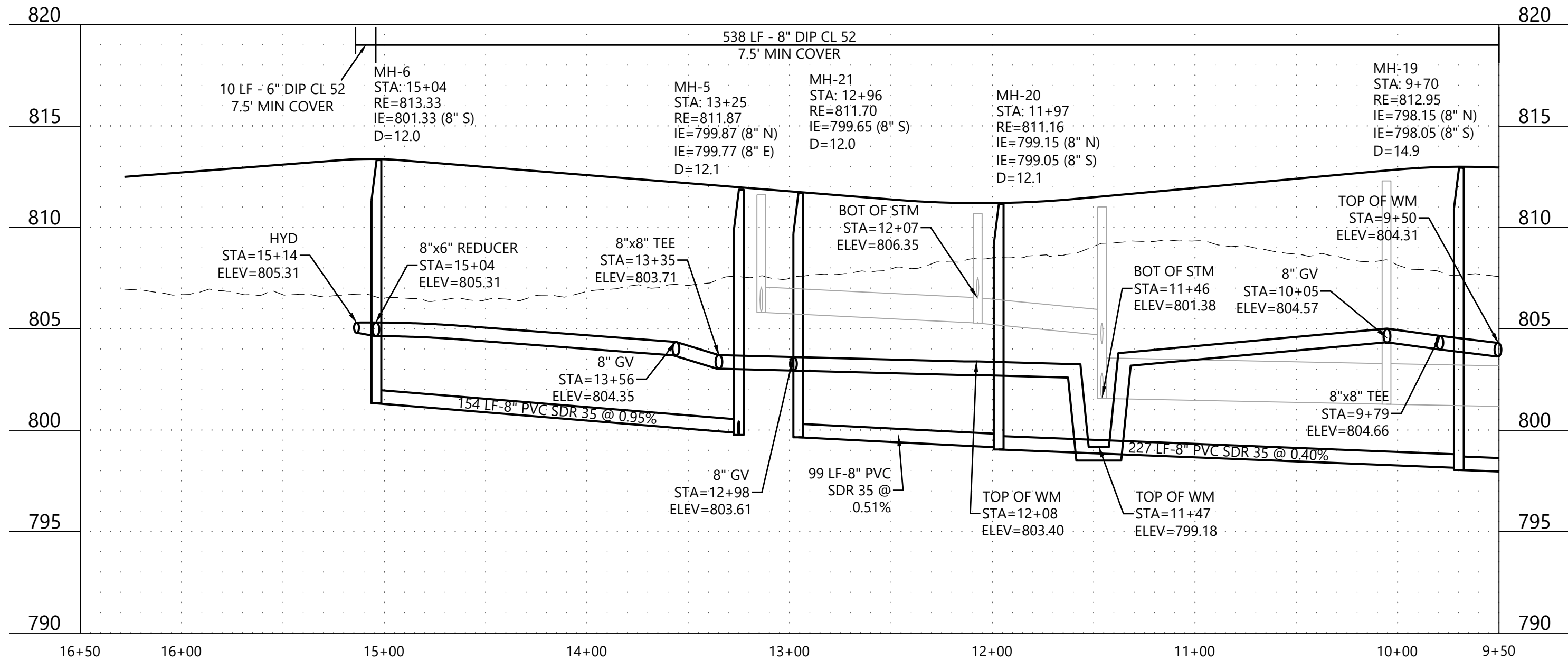
WATER SERVICE TO THIS LOT SHALL BE
INSTALLED UNDER PROPOSED STORM SEWER
& SHALL MAINTAIN A MINIMUM VERTICAL
SEPARATION FROM STORM PIPE OF 2.0 FEET
- B

SANITARY SEWER SERVICE TO THIS LOT SHALL
BE INSTALLED UNDER PROPOSED STORM SEWER
- INSTALL RISER AT PROPERTY LINE

GENERAL NOTES

1. FLAG HYDRANTS.
2. EXTEND RODS ON DEEP VALVES.
3. ALL DROP MANHOLES TO BE CONSTRUCTED USING
OUTSIDE DROPS.
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.

STREET 6



NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/13/24
REVISIONS:
△
△
△
△
△

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

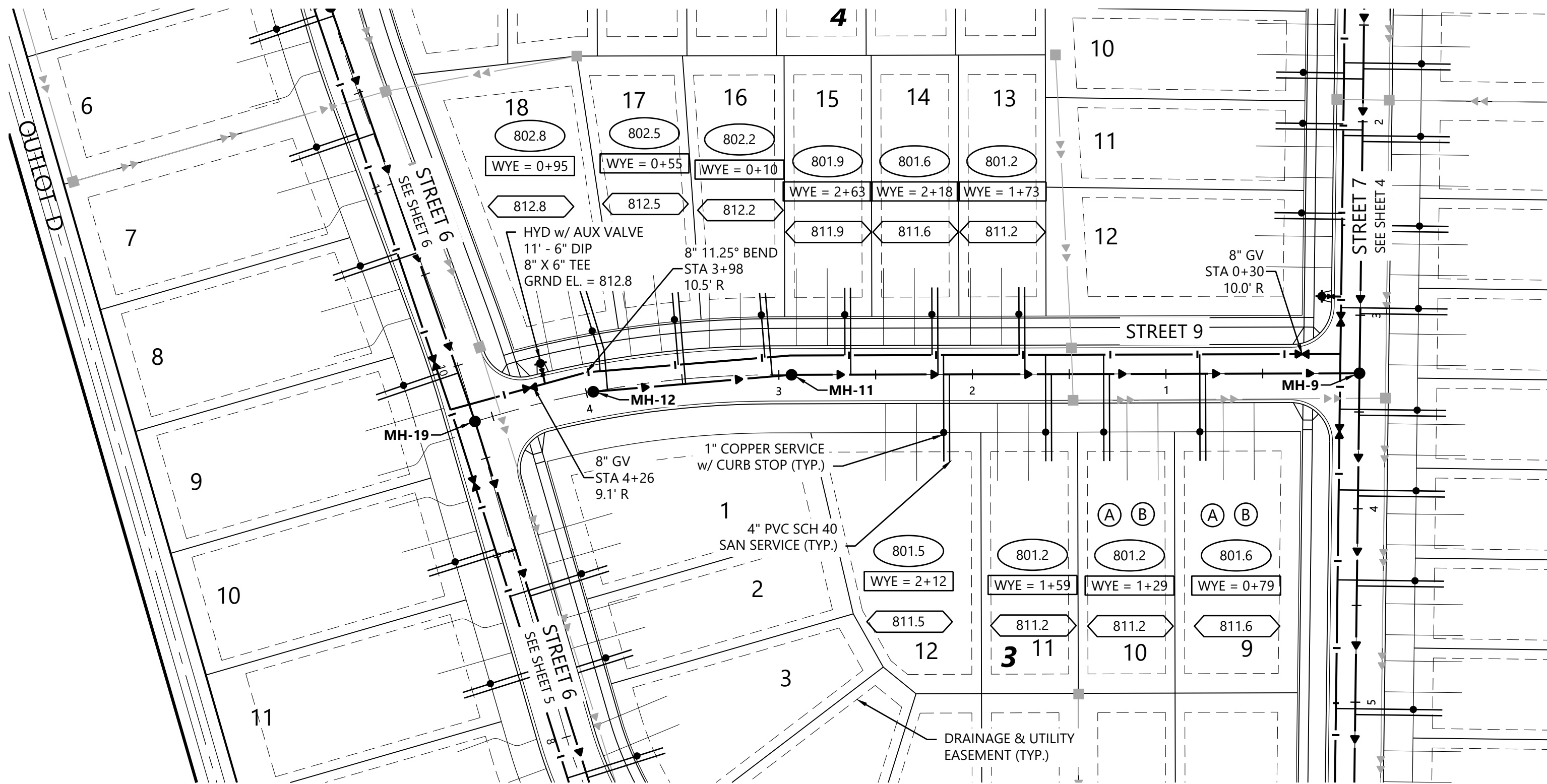
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA
CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

Westwood
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Westwood Professional Services, Inc.

**SANITARY SEWER &
WATERMAIN
CONSTRUCTION PLAN**
PROJECT NUMBER: 0052840

SHEET NUMBER:
6 OF **38**
DATE: 12/13/24



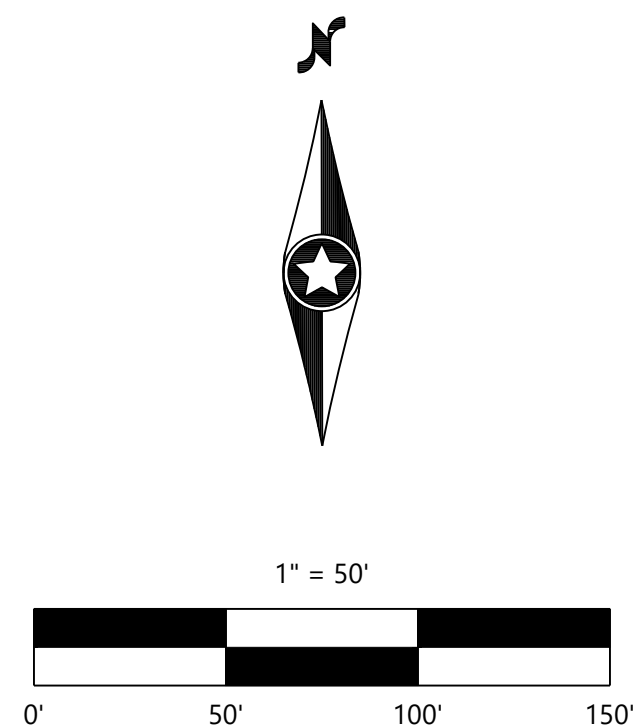
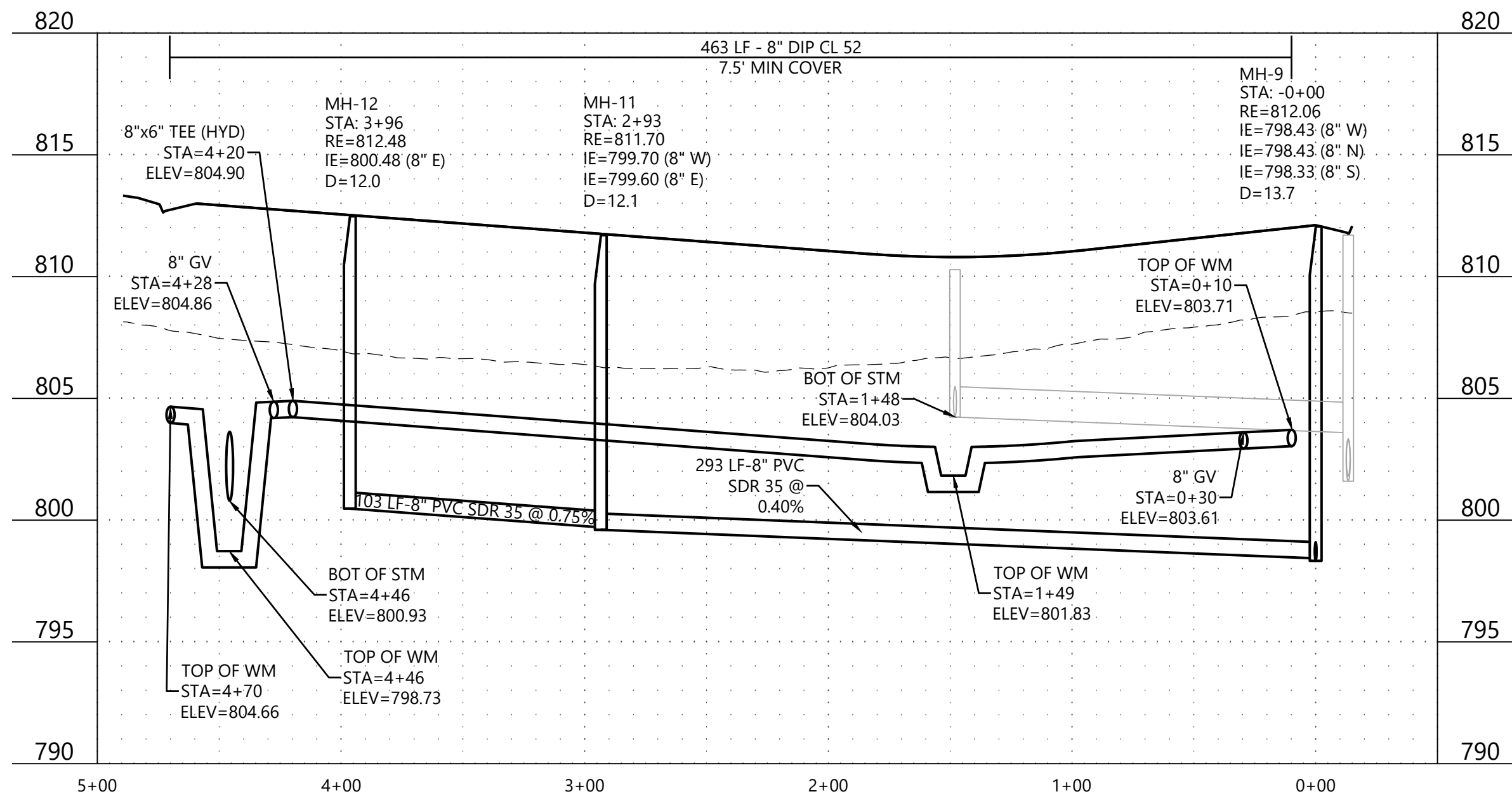
LEGEND

- 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
- XXX.X 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.
- EXTEND RODS ON DEEP VALVES.
- ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.
- 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.

STREET 9



NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/13/24
REVISIONS:
△
△
△
△
△

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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**SANITARY SEWER &
WATERMAIN
CONSTRUCTION PLAN**

PROJECT NUMBER: 0052840

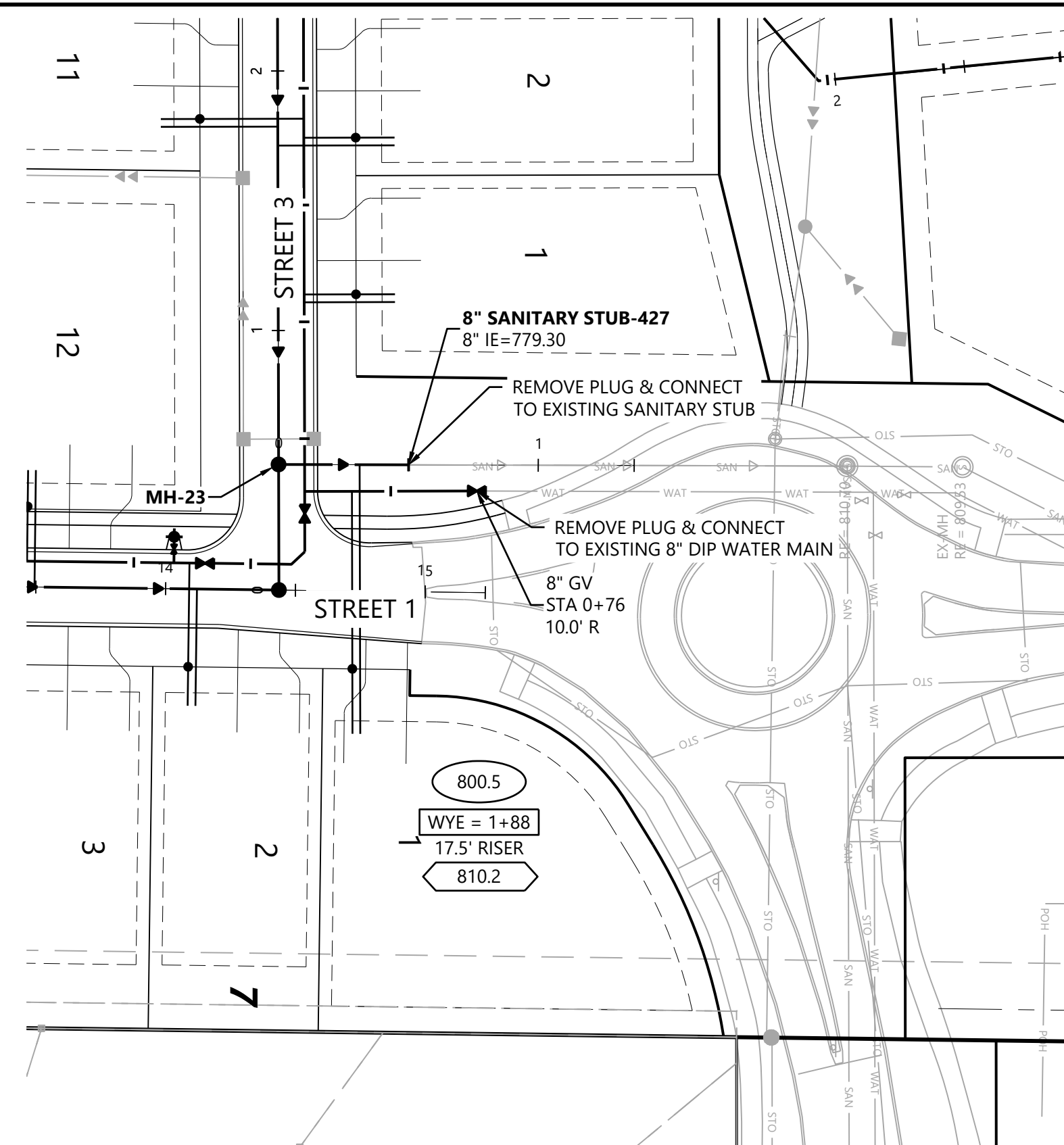
SHEET NUMBER:

7

OF

38

DATE: 12/13/24



Profile view of a manhole installation. The vertical axis shows elevations from 775 to 815. The horizontal axis shows stationing from 0+00 to 2+00.

Existing Manhole (MH-23):
 STA: 0+00
 RE=809.43
 IE=791.35 (8" W)
 IE=791.35 (8" E)
 IE=779.58 (8" N)
 D=29.8

New Manhole (66 LF-8" DIP CL 52):
 7.5' MIN COVER

Top of WM:
 STA=0+10
 ELEV=801.00

Remove Plug & Connect to EX WM:
 STA=0+76
 ELEV=803.14

Riser:
 RISER 17.5'

50 LF-8" PVC C900 @ 0.56%

EX 169 LF-8" PVC @ 0.56%

1" = 50'

0' 50' 100' 150'

NOT FOR CONSTRUCTION

XXX' X

SANITARY SEWER SERVICE
INVERT ELEVATION @ EASEMENT LINE

WYE = X+XX
X.X' RISER

SANITARY SEWER SERVICE WYE LOCATION ON
MAIN LINE FROM DOWNSTREAM MANHOLE

XXX' X

DENOTES ELEVATION OF THE TOP OF WATER
SERVICE STOP BOX

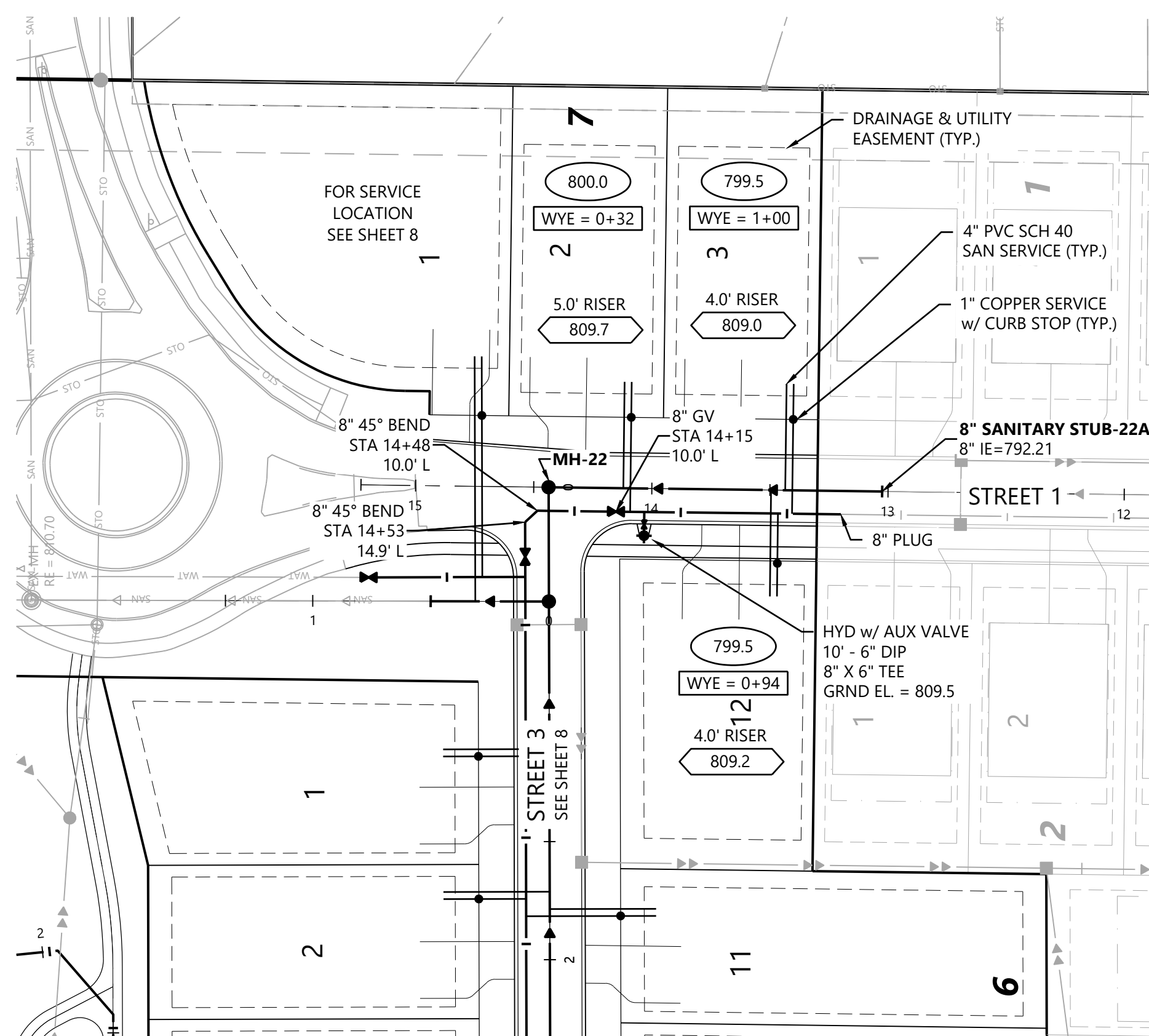
(A)

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

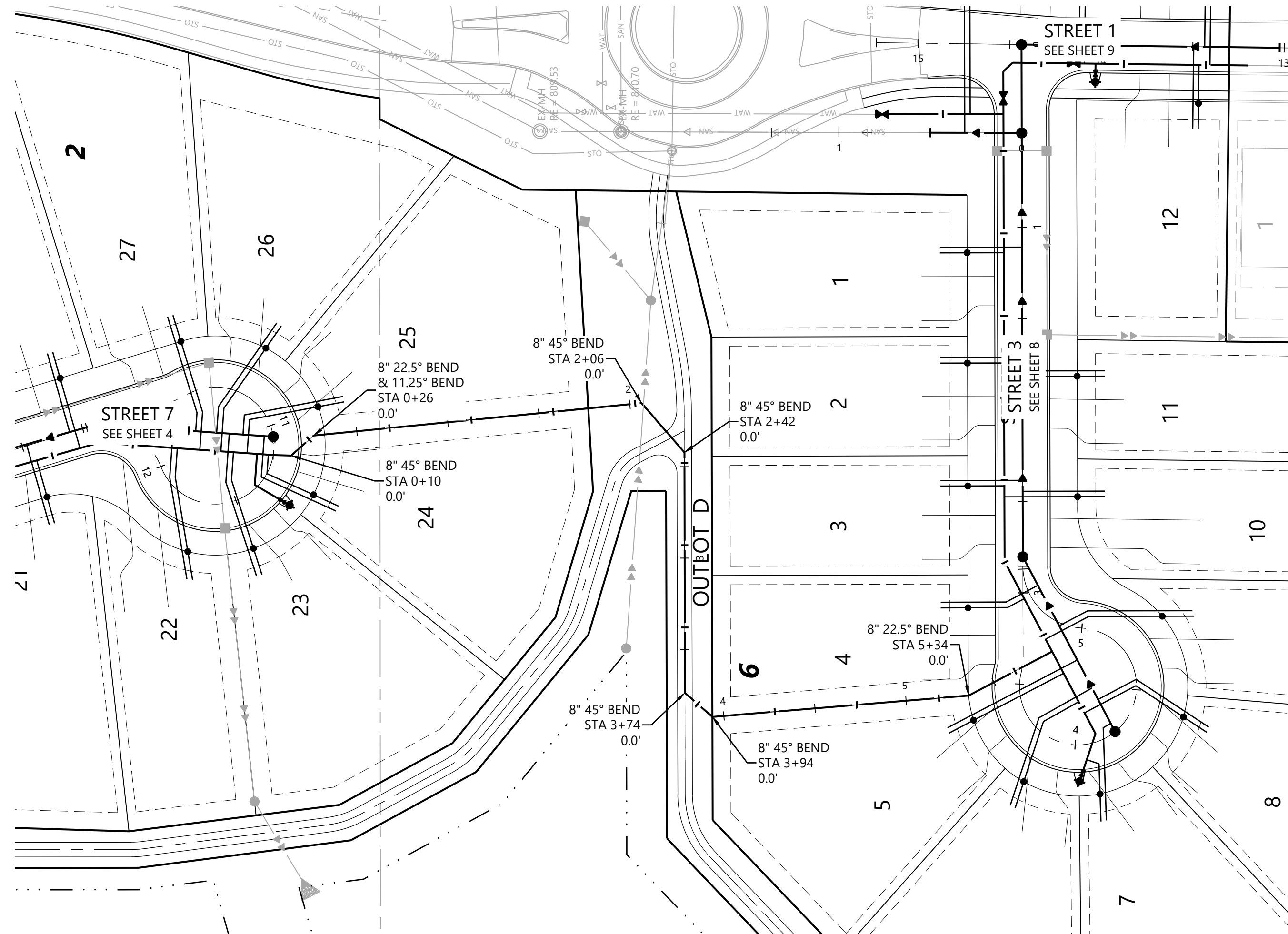
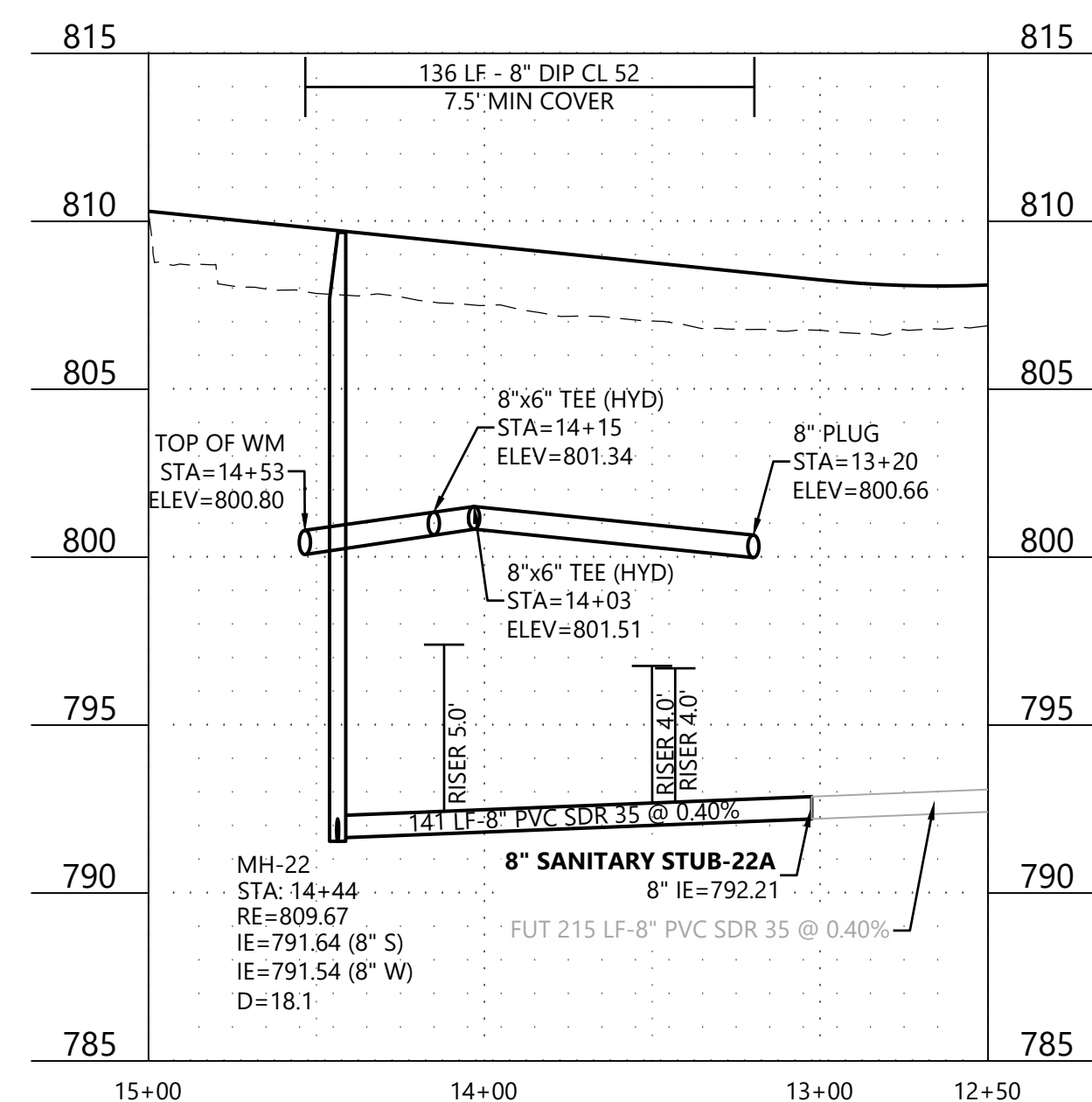
(B)

SANITARY SEWER SERVICE TO THIS LOT SHALL
BE INSTALLED UNDER PROPOSED STORM SEWER
- INSTALL RISER AT PROPERTY LINE

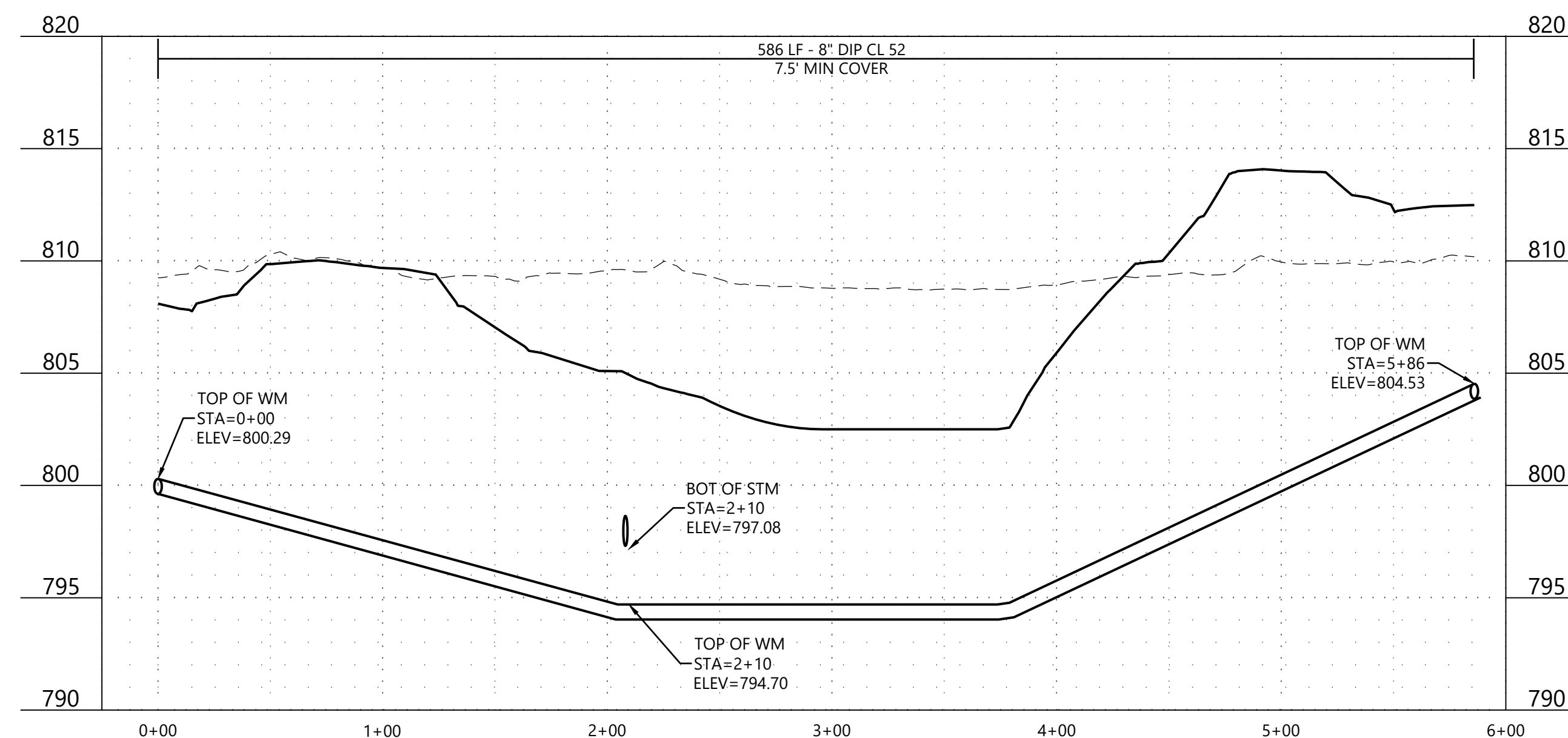
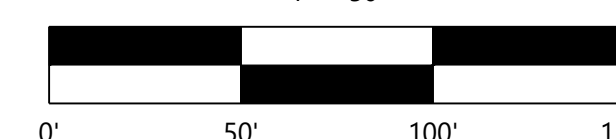
1. FLAG HYDRANTS.
2. EXTEND RODS ON DEEP VALVES.
3. ALL DROP MANHOLES TO BE CONSTRUCTED USING OUTSIDE DROPS.
4. UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF COTTAGE GROVE'S STANDARD SPECIFICATIONS FOR STREET & UTILITY CONSTRUCTION - 2024.



STREET 1



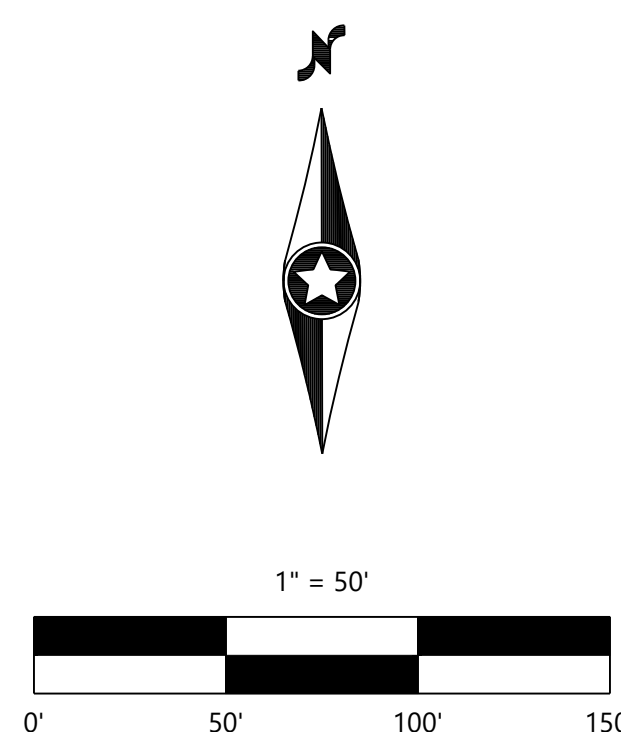
BACKYARD WATER MAIN


$$1'' = 50'$$


NOT FOR CONSTRUCTION

EXISTING	PROPOSED	
* 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
5. PENDING APPROVAL OF 2025 COTTAGE GROVE SPECIFICATIONS, ALL STORM SEWER PIPE TO BE HOPE IN LIEU OF RCP. ALL RUNS OF PIPE CONNECTING TO EFS WILL REMAIN RCP.



NOT FOR CONSTRUCTION

PRESERVE AT PRAIRIE DUNES

INITIAL ISSUE: 12/13/24

REVISIONS:

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PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

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: 0052840

SHEET NUMBER:
10 OF **38**

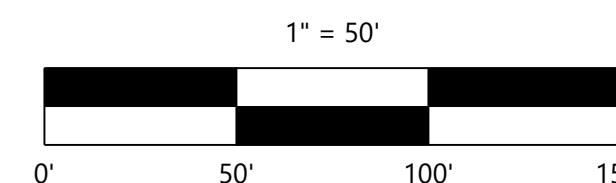
DATE: 12/13/24



GENERAL NOTES

1. RADIUS TO BE B618 CURB & GUTTER WITH 10' TRANSITIONS FROM SURMOUNTABLE CURB & GUTTER.
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5. PENDING APPROVAL OF 2025 COTTAGE GROVE SPECIFICATIONS ALL STORM SEWER PIPE TO BE HDPE IN LIEU OF RCP. ALL RUNS OF PIPE CONNECTING TO FES WILL REMAIN RCP.

STREET 7



NOT FOR CONSTRUCTION

PRESERVE AT PRAIRIE DUNES

INITIAL ISSUE: 12/13/24

REVISIONS:

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△	.	.
△	.	.
△	.	.
△	.	.

PULTE GROUP

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OF THE STATE OF MINNESOTA

PRESERVE AT PRAIRIE DUNES

COTTAGE GROVE, MN

Westwood

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Westwood Professional Services, Inc.

STREET & STORM SEWER CONSTRUCTION PLAN

PROJECT NUMBER: 0052840

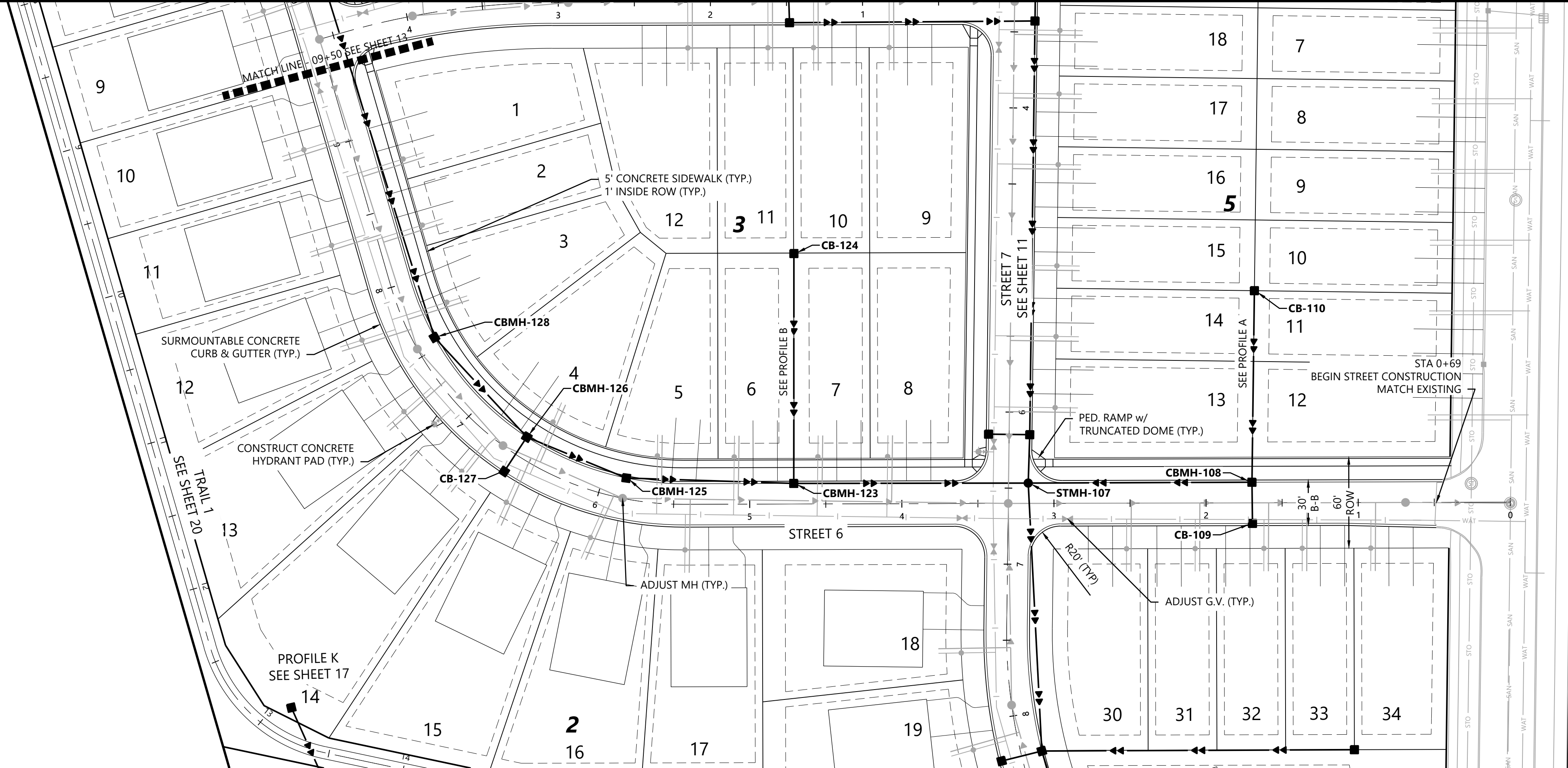
■ SHEET NUMBER

11

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38

DATE: 12/13/24



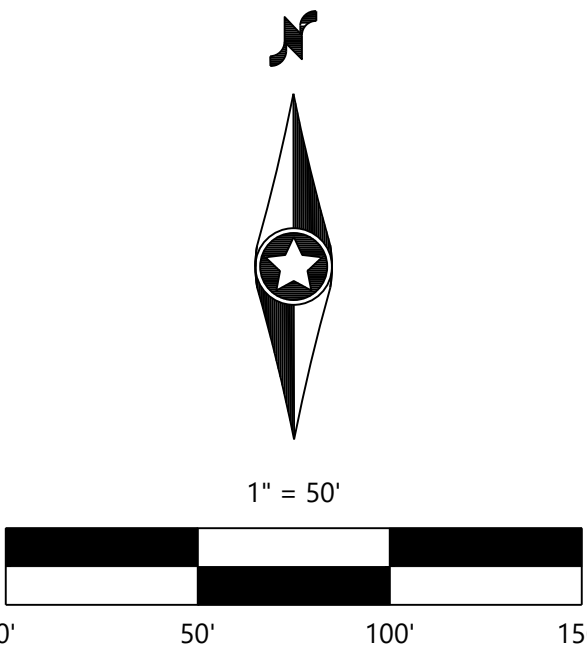
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

LEGEND

EXISTING PROPOSED
× 900.00 × 900.00 GUTTER ELEVATION

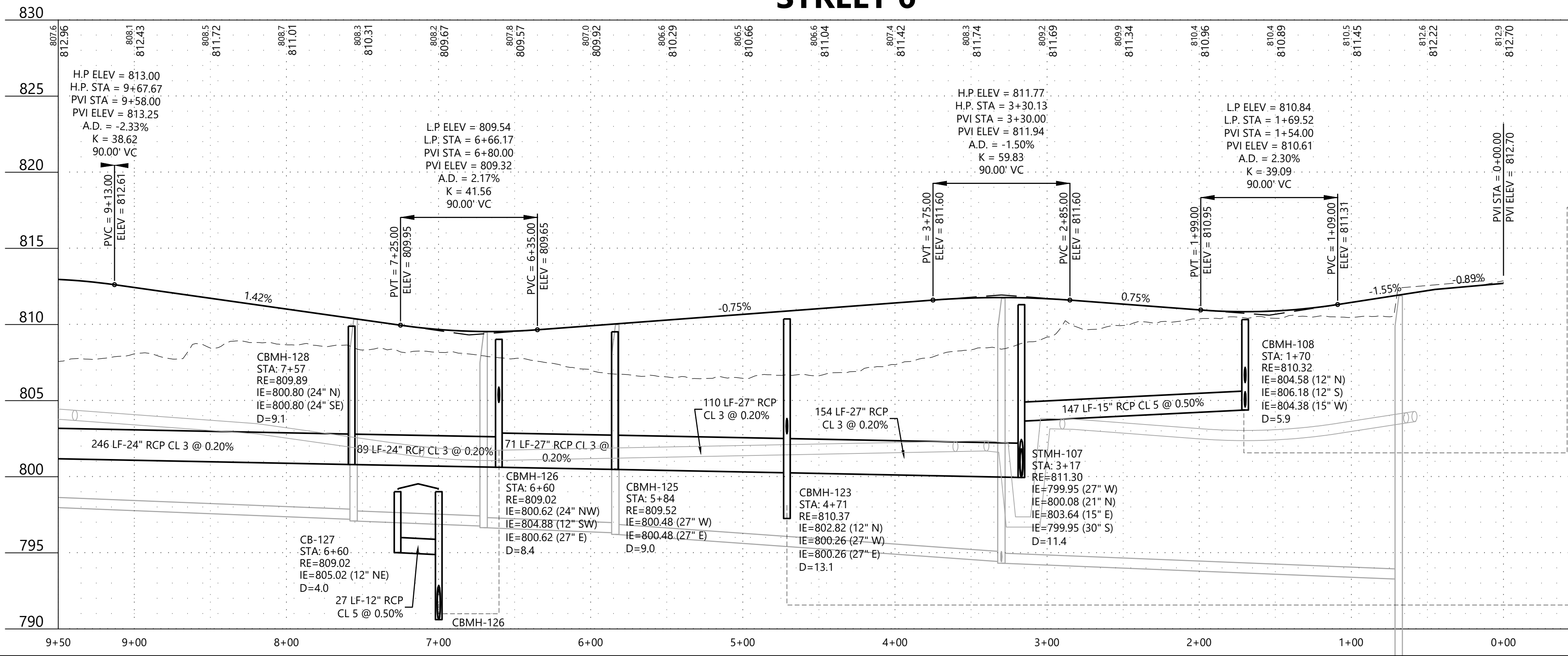
GENERAL NOTES

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- ALL RCP SHALL BE CLASS 5, UNLESS OTHERWISE NOTED.
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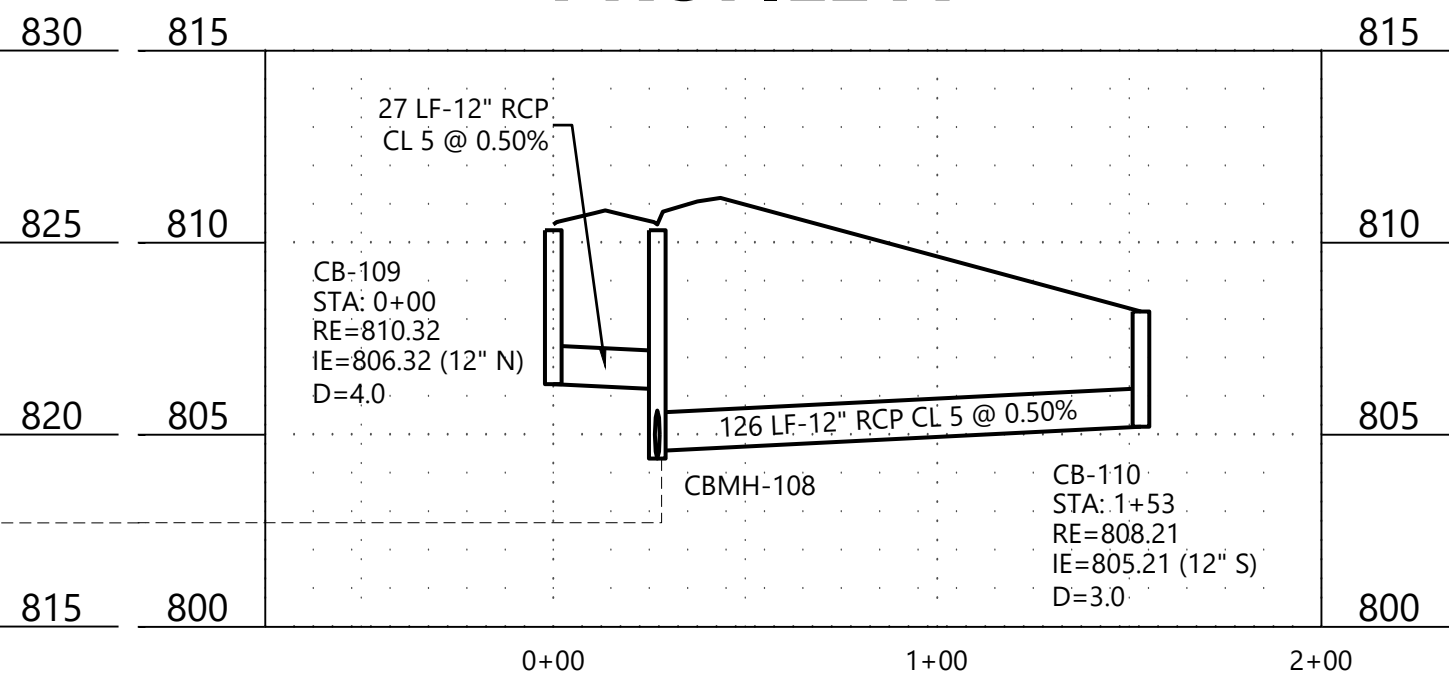


NOT FOR CONSTRUCTION

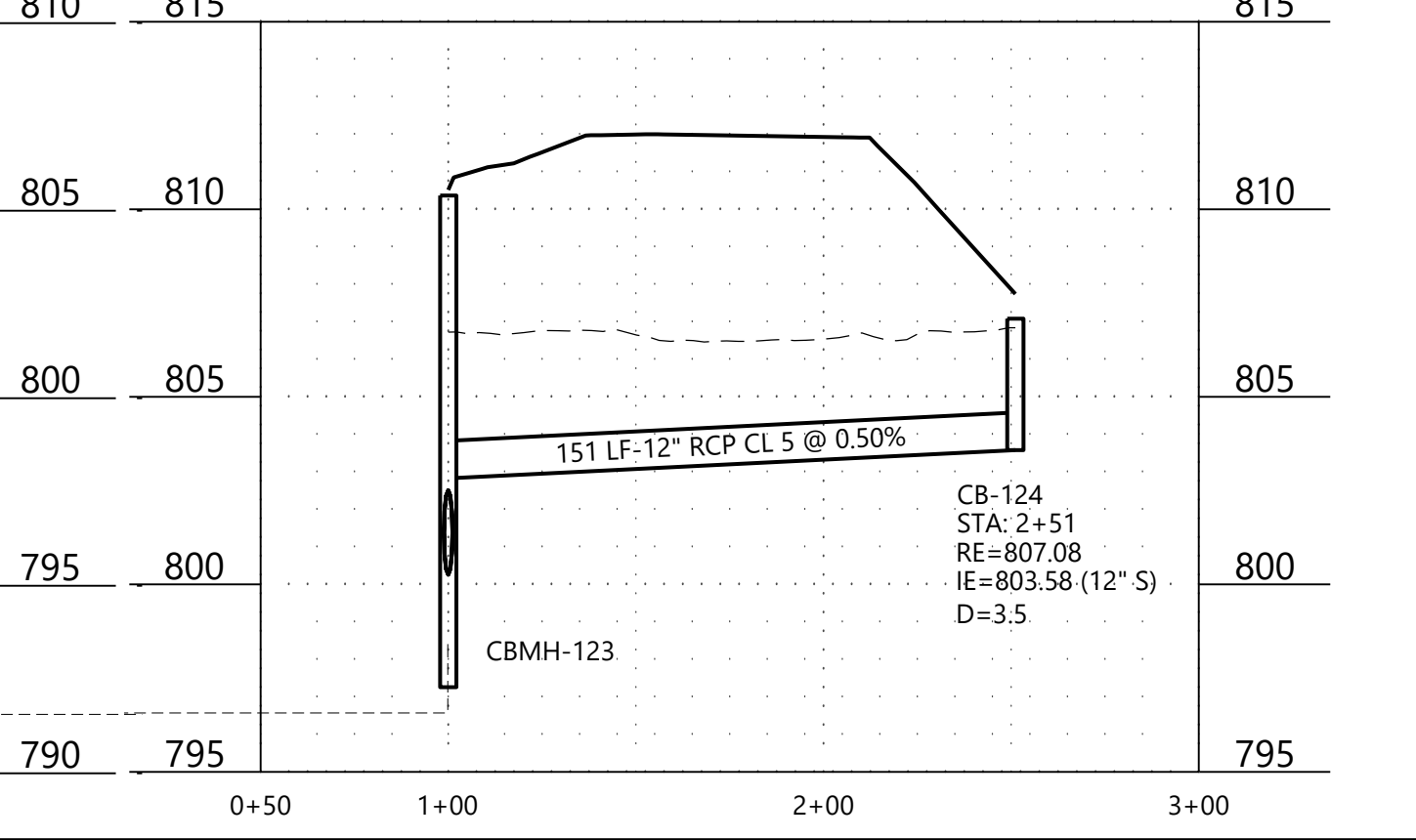
STREET 6



PROFILE A



PROFILE B



DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/13/24
REVISIONS:

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

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COTTAGE GROVE, MN

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Westwood Professional Services, Inc.

**STREET & STORM SEWER
CONSTRUCTION PLAN**

SHEET NUMBER:
12 OF **38**
PROJECT NUMBER: 0052840 DATE: 12/13/24



GENERAL NOTES

- # STREET 6

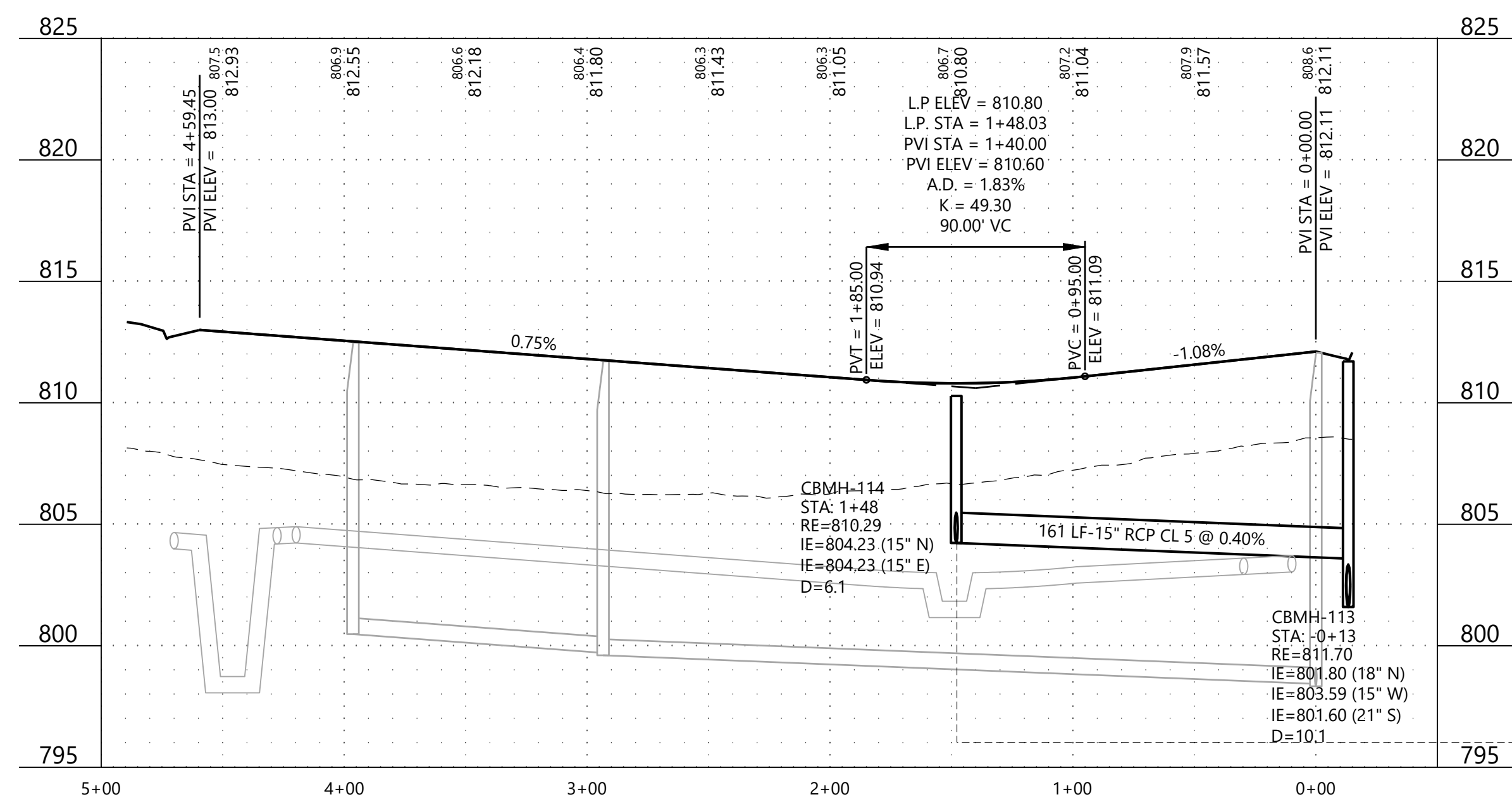
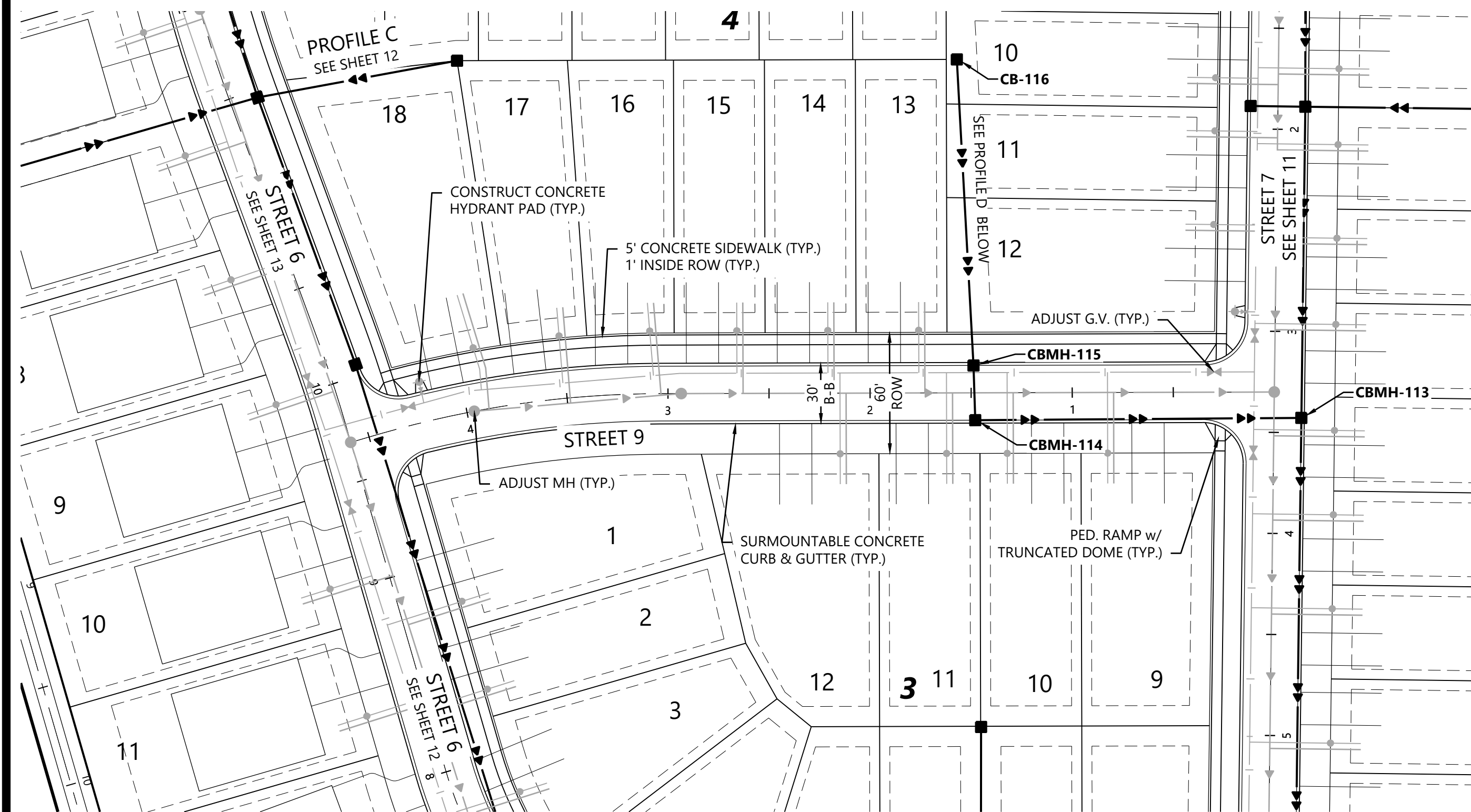


0' 50' 100' 150'

NOT FOR CONSTRUCTION

PRESERVE AT PRAIRIE DUNES

DATE: 12/13/24



815

810

805

800

0+00

0+27

1+00

1+79

2+00

2+30

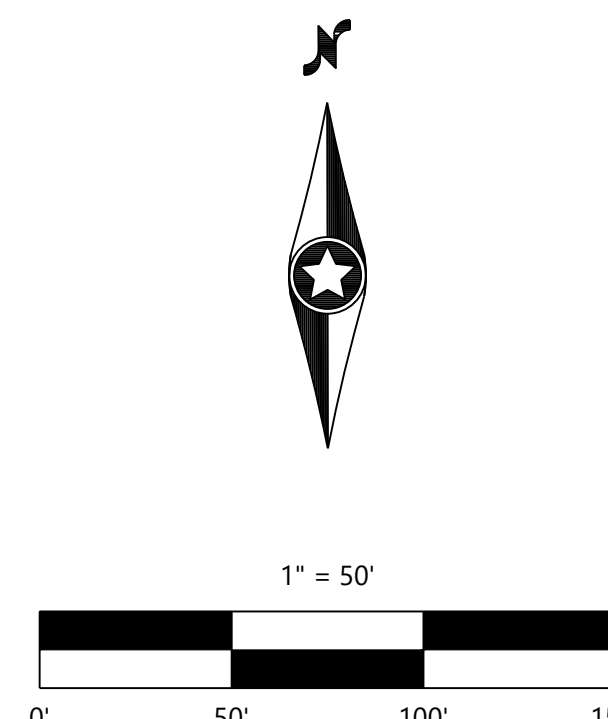
27 LF-15" RCP
CL 5 @ 0.40%

152 LF-12" RCP CL 5 @ 0.50%

CBMH-114

CBMH-115
STA: 0+27
RE=810.29
IE=804.54 (12" N)
IE=804.34 (15" S)
D=5.9

CB-116
STA: 1+79
RE=808.80
IE=805.30 (12" S)
D=3.5



NOT FOR CONSTRUCTION

PRESERVE AT PRAIRIE DUNES

DESIGNED:	CHF	INITIAL ISSUE:	12/13/24
CHECKED:	CHF	REVISIONS:	
DRAWN:	SRM	△	·
HORIZONTAL SCALE:	50'	△	·
VERTICAL SCALE:	10' OR 5'	△	·
		△	·

PULTE GROUP
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CHRISTIAN H. FROEMKE
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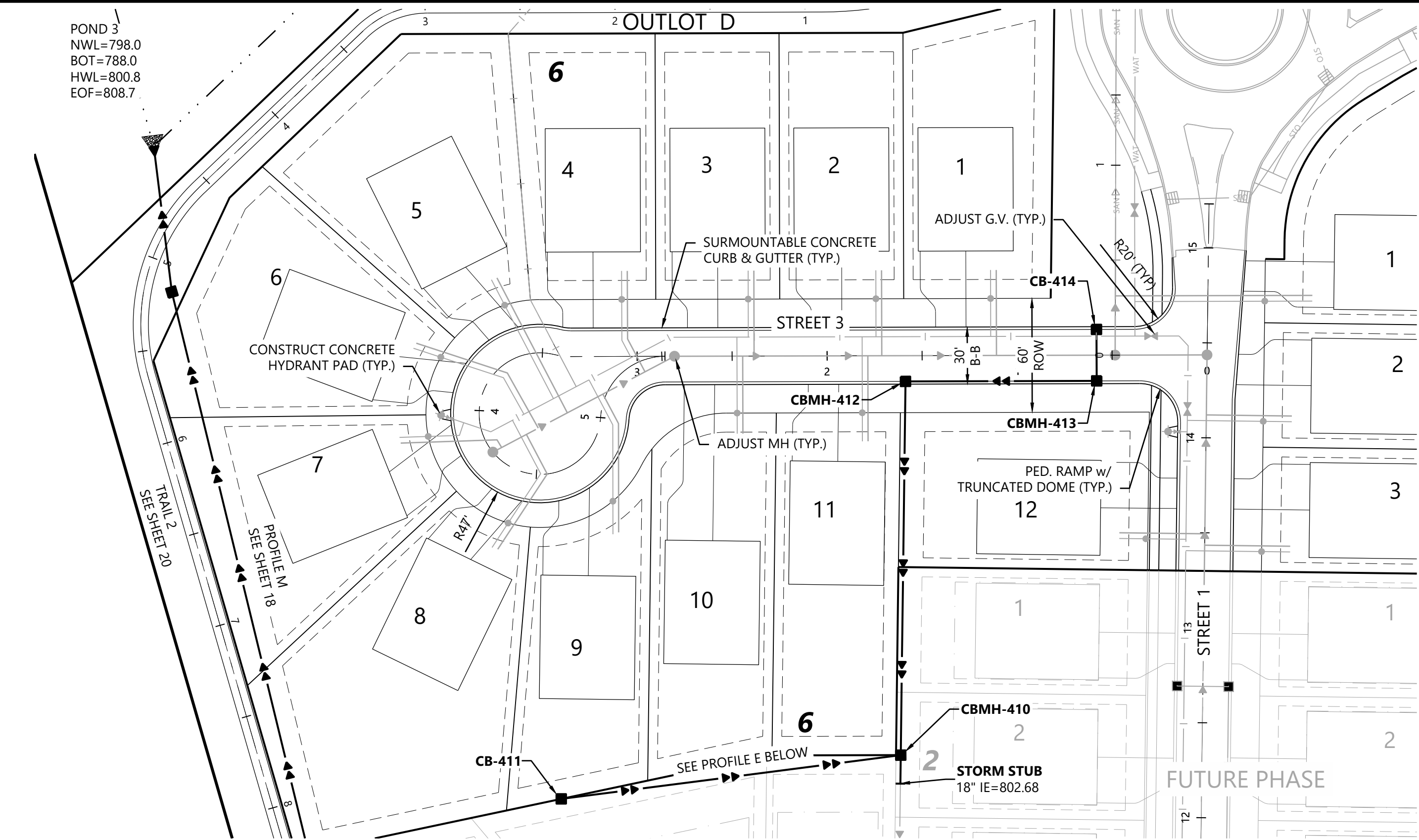
STREET & STORM SEWER CONSTRUCTION PLAN

PROJECT NUMBER: 0052840

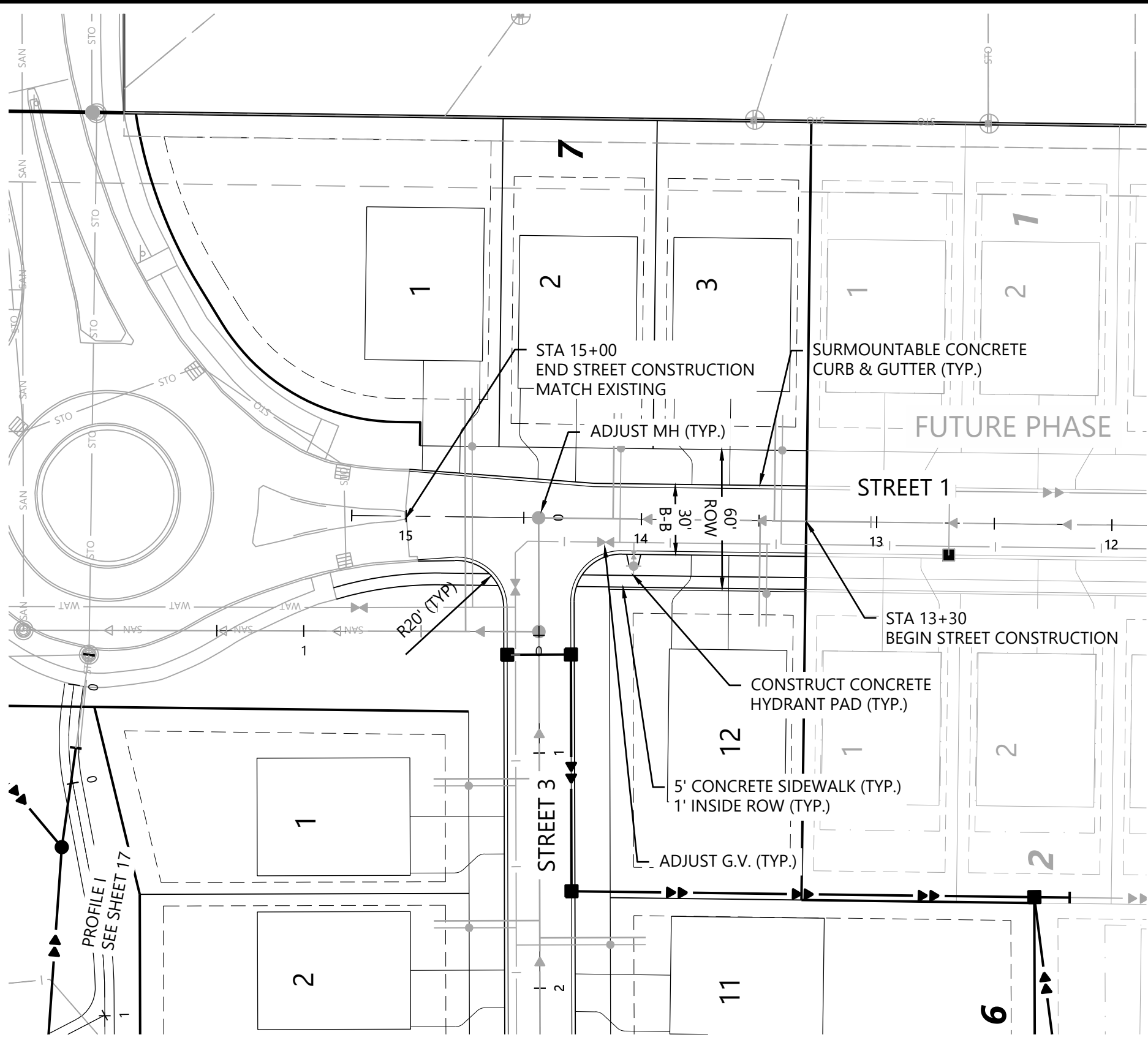
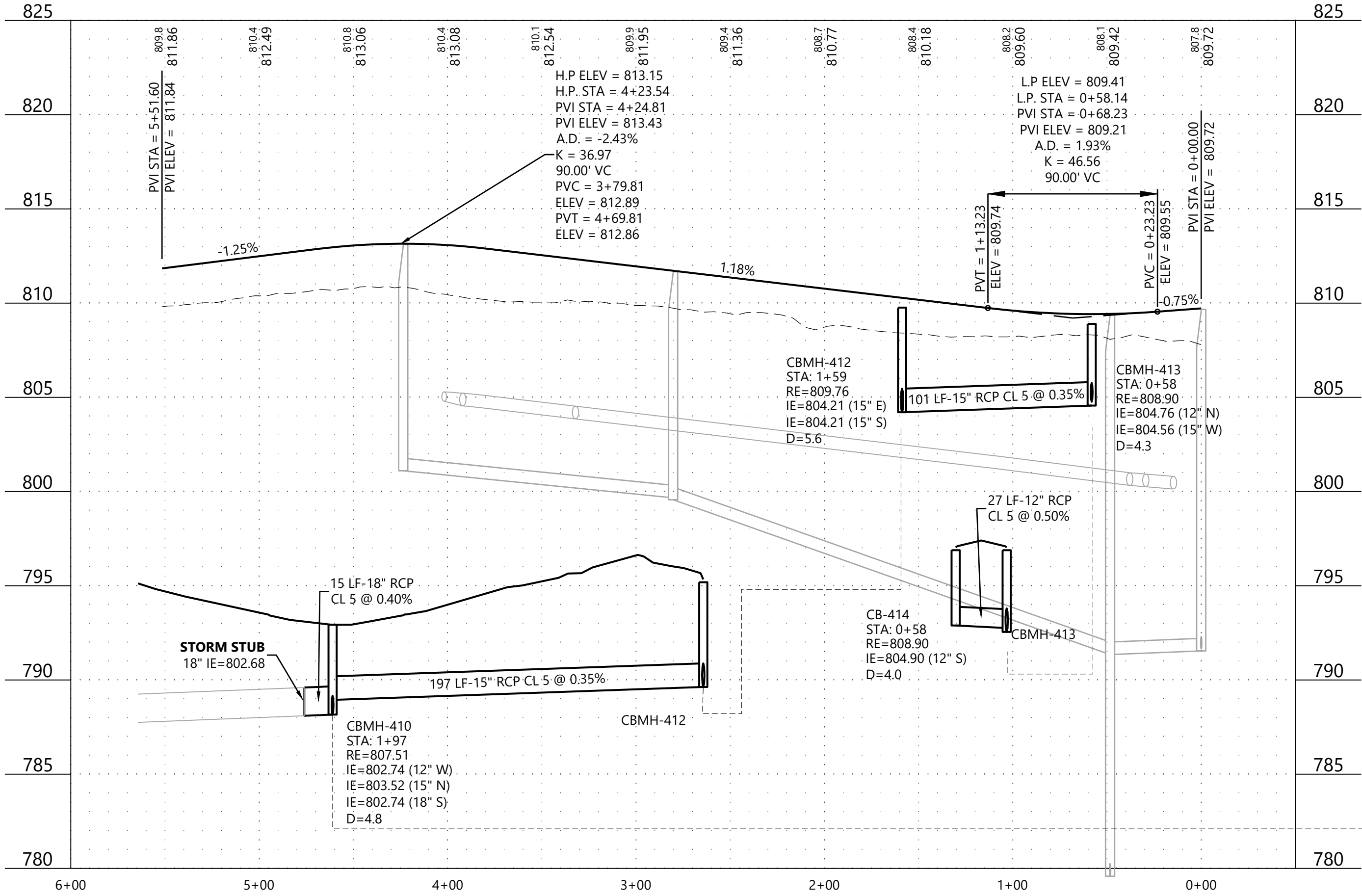
SHEET NUMBER

14 OF 38

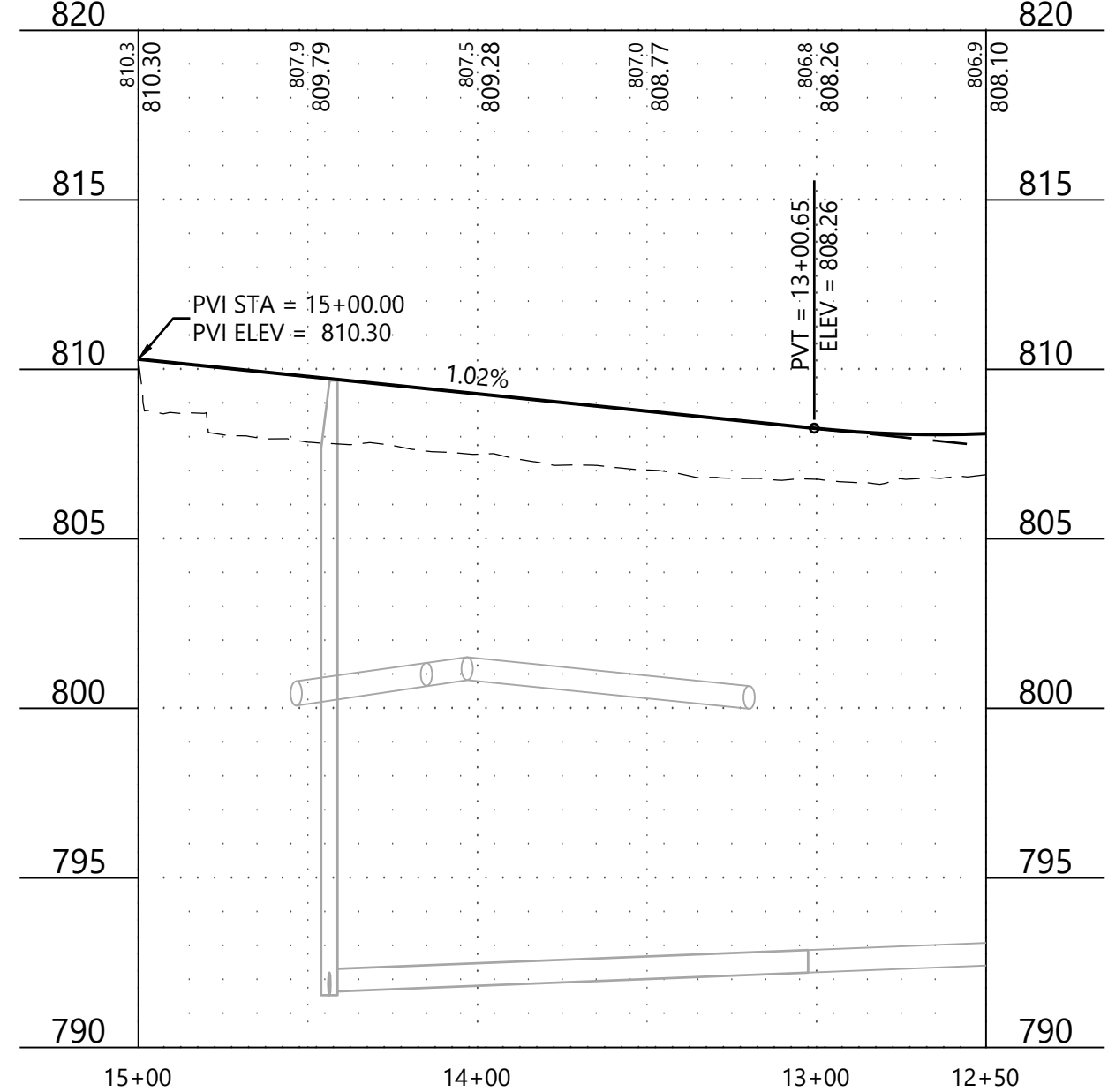
DATE: 12/13/24



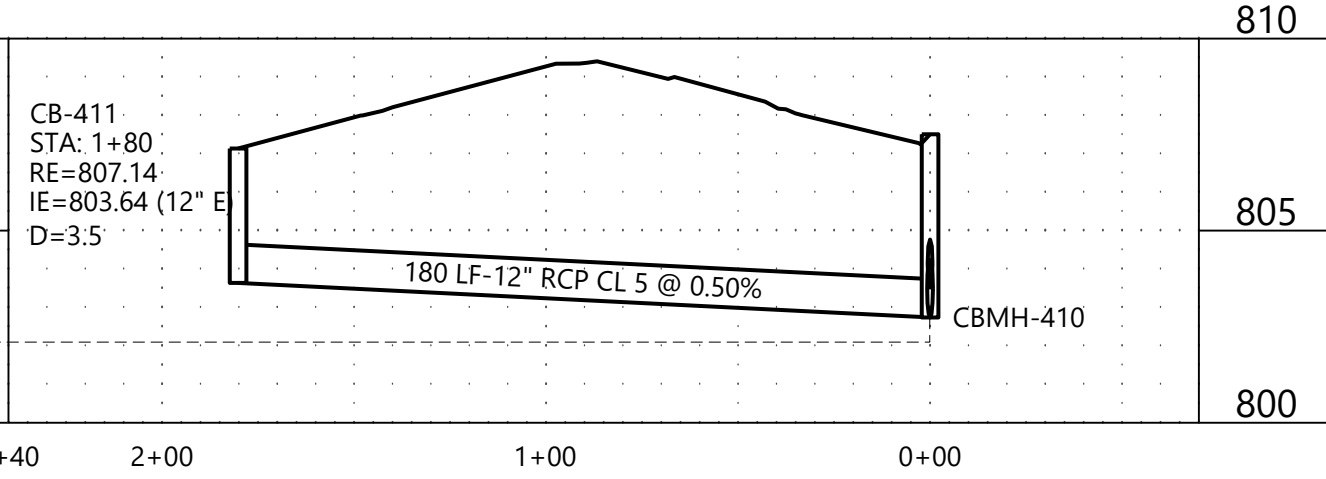
STREET 3



STREET 1



PROFILE E



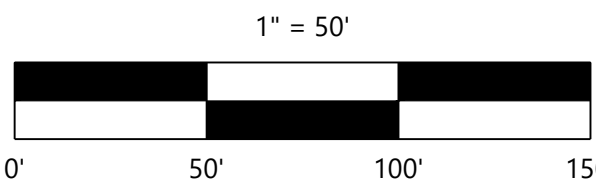
LEGEND

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.
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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/13/24
REVISIONS:

PREPARED FOR:

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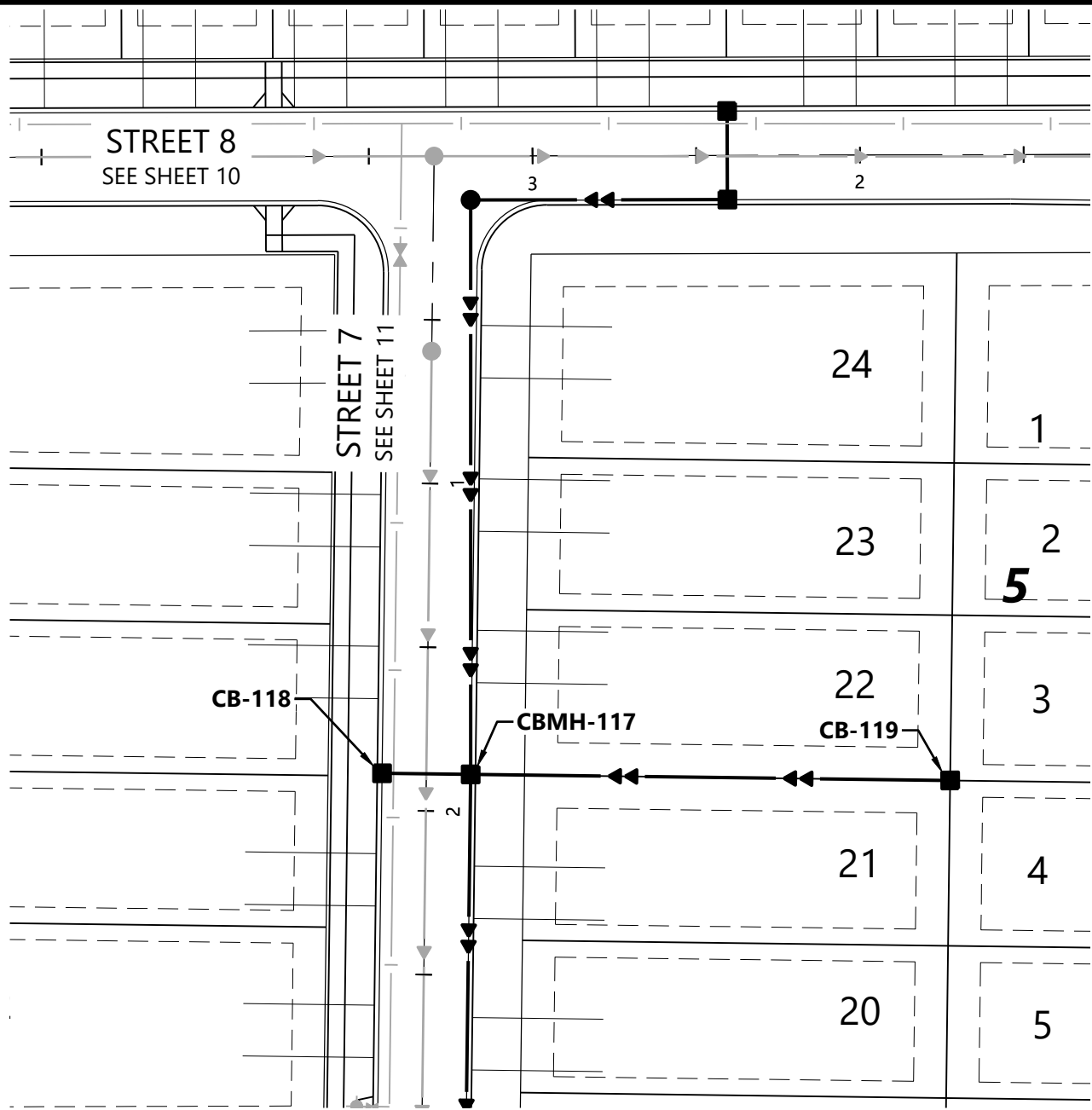
PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

Westwood

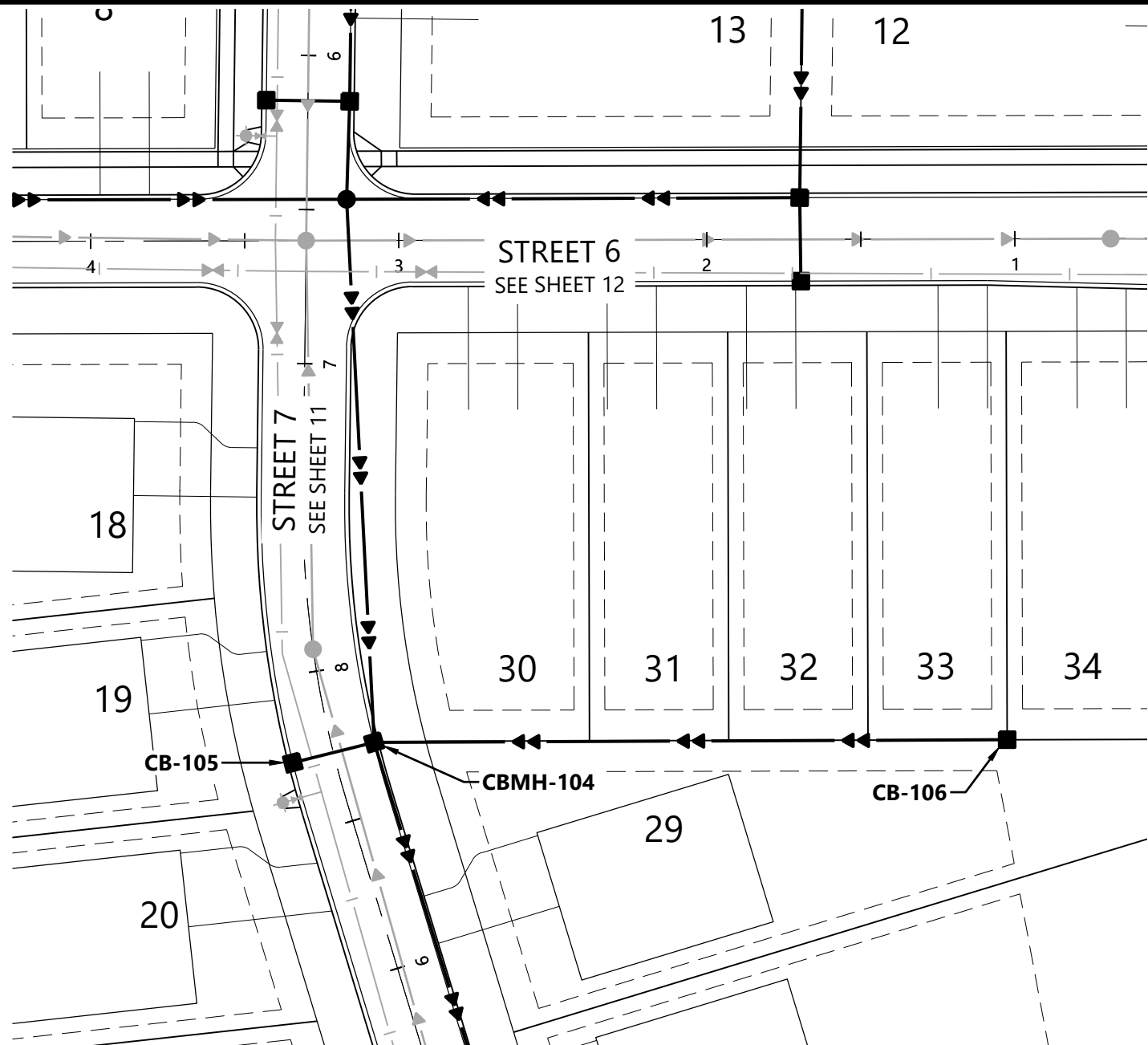
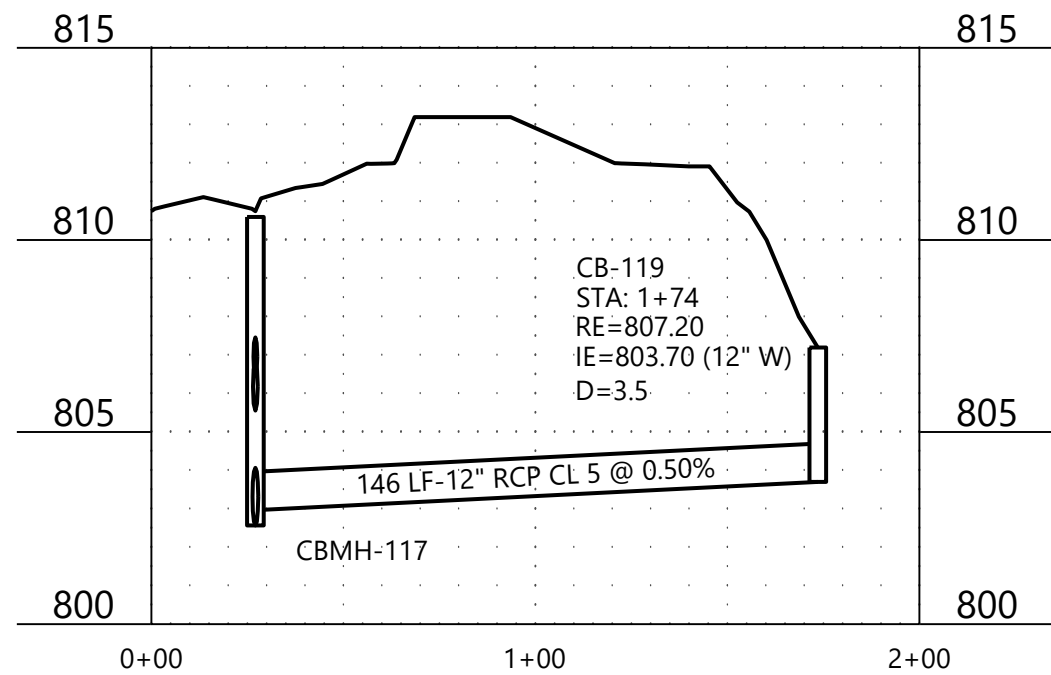
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

**STREET & STORM SEWER
CONSTRUCTION PLAN**

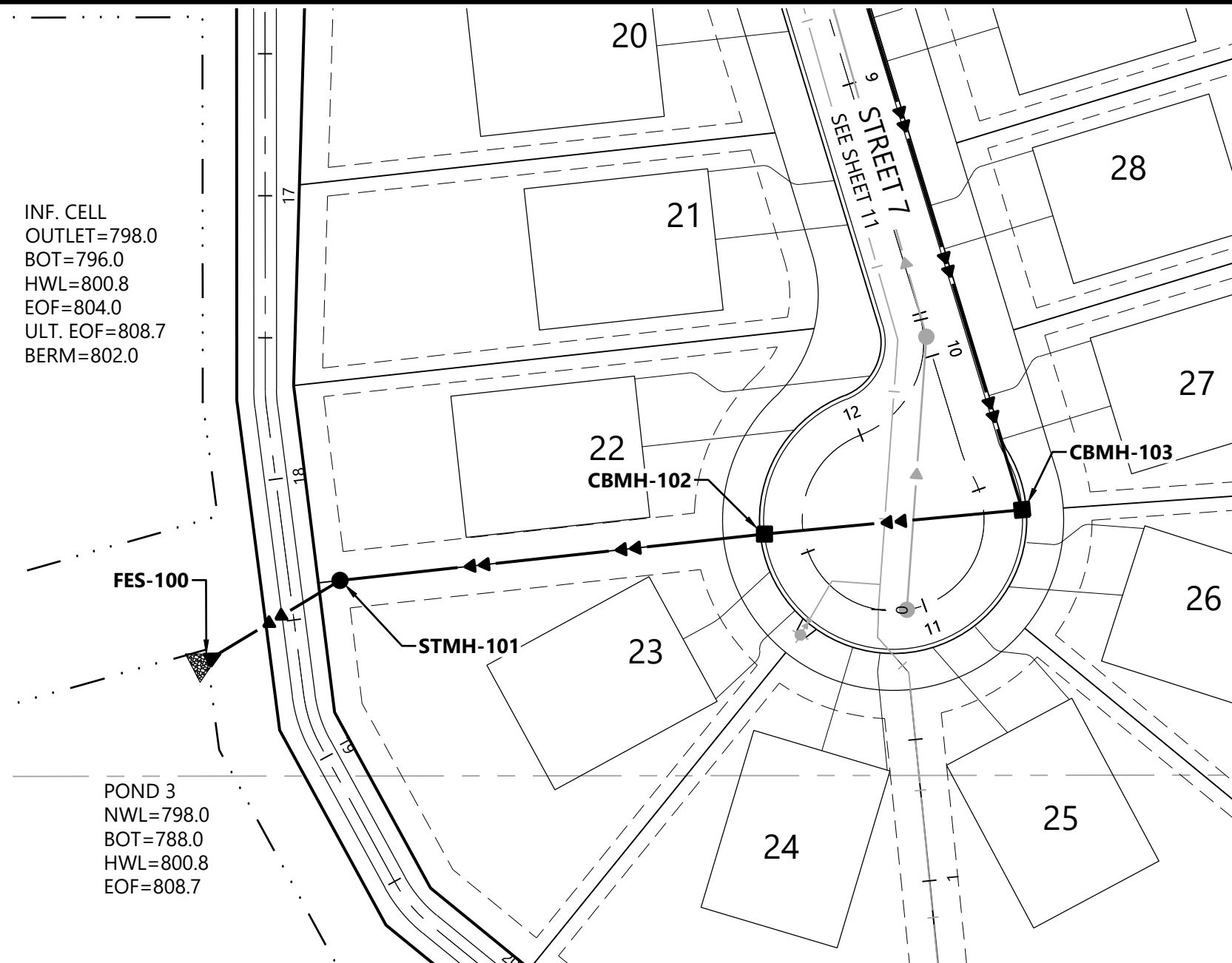
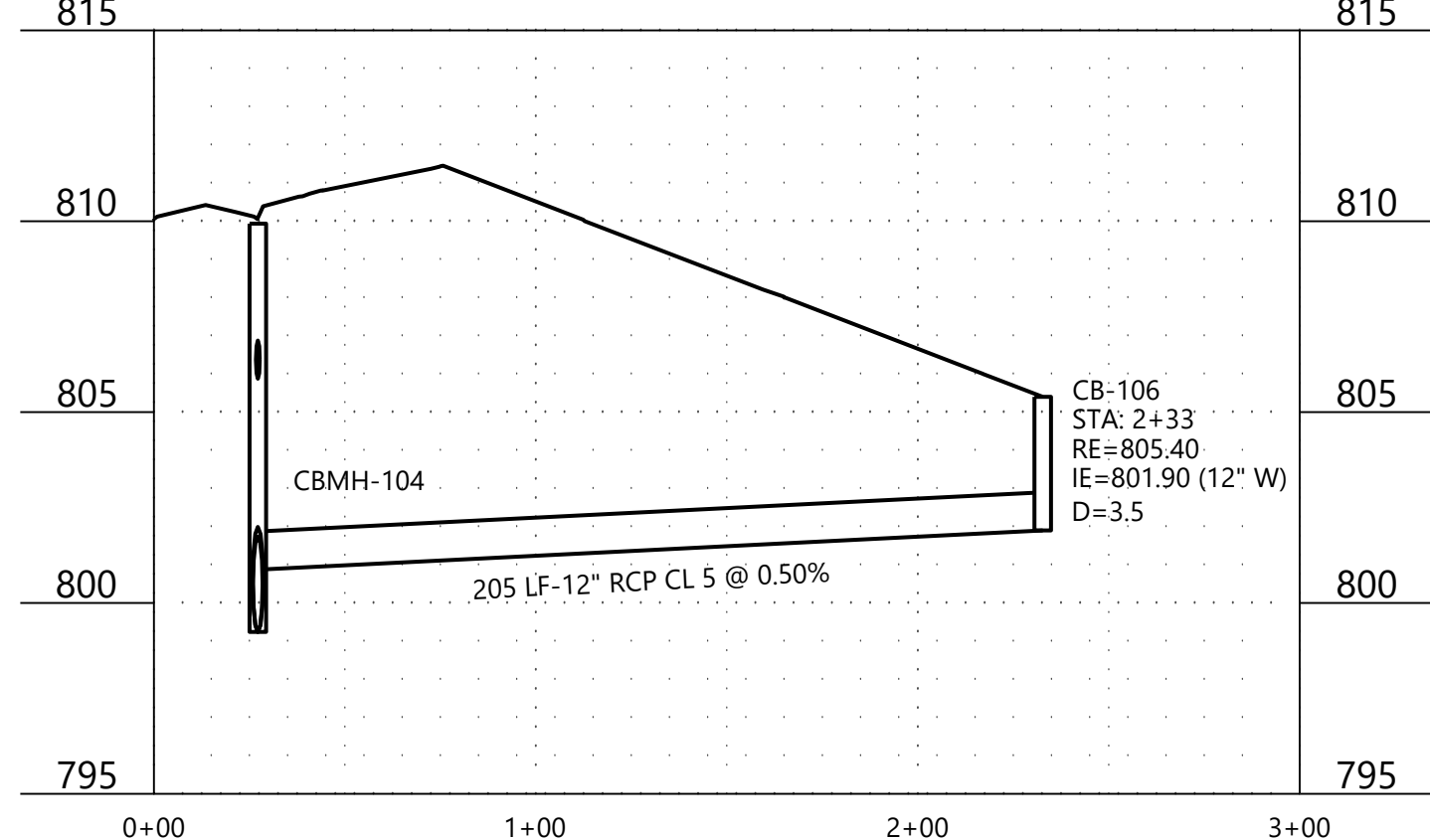
SHEET NUMBER:
15 OF **38**
PROJECT NUMBER: 0052840 DATE: 12/13/24



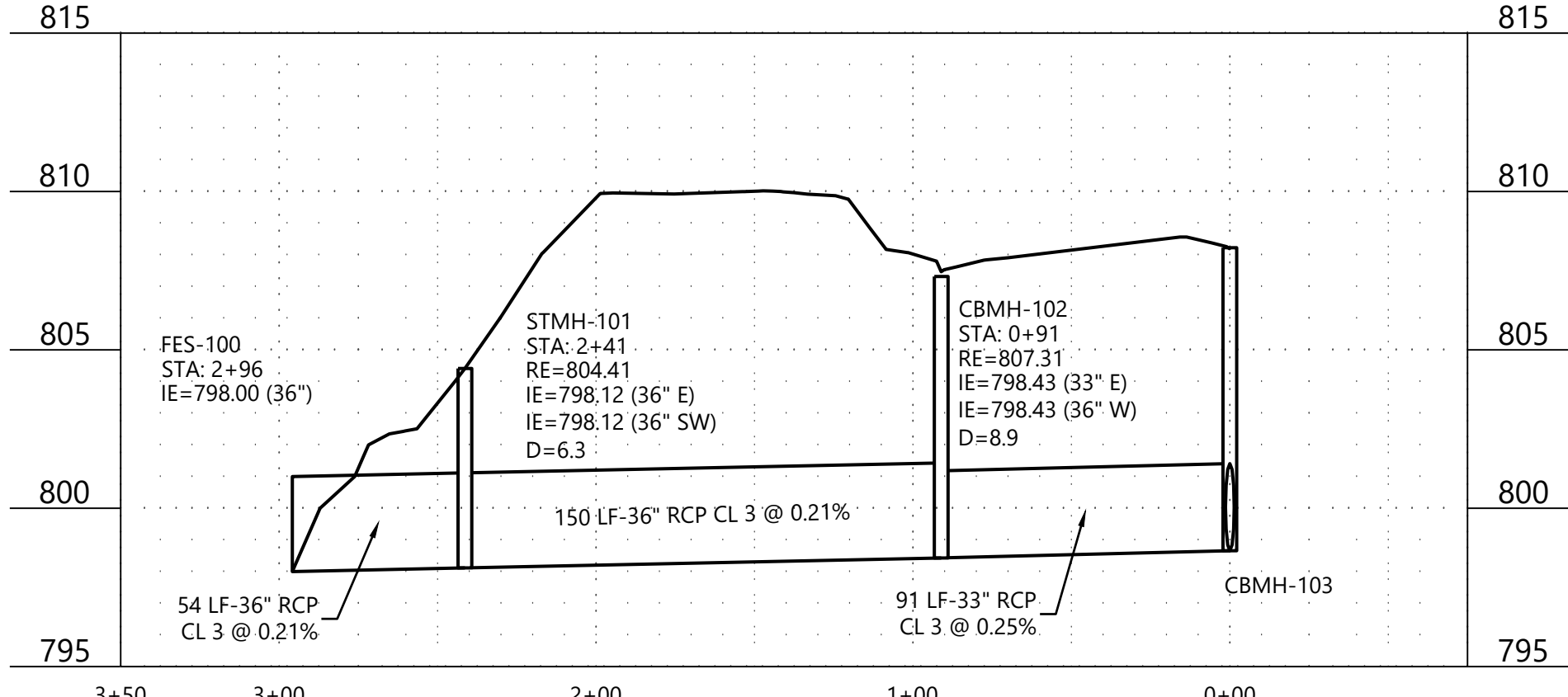
PROFILE F



PROFILE G



PROFILE H



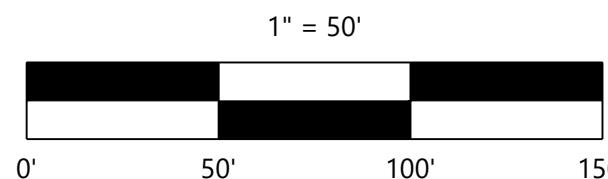
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

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.
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- PENDING APPROVAL OF 2025 COTTAGE GROVE SPECIFICATIONS, ALL STORM SEWER PIPE TO BE HDPE IN LIEU OF RCP. ALL RUNS OF PIPE CONNECTING TO FES WILL REMAIN RCP.



NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 50'
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 12/13/24
REVISIONS:
△
△
△
△
△

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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 H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

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.

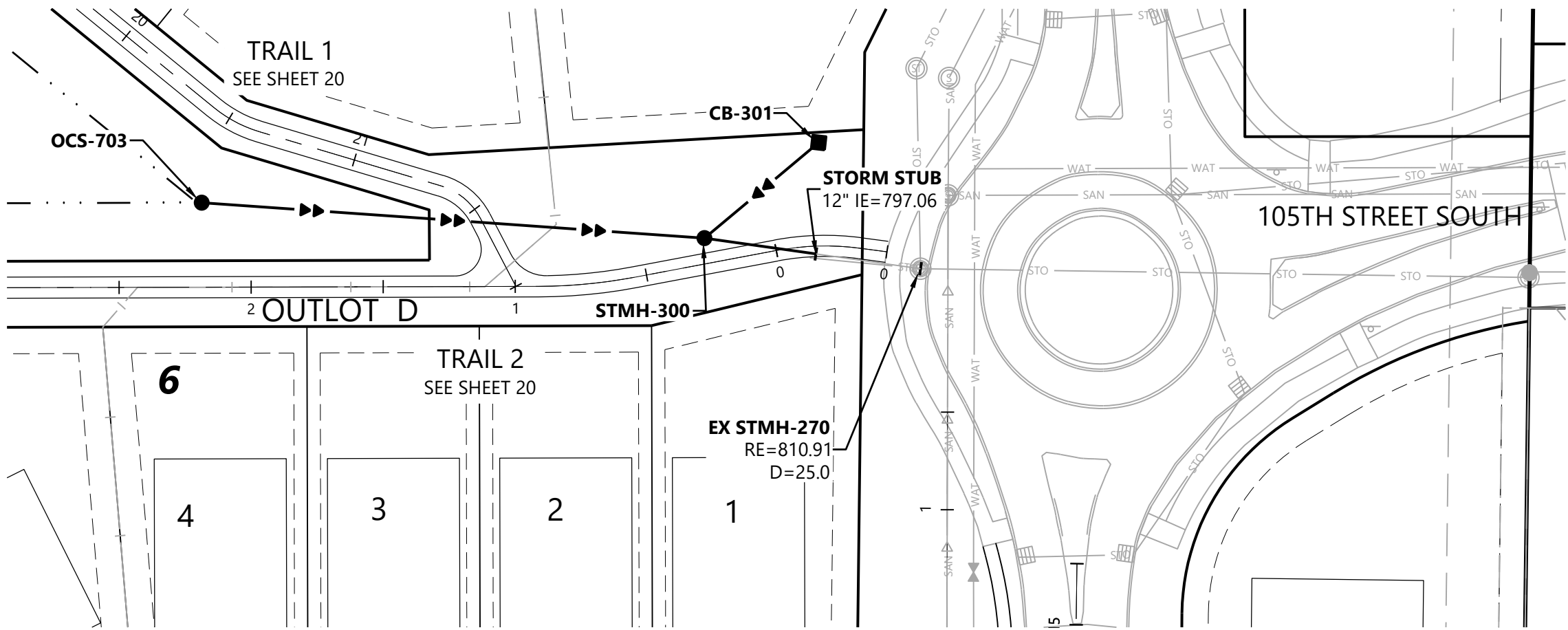
**BACKYARD STORM
SEWER CONSTRUCTION
PLAN**

PROJECT NUMBER: 0052840

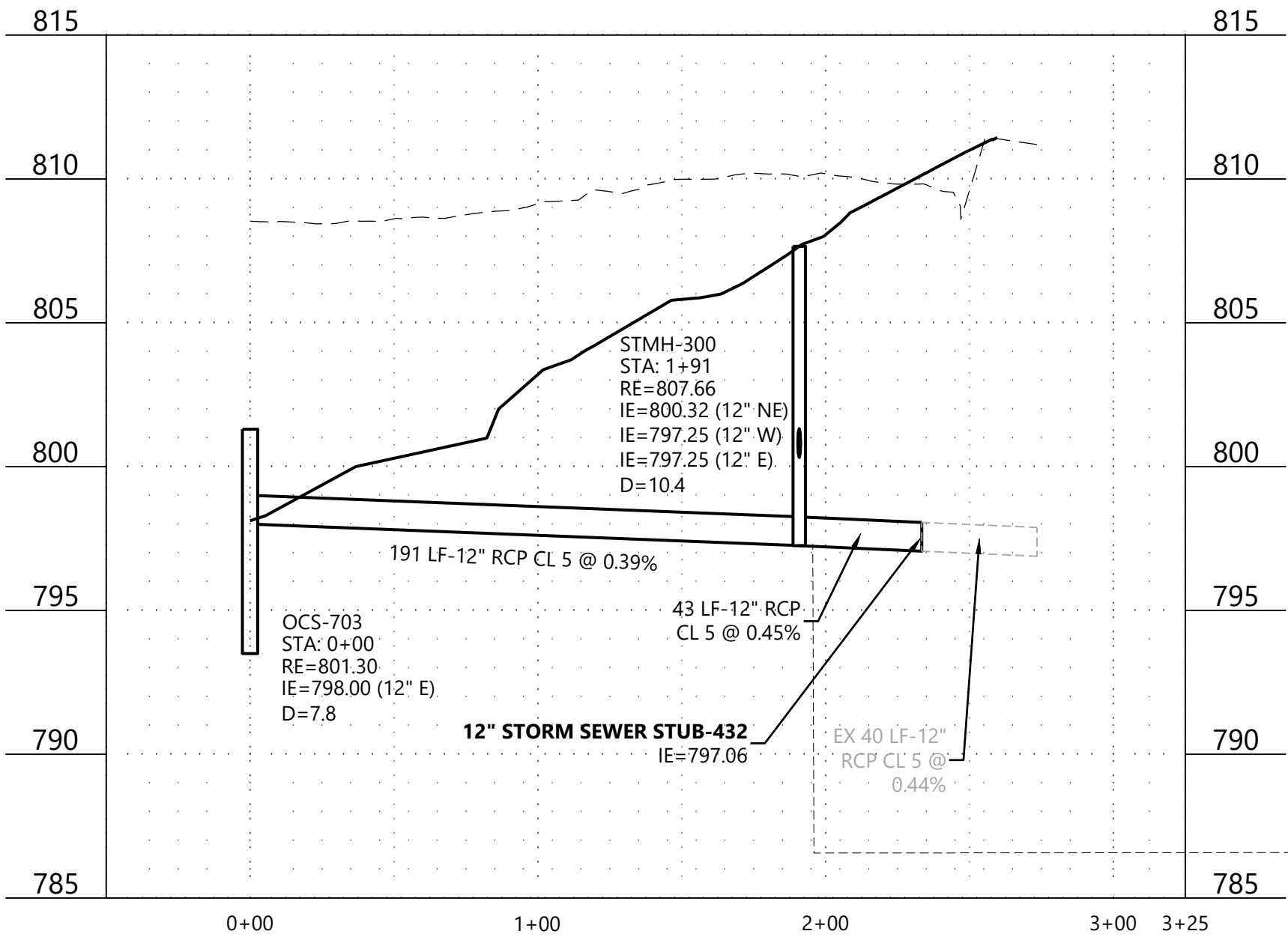
SHEET NUMBER:

16 OF **38**

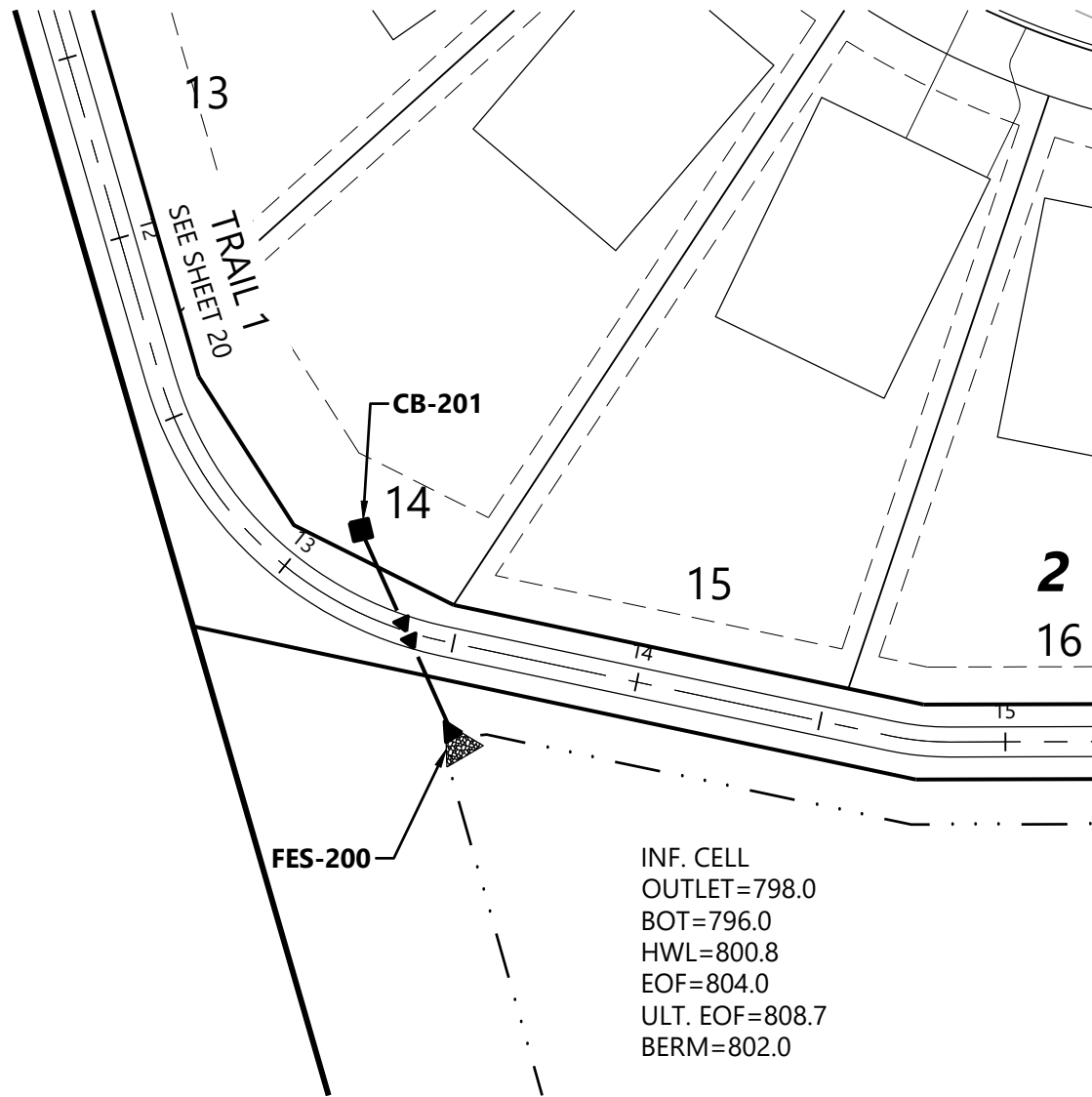
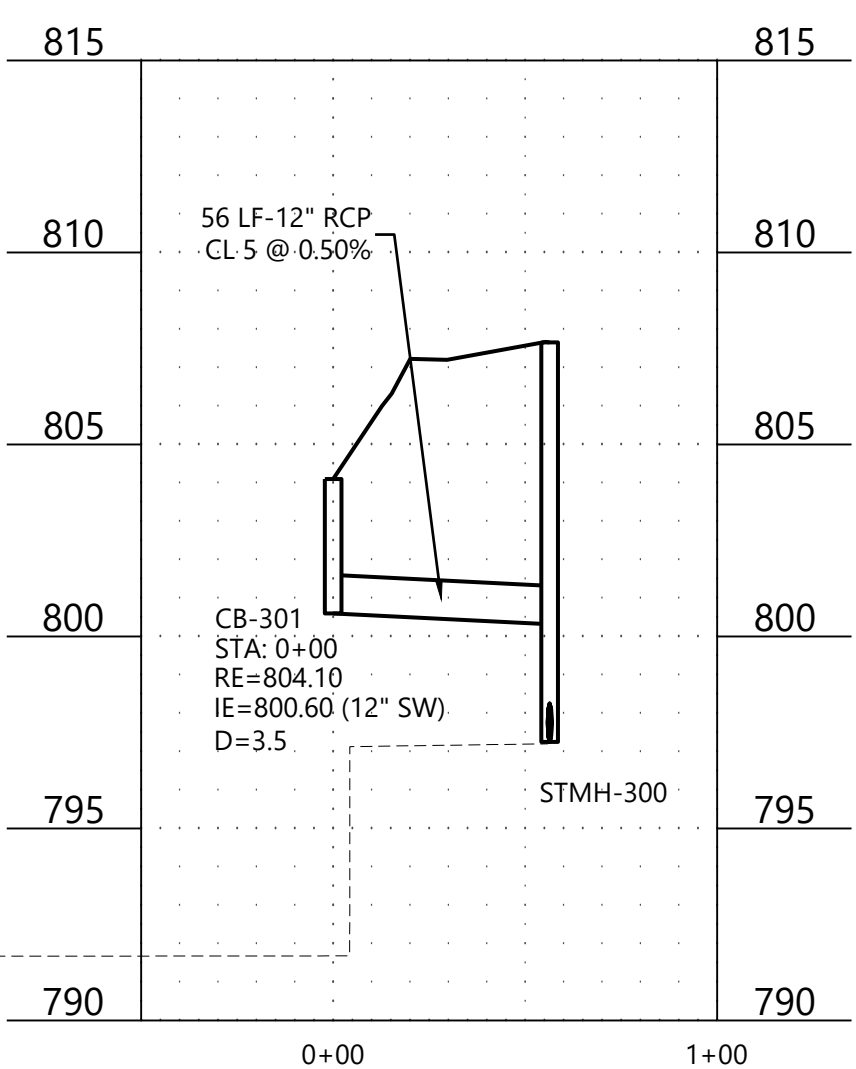
DATE: 12/13/24



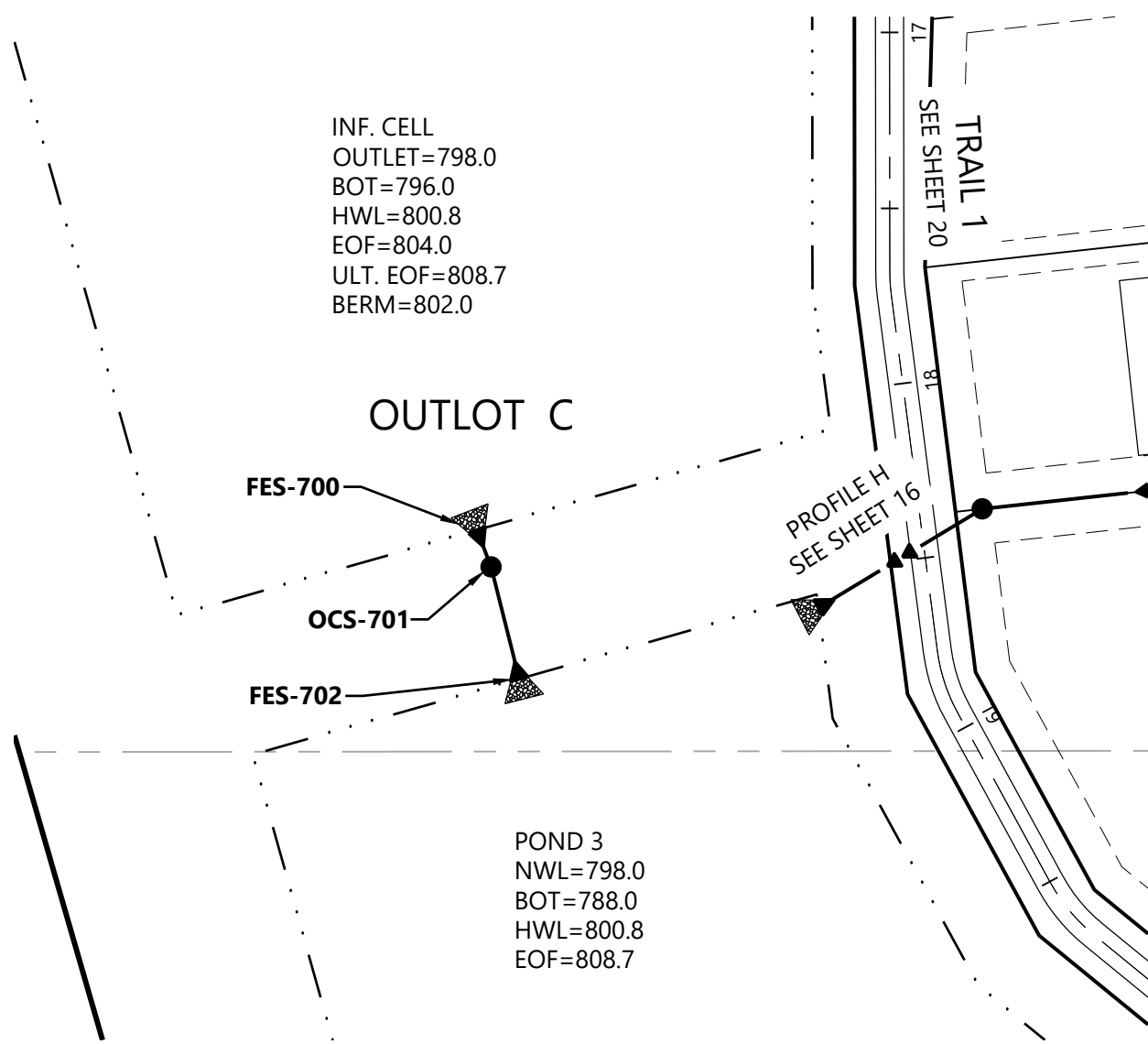
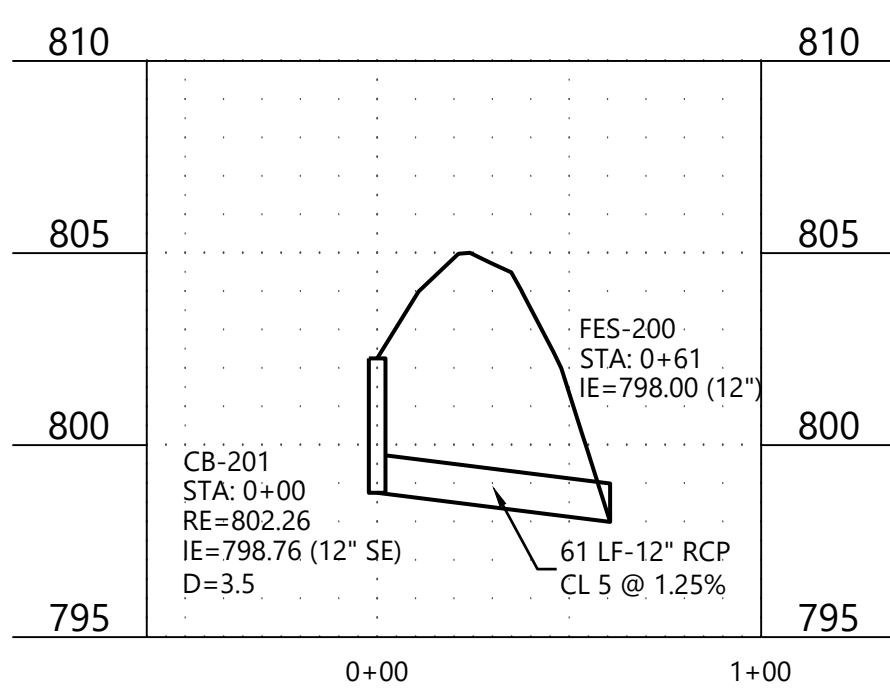
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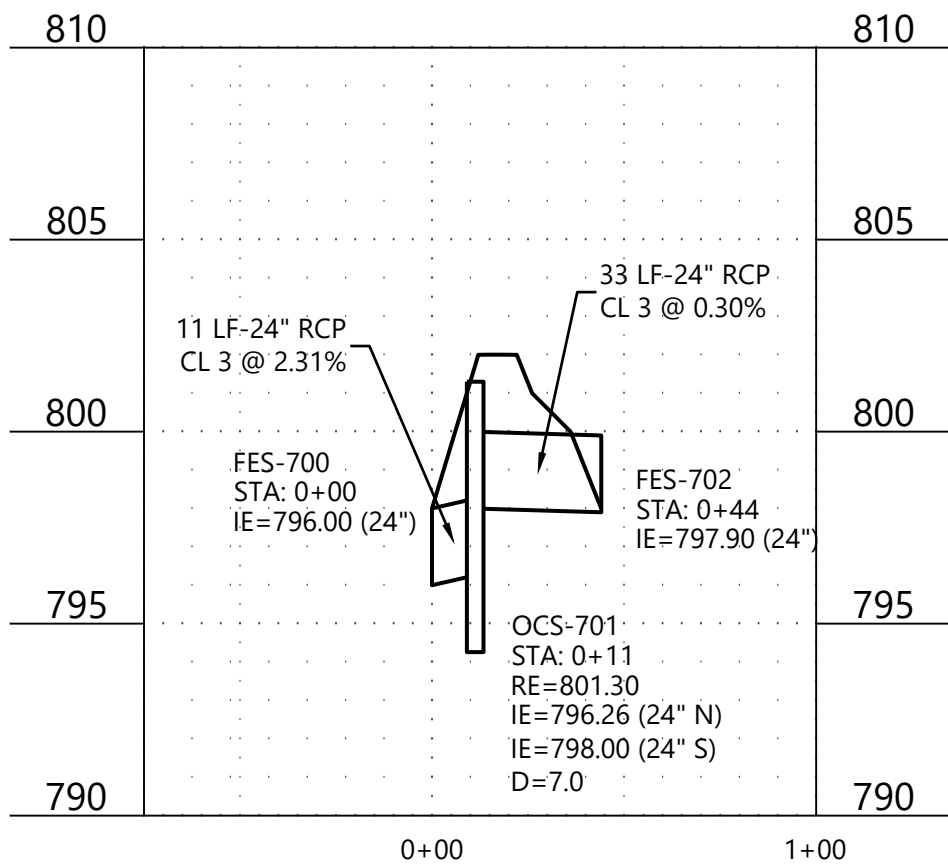
PROFILE J



PROFILE K



PROFILE L (OCS)



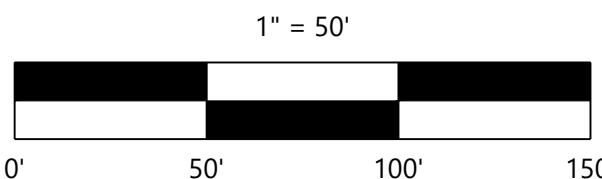
LEGEND

EXISTING	PROPOSED	
		GUTTER ELEVATION

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Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 50'
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 12/13/24
REVISIONS:
1
2
3
4
5

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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 H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

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: 0052840

SHEET NUMBER:

17 OF 38

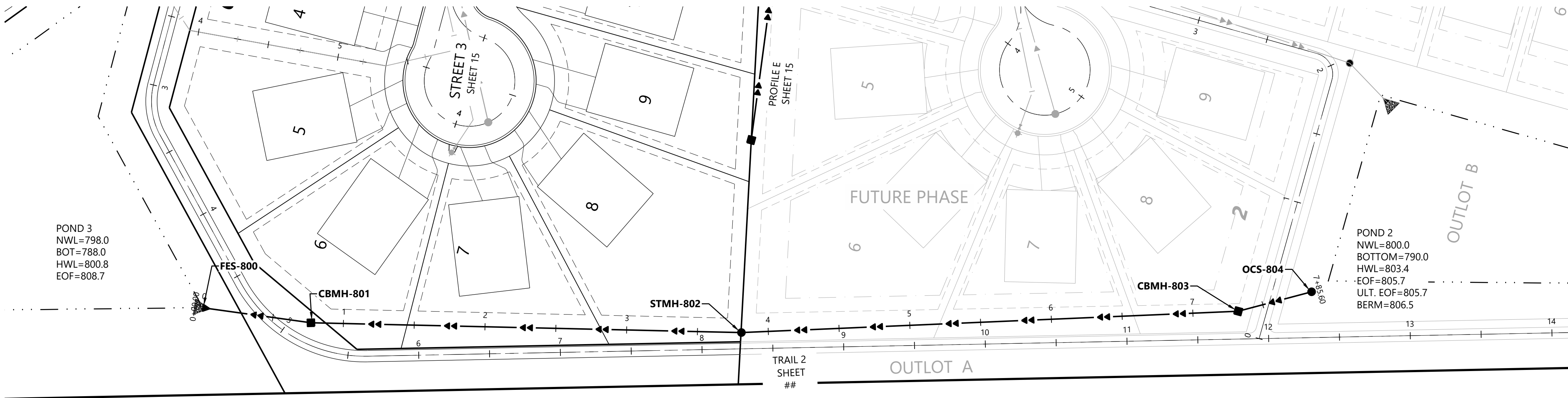
DATE: 12/13/24

LEGEND

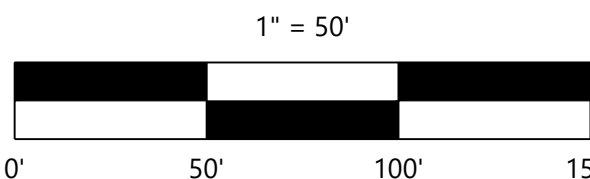
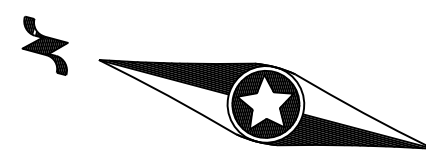
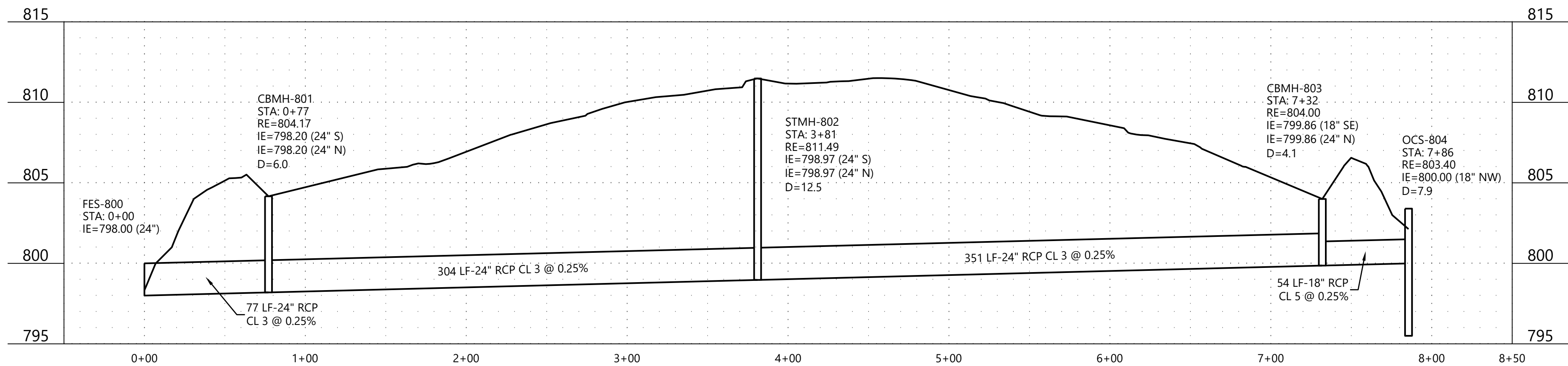
EXISTING	PROPOSED	
• 900.00	× 900.00	GUTTER ELEVATION

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PROFILE M



NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/13/24
REVISIONS:
△
△
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△
△

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

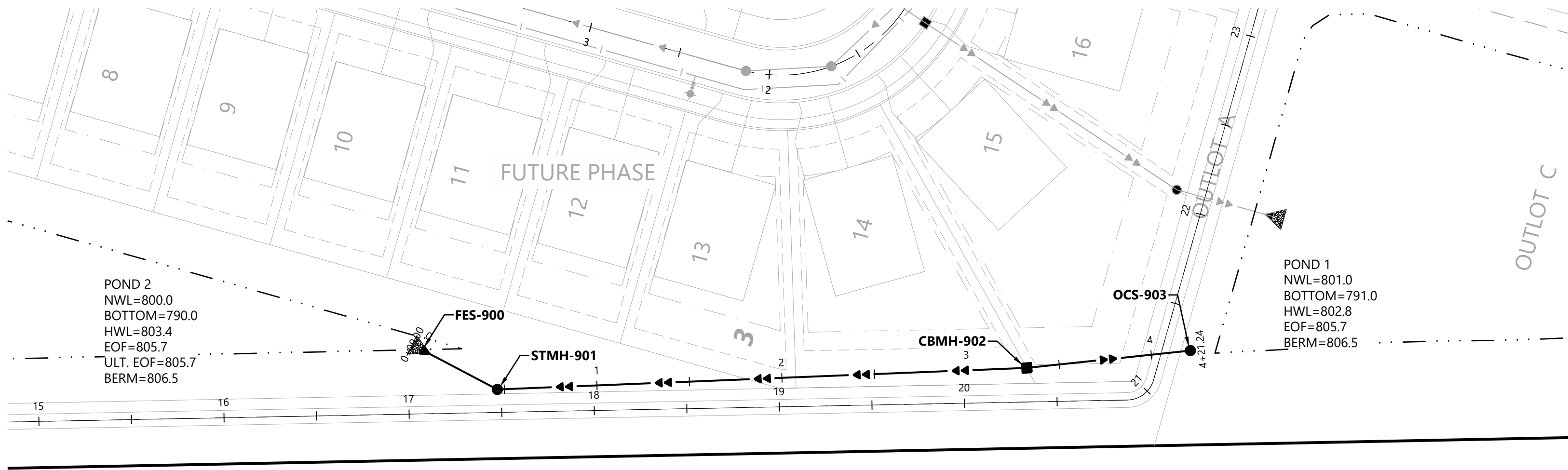
**BACKYARD STORM
SEWER CONSTRUCTION
PLAN**

PROJECT NUMBER: 0052840

SHEET NUMBER:

18 OF 38

DATE: 12/13/24



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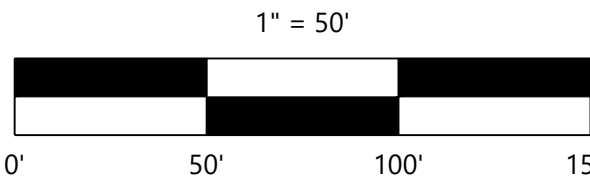
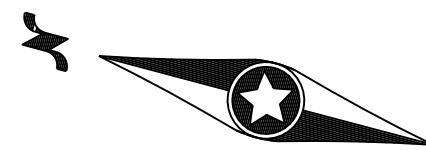
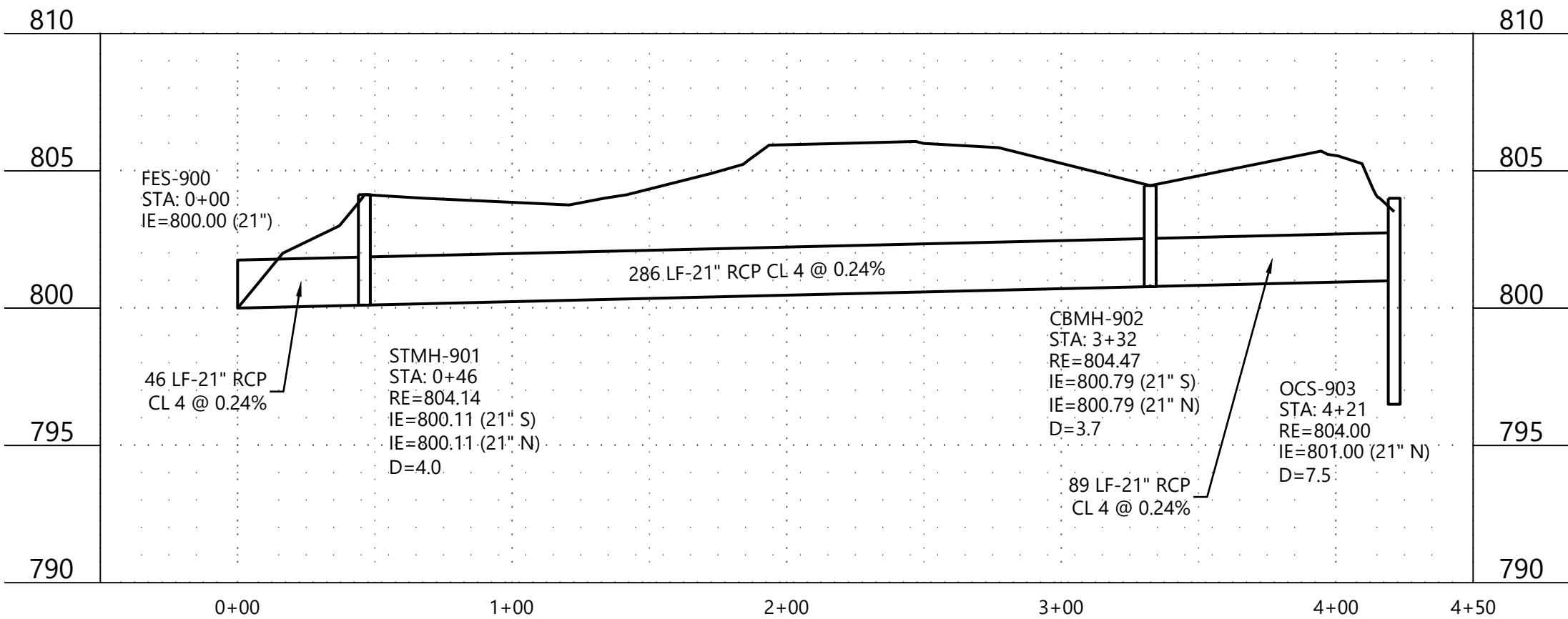
LEGEND

EXISTING	PROPOSED	
• 900.00	× 900.00	GUTTER ELEVATION

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PROFILE N



NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/13/24
REVISIONS:
△ -
△ -
△ -
△ -
△ -

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

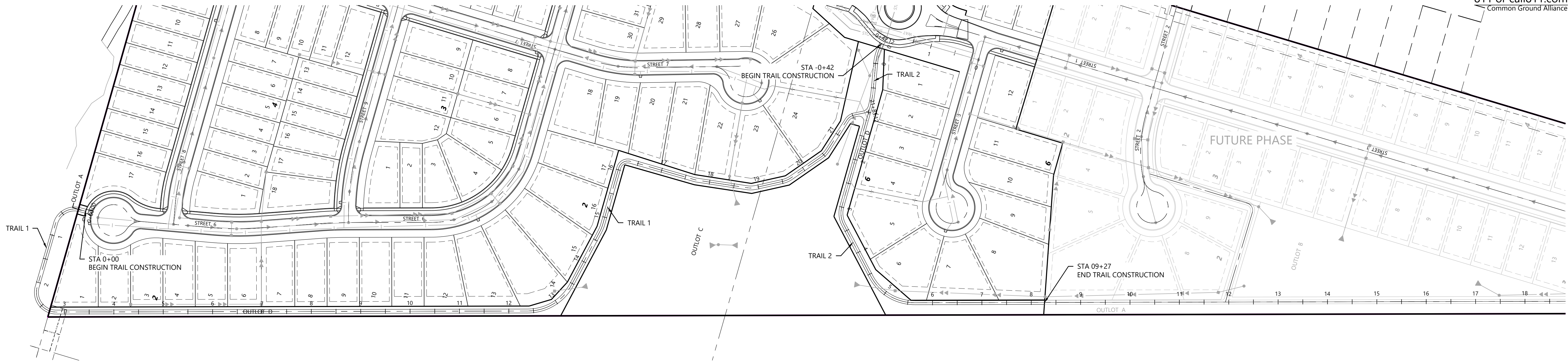
**BACKYARD STORM
SEWER CONSTRUCTION
PLAN**

PROJECT NUMBER: 0052840

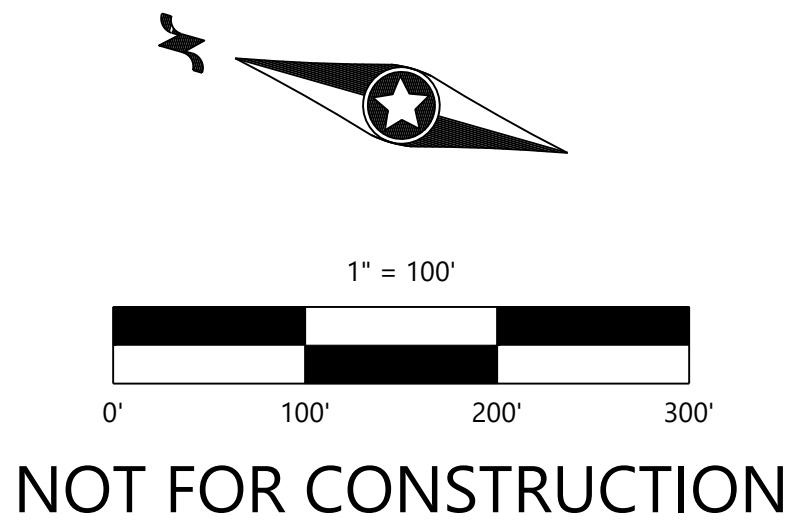
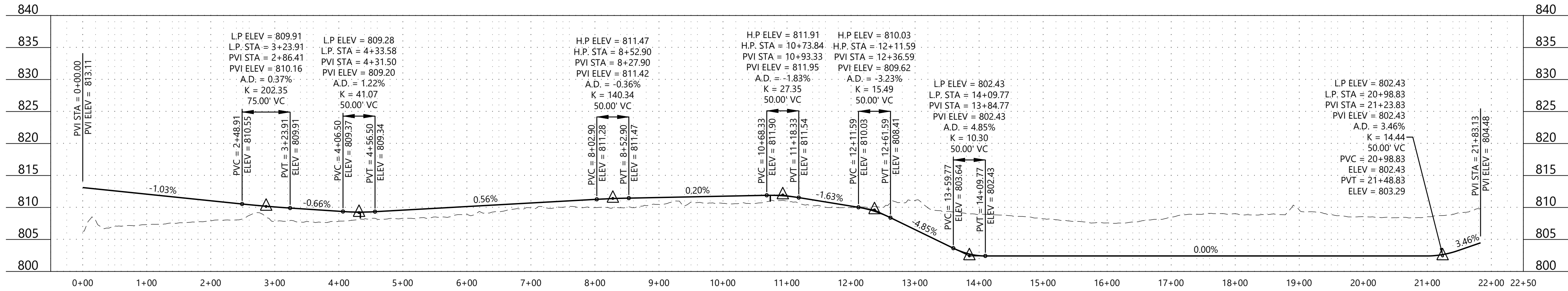
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19 OF 38

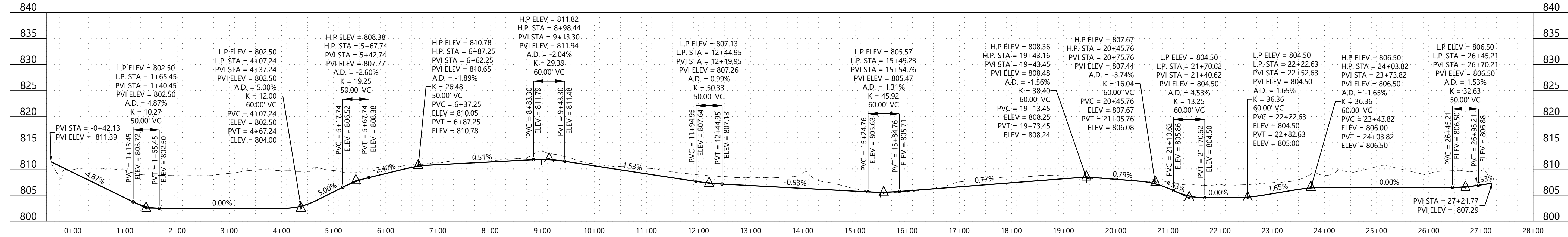
DATE: 12/13/24



TRAIL 1



TRAIL 2



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PRESERVE AT PRAIRIE DUNES

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 100'
VERTICAL SCALE: 20' OR 10'

INITIAL ISSUE: 12/13/24
REVISIONS:
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△
△
△
△

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
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CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

Westwood

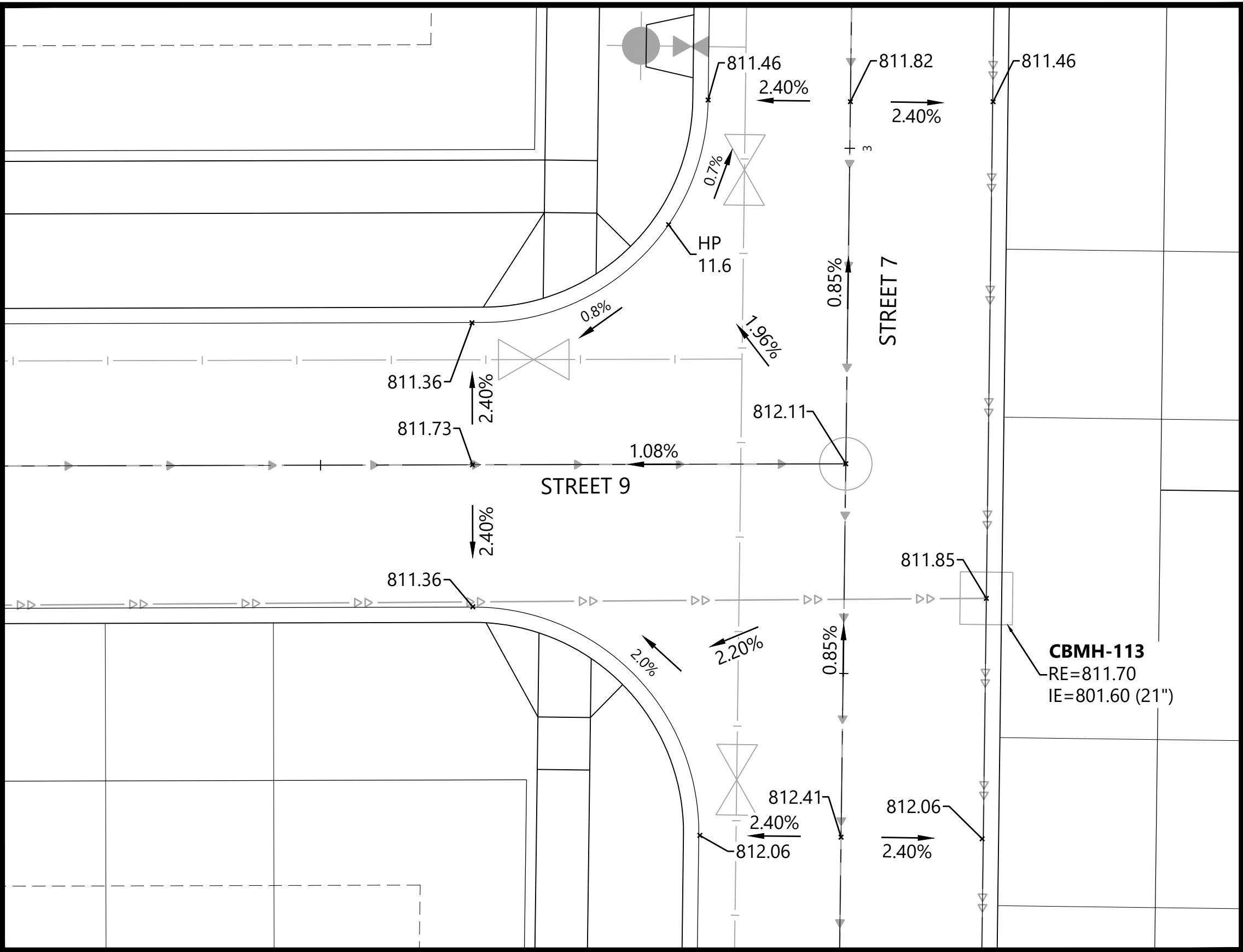
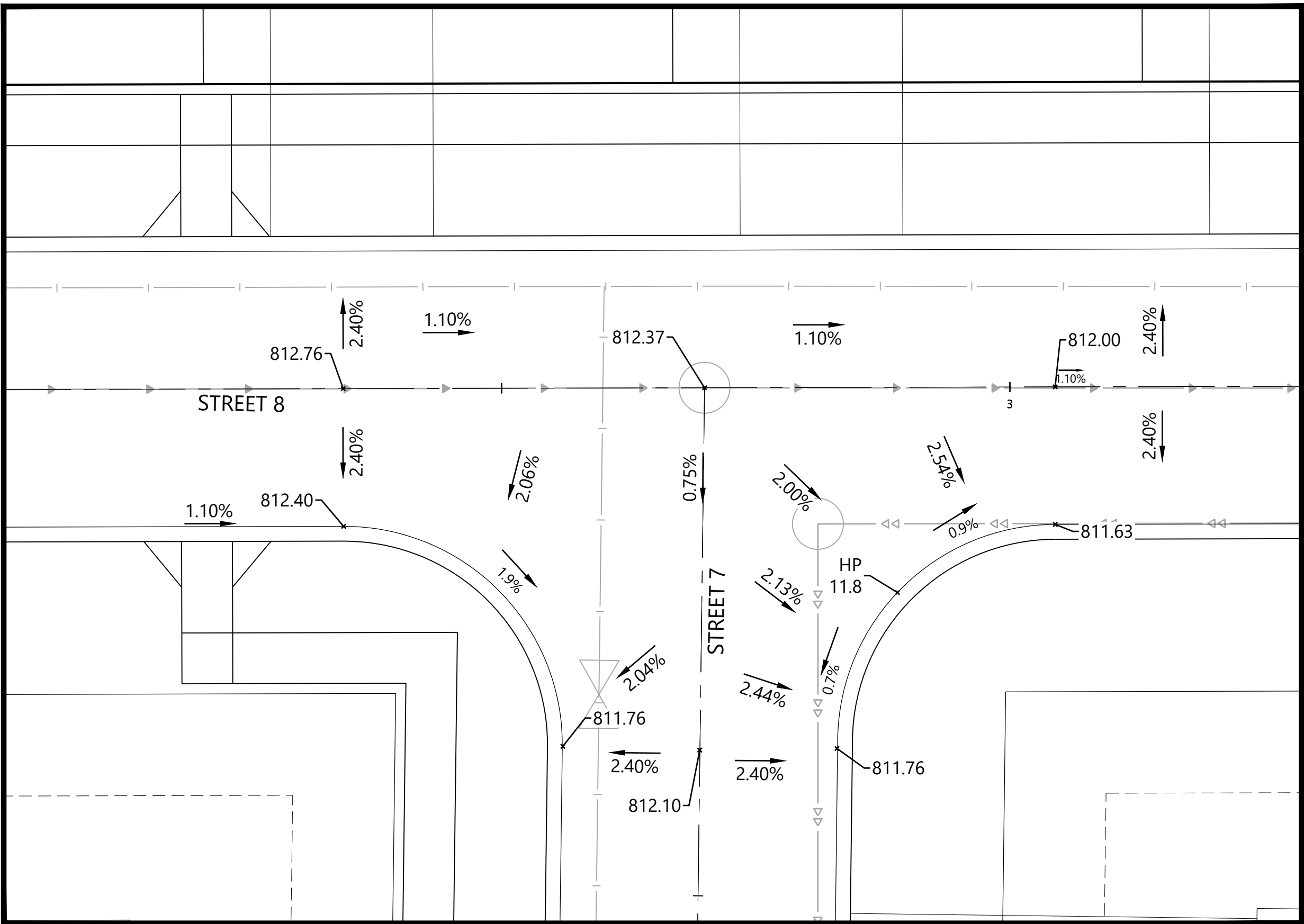
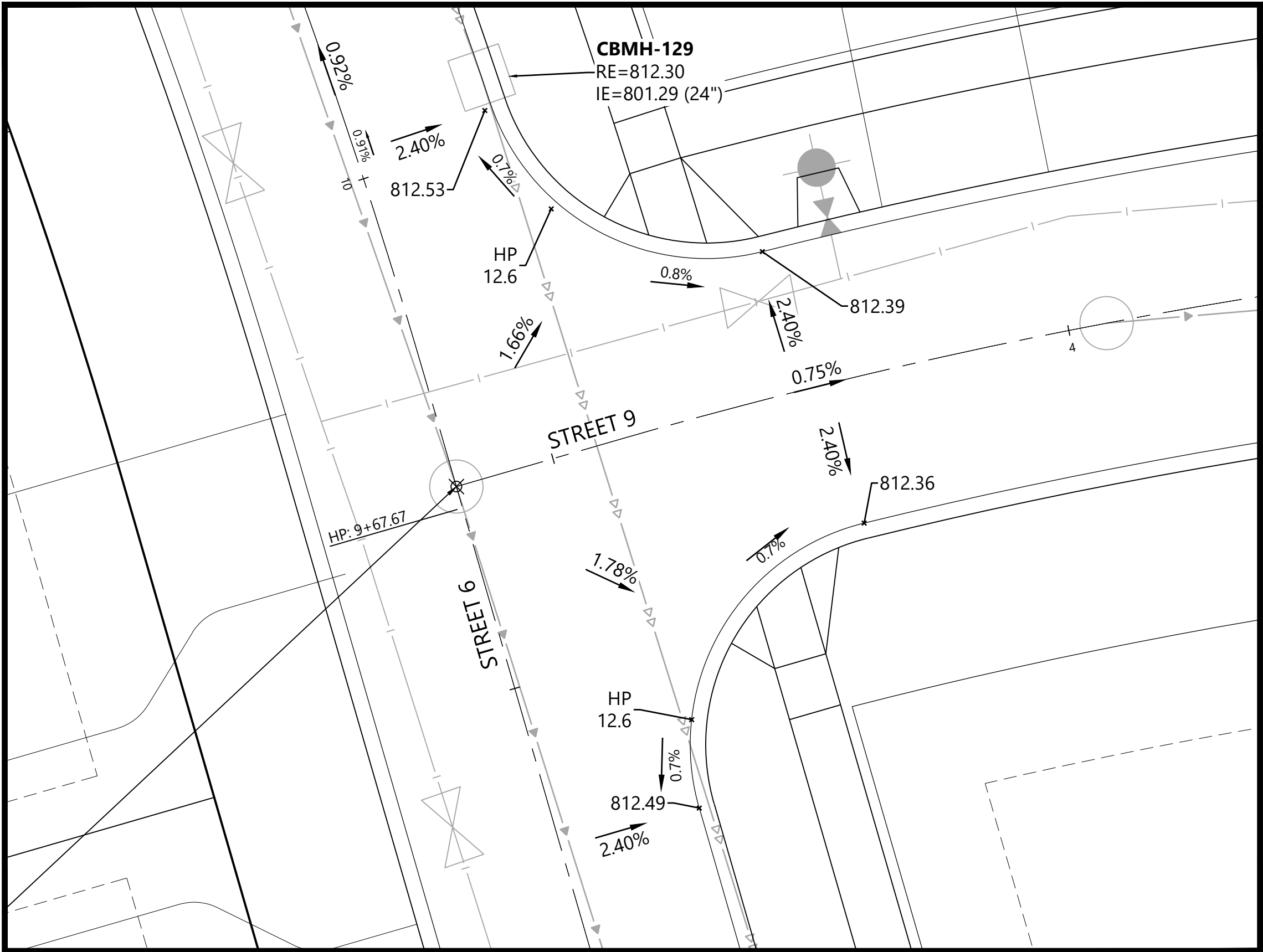
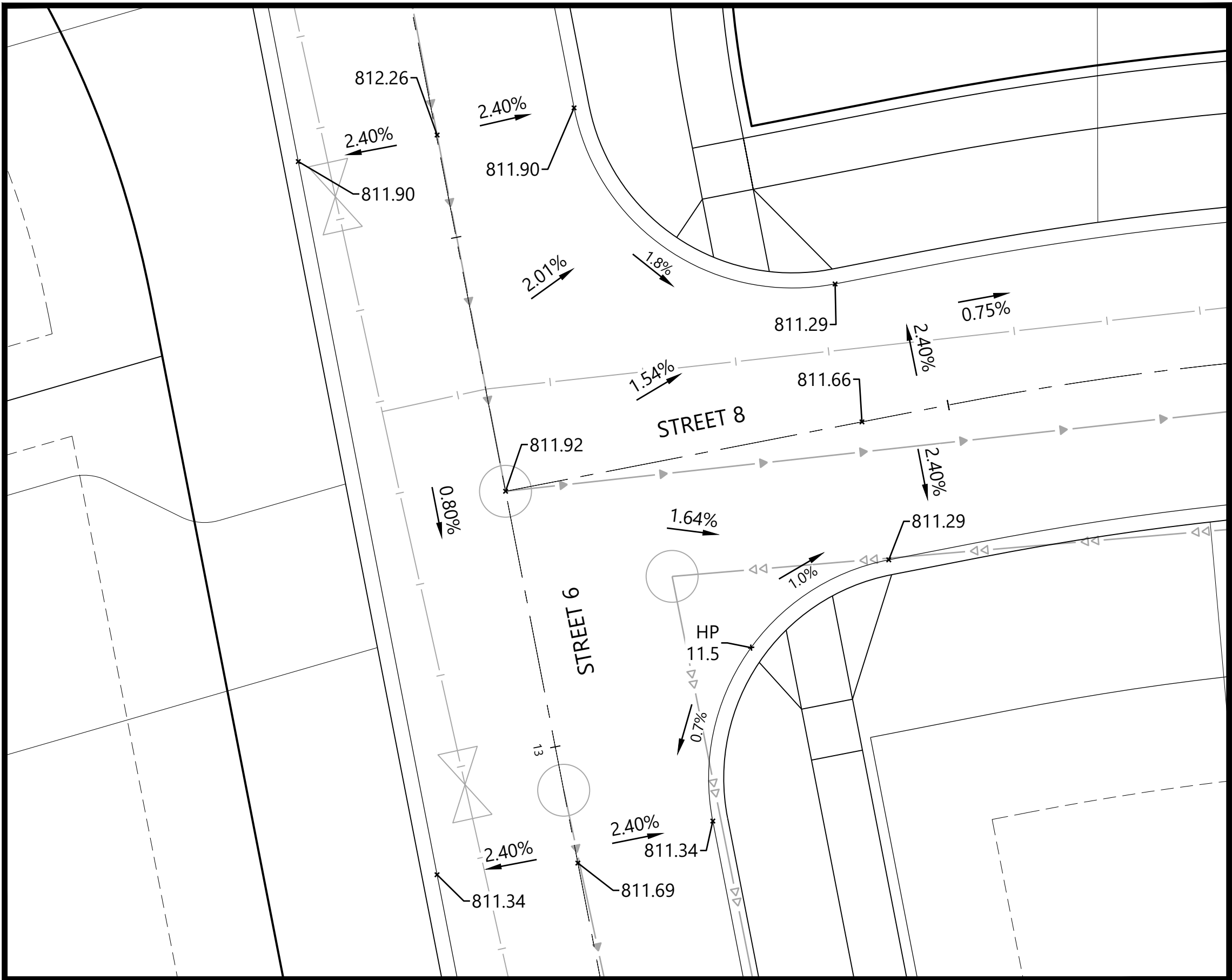
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Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoodsps.com
Westwood Professional Services, Inc.

SHEET NUMBER:

20 OF 38

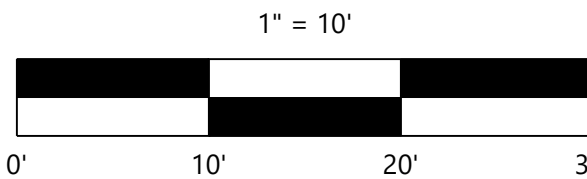
PROJECT NUMBER: 0052840

DATE: 12/13/24



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Common Ground Alliance



NOT FOR CONSTRUCTION

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

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DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 10'
VERTICAL SCALE: ## OR ##

INITIAL ISSUE: 12/13/24
REVISIONS:
△
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△
△
△

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

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COTTAGE GROVE, MN

Westwood

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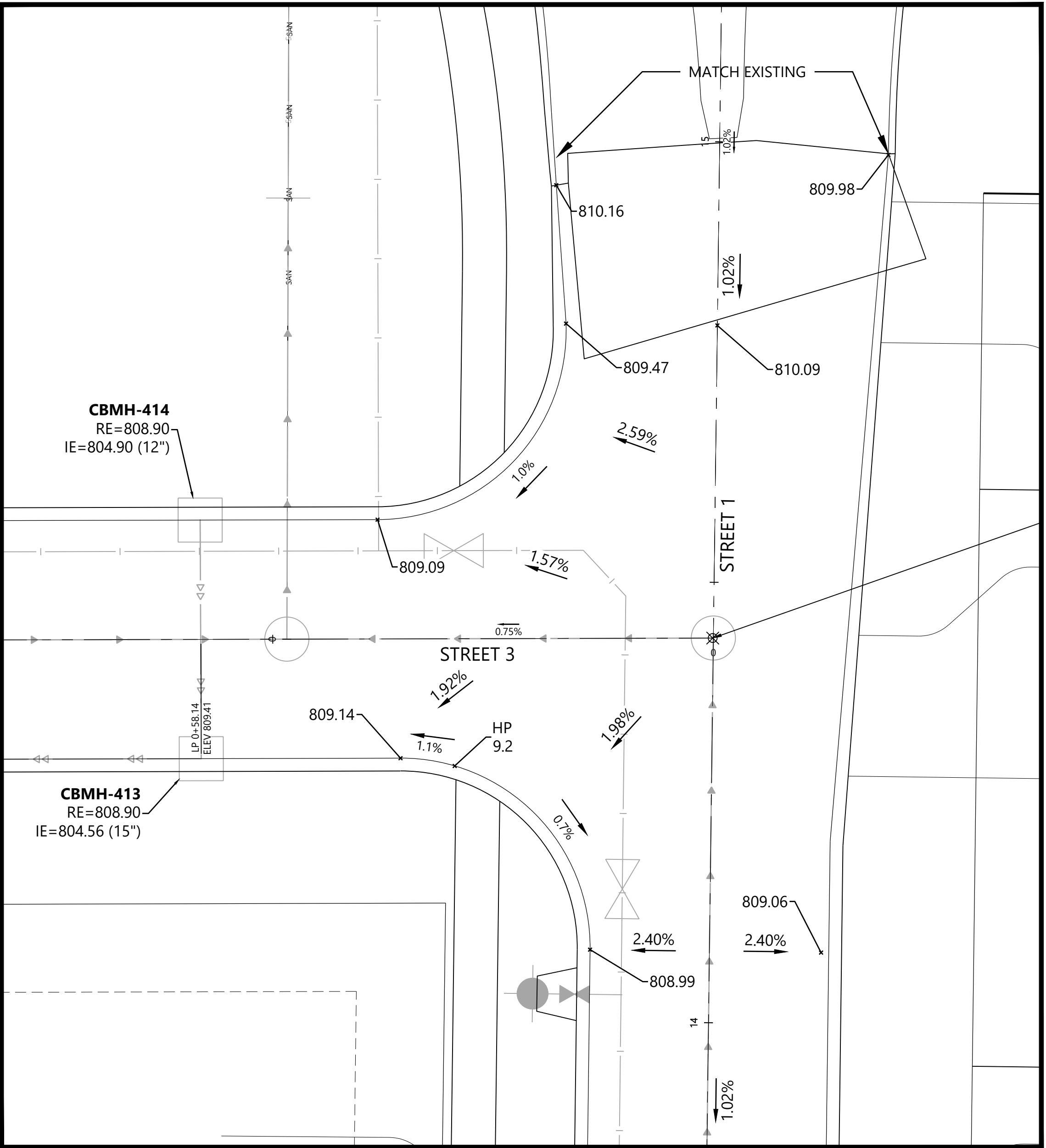
INTERSECTION DETAILS

PROJECT NUMBER: 0052840

SHEET NUMBER:

21 OF 38

DATE: 12/13/24



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<u>EXISTING</u>	<u>PROPOSED</u>	
× 900.00	× 900.00	GUTTER ELEVATION
	× TC 900.00	TOP OF CURB ELEVATION
	0.00% →	FLOW DIRECTION
		TRUNCATED DOMES
		FLOW LINE
		BACK OF CURB
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		STORM SEWER

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PRESERVE AT PRAIRIE DUNES

INITIAL ISSUE:	12/13/24
REVISIONS:	
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PULTE GROUP
50 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES

COTTAGE GROVE, MN

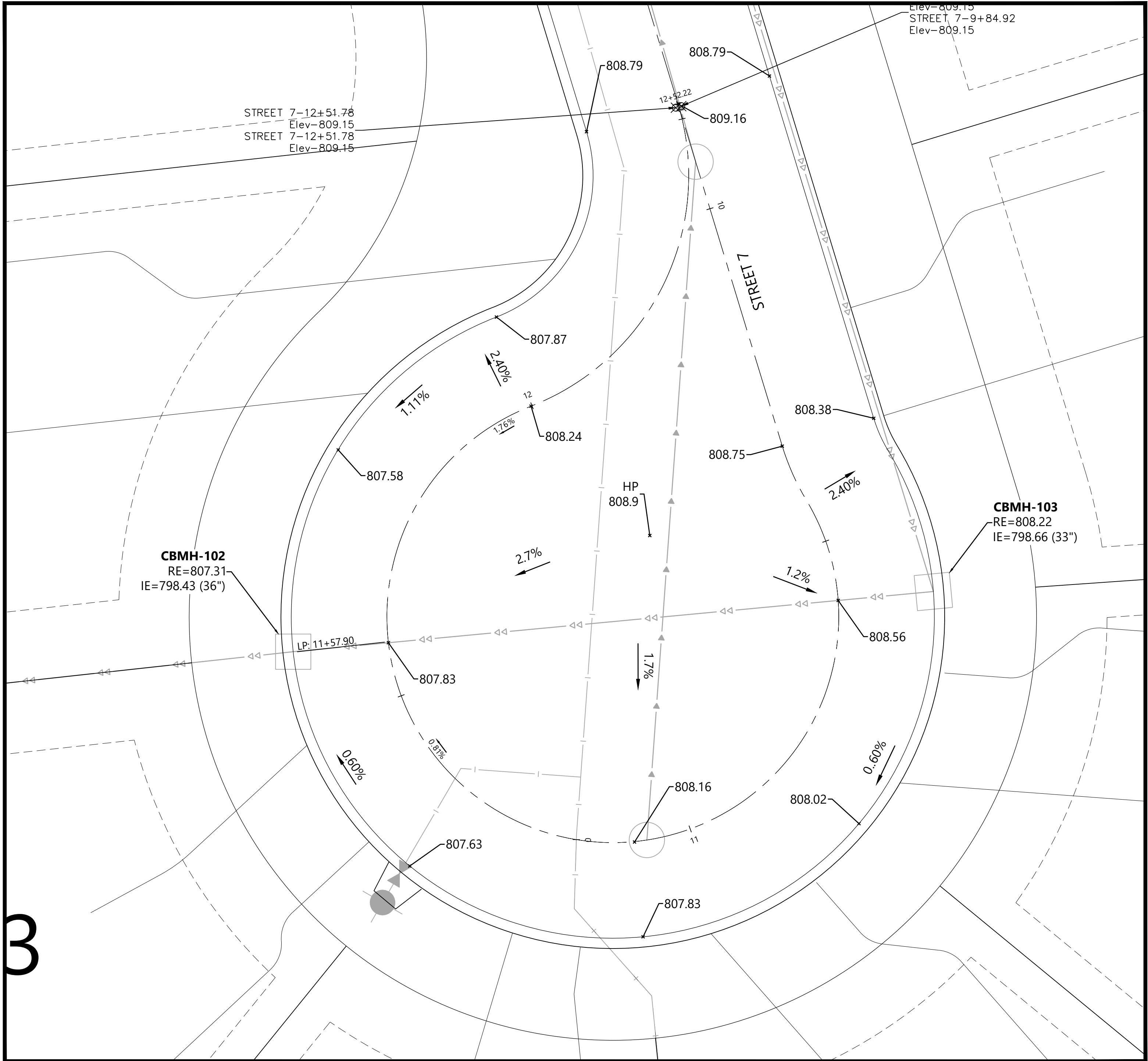
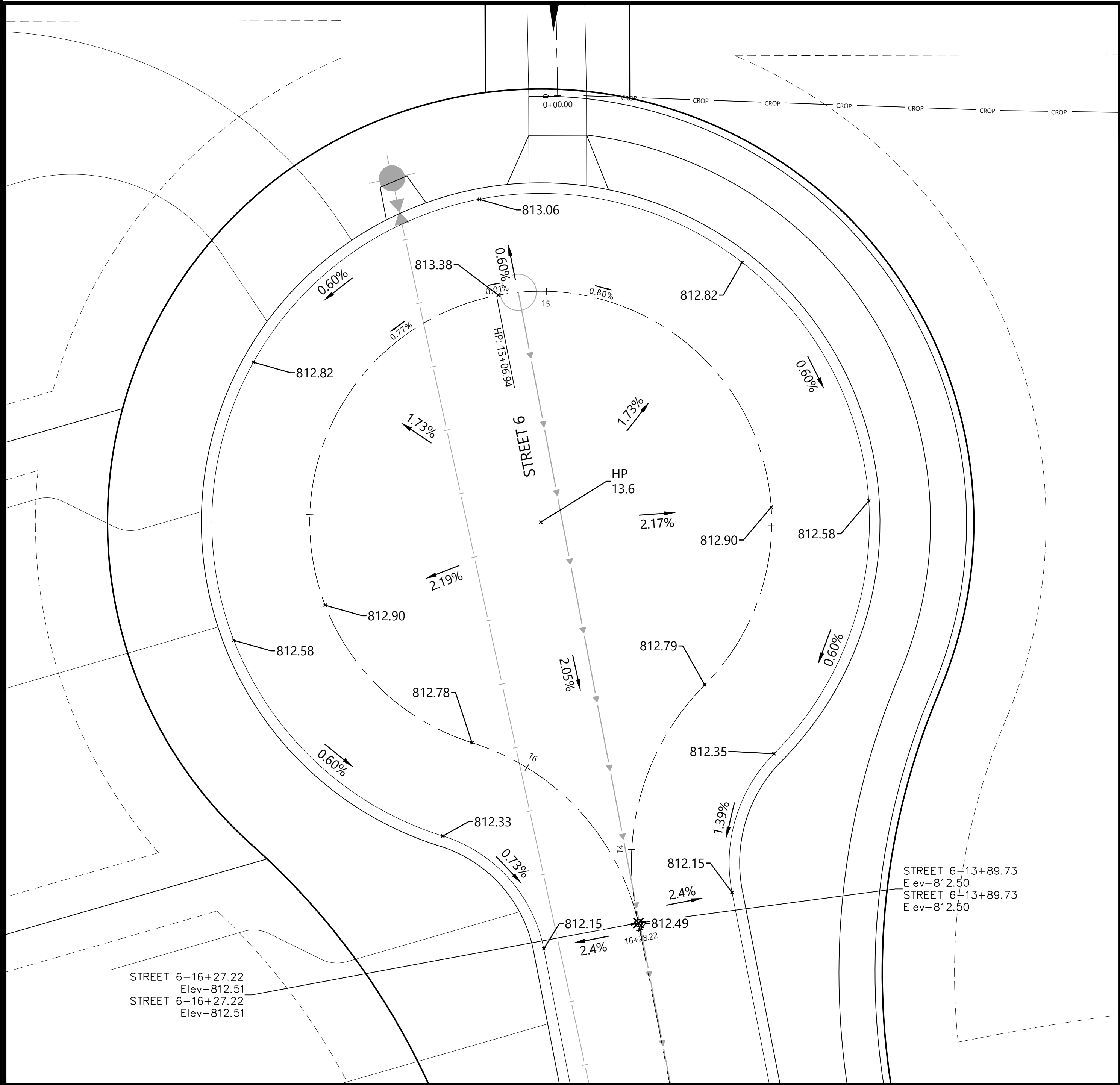
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Westwood Professional Services, Inc.

INTERSECTION DETAILS

22 OF 38

DATE: 12/13/24



LEGEND

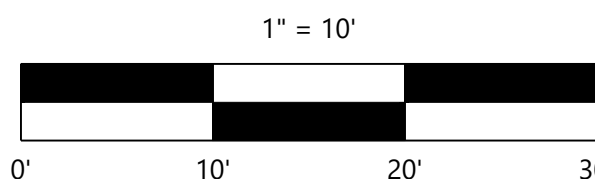
EXISTING	PROPOSED		
± 900.00	✕ 900.00	GUTTER ELEVATION	BACK OF CURB
	✕ TC 900.00	TOP OF CURB ELEVATION	LANDING AREA - 4'x 4'
	0.00%	FLOW DIRECTION	MINIMUM AND MAXIMUM
		TRUNCATED DOMES	2.0% SLOPE IN ALL
		FLOW LINE	DIRECTIONS
			STORM SEWER

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NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' OR 1'

INITIAL ISSUE: 12/13/24
REVISIONS:
Δ . . .
Δ . . .
Δ . . .
Δ . . .
Δ . . .

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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DATE: 12/13/24 LICENSE NO. 56208

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COTTAGE GROVE, MN

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INTERSECTION DETAILS

PROJECT NUMBER: 0052840

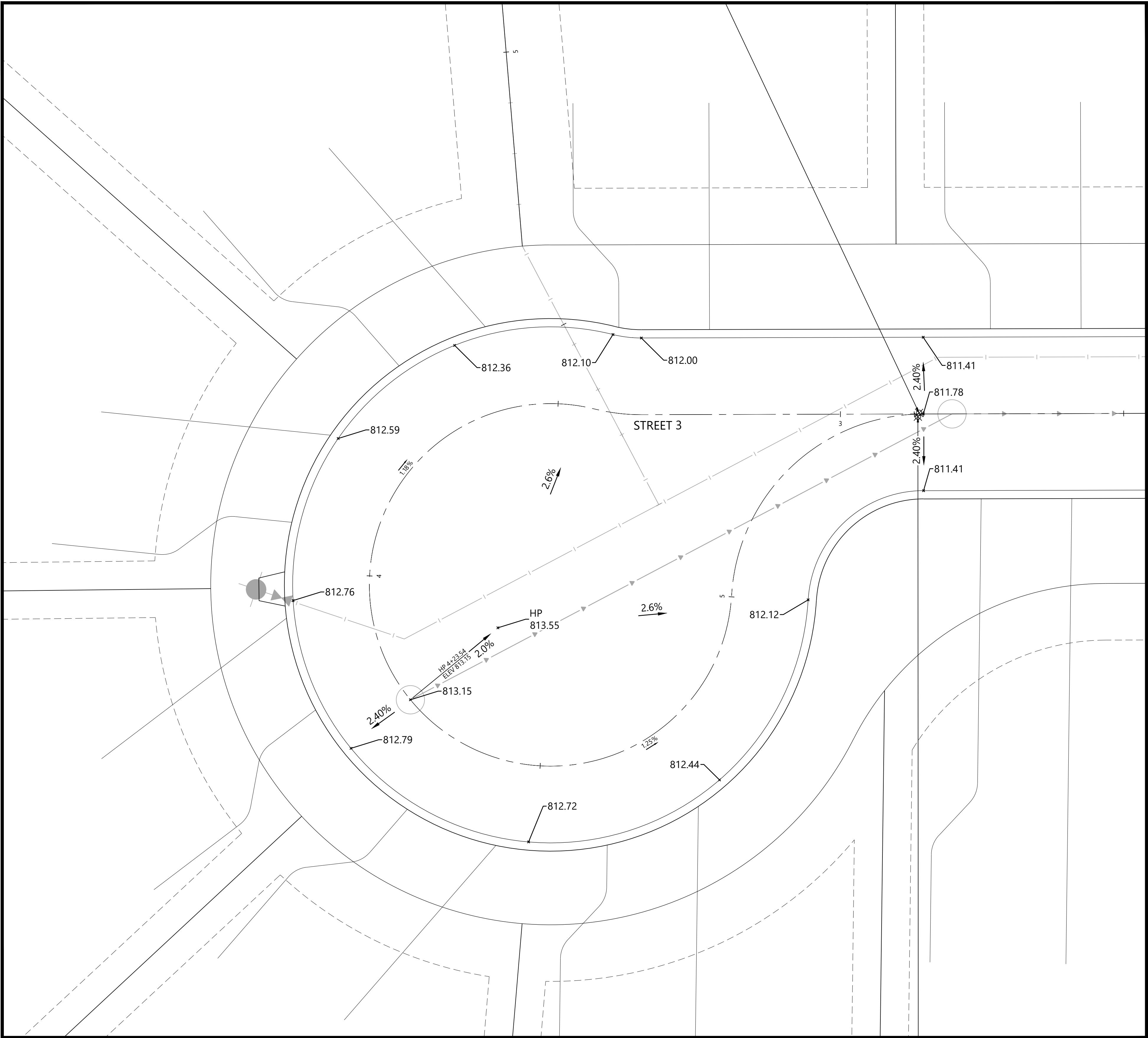
SHEET NUMBER:

23 OF **38**

DATE: 12/13/24

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N:\0052840.00\DWG\CIVIL\UTIL\0052840C-INF01.DWG



Call 48 Hours before digging:

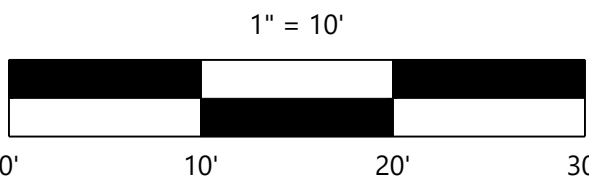
811 or call811.com
Common Ground Alliance

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.



NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 10'
VERTICAL SCALE: 2' OR 1'

INITIAL ISSUE: 12/13/24
REVISIONS:
△ -
△ -
△ -
△ -
△ -

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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 H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

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

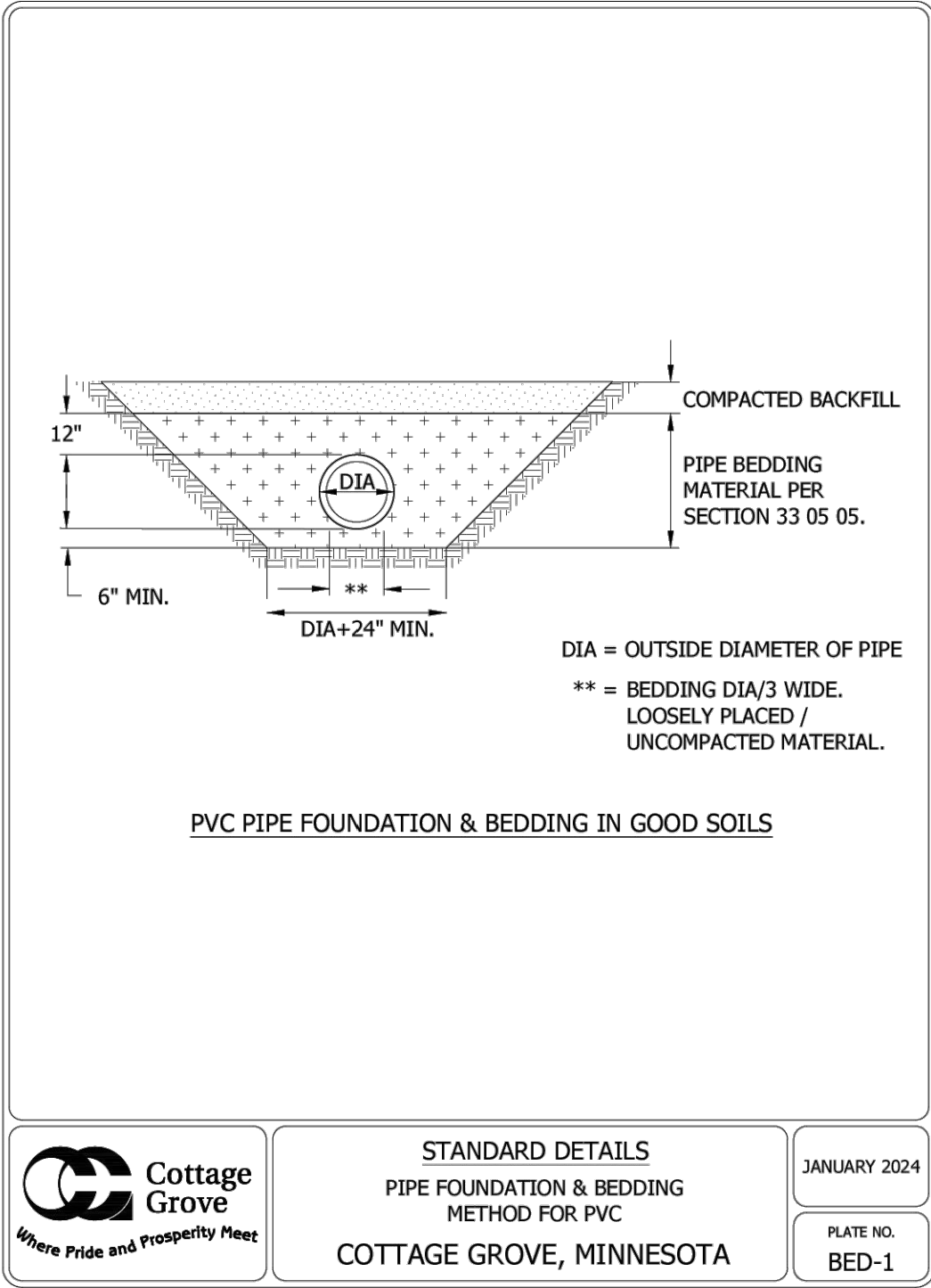
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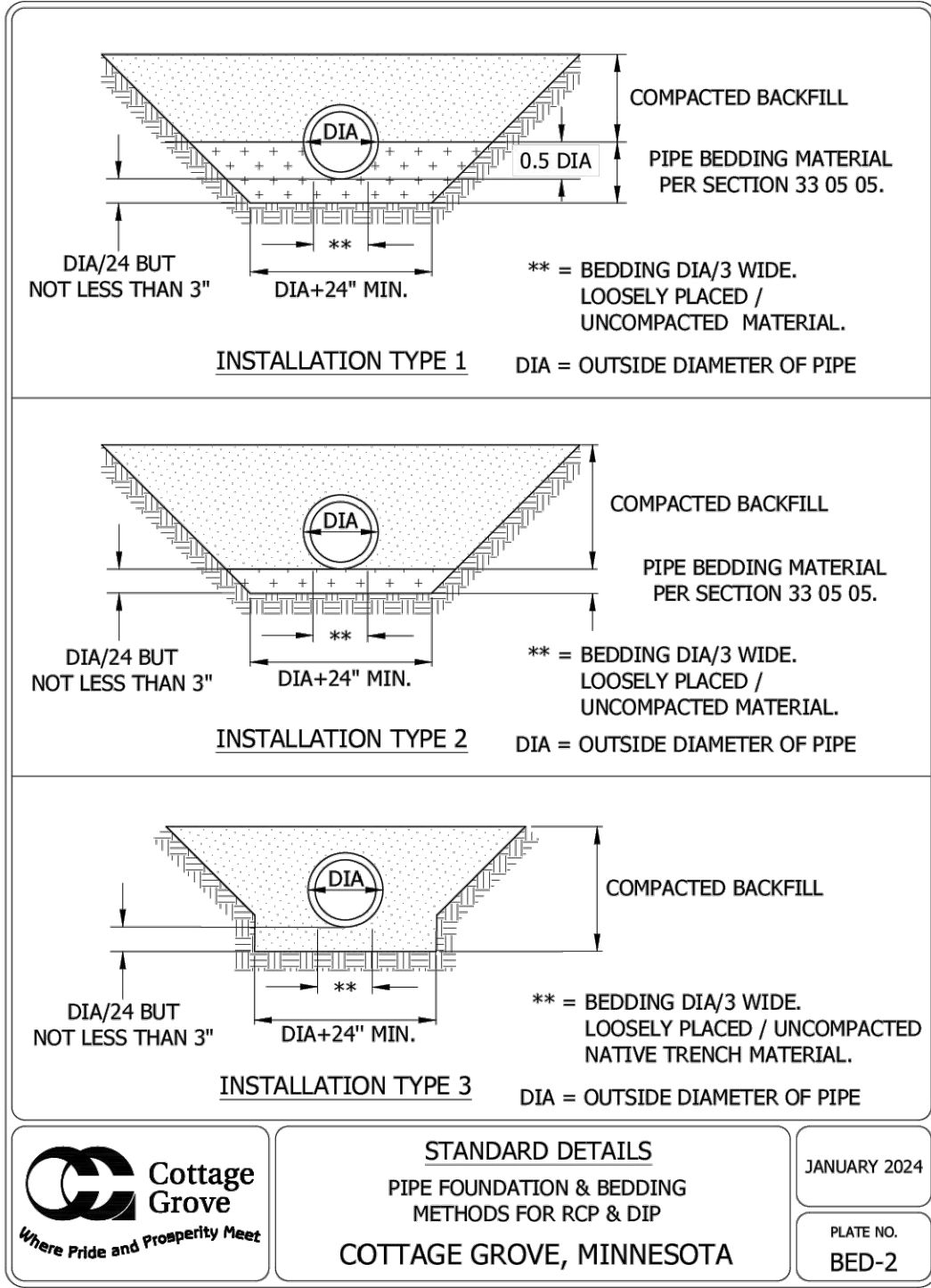
24 OF 38

DATE: 12/13/24

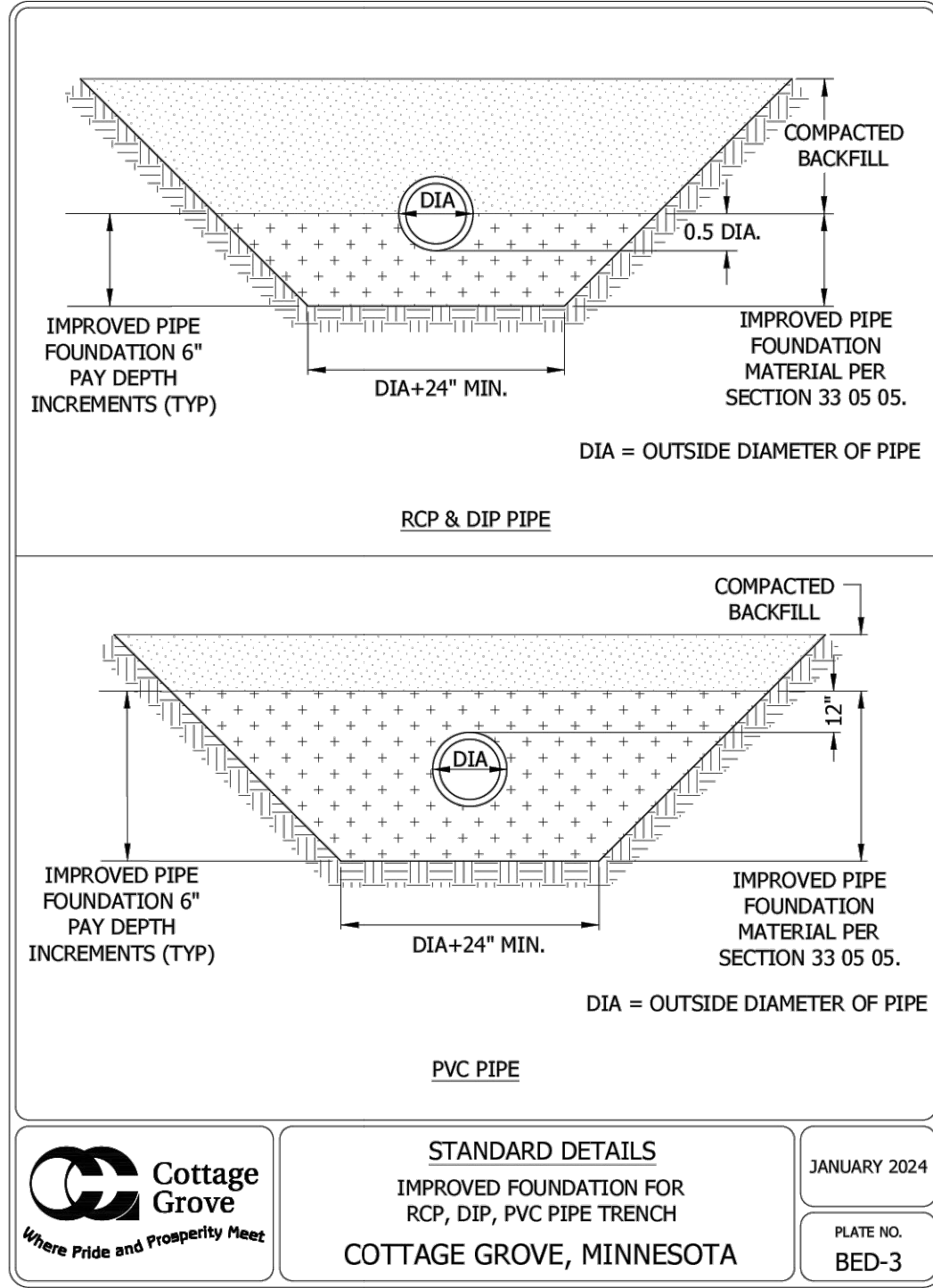
PRESERVE AT PRAIRIE DUNES



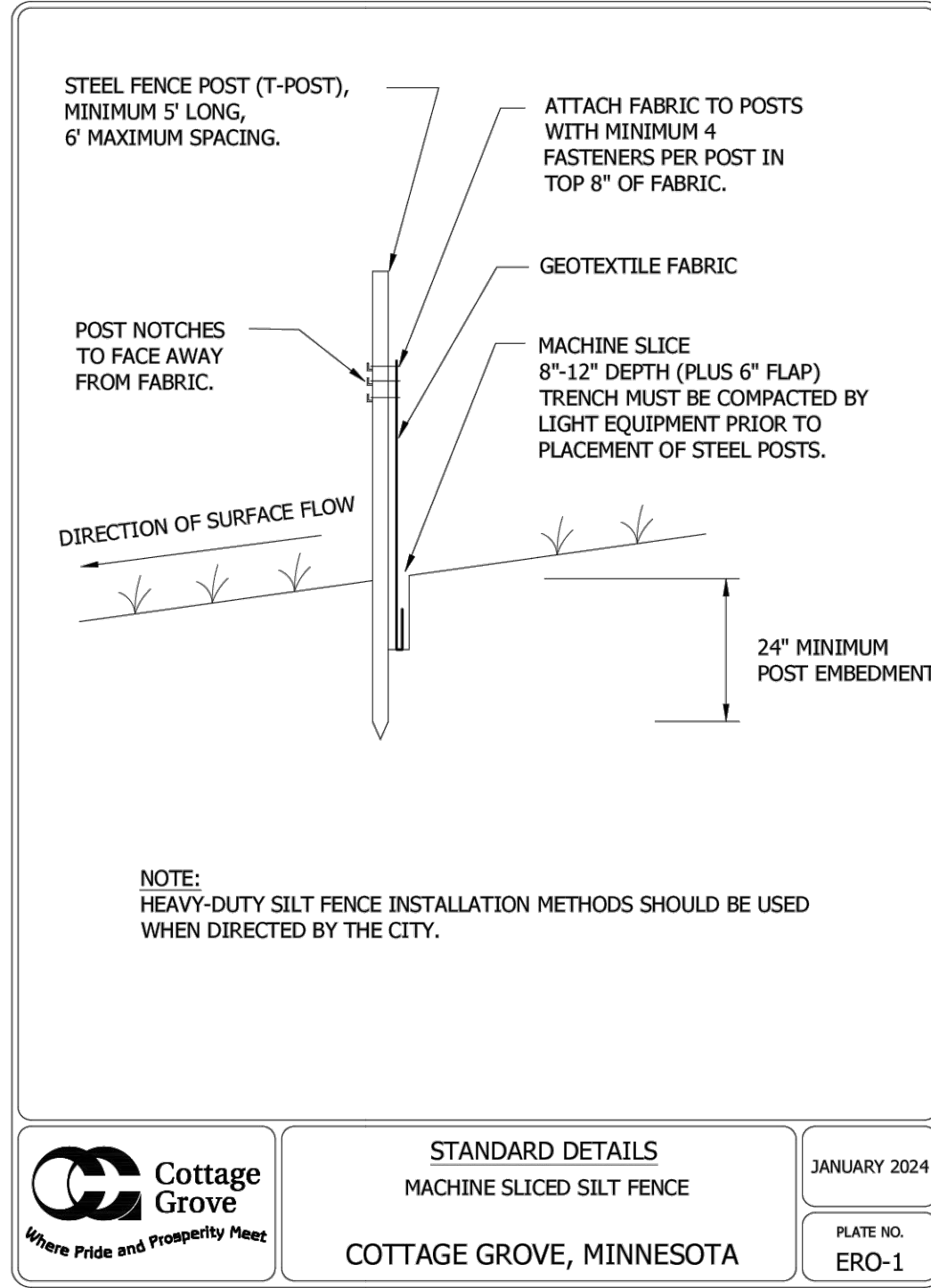
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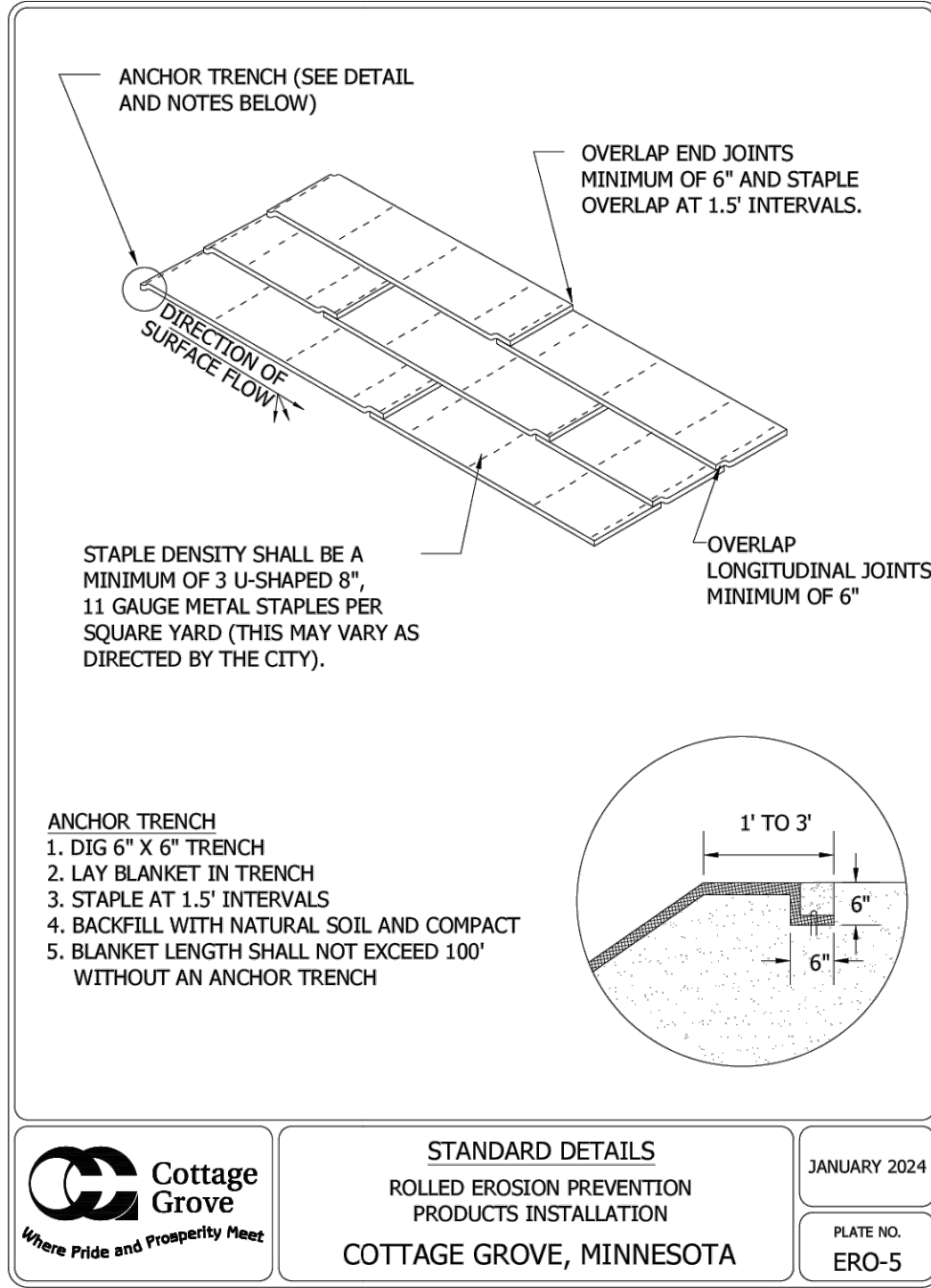
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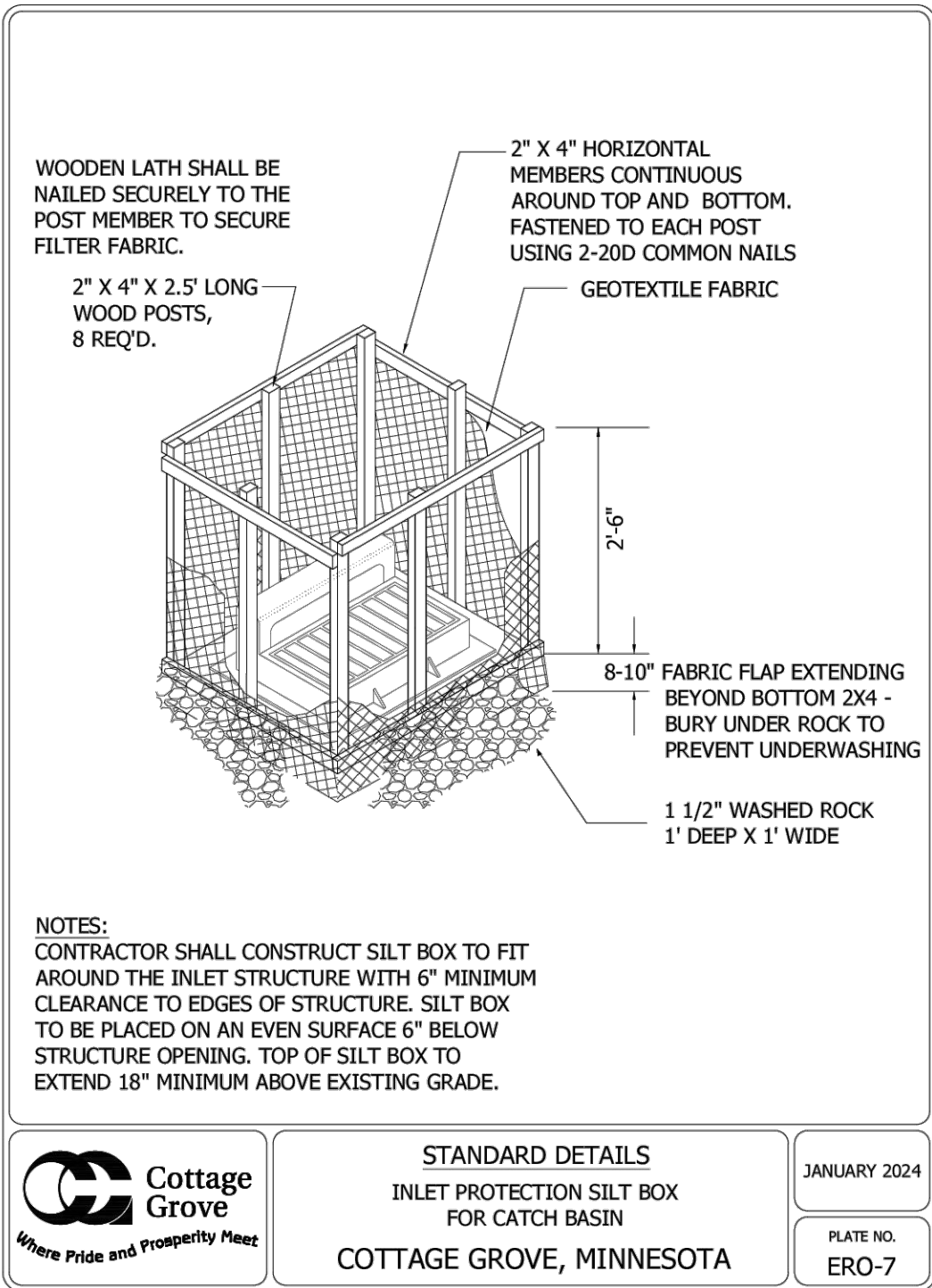
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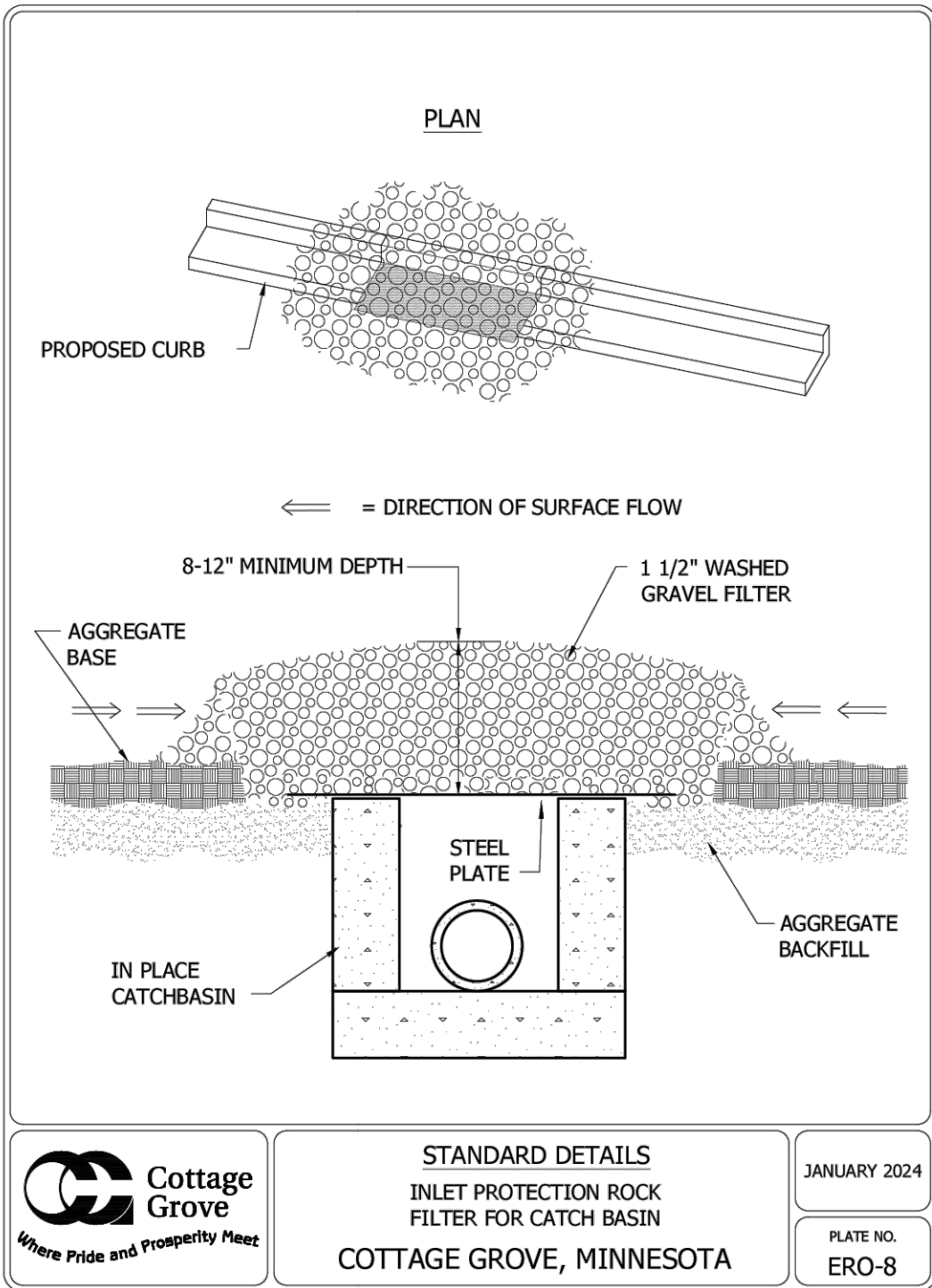
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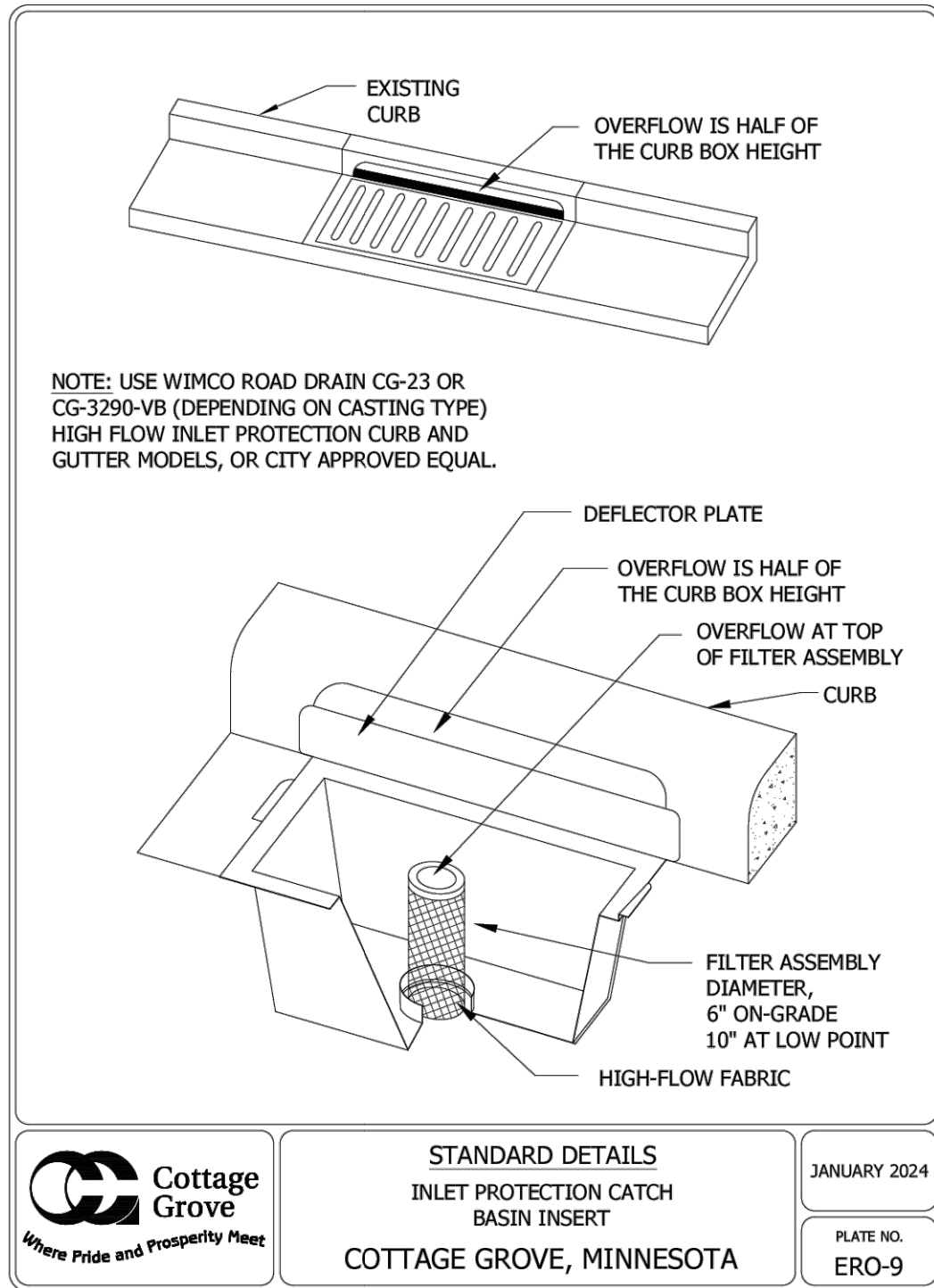
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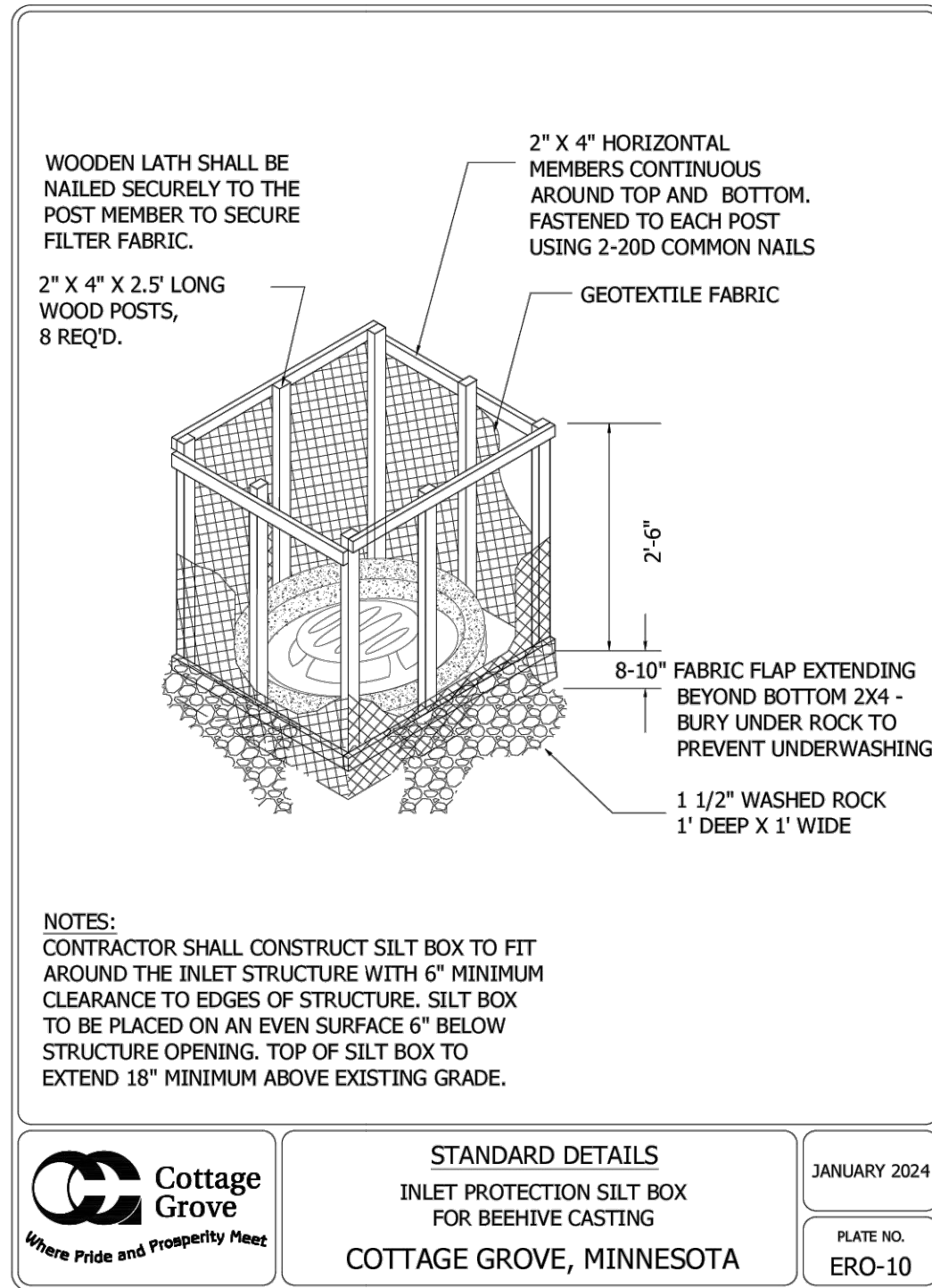
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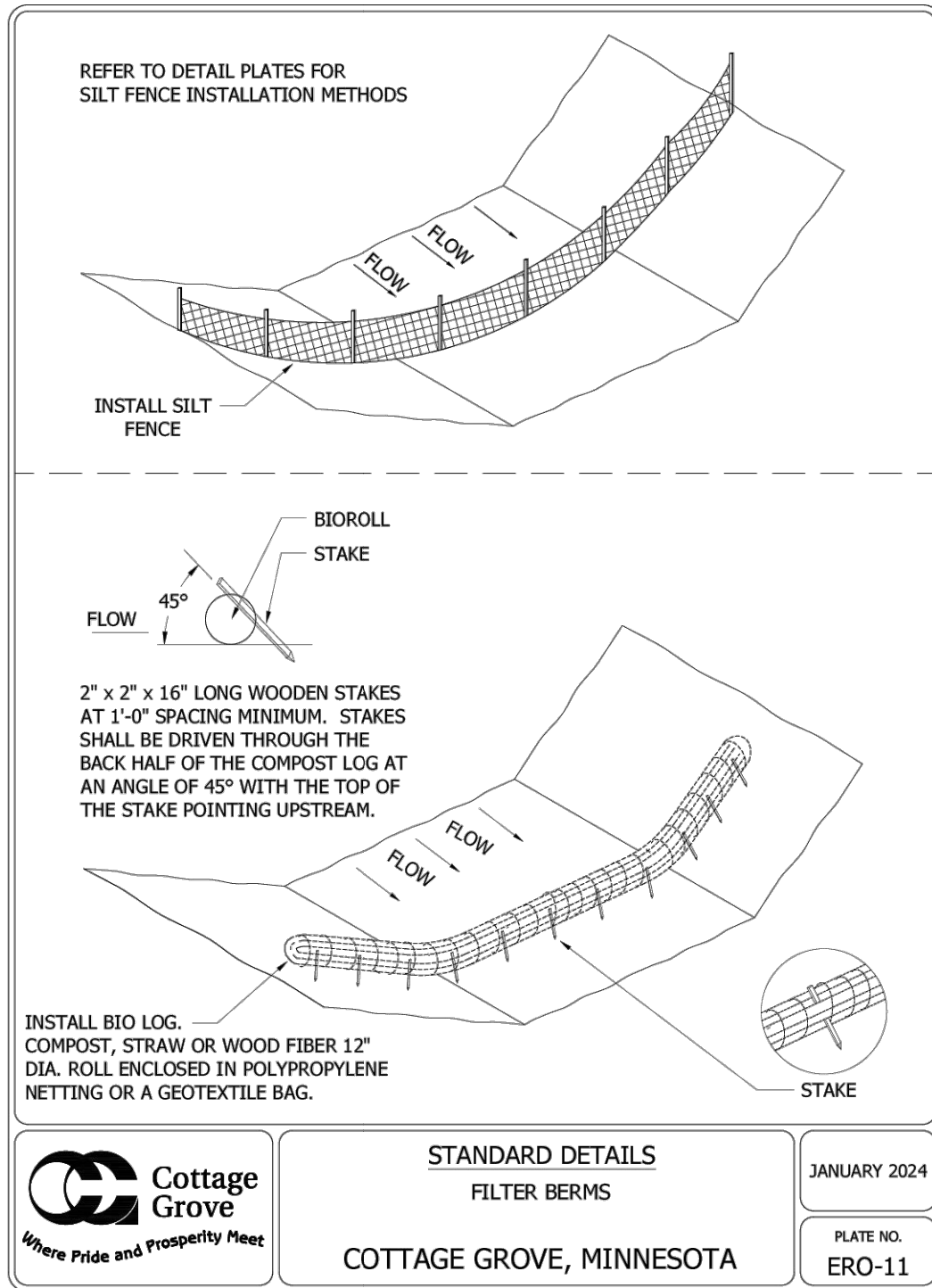
48_EROT8.DWG



48_EROT9.DWG



48_EROT10.DWG



48_EROT11.DWG

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/13/24
REVISIONS:
11/21/24 RECORD PLANS
11/21/24 RECORD PLANS
11/21/24 RECORD PLANS
11/21/24 RECORD PLANS
11/21/24 RECORD PLANS

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CHRISTIAN H. FROEMKE
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COTTAGE GROVE, MN

Westwood

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Fax (952) 937-5822 Minneapolis, MN 55433
Toll Free (888) 937-5150 westwoodps.com
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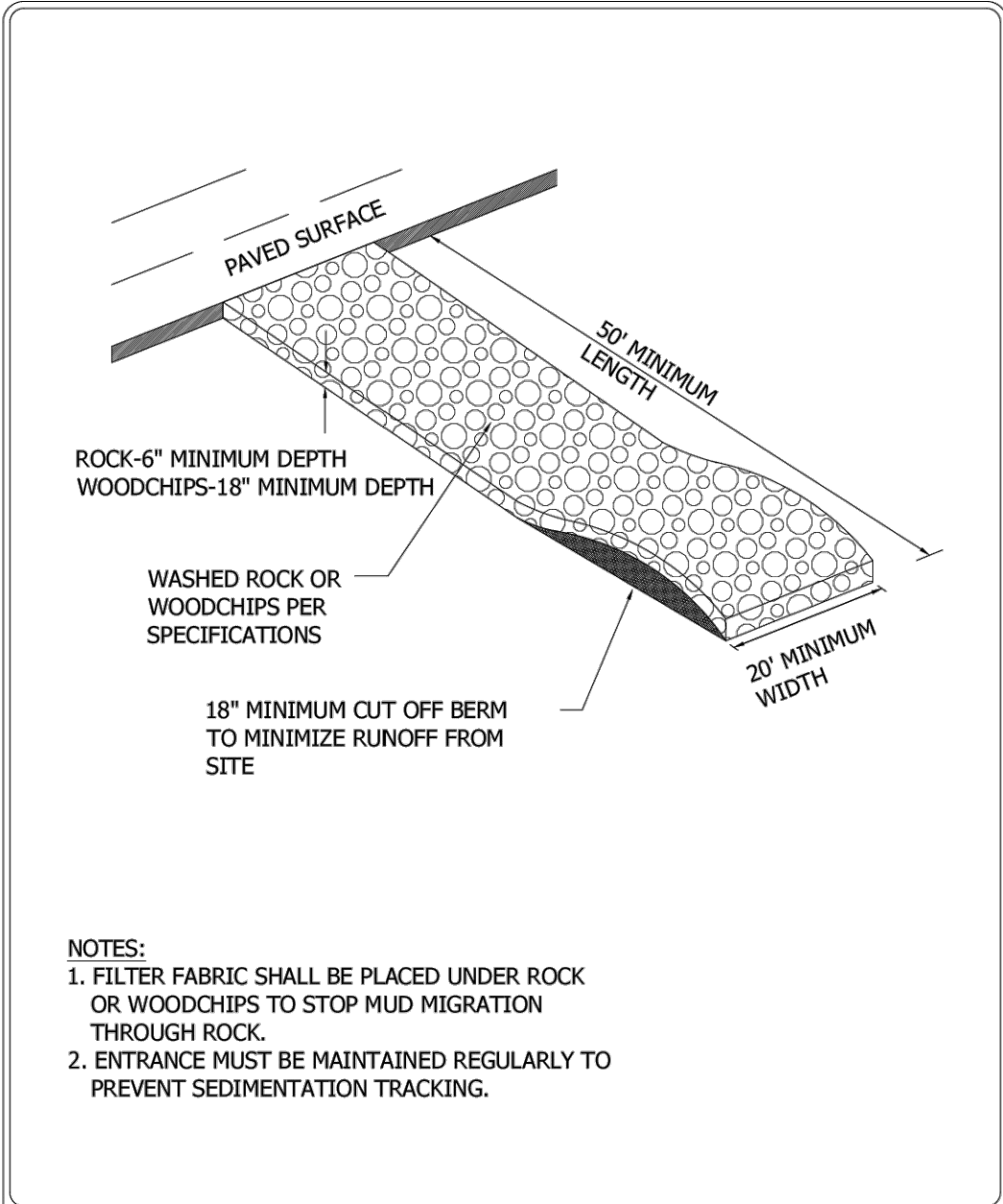
DETAILS

PROJECT NUMBER: 0052840

SHEET NUMBER:

25 OF 38

DATE: 12/13/24





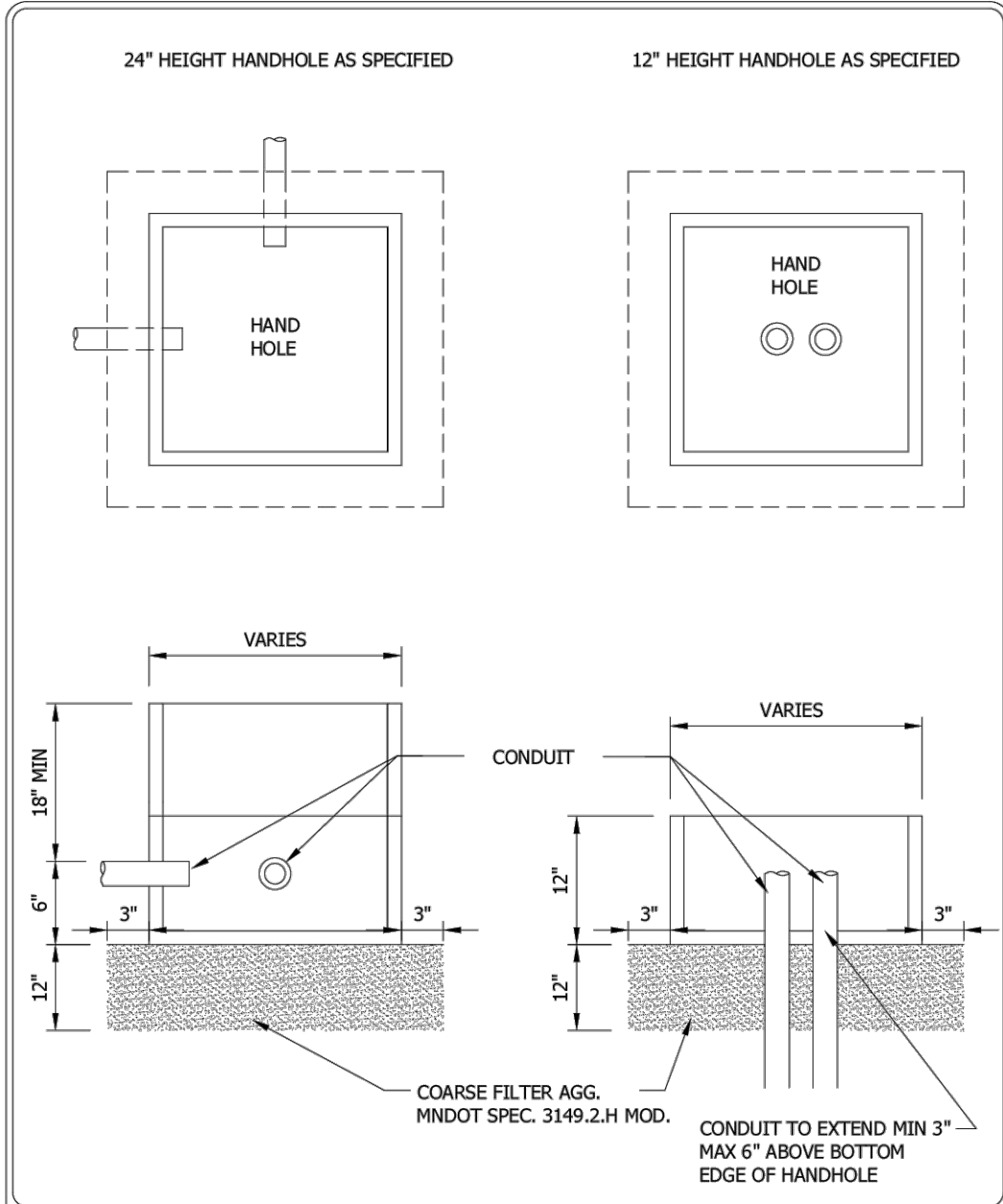
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
CONSTRUCTION ENTRANCE
ROCK AND WOODCHIP
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
ERO-12

48_ERO12.DWG





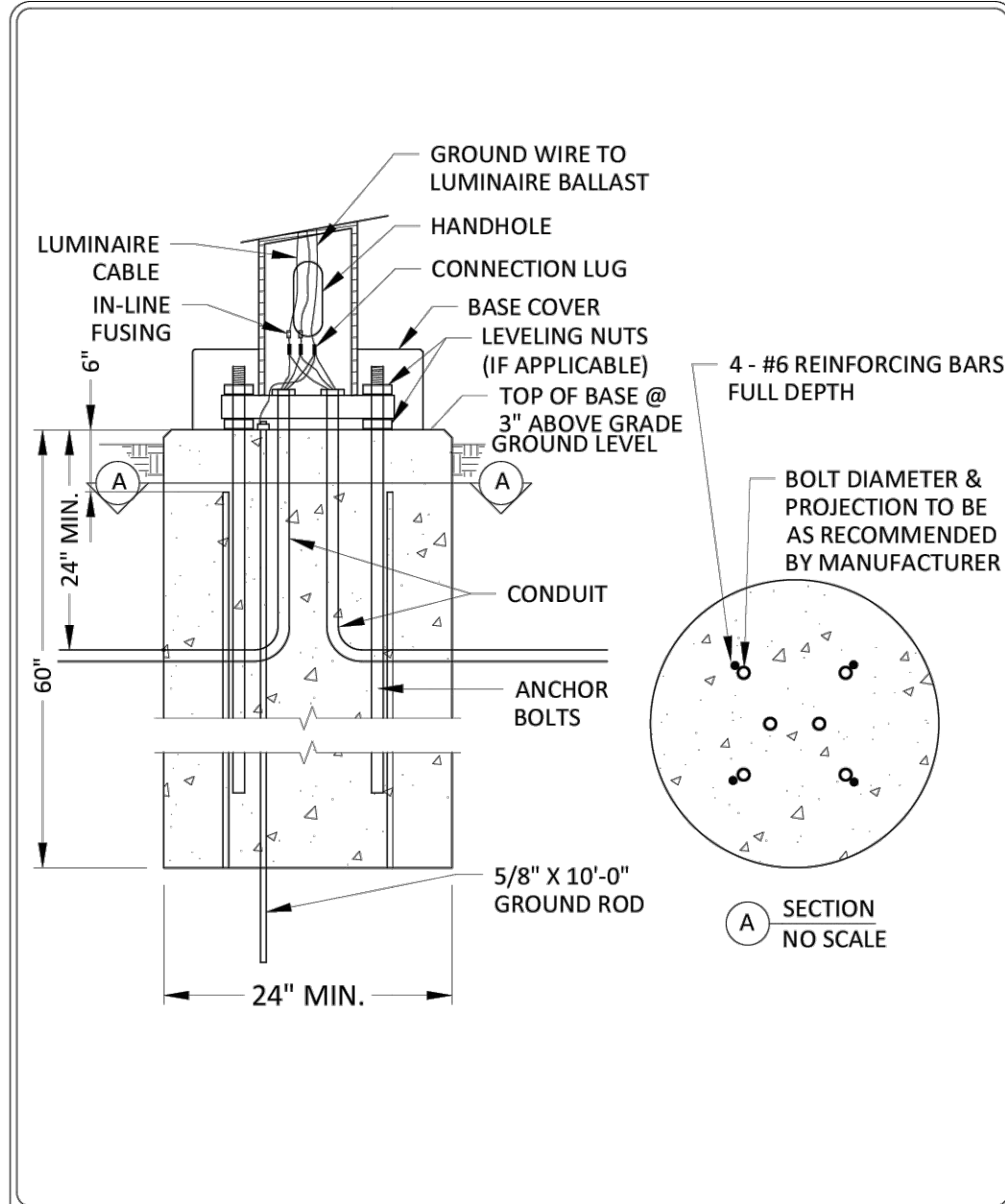
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
LIGHTING HANDHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
LGT-1

48_LGT1.DWG





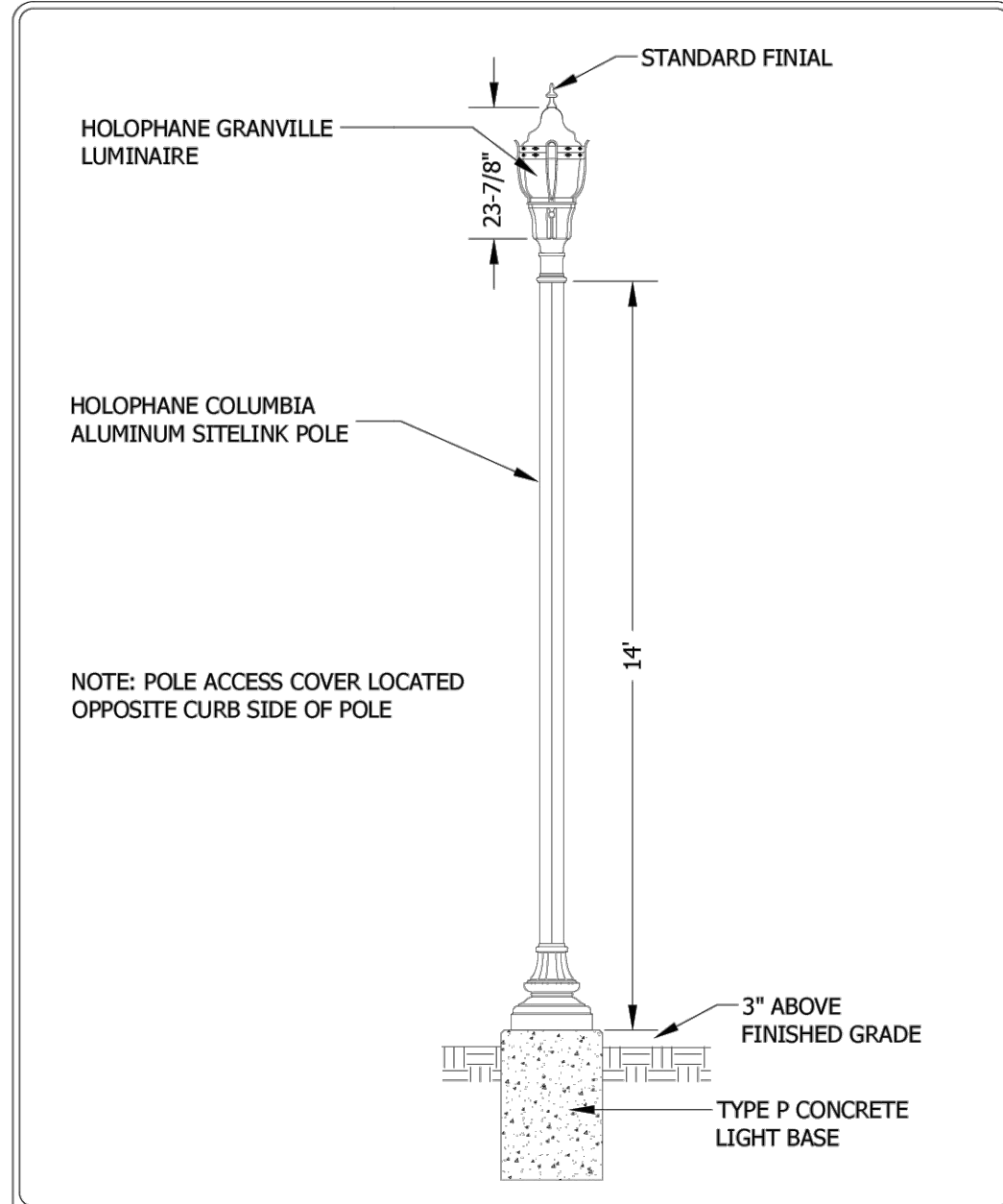
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
CONCRETE LIGHT BASE TYPE P
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
LGT-3

48_LGT3.dwg





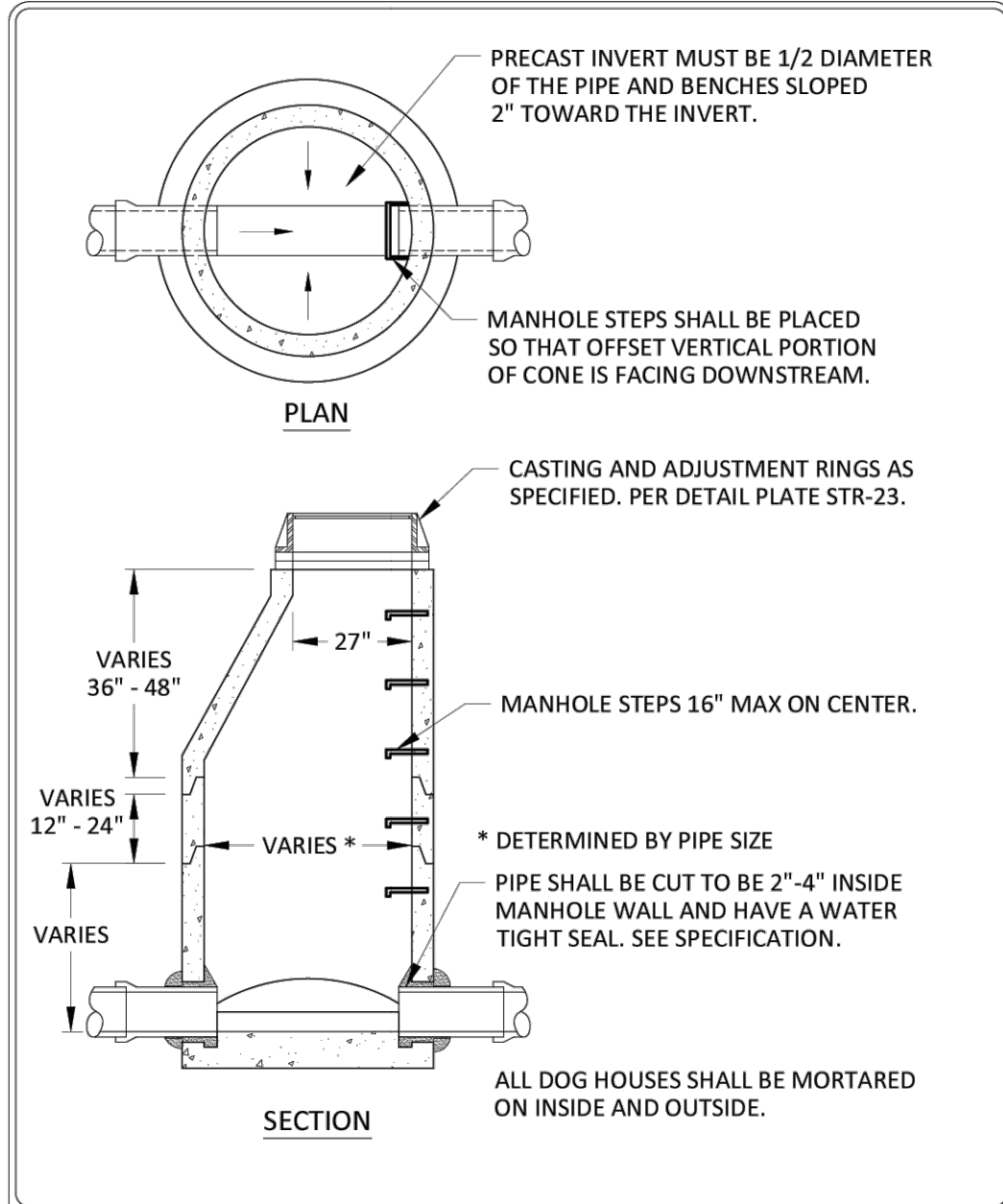
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
LIGHT POLE TYPE P1
RAVINE SINGLE LED FIXTURE 14 FOOT
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
LGT-8

48_LGT8.DWG





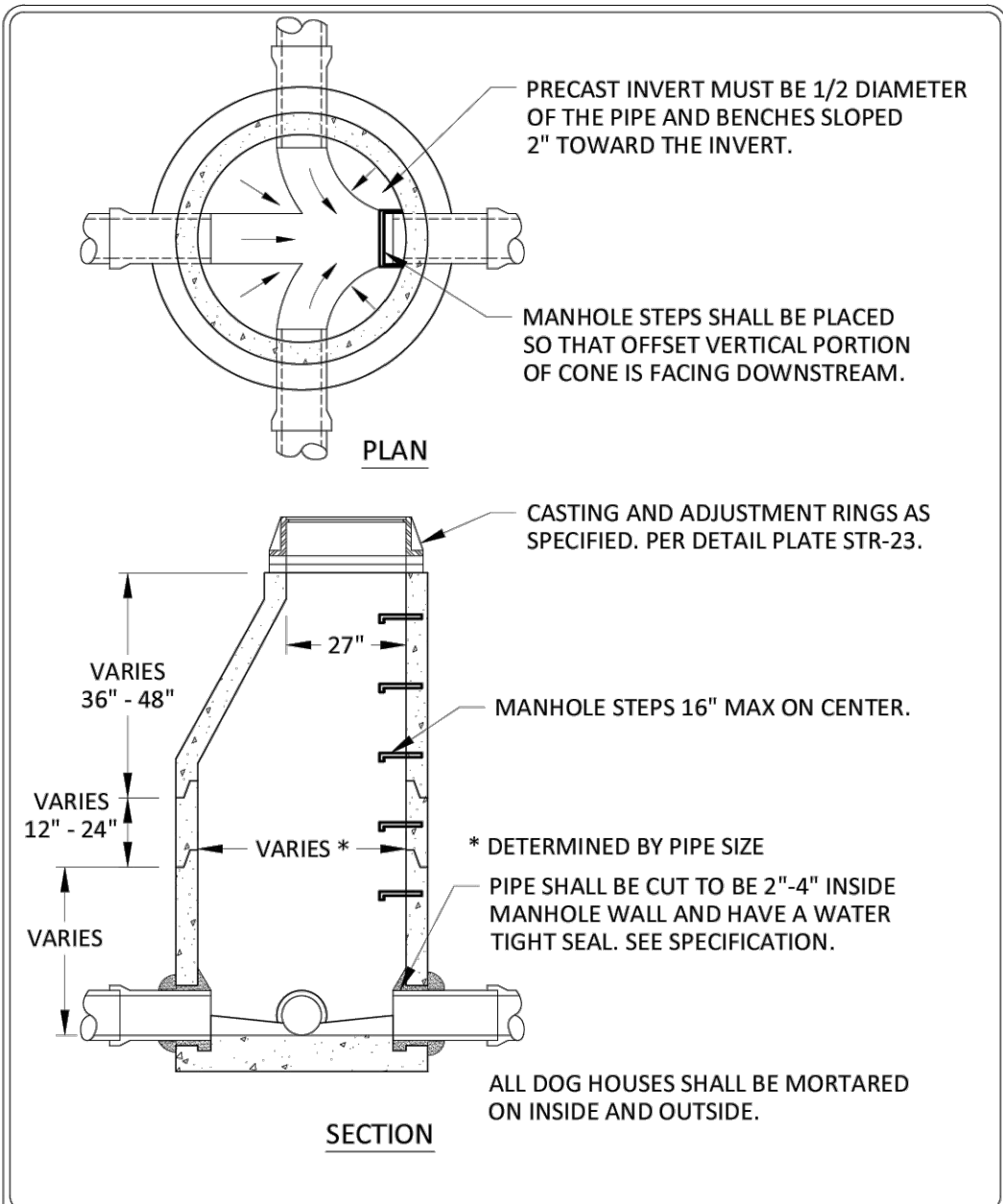
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
SANITARY SEWER MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
SAN-1

48_SAN1.DWG





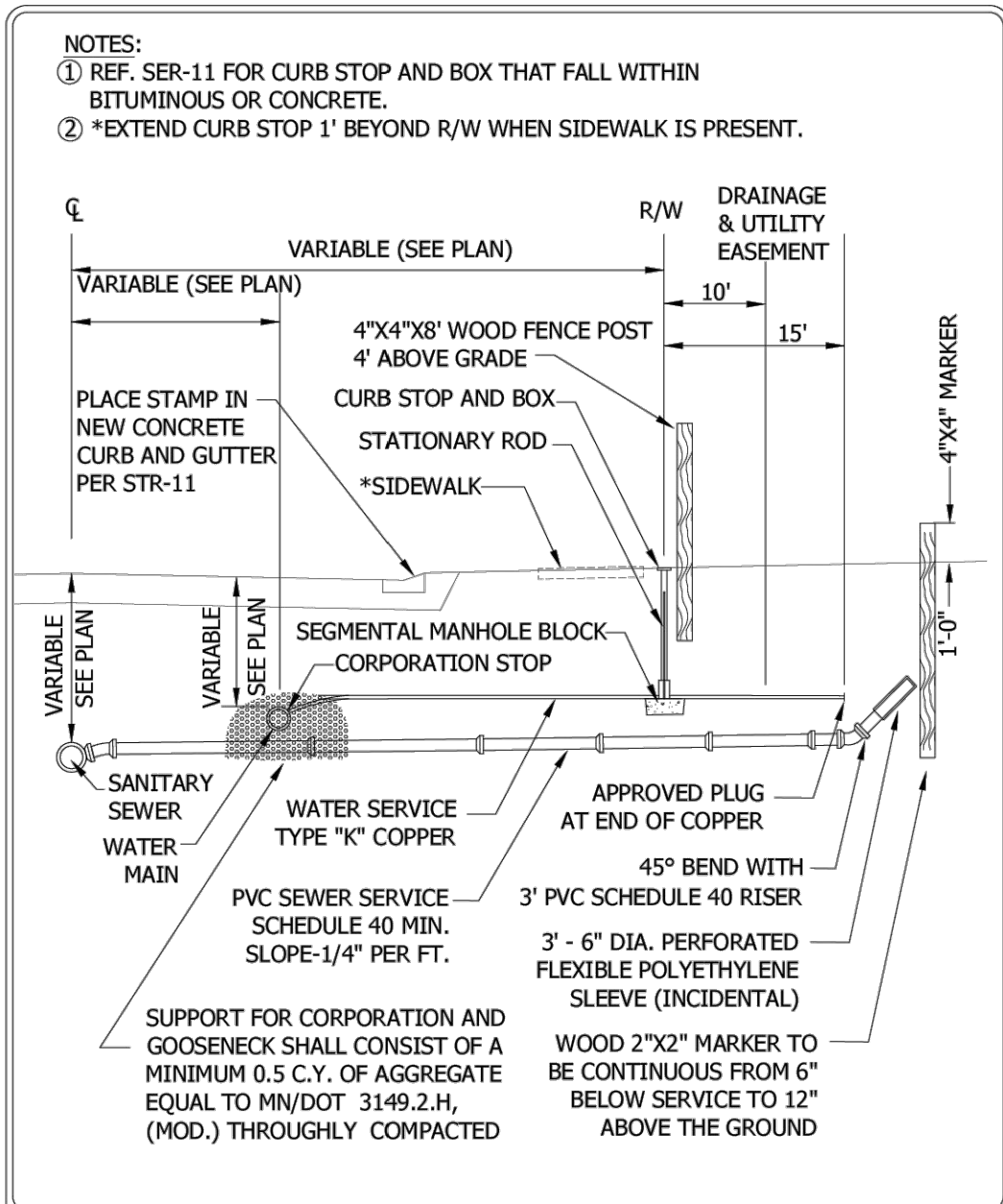
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
SANITARY SEWER
JUNCTION MANHOLE
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
SAN-2

48_SAN2.DWG





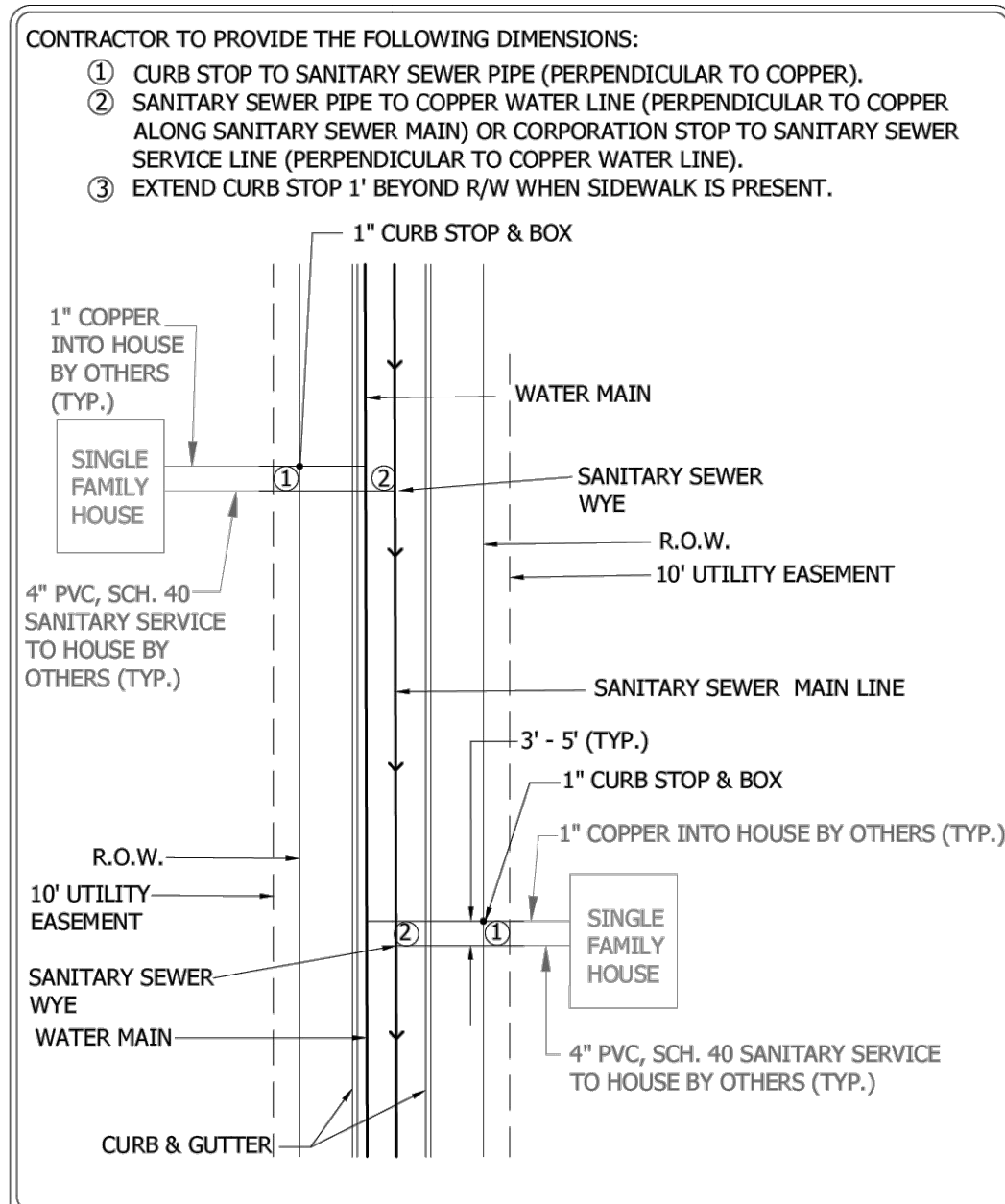
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
RESIDENTIAL SEWER AND WATER SERVICE
CONNECTIONS
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
SER-1

48_SER1.DWG





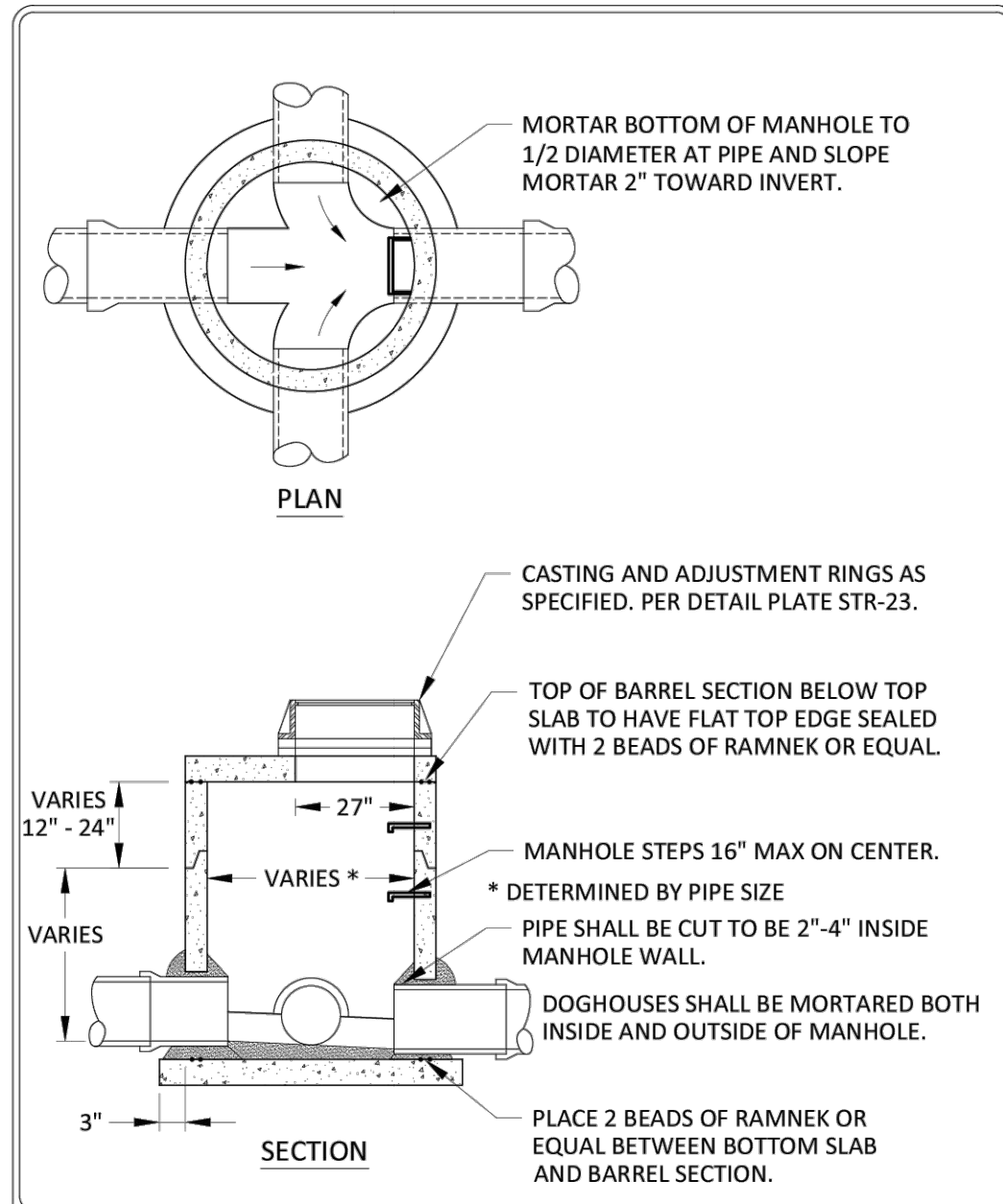
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
LOCATING REQUIREMENTS FOR
SINGLE FAMILY HOUSES
COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
SER-5

48_SERS.DWG





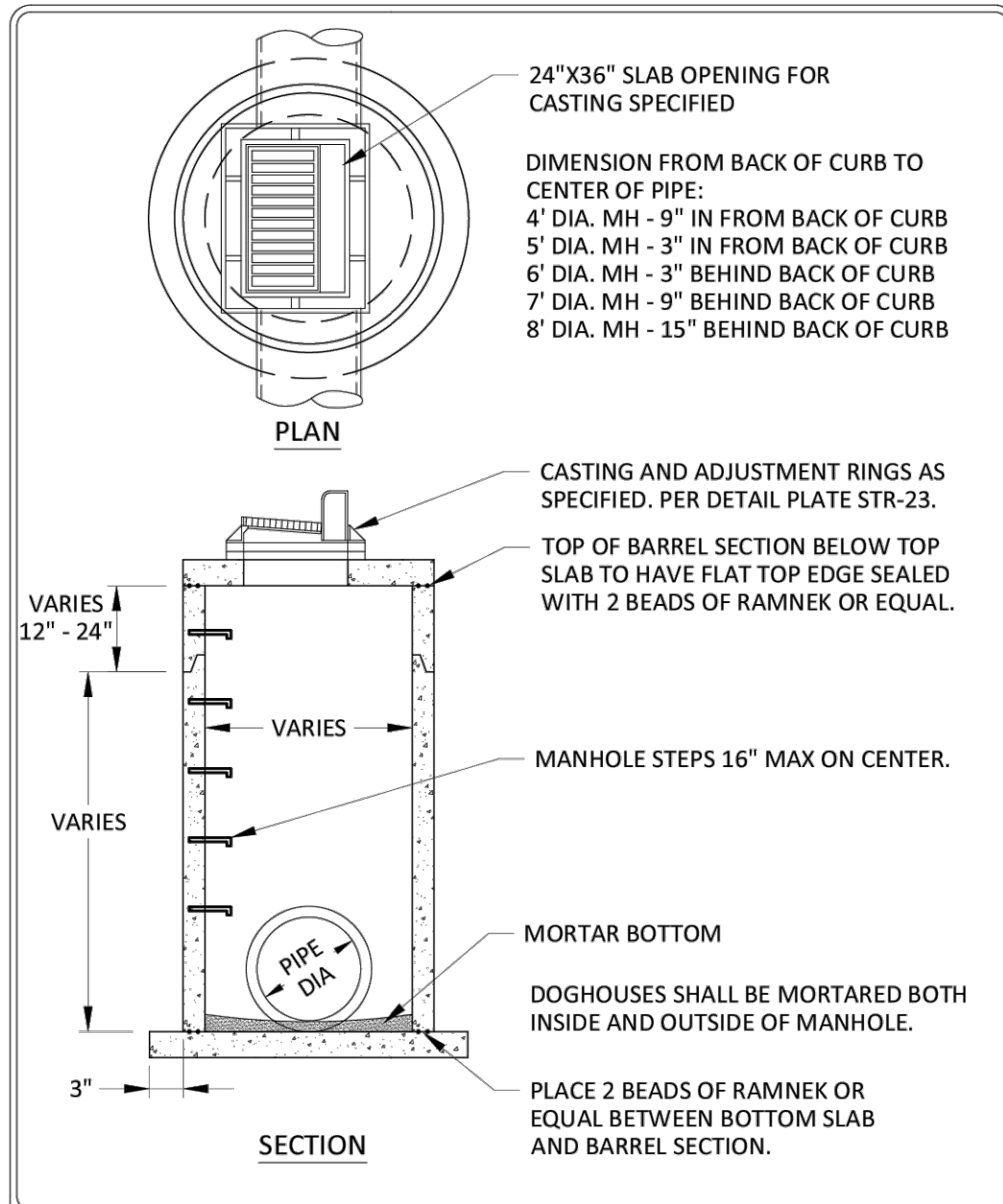
Cottage Grove
Where Pride and Prosperity Meet

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: SRM
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/13/24
REVISIONS:
11/21/24 RECORD PLANS
12/13/24

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES

COTTAGE GROVE, MN

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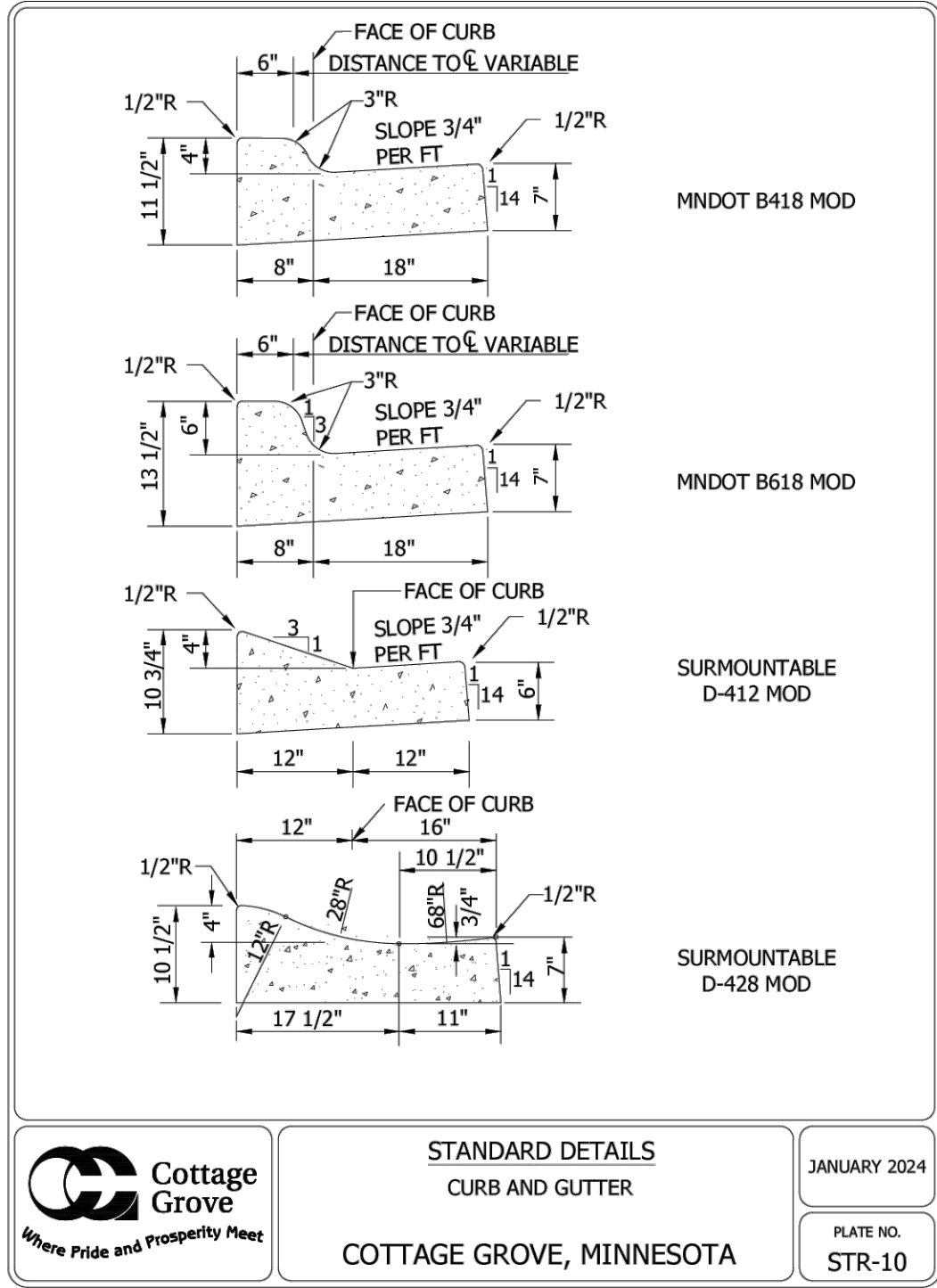
DETAILS

PROJECT NUMBER: 0052840

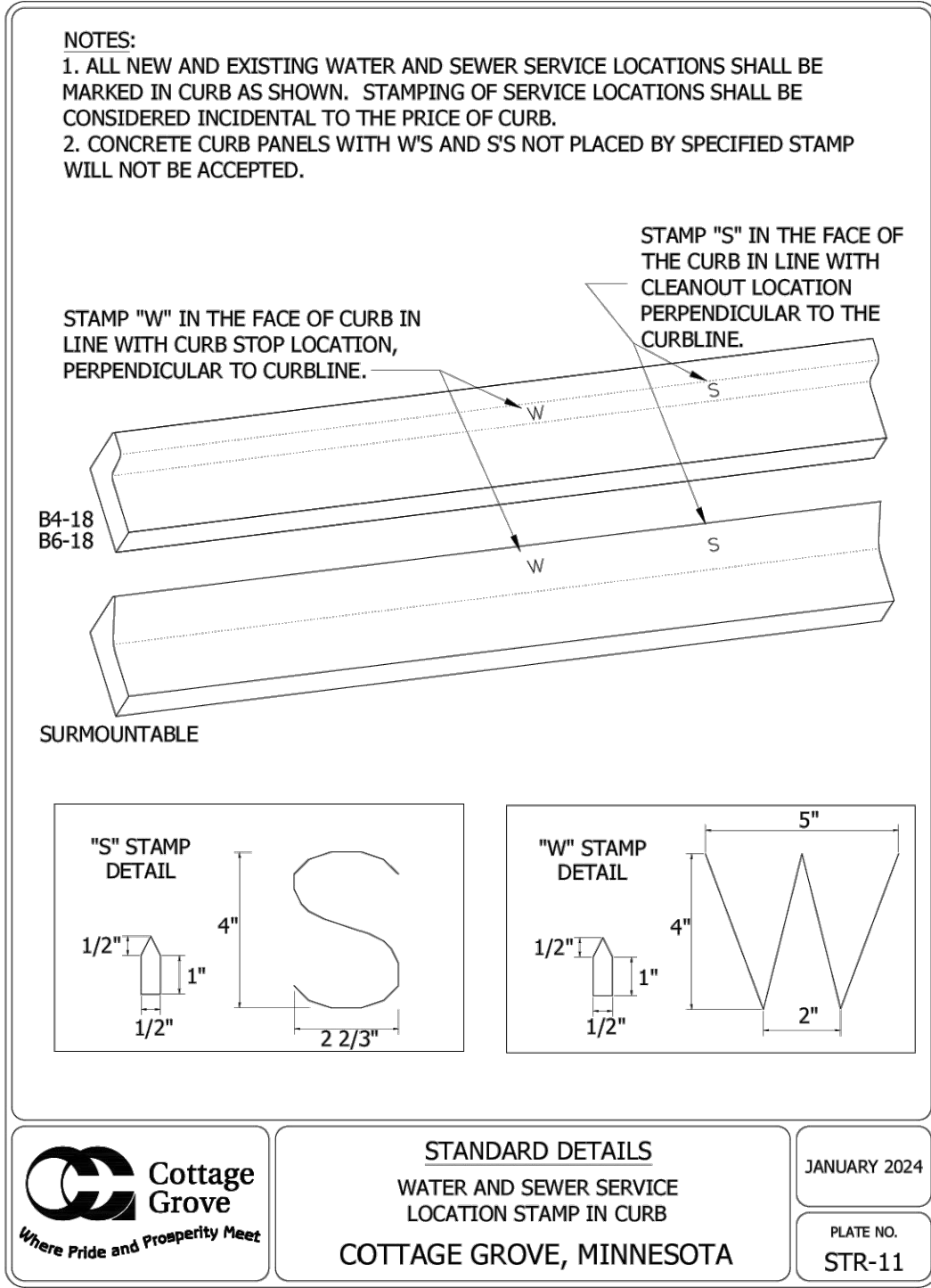
SHEET NUMBER:

26 OF 38

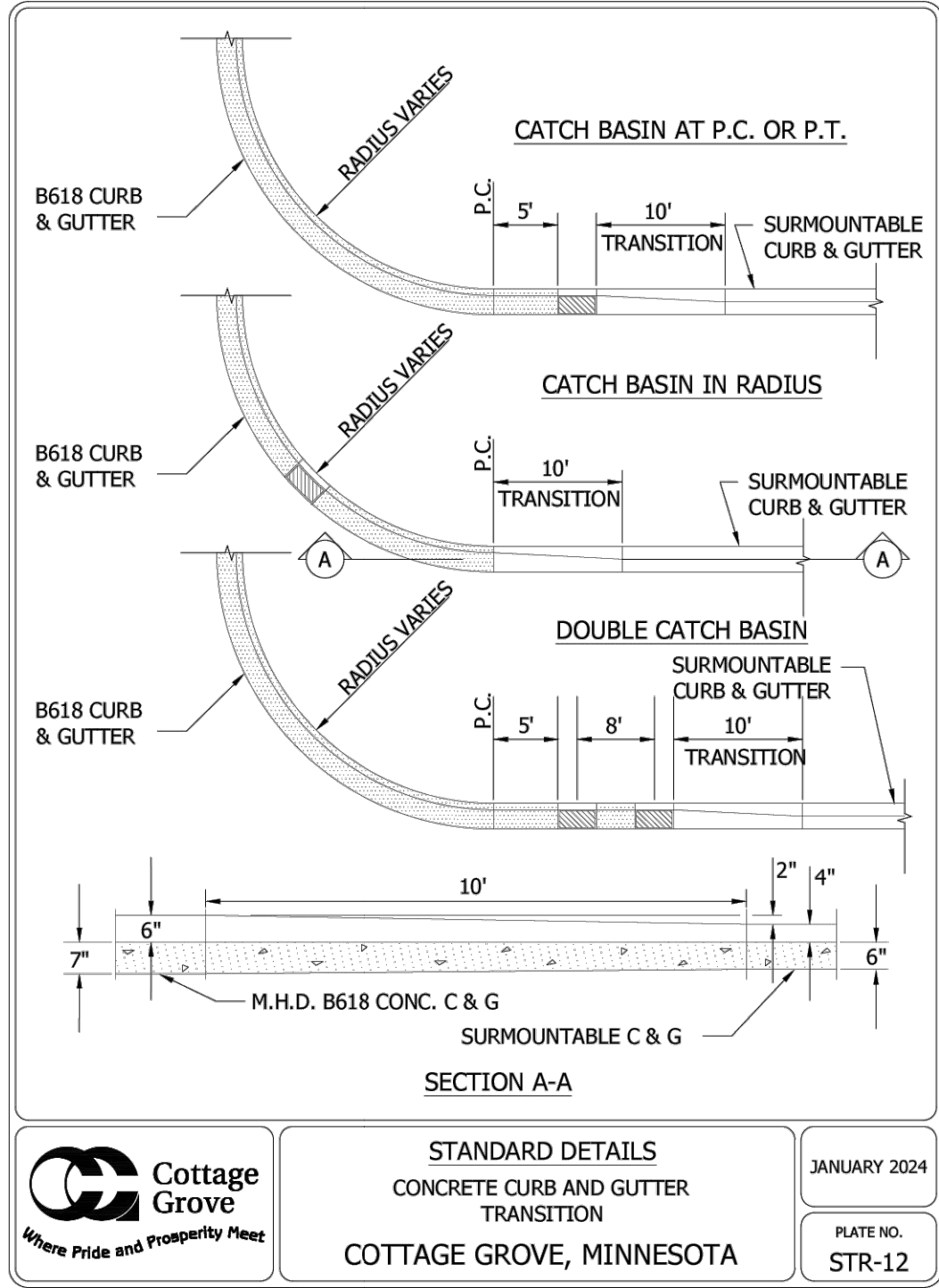
DATE: 12/13/24



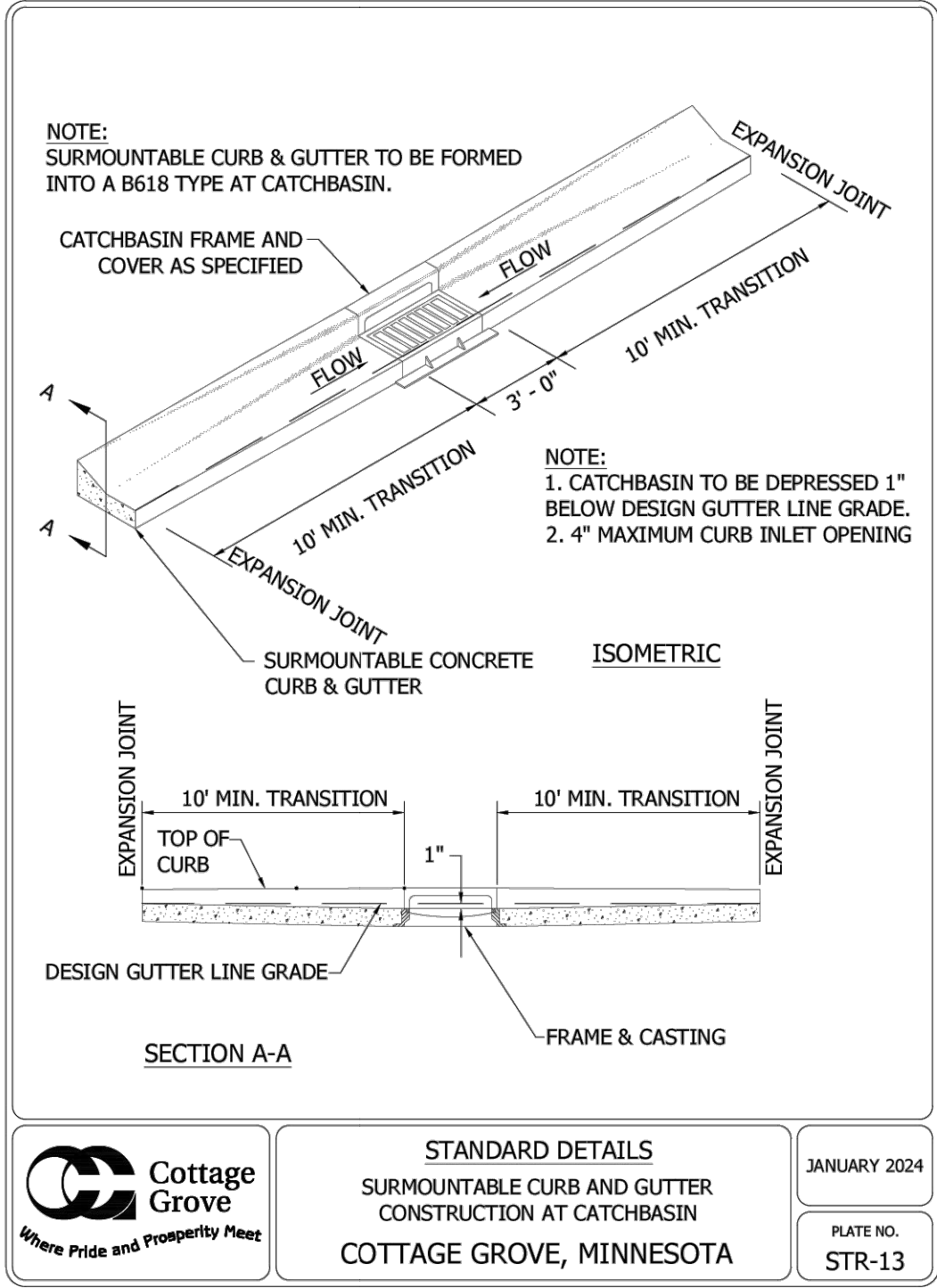
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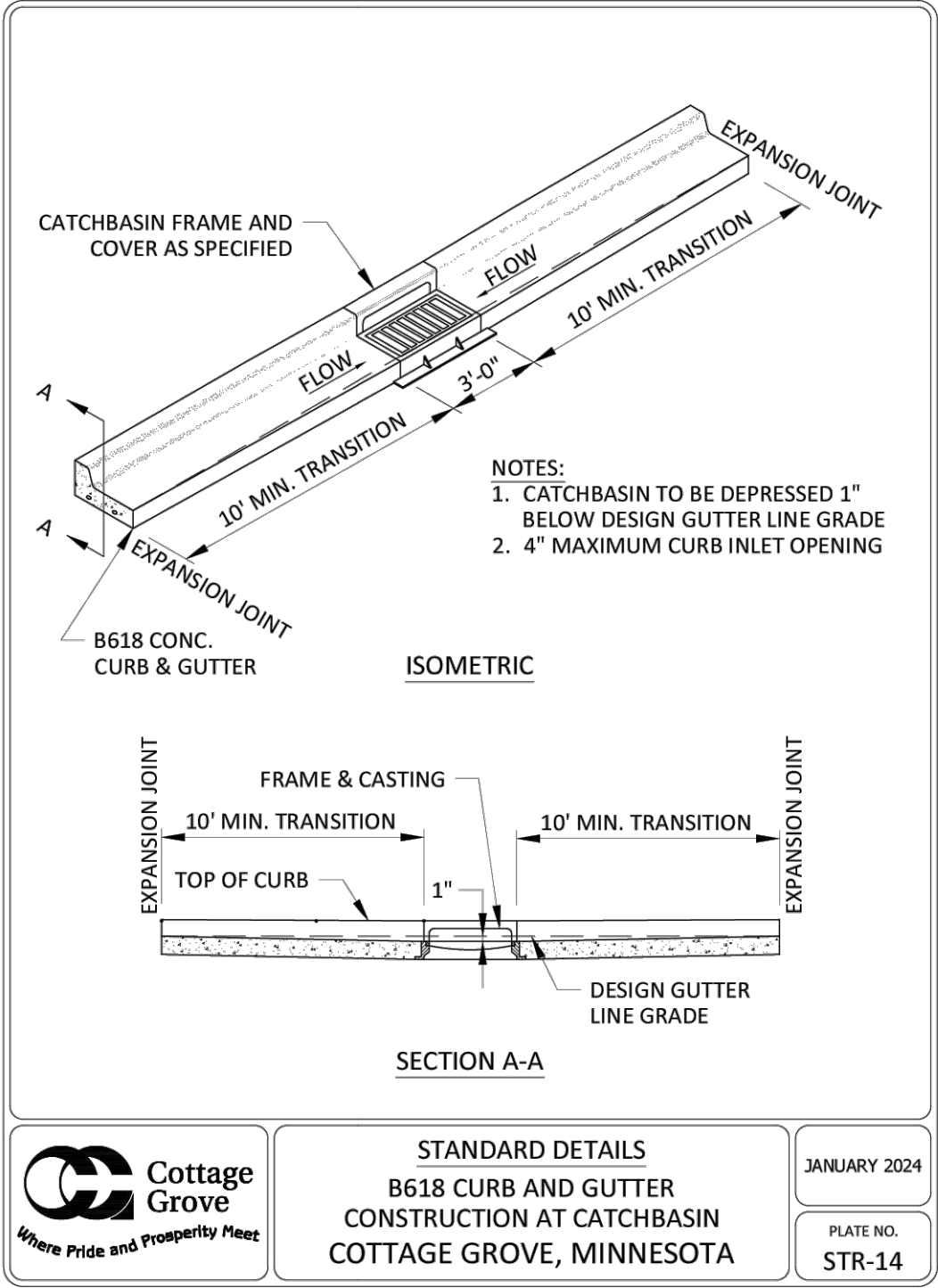
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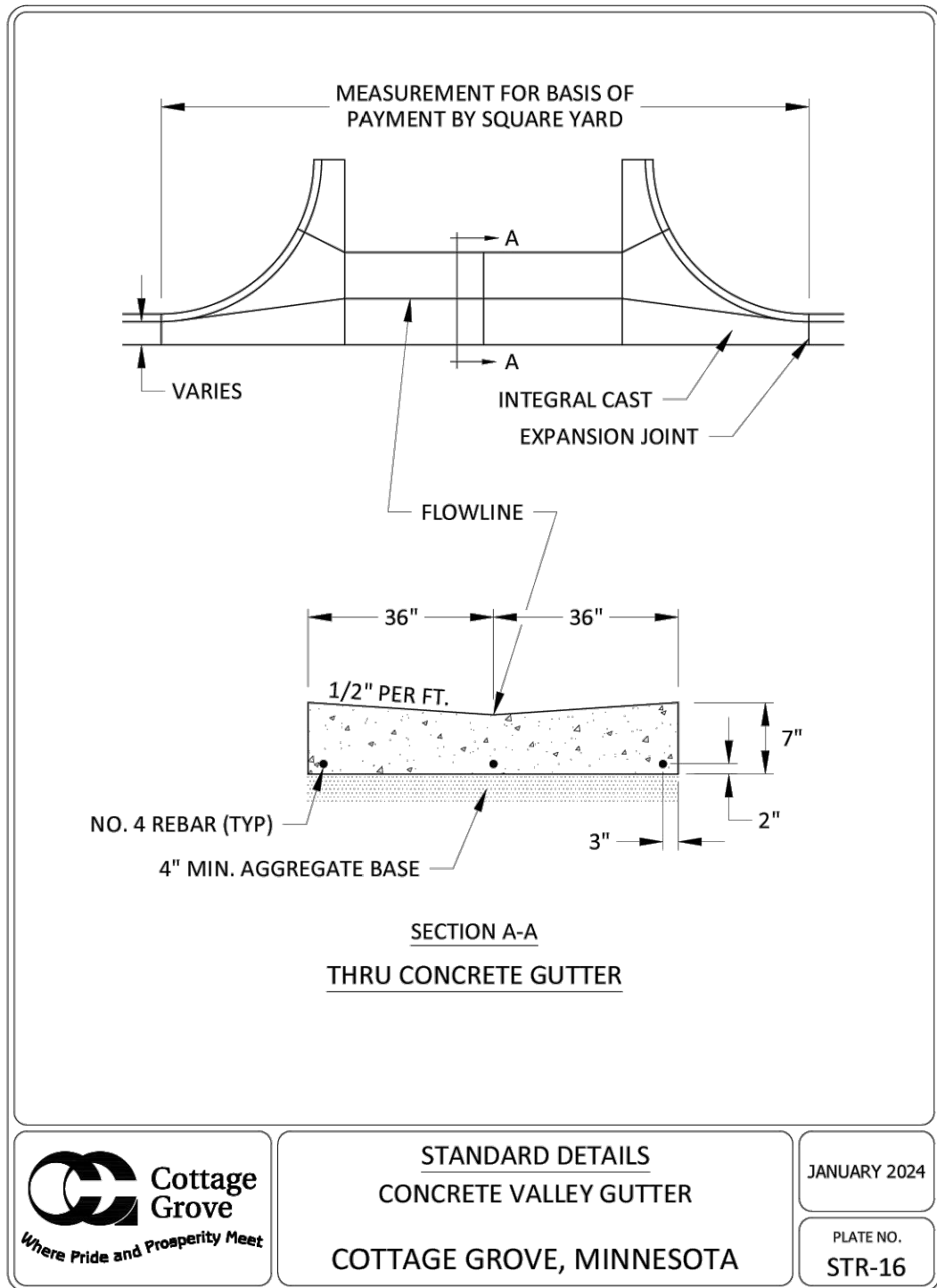
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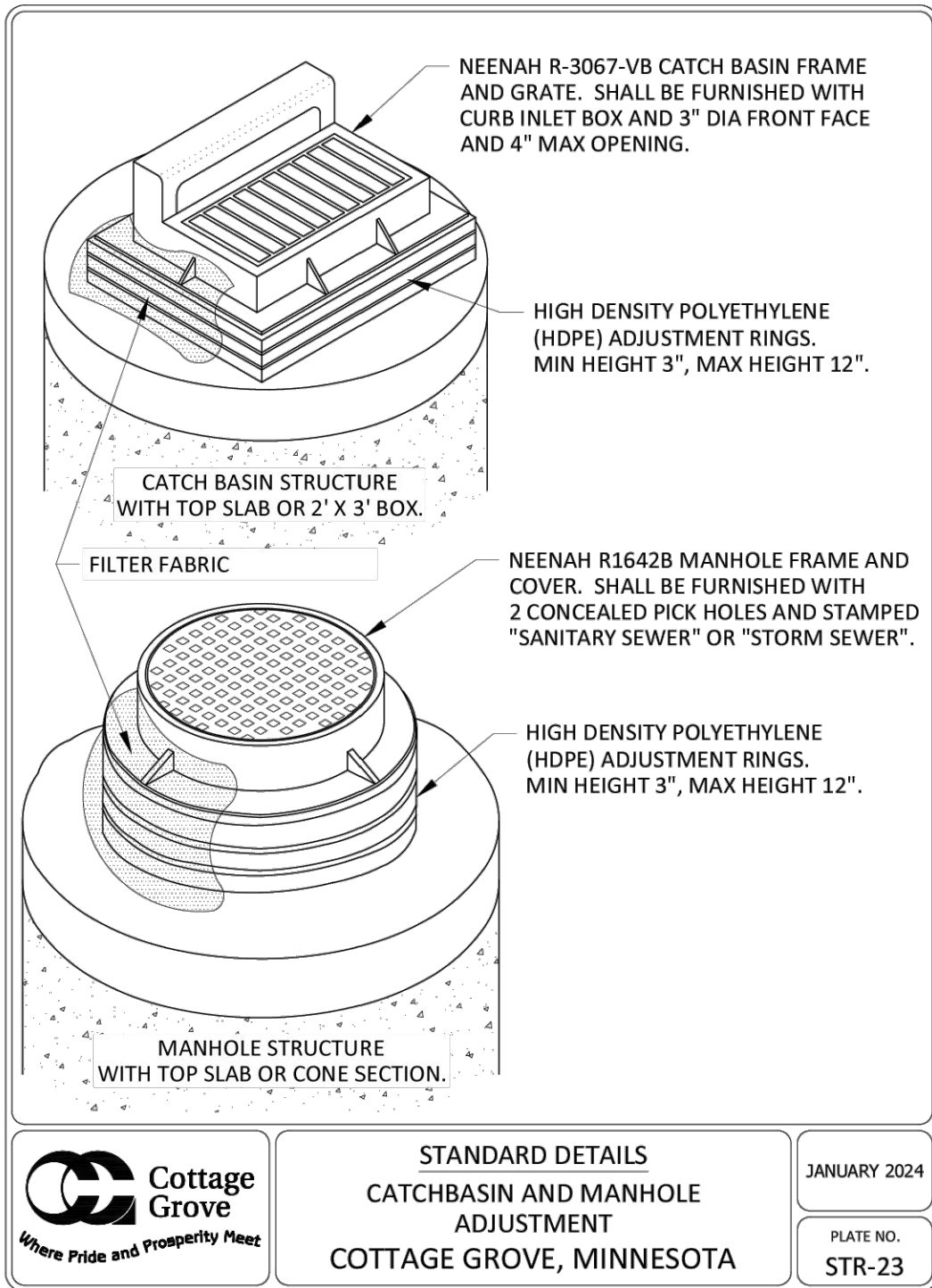
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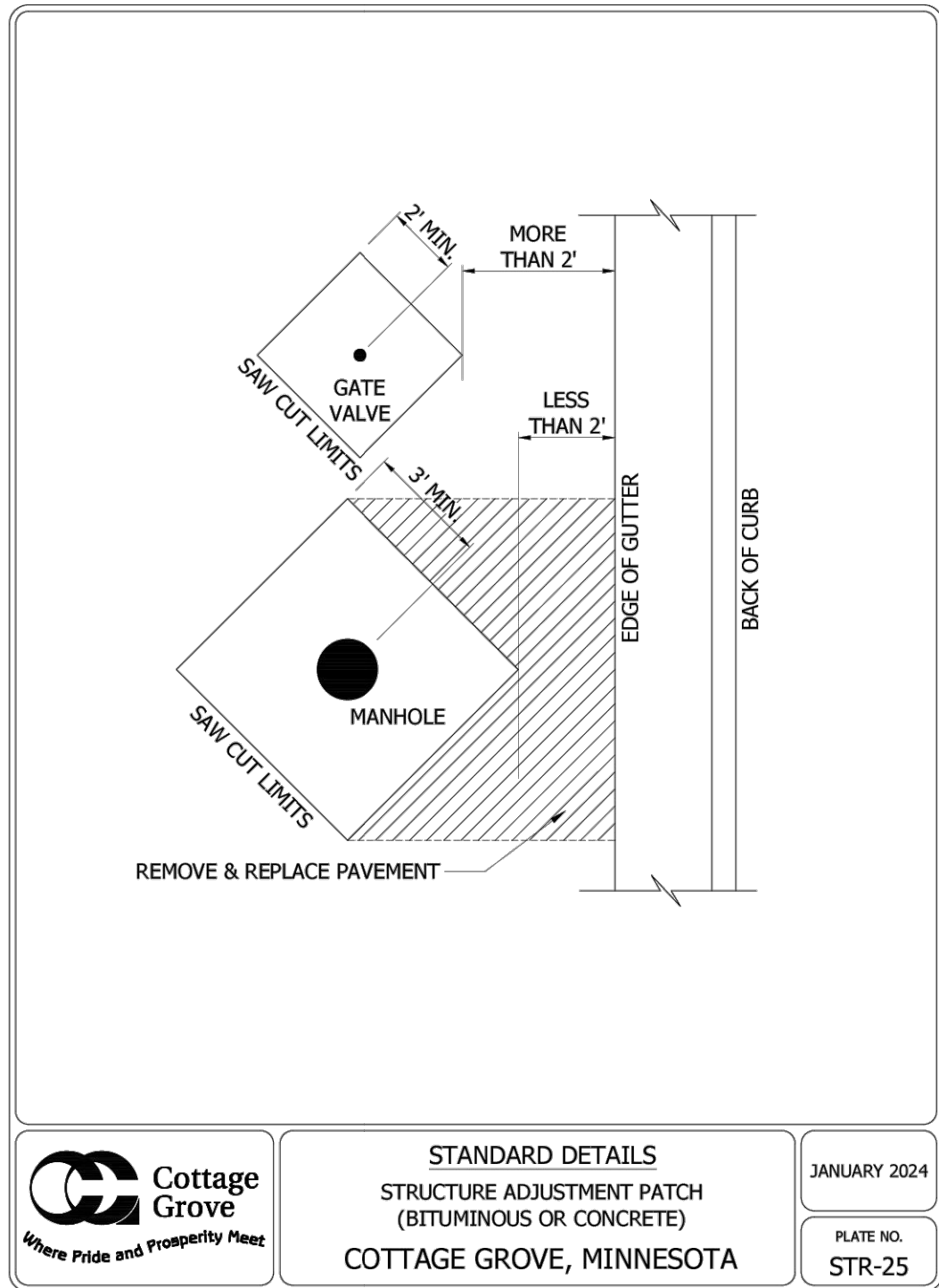
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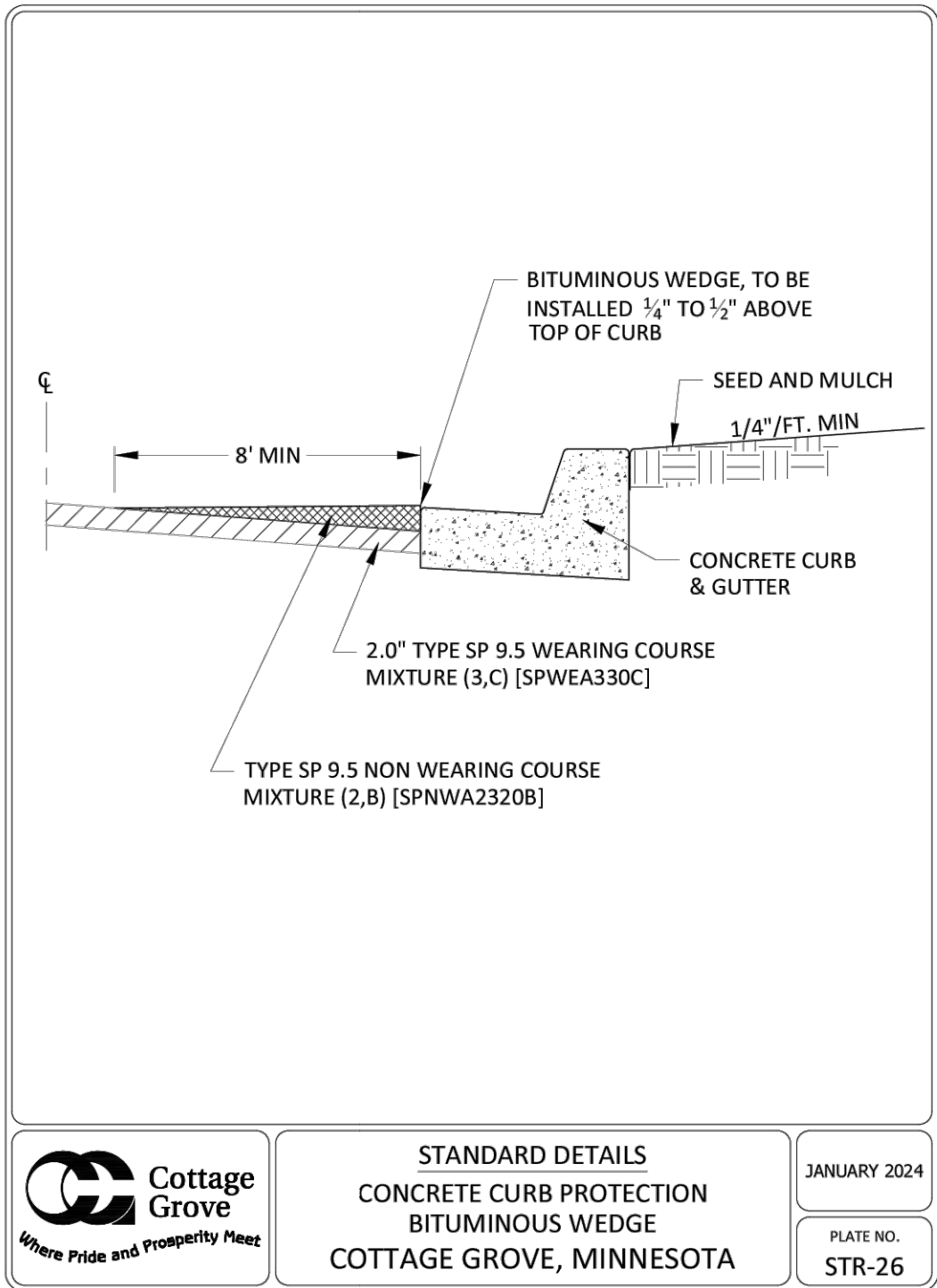
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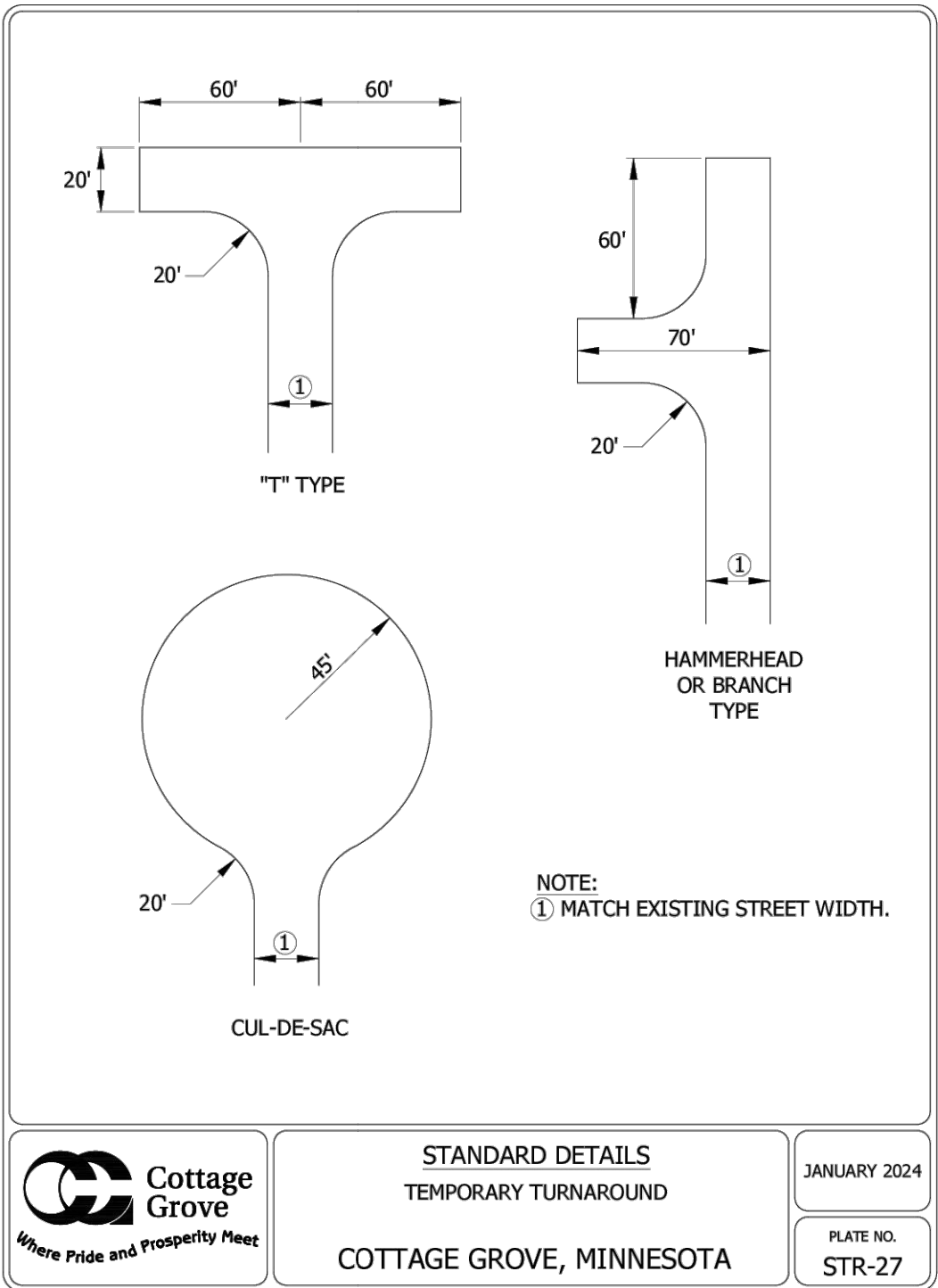
48_STR23.DWG



48_STR25.DWG



48_STR26.DWG



48_STR27.DWG

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: ###
VERTICAL SCALE: ### OR ##

INITIAL ISSUE: 12/13/24
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11/21/24 RECORD PLANS

PREPARED FOR:

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Westwood Professional Services, Inc.

DETAILS

PROJECT NUMBER: 0052840

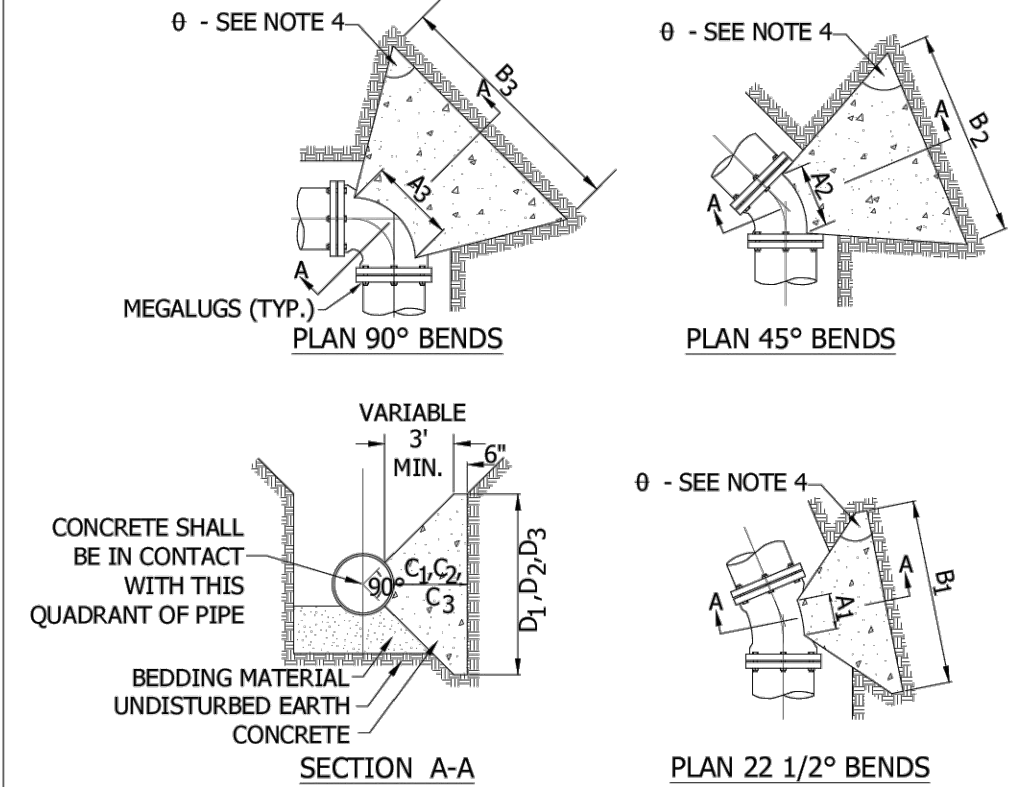
SHEET NUMBER:

28 OF 38

DATE: 12/13/24

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 MJ BOLTS.
4. Θ = 45° MINIMUM.
5. PLACE POLYETHYLENE BETWEEN CONCRETE & PIPE.

BUTTRESS DIMENSIONS							
PIPE SIZE	22 1/2" BEND	45° BEND	45° BEND	90° BEND	90° BEND	90° BEND	90° BEND
	B1	D1	B2	D2	B3	D3	
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

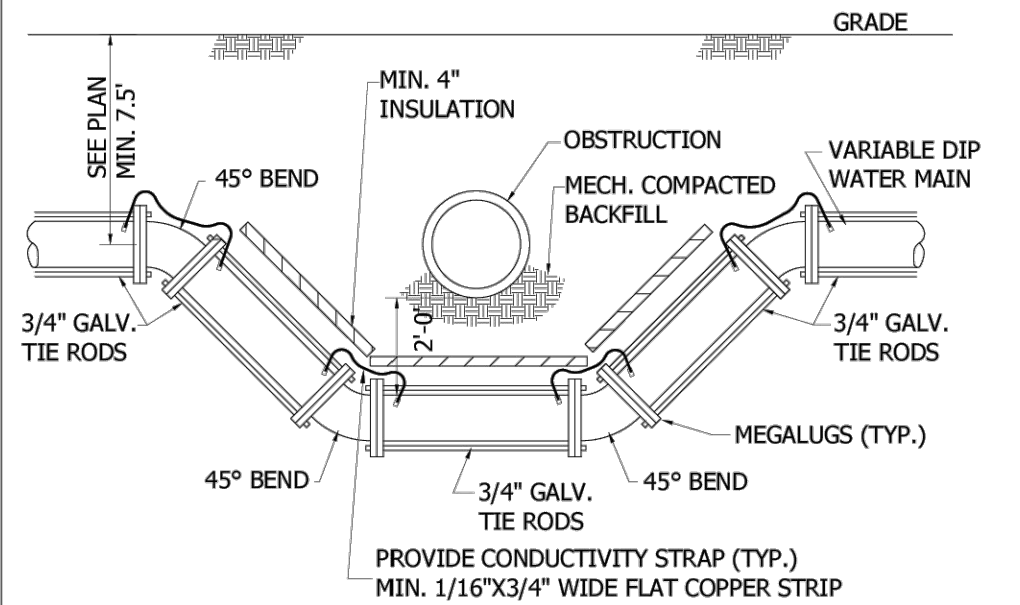
STANDARD DETAILS
CONCRETE THRUST BLOCKING

COTTAGE GROVE, MINNESOTA

JANUARY 2024

PLATE NO.
WAT-6

48_WAT6.DWG



Cottage Grove
Where Pride and Prosperity Meet

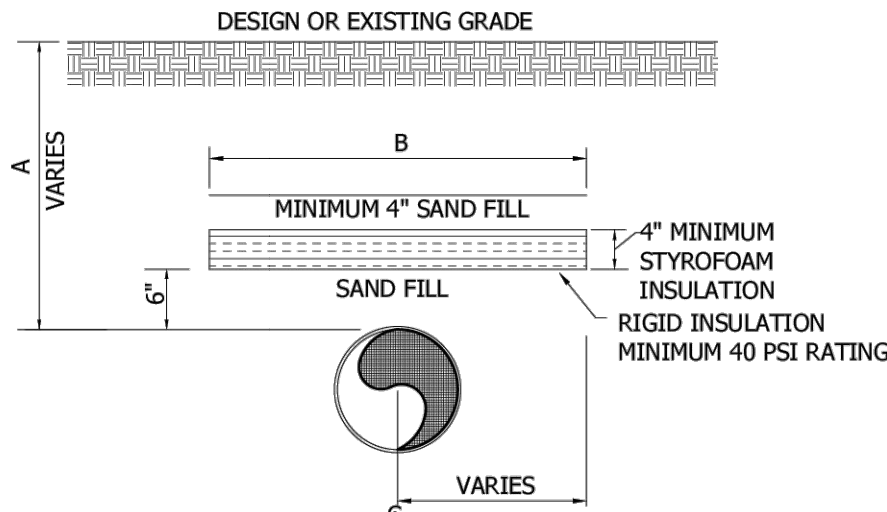
STANDARD DETAILS
WATER MAIN OFFSET

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

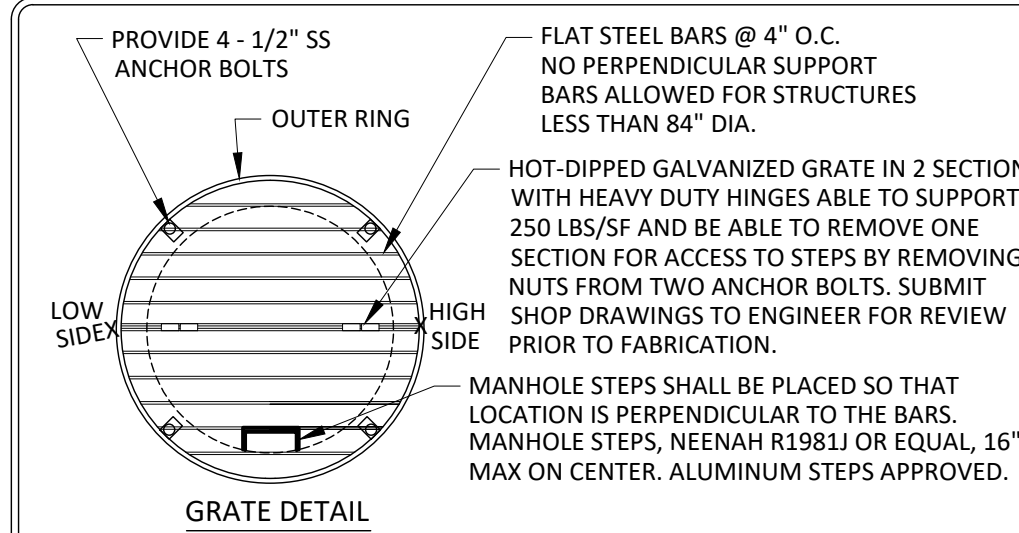
STANDARD DETAILS
INSULATION DETAIL

COTTAGE GROVE, MINNESOTA

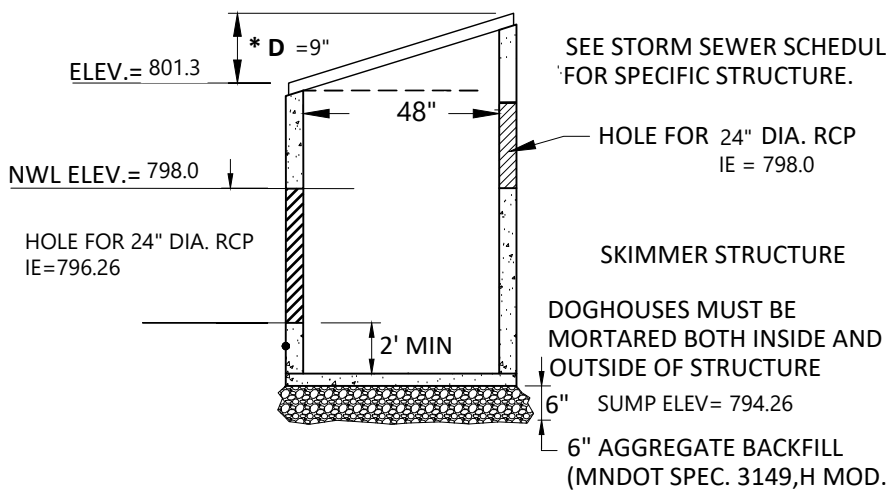
JANUARY 2024

PLATE NO.
WAT-9

48_WAT9.DWG



DIAMETER	* D (TOP OF STRUCTURE SLOPE)
48" DIA	9" OR 18"
>48" DIA	12" OR 24"



SECTION

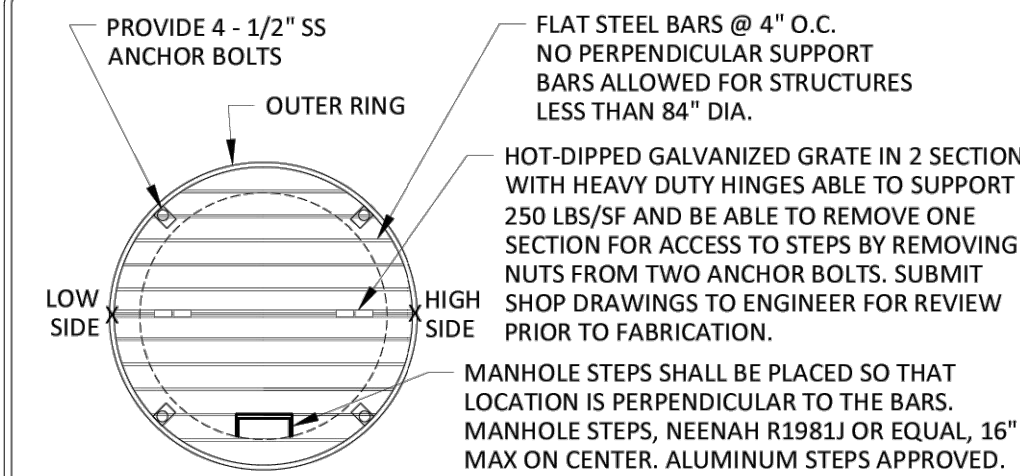
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
STANDARD SKIMMER STRUCTURE
OCS 701
COTTAGE GROVE, MINNESOTA

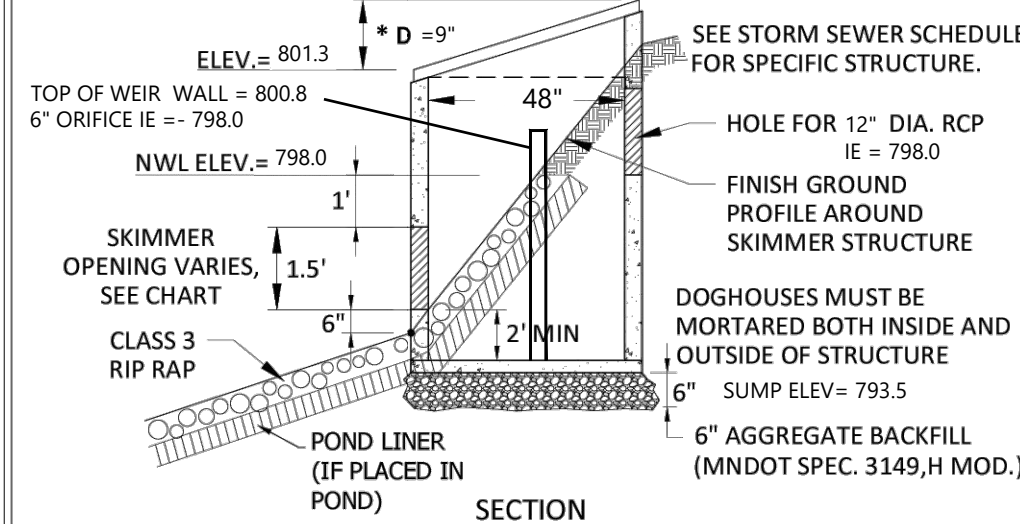
JANUARY 2024

PLATE NO.
STO-16

48_STO16.DWG



MANHOLE DIAMETER	SKIMMER OPENING	DIAMETER	* D (TOP OF STRUCTURE SLOPE)
4"	3'x1.5'	48" DIA	9" OR 18"
5"	4.5'x1.5'	>48" DIA	12" OR 24"
6"	6'x1.5'		



SECTION

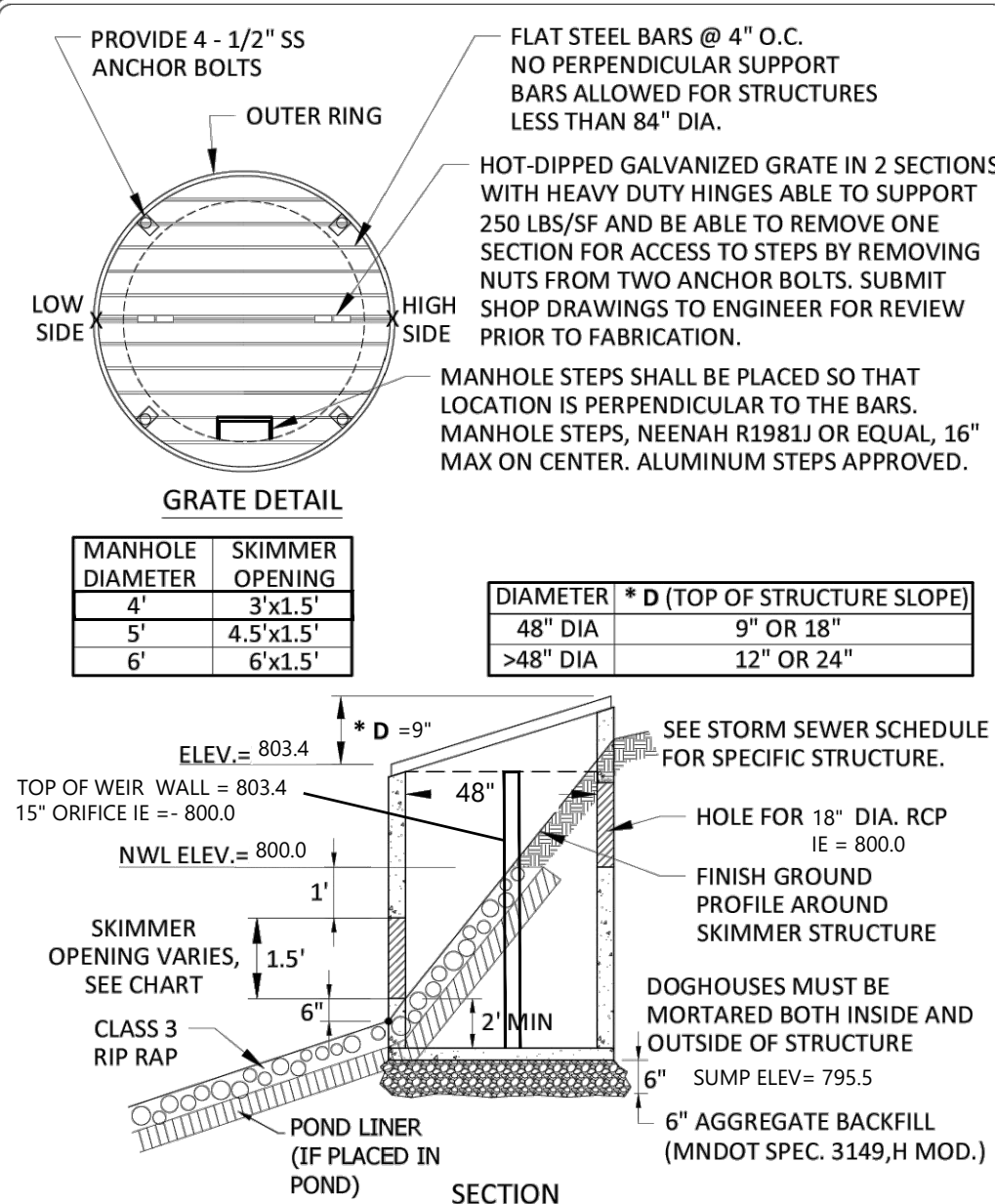
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
STANDARD SKIMMER STRUCTURE
OCS 703
COTTAGE GROVE, MINNESOTA

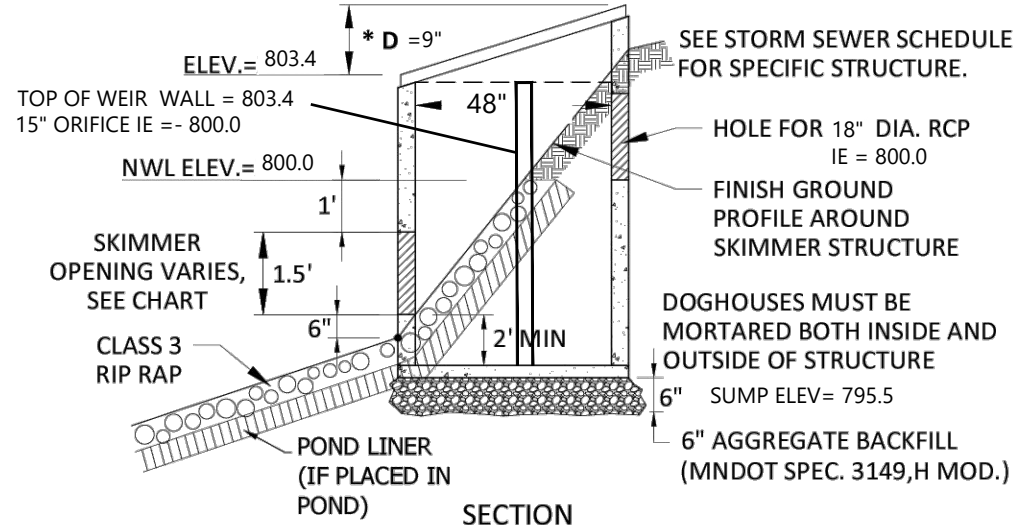
JANUARY 2024

PLATE NO.
STO-16

48_STO16.DWG



MANHOLE DIAMETER	SKIMMER OPENING	DIAMETER	* D (TOP OF STRUCTURE SLOPE)
4"	3'x1.5'	48" DIA	9" OR 18"
5"	4.5'x1.5'	>48" DIA	12" OR 24"
6"	6'x1.5'		



SECTION

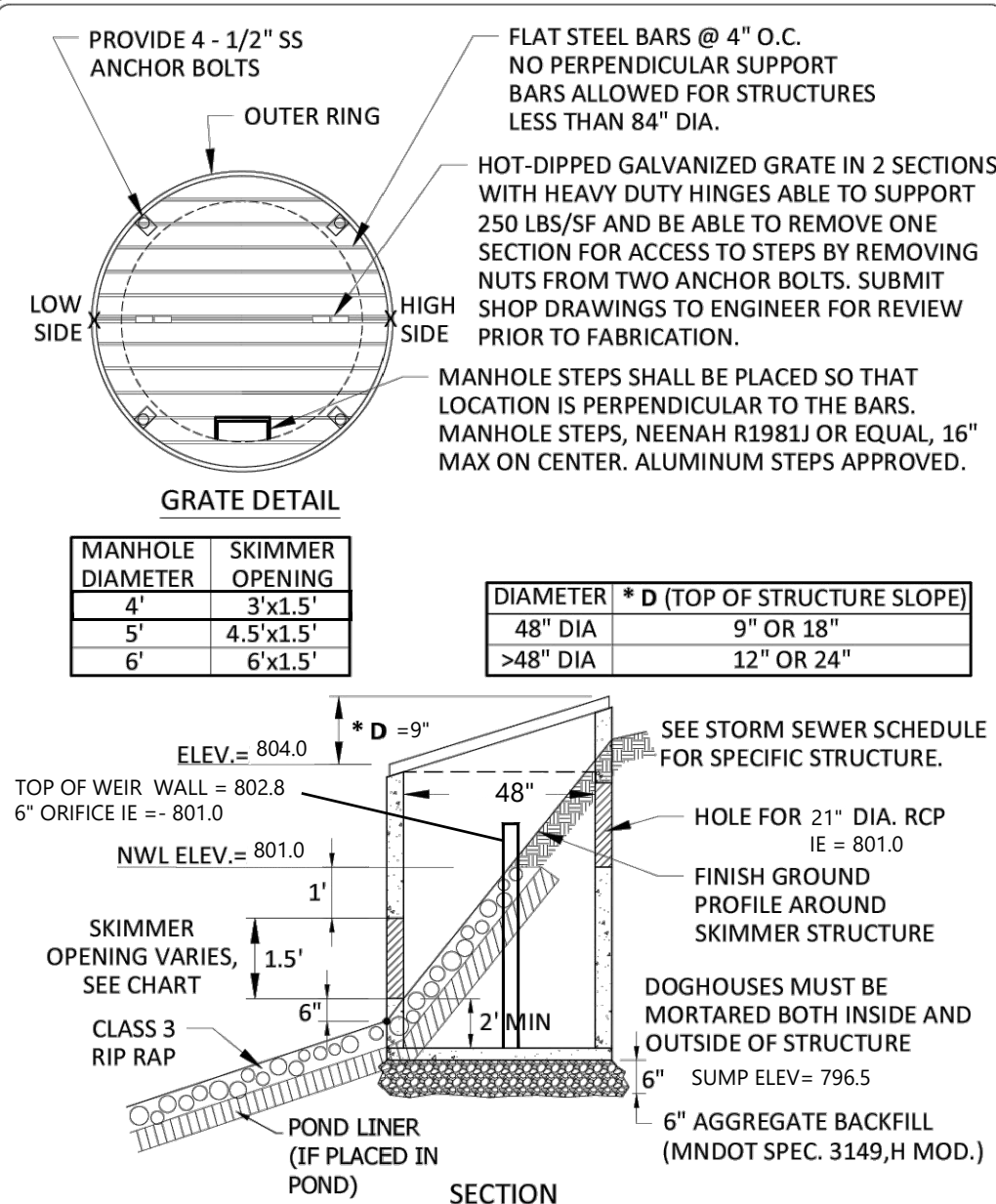
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
STANDARD SKIMMER STRUCTURE
OCS 804
COTTAGE GROVE, MINNESOTA

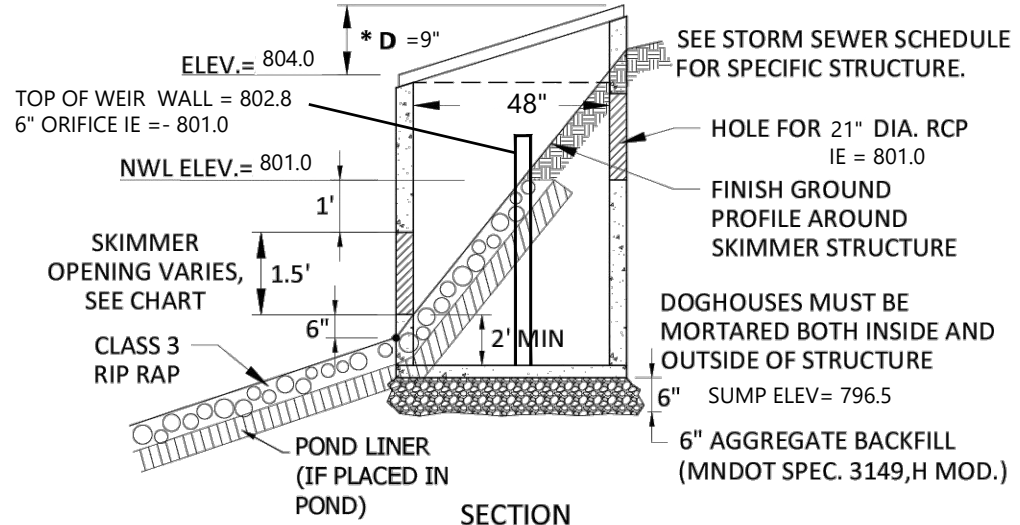
JANUARY 2024

PLATE NO.
STO-16

48_STO16.DWG



MANHOLE DIAMETER	SKIMMER OPENING	DIAMETER	* D (TOP OF STRUCTURE SLOPE)
4"	3'x1.5'	48" DIA	9" OR 18"
5"	4.5'x1.5'	>48" DIA	12" OR 24"
6"	6'x1.5'		



SECTION

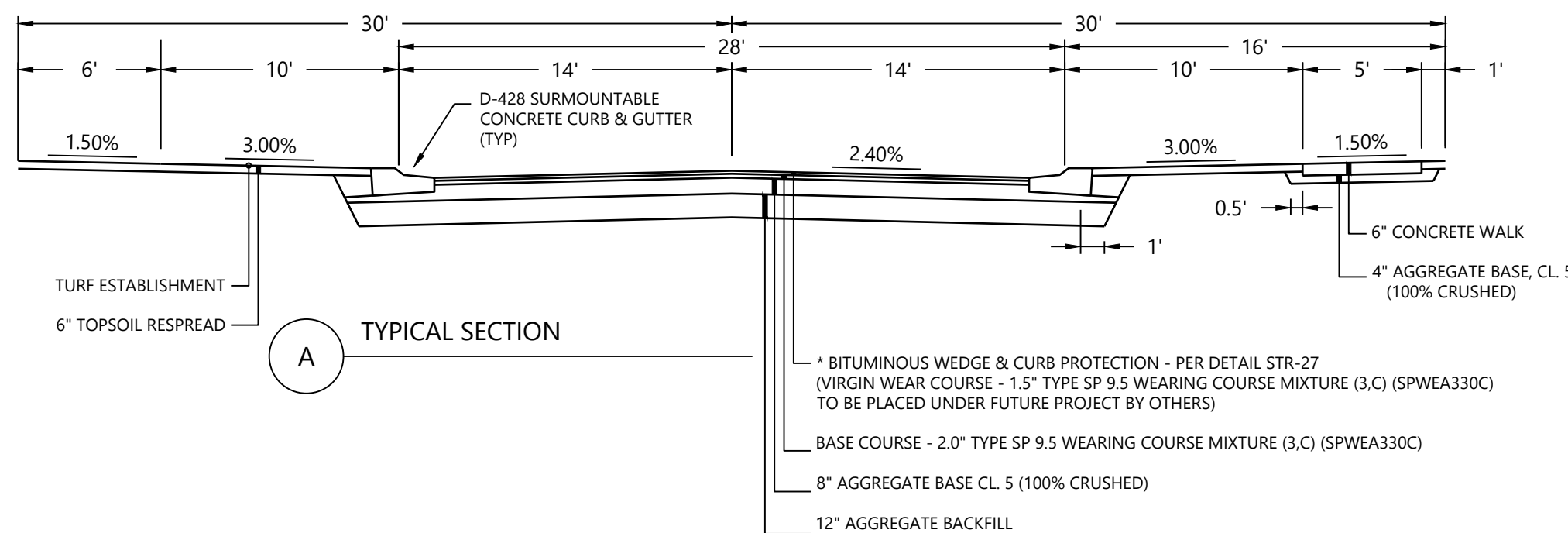
Cottage Grove
Where Pride and Prosperity Meet

STANDARD DETAILS
STANDARD SKIMMER STRUCTURE
OCS 903
COTTAGE GROVE, MINNESOTA

JANUARY 2024

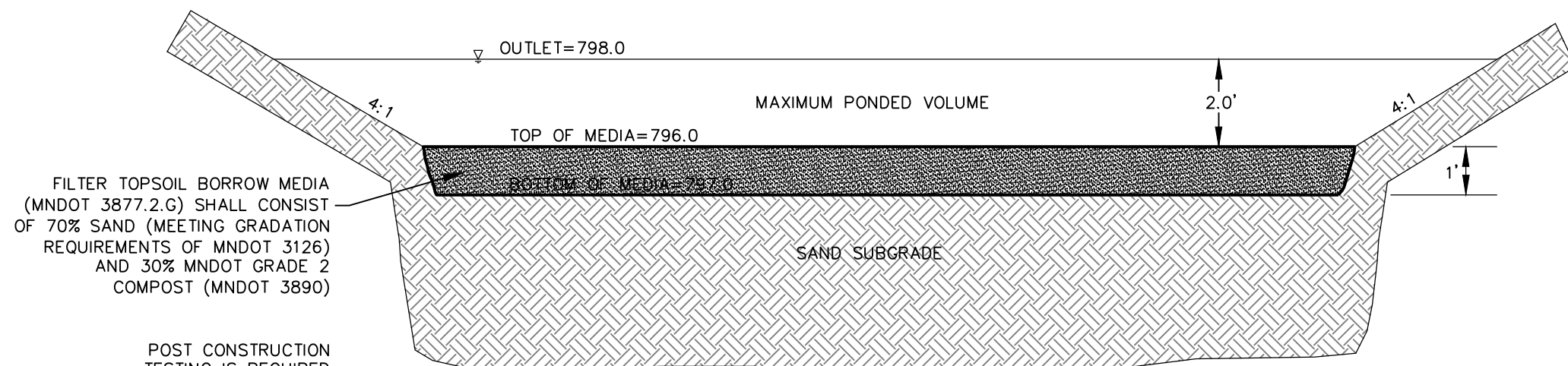
PLATE NO.
STO-16

48_STO16.DWG



TYPICAL SECTION

- NOTES:
1. RECYCLED MIXES ARE ALLOWED FOR BASE MIXTURES ONLY.
2. NO RECYCLED MIXES ARE ALLOWED FOR ANY BITUMINOUS WEAR PLACED.



INFILTRATION BASIN
CROSS SECTION DETAIL

POST CONSTRUCTION TESTING IS REQUIRED TO VERIFY ASSUMED INFILTRATION RATE AND DRAWDOWN

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	SRM
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	12/13/24
REVISIONS:	
△	11/21/24 RECORD PLANS
△	
△	
△	
△	
△	

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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DATE: 12/13/24 LICENSE NO. 56208

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COTTAGE GROVE, MN

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Toll Free (888) 937-5150 westwoodps.com
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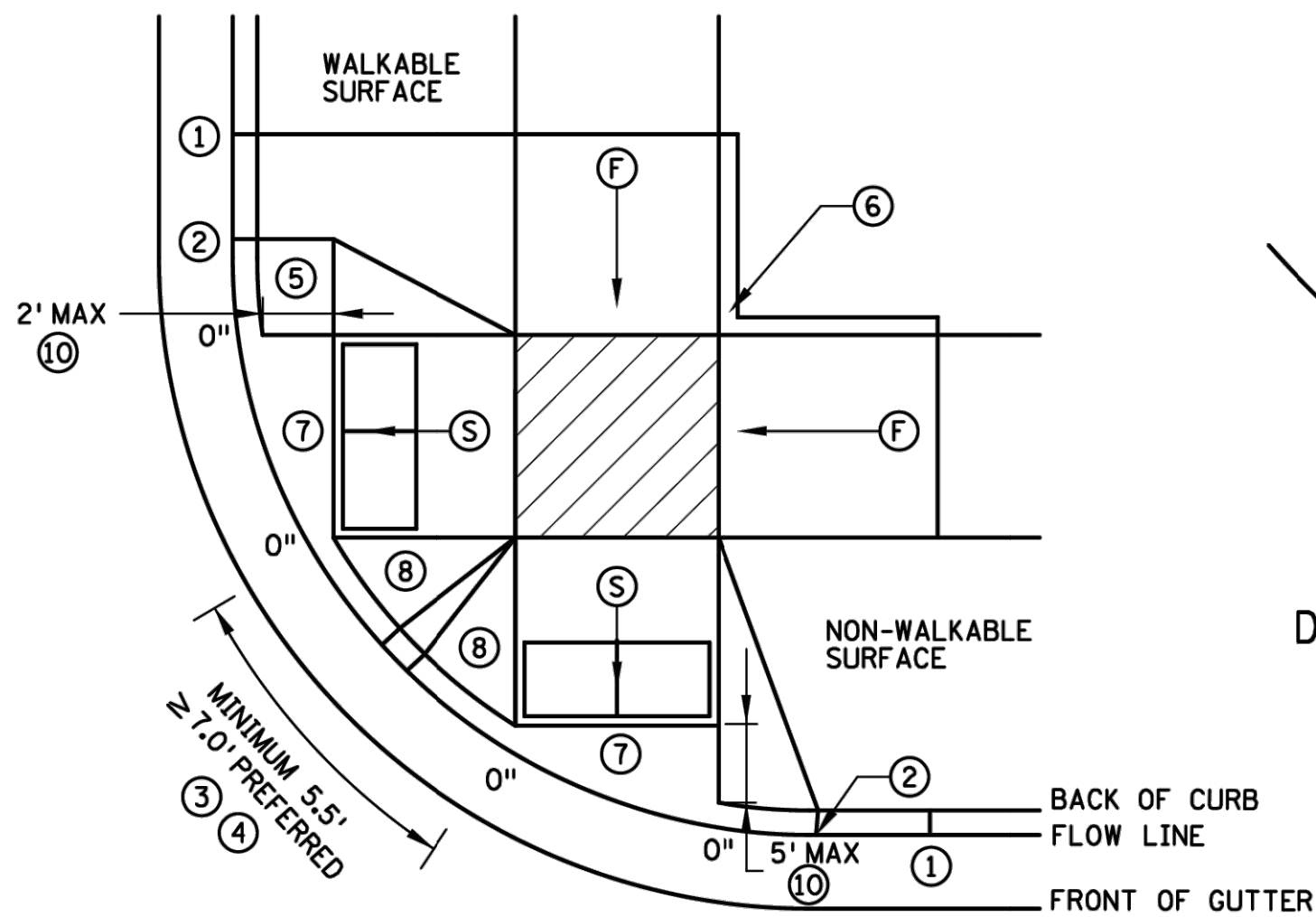
DETAILS

PROJECT NUMBER: 0052840

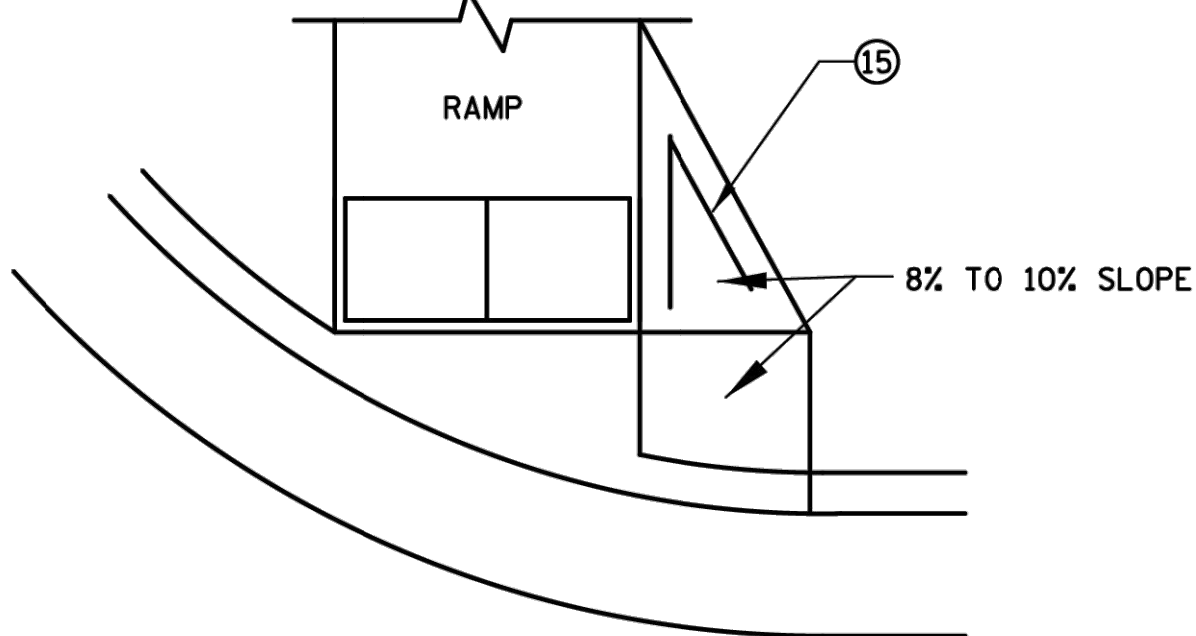
SHEET NUMBER:

30 OF 38

DATE: 12/13/24

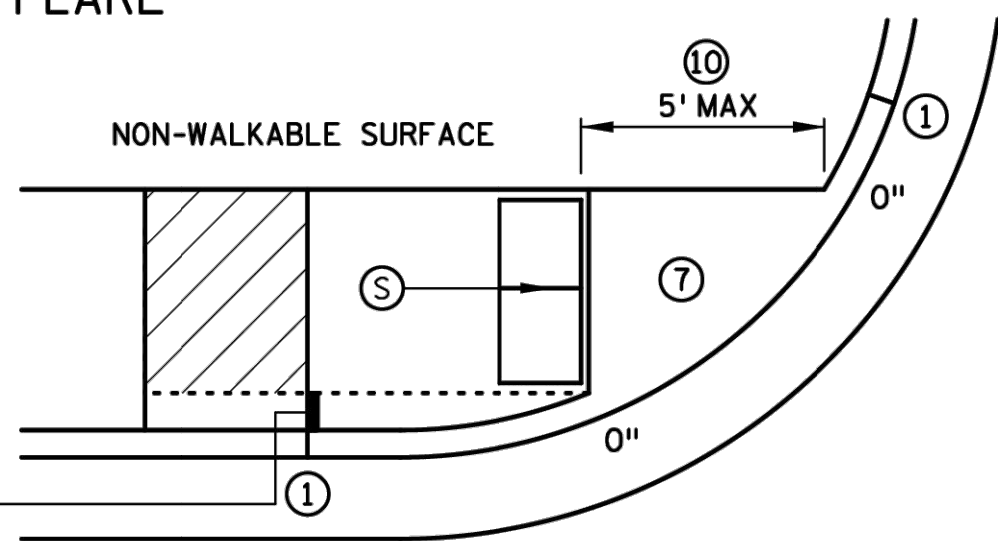


COMBINED DIRECTIONAL

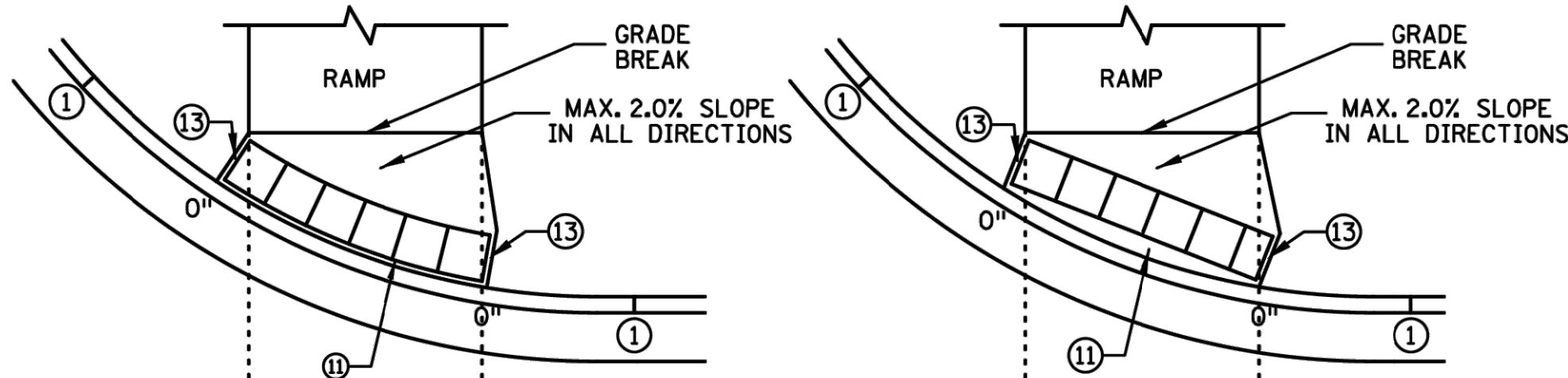


DIRECTIONAL RAMP WALKABLE FLARE

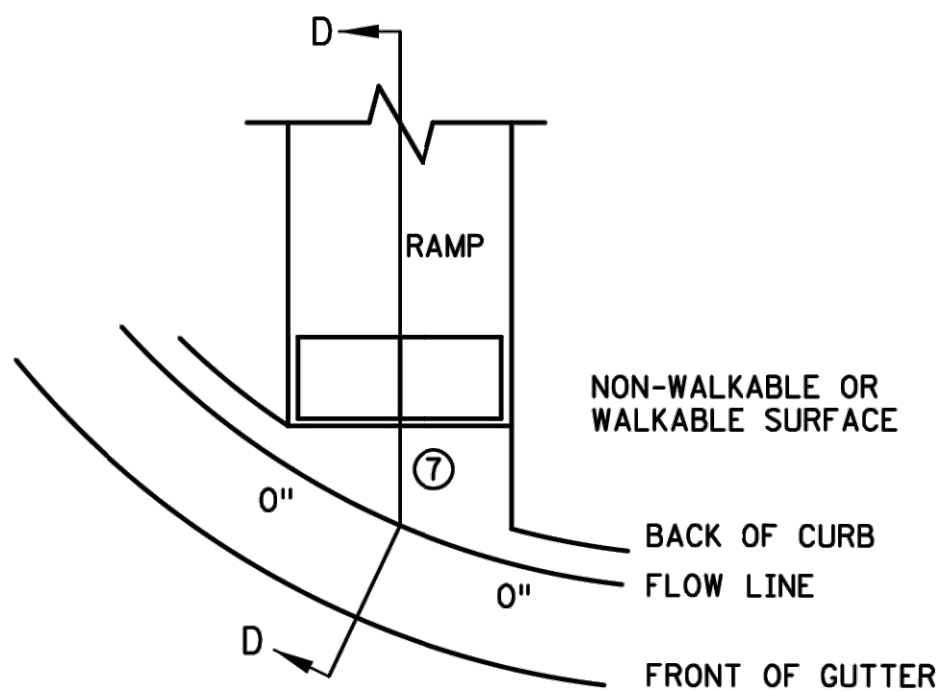
IF NON-CONCRETE BLVD. IS CONSTRUCTED AND IS LESS THAN 2' IN WIDTH AT TOP OF CURB TRANSITION, PAVE CONCRETE RAMP WIDTH TO ADJACENT BACK OF CURB.



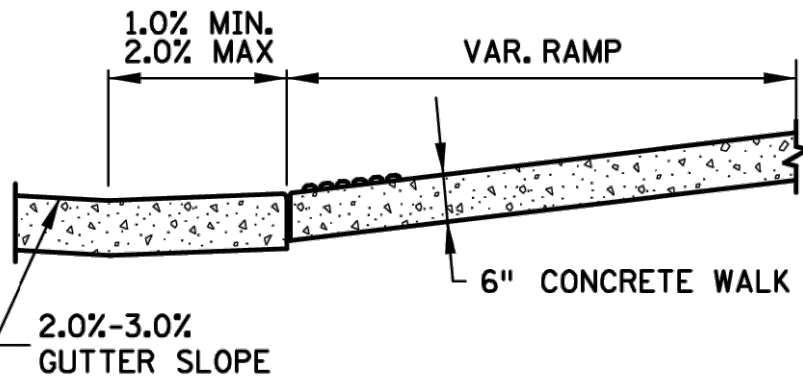
STANDARD ONE-WAY DIRECTIONAL ⑨



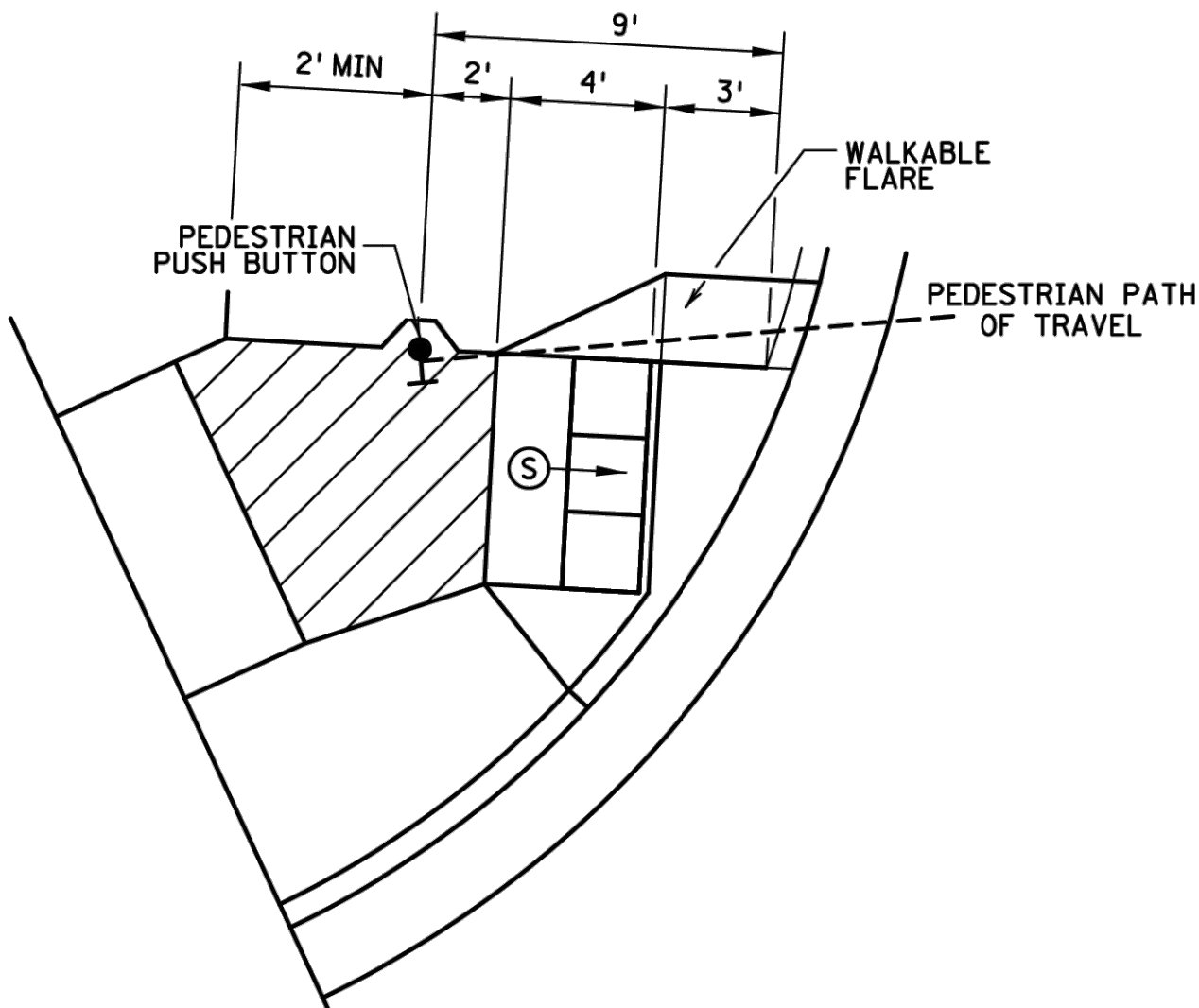
ONE-WAY DIRECTIONAL WITH DETECTABLE WARNING AT BACK OF CURB



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
PRIMARYLY 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>	
OPERATIONS DIVISION	



STANDARD PLAN 5-297.250

2 OF 6

APPROVED: 11-04-2021
REVISED:
THOMAS STYRBICKI
STATE DESIGN ENGINEER

STATE PROJ. NO.

PEDESTRIAN CURB RAMP DETAILS

(T.H.) SHEET NO. OF SHEETS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	SRM
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	12/13/24
REVISIONS:	
△	11/21/24 RECORD PLANS
△	
△	
△	
△	

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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 H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES

COTTAGE GROVE, MN

Westwood

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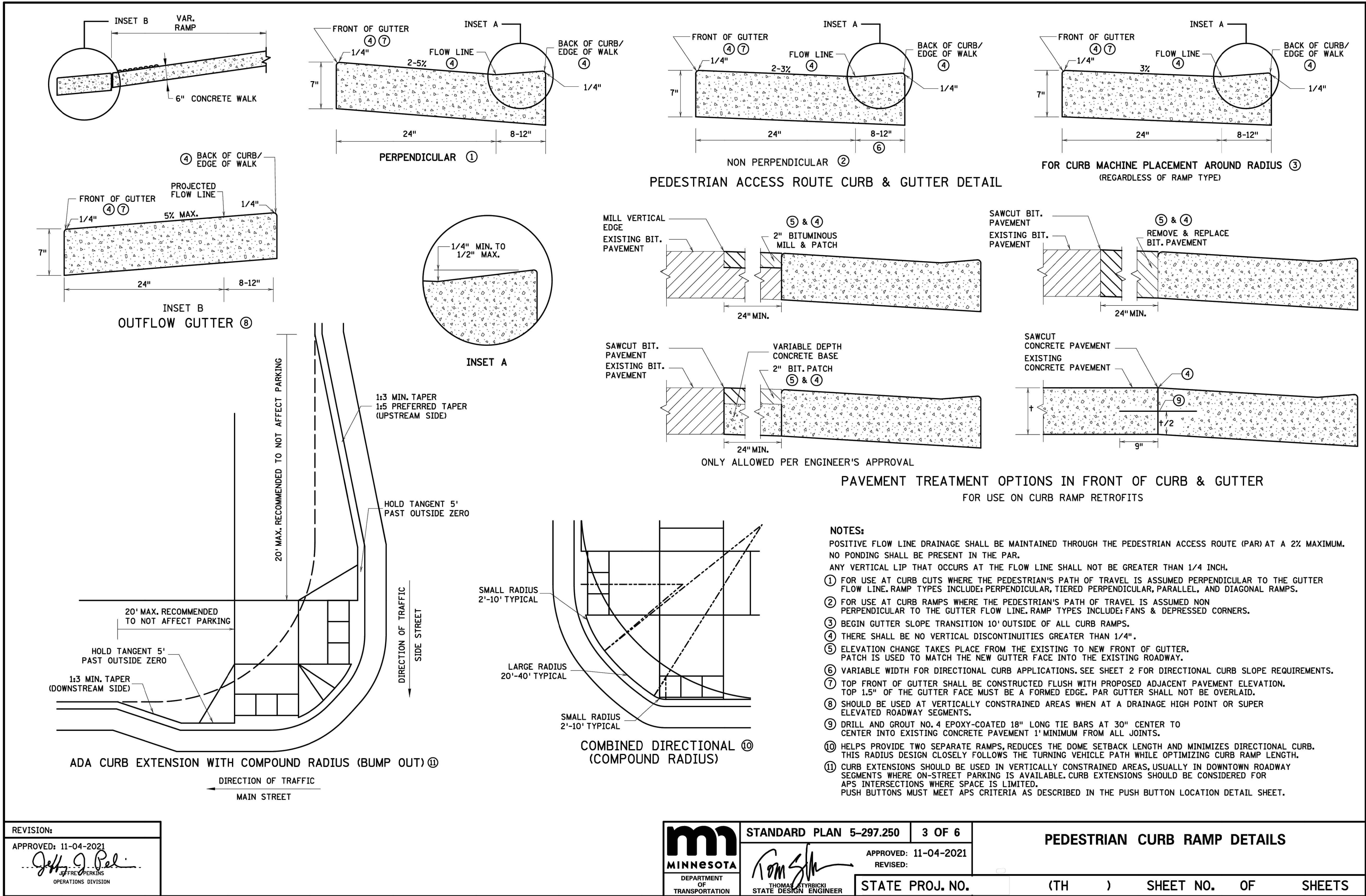
MNDOT PEDESTRIAN
RAMP DETAILS

PROJECT NUMBER: 0052840

SHEET NUMBER:

32 OF 38

DATE: 12/13/24



DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	SRM
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	12/13/24
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△	11/21/24 RECORD PLANS
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△	
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BLOOMINGTON, MN 55431

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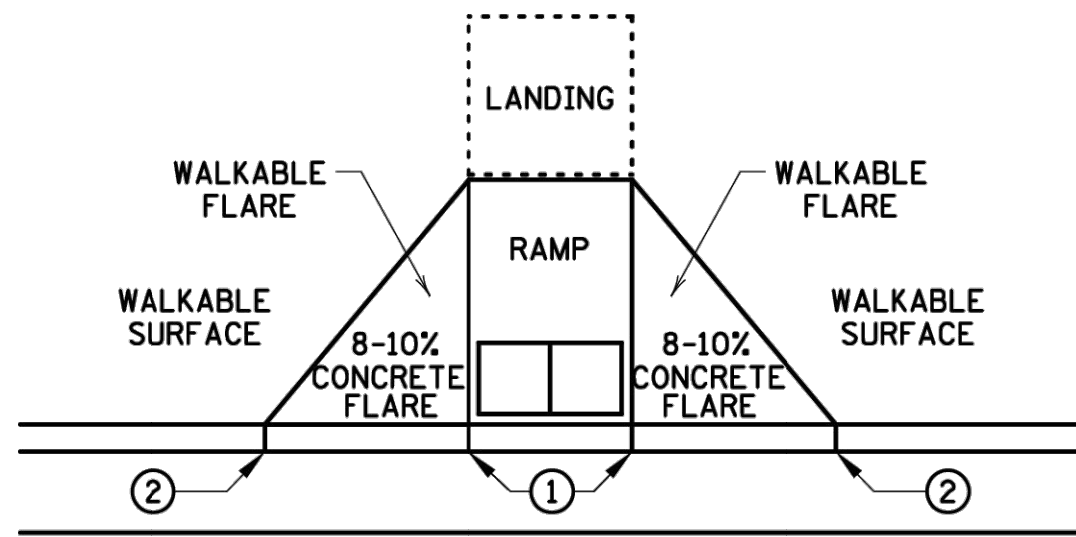
**MNDOT PEDESTRIAN
RAMP DETAILS**

PROJECT NUMBER: 0052840

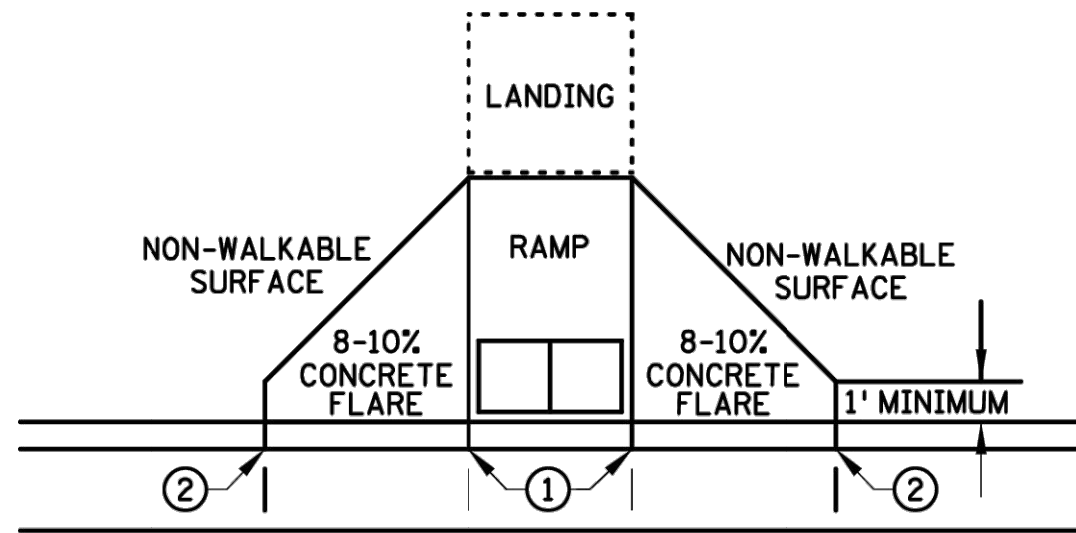
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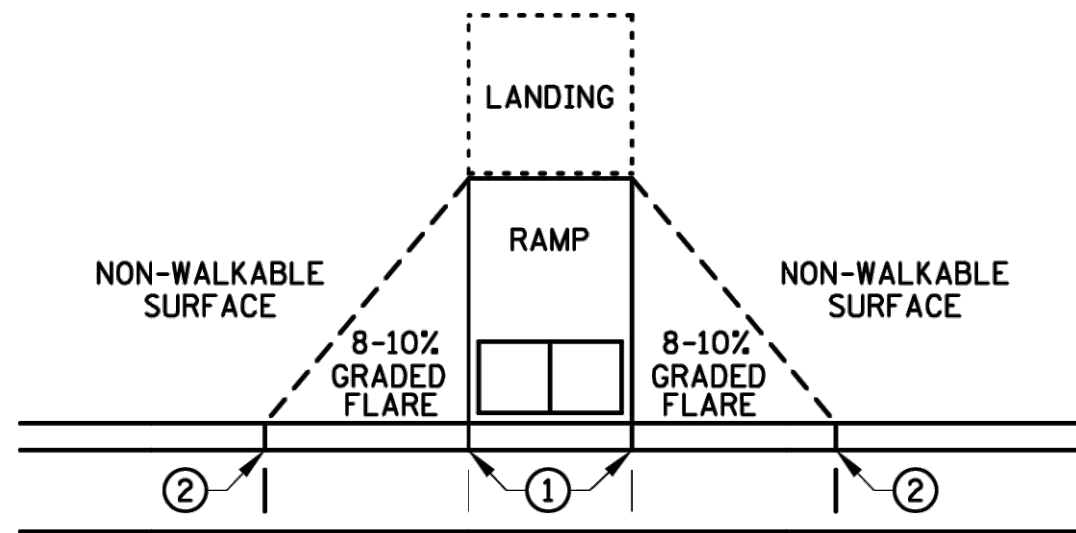
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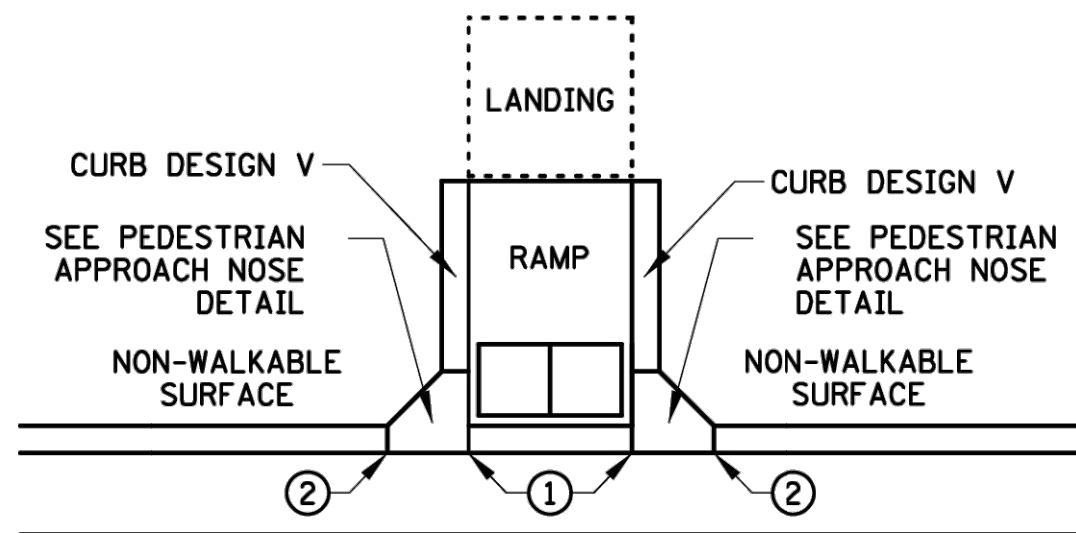
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

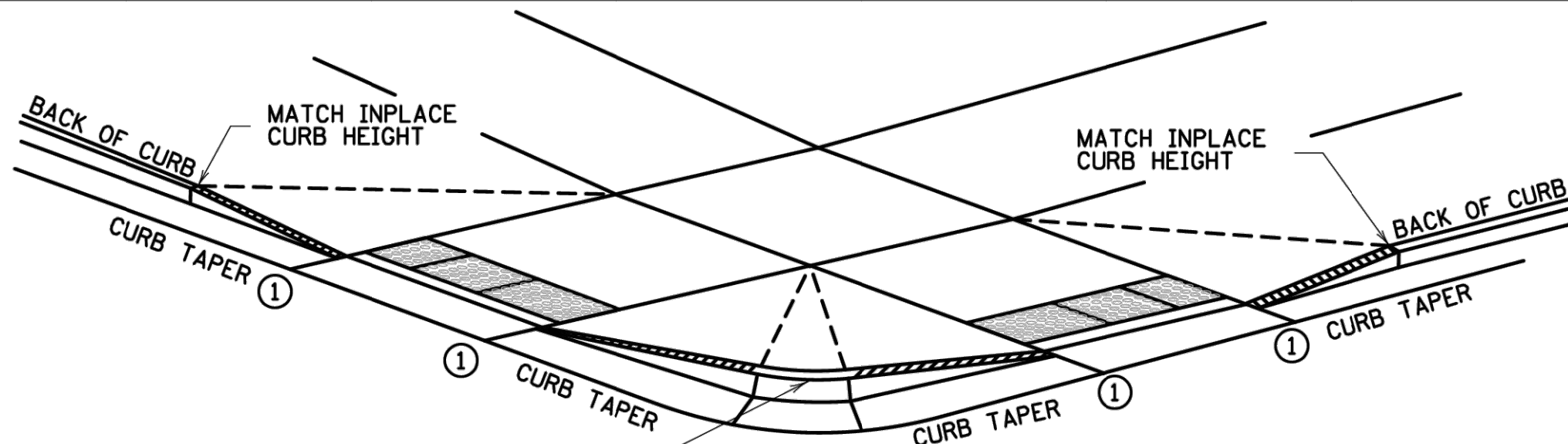


GRADED FLARES



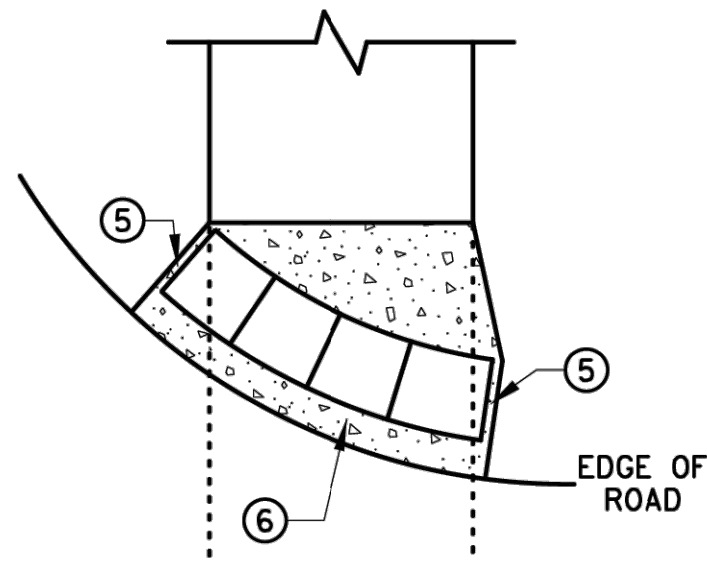
RETURNED CURB ④

TYPICAL SIDE TREATMENT OPTIONS ③ ⑩

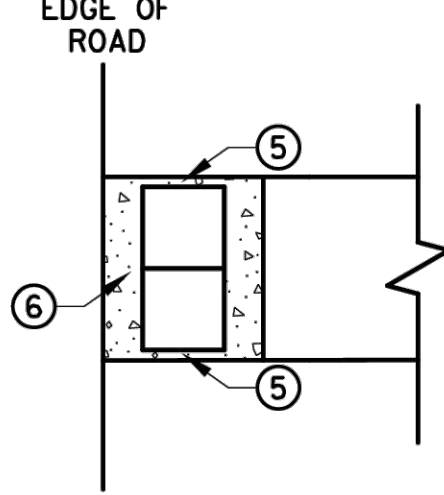


3" MINIMUM CURB HEIGHT, 4" PREFERRED
(MEASURED AT FRONT FACE OF CURB)
FOR A MIN. 6" LENGTH (MEASURED ALONG FLOW LINE)

DETECTABLE EDGE WITH
CURB AND GUTTER

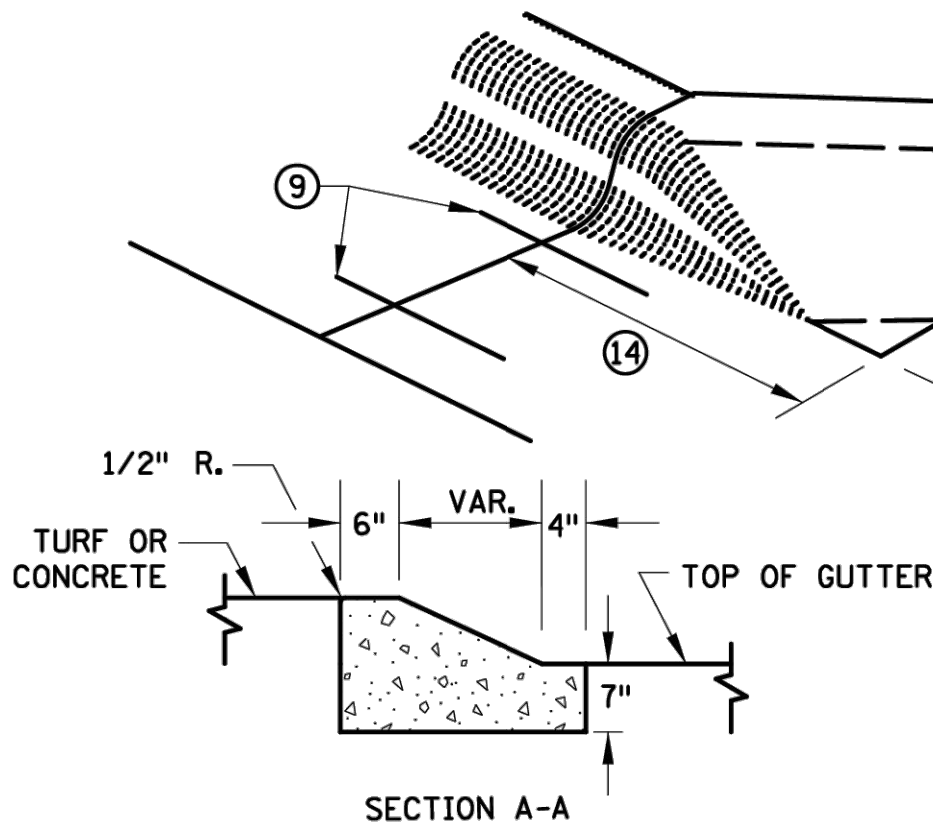


RADIAL DETECTABLE WARNING

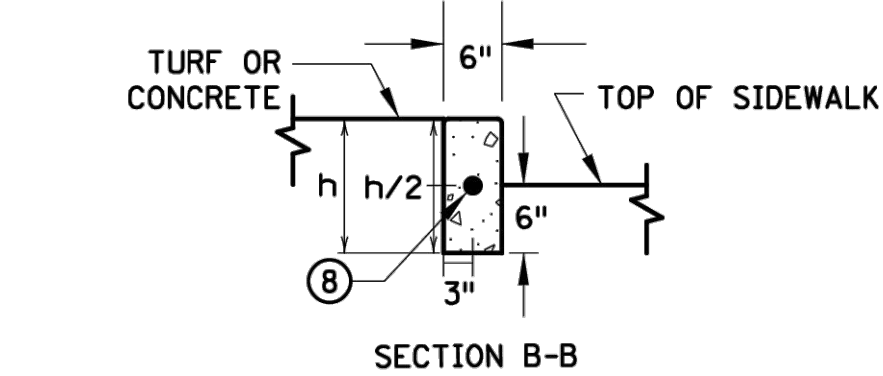


RECTANGULAR DETECTABLE WARNING

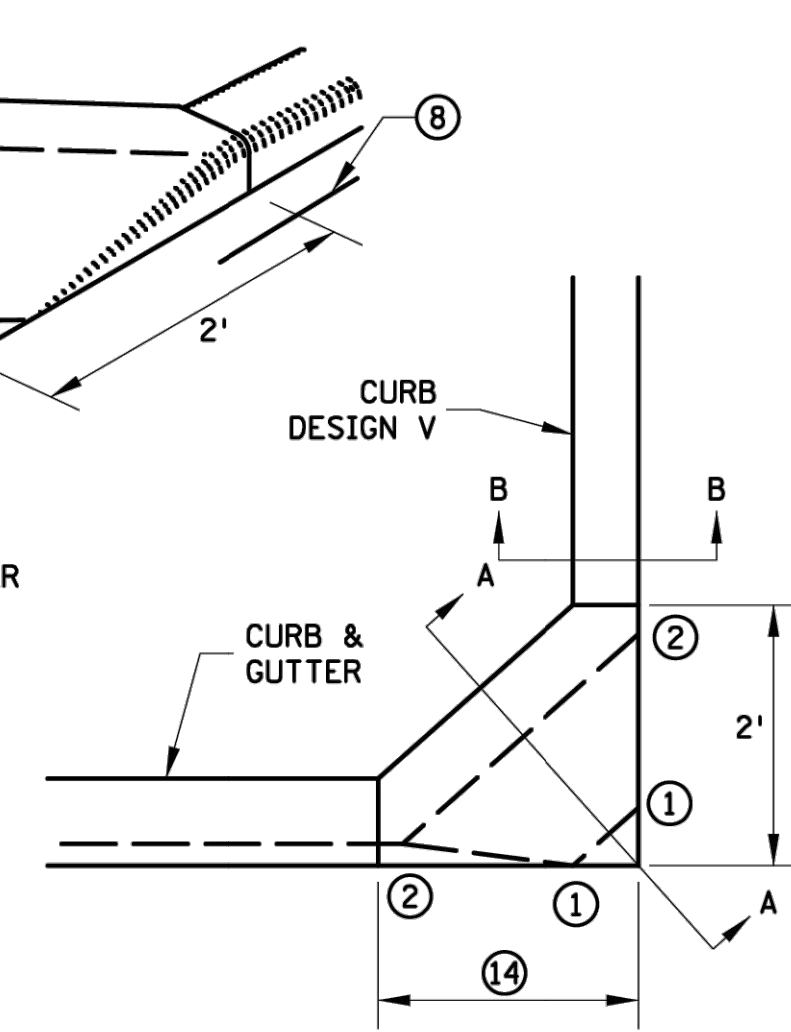
DETECTABLE EDGE WITHOUT CURB AND GUTTER



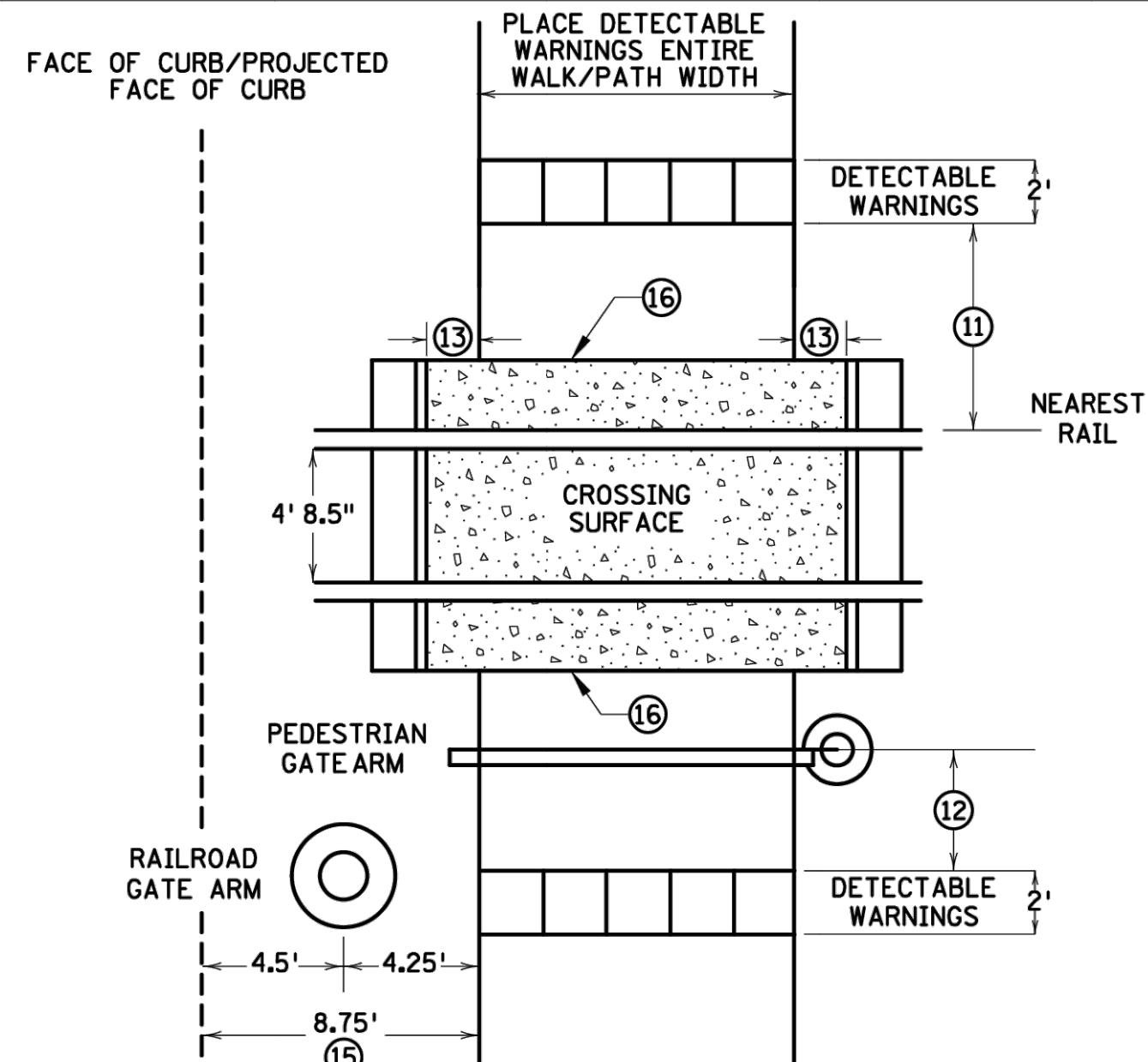
SECTION A-A



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% 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	
REVIS:	
STATE PROJ. NO.	(TH) SHEET NO. OF SHEETS

PEDESTRIAN CURB RAMP DETAILS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	SRM
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	12/13/24
REVISIONS:	
11/21/24	RECORD PLANS
11/21/24	RECORD PLANS
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11/21/24	RECORD PLANS

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES

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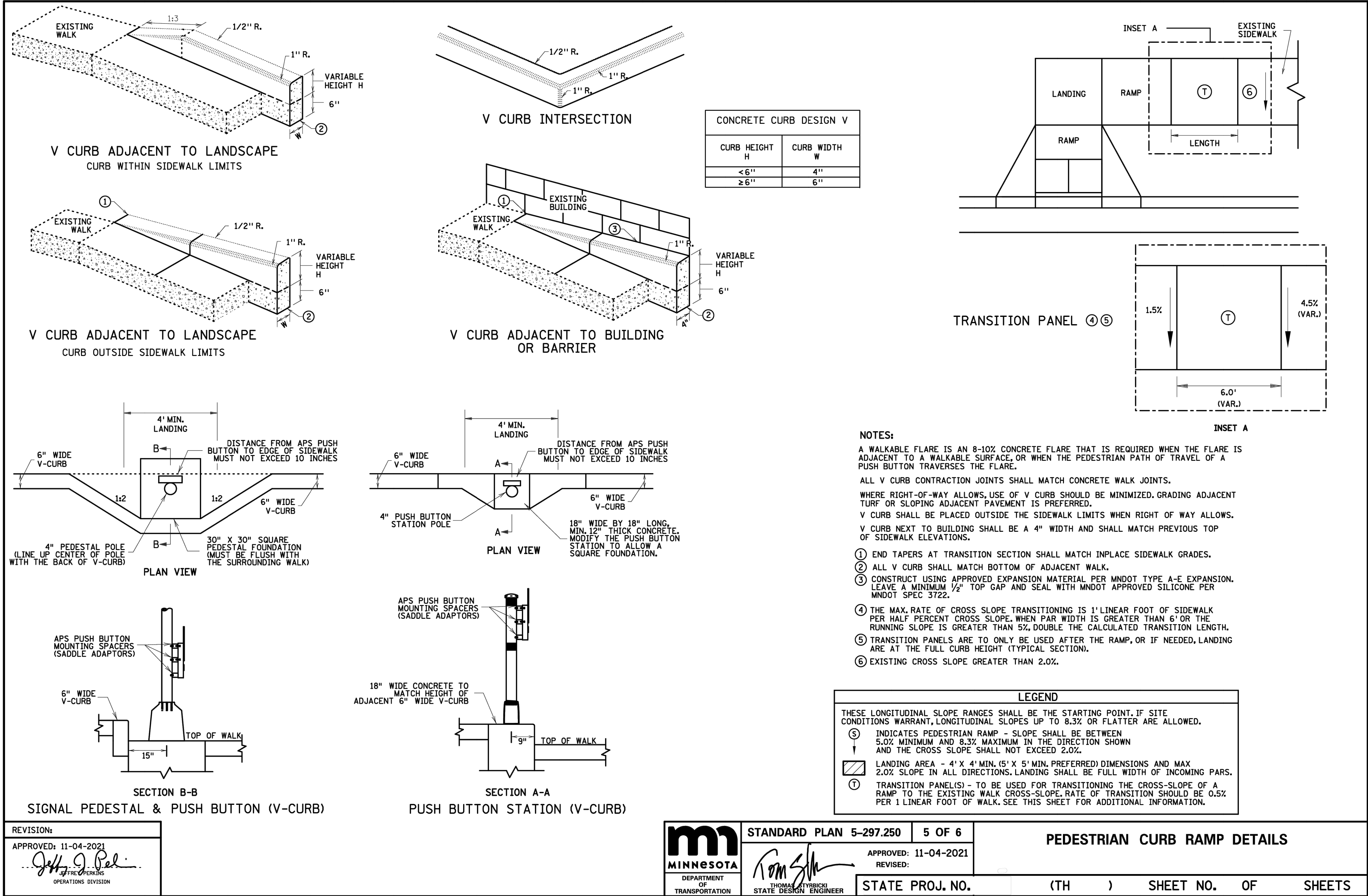
MNDOT PEDESTRIAN
RAMP DETAILS

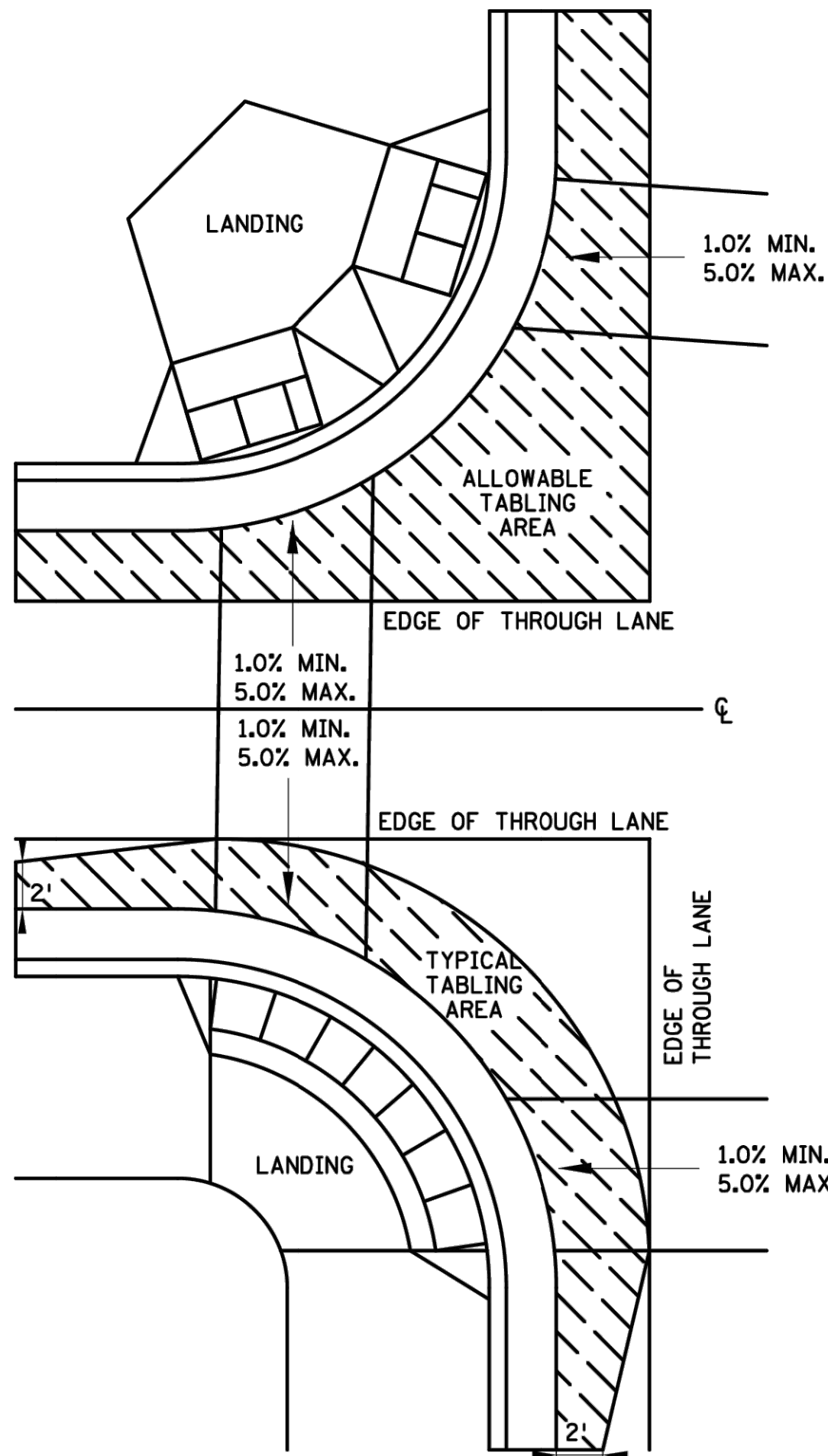
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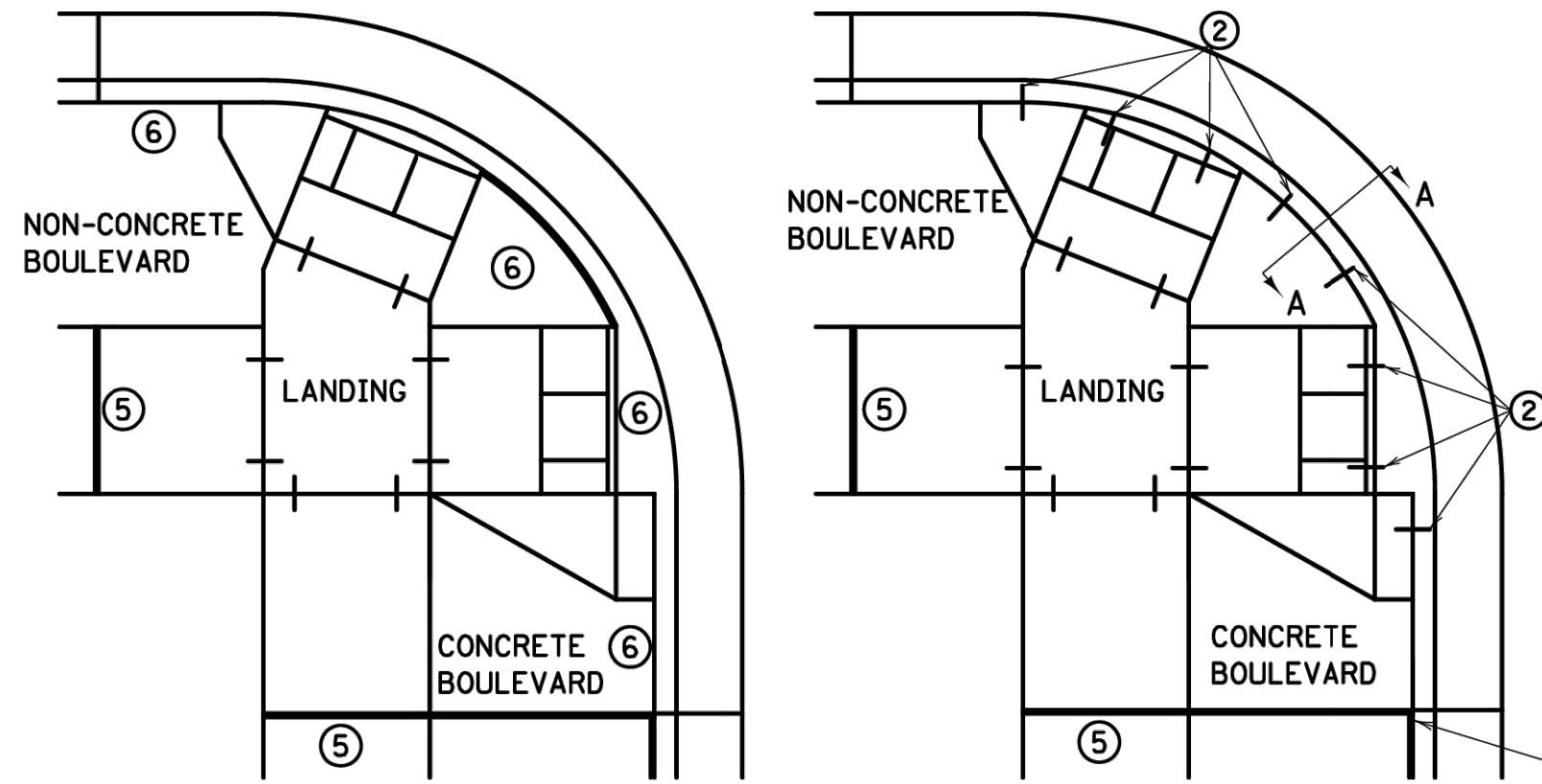
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DATE: 12/13/24



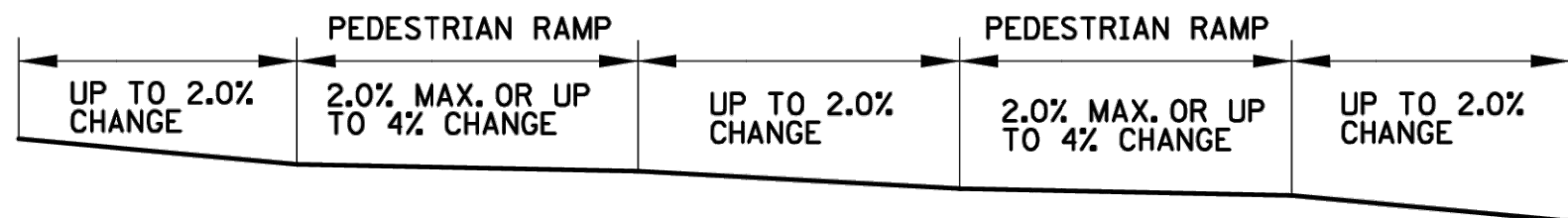


CURB LINE AND ROAD CROSSING ADJUSTMENTS

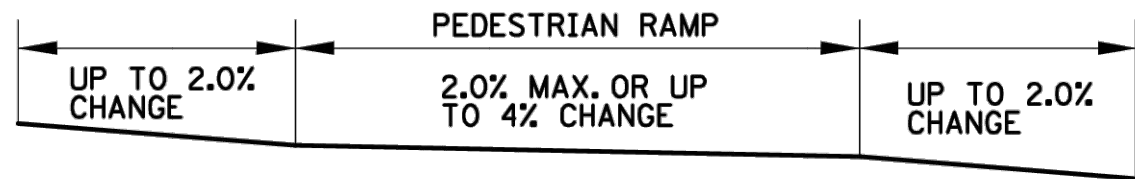


EXPANSION MATERIAL PLACEMENT
FOR CONCRETE ROADWAYS

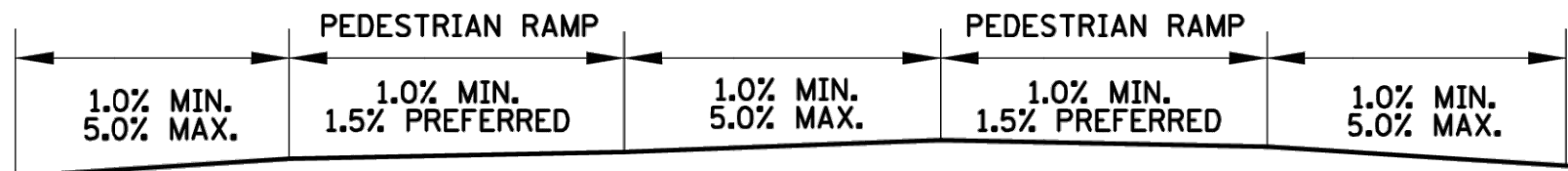
CURB LINE REINFORCEMENT
PLACEMENT ON BITUMINOUS ROADWAYS



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.

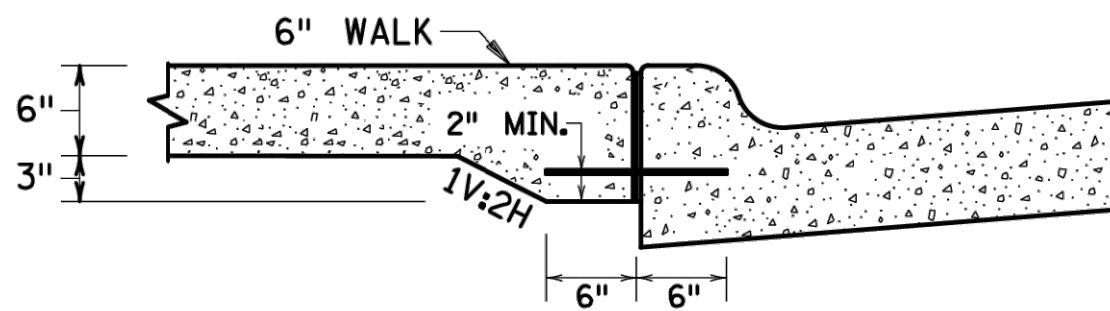
MILL & OVERLAY PROJECTS: "TABLING" OF FLOW LINES, IN FRONT OF THE PEDESTRIAN RAMP, IS REQUIRED WHEN THE EXISTING FLOW LINE IS GREATER THAN 2%. WARPING OF THE BITUMINOUS PAVEMENT CAN NOT EXTEND INTO THE THROUGH LANE. TABLE THE FLOW LINE TO 2% OR AS MUCH AS POSSIBLE WHILE ADHERING TO THE FOLLOWING CRITERIA:

- 1) 1.0% MIN. CROSS-SLOPE OF THE ROAD
- 2) 5.0% MAX. CROSS-SLOPE OF THE ROAD
- 3) "TABLE" FLOW LINE UP TO 4% CHANGE FROM EXISTING SLOPE IN FRONT OF PEDESTRIAN RAMP
- 4) UP TO 2% CHANGE IN FLOW LINE FROM EXISTING SLOPE BEYOND THE PEDESTRIAN CURB RAMP

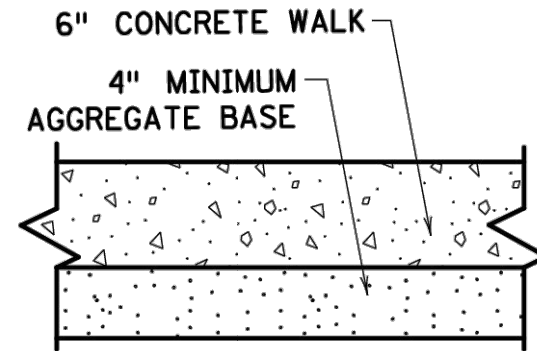
STAND-ALONE ADA RETROFITS: FOLLOW MILL & OVERLAY CRITERIA ABOVE HOWEVER ALL PAVEMENT WARPING IS DONE WITH BITUMINOUS PATCHING ON BITUMINOUS ROADWAYS AND FULL-DEPTH APRON REPLACEMENT ON CONCRETE ROADWAYS.

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) 1.0% MIN. AND 5.0% MAXIMUM CROSS-SLOPE OF THE ROAD
- 2) 1.0% MIN. FLOW LINE (ON EITHER SIDE OF PEDESTRIAN RAMP) TO MAINTAIN POSITIVE DRAINAGE
- 3) 5.0% RECOMMENDED MAX. FLOW LINE
- 4) LONGITUDINAL THROUGH LANE ROADWAY TAPERS SHOULD BE 1" VERTICAL PER 15' HORIZONTAL

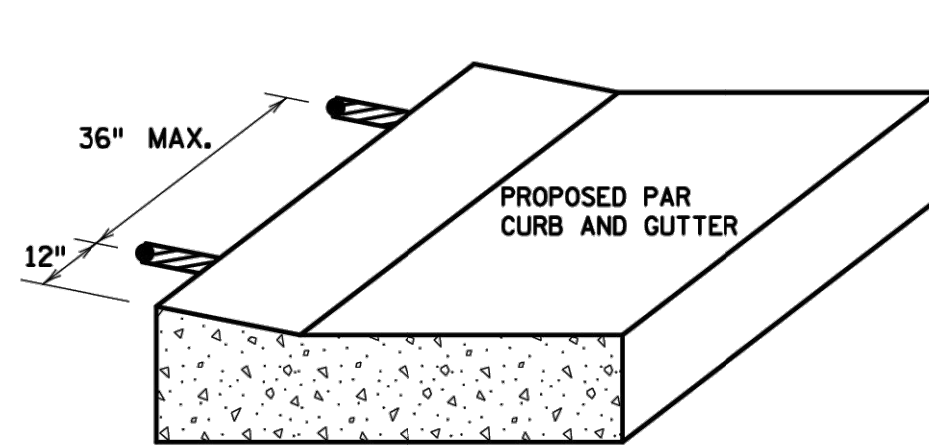


SECTION VIEW A-A
THICKENED SECTION
THROUGH CURB RAMP FLARES

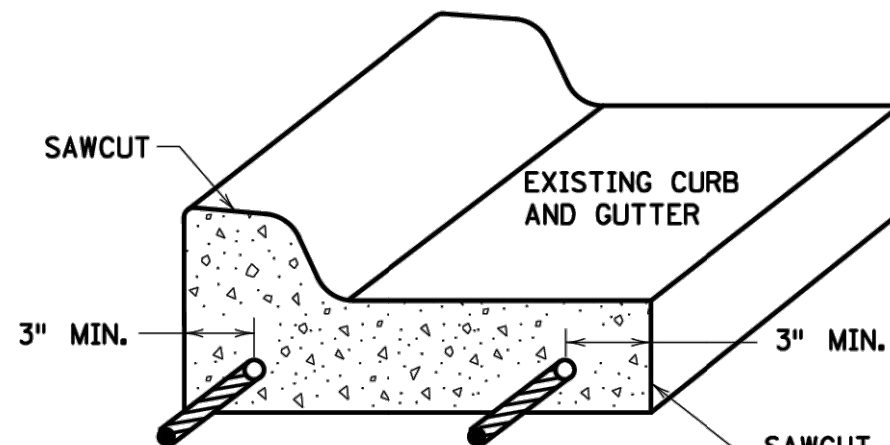


TYPICAL SIDEWALK SECTION
WITHIN INTERSECTION CORNER

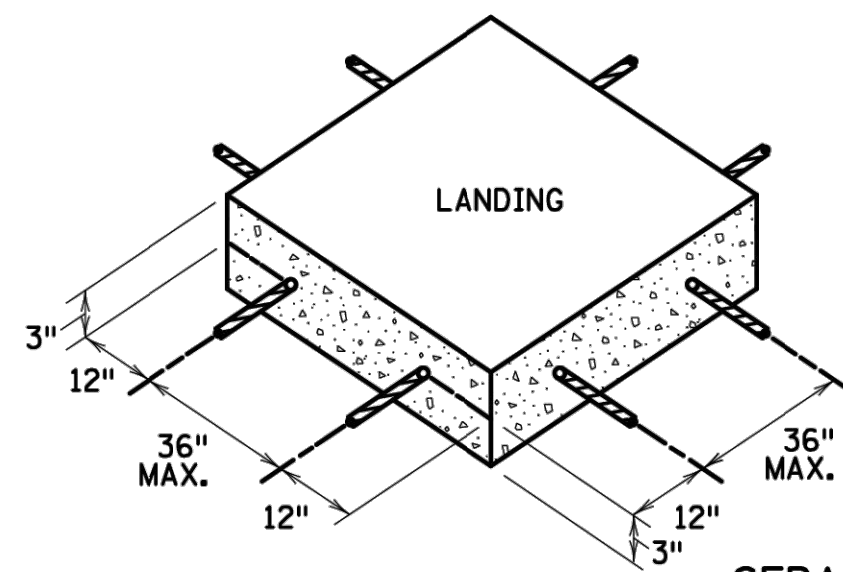
END SILL CURB
AT TOP OF CURB
RAMP AND DRIVEWAY
FLARES.



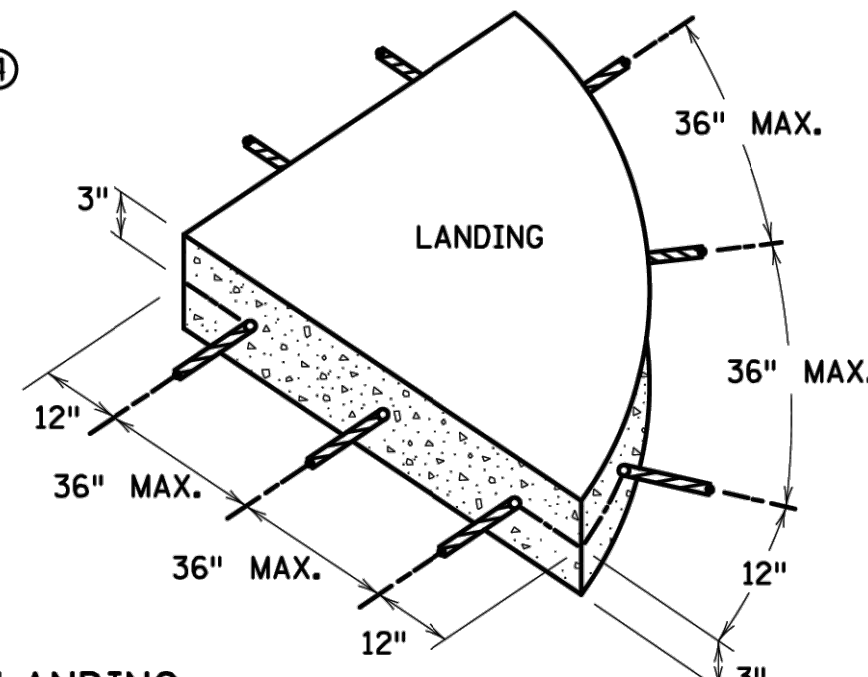
CURB RAMP REINFORCEMENT DETAILS



CURB AND GUTTER
REINFORCEMENT



SEPARATE LANDING
POUR REINFORCEMENT



NOTES:

- 1) 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.
- 2) 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.
- 3) 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.
- 4) THIS CURB LINE REINFORCEMENT DETAIL SHALL BE USED ON BITUMINOUS ROADWAYS. FOR CONCRETE ROADWAYS, SEE NOTE 6.
- 5) CONSTRUCT WITH EXPANSION MATERIAL PER MNDOT SPECIFICATION 3702 TYPES A-E. EXPANSION MATERIAL SHALL MATCH FULL HEIGHT OF ADJACENT CONCRETE.
- 6) 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	

m MINNESOTA DEPARTMENT OF TRANSPORTATION	STANDARD PLAN 5-297.250 6 OF 6 APPROVED: 11-04-2021 REVIS: 11-04-2021 THOMAS STYRBICKI STATE DESIGN ENGINEER	PEDESTRIAN CURB RAMP DETAILS	
STATE PROJ. NO.		(TH)	SHEET NO. OF SHEETS

DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	SRM
HORIZONTAL SCALE:	###
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	12/13/24
REVISIONS:	
11/21/24	RECORD PLANS
11/21/24	RECORD PLANS
11/21/24	RECORD PLANS
11/21/24	RECORD PLANS
11/21/24	RECORD PLANS

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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 H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES

COTTAGE GROVE, MN

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.

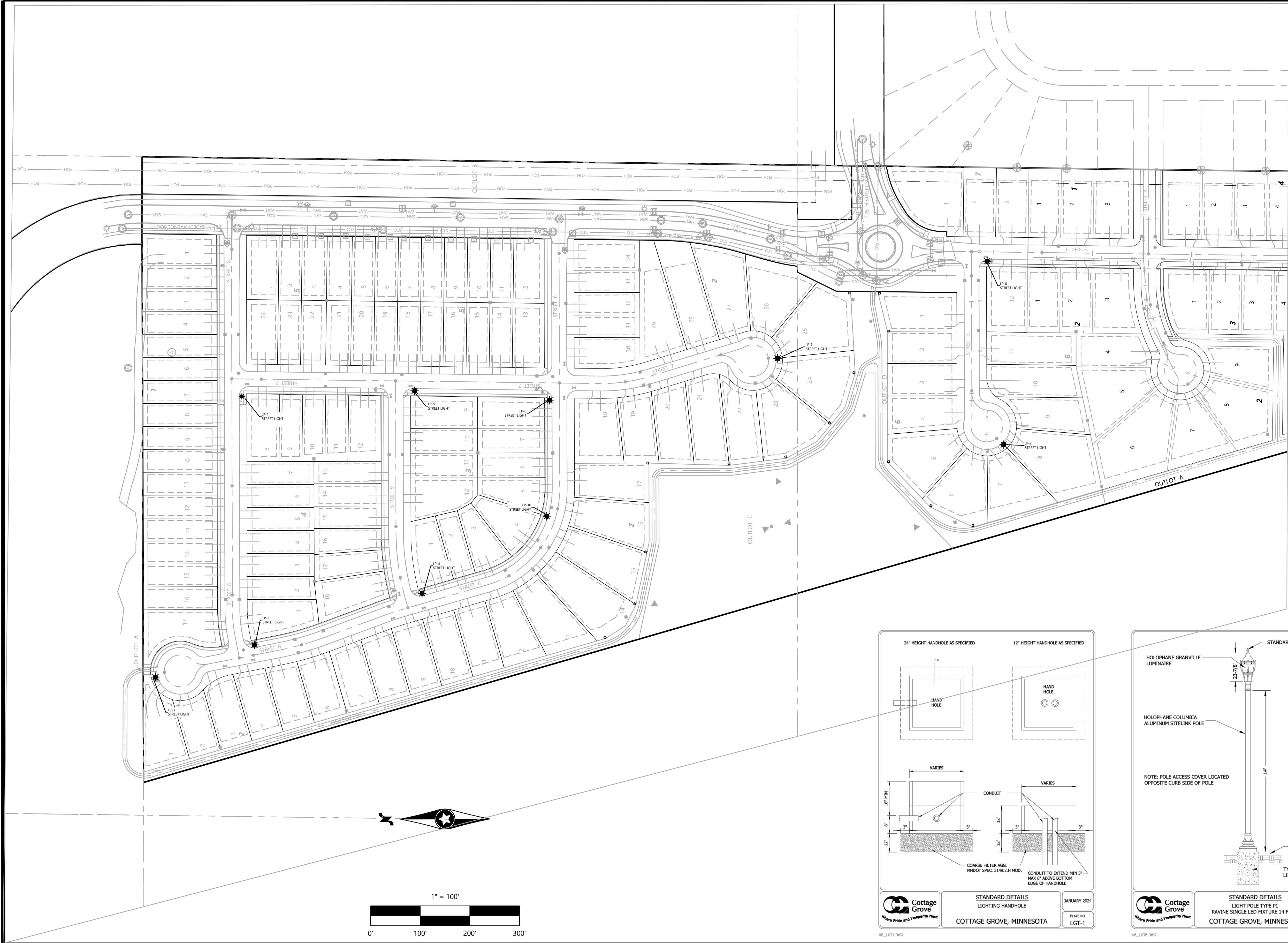
MNDOT PEDESTRIAN
RAMP DETAILS

PROJECT NUMBER: 0052840

SHEET NUMBER:

36 OF 38

DATE: 12/13/24

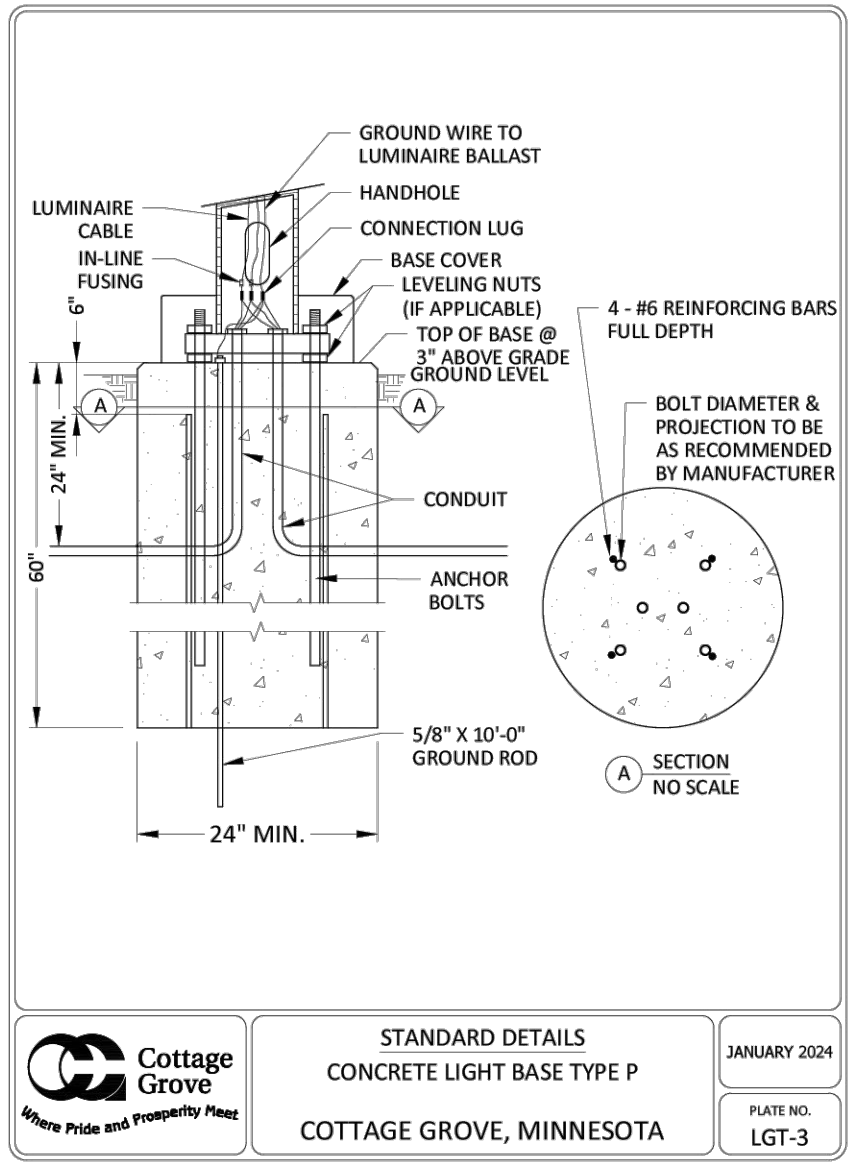
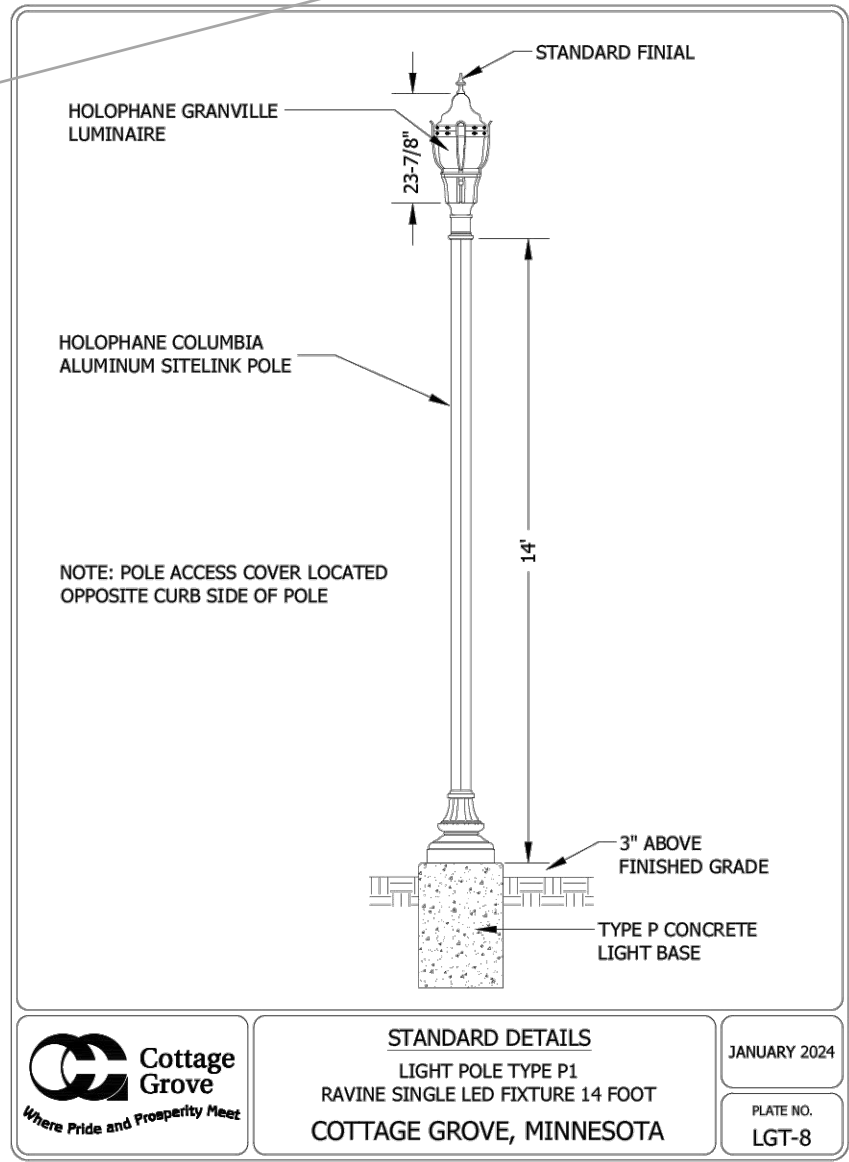
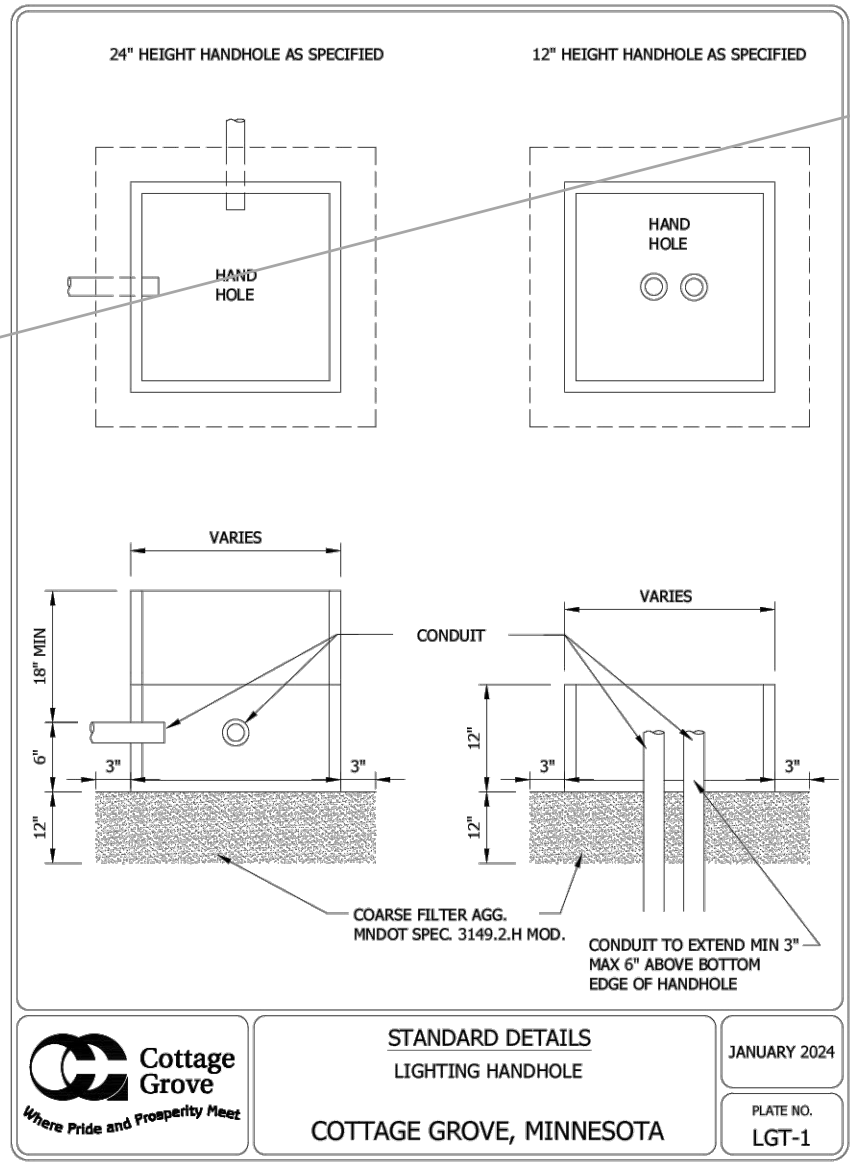


LEGEND

- 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.



DESIGNED:	CHF
CHECKED:	CHF
DRAWN:	SRM
HORIZONTAL SCALE:	70'
VERTICAL SCALE:	### OR ##

INITIAL ISSUE:	12/13/24
REVISIONS:	
△	11/21/24 RECORD PLANS
△	
△	
△	
△	

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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 H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

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: 0052840

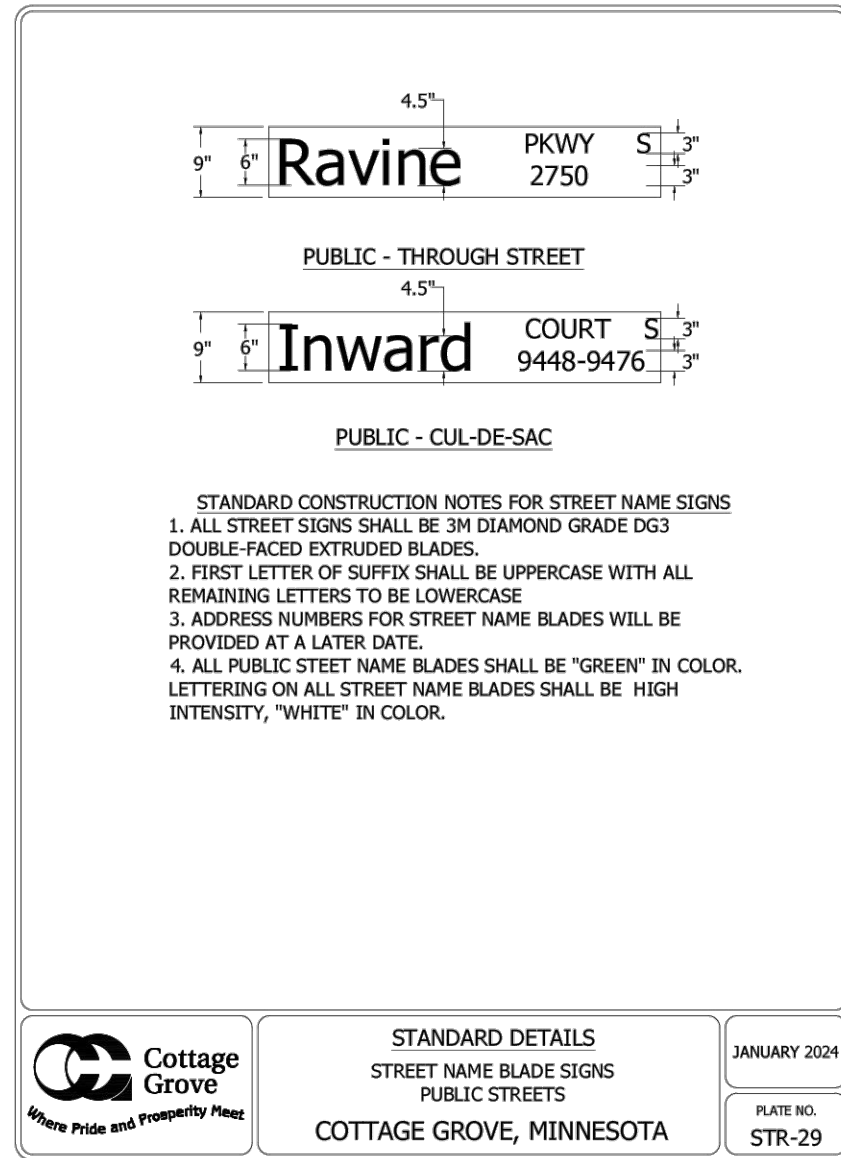
SHEET NUMBER:

37 OF 38

DATE: 12/13/24

EXISTING	PROPOSED	
		SIGN (SINGLE POST)
		SIGN (DOUBLE POST)
		PARK/OPEN SPACE MARKER

1. 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.



NOT FOR CONSTRUCTION

Proposed Future Existing Temporary				Project: Praire Dunes				Plan Date:				Rational Storm Sewer Design Tabulation								Westwood Professional Services, Inc.																							
				Proj #: 52840				Comp By: RDR				Frequency Storm (yrs) = 5								12701 Whitewater Drive, Suite 300																							
				Checked By:				Comp Date:				Manning Coefficient = 0.013								Minnetonka, MN 55343																							
												Minimum Pipe Size (in.) = 12								952-937-5150																							
Design Guidelines:																																											
Cover	Green 2.0 ft				Street 3 ft																																						
Slope	Preferred 0.5% min				Main 15"																																						
Size	Lead 12"																																										
Run	350 ft max																																										
Velocity	3-15 fps				Outlet 6 fps max																																						
Run Description																																											
From	From	To	To	Area Up	Sum	Area Time of	Pipe Time	Selected			Sum	Intensity	Q = Flow	Slope	Pipe	Select	Capacity	Full Velocity	Pipe	Rim Elevation		Invert Elev.		Cover																			
Prefix	#	Prefix	#																	Inlet (Acres)	Area	Conc.(min)	(min)	Tot Tc	"C"	CXA	CXA	(IN/HR)	Q = CAI	%	Dia(in.)	Dia(in.)	of pipe	(fps)	Length	Up M.H.	Dn M.H.	Up M.H.	Dn M.H.	Up M.H.	Dn M.H.		
TO POND 3																																											
CB	136	CBMH	135	1.05	1.05	10.00	0.14	10.00	0.40	0.42	0.42	4.86	2.04	0.50	11.09	12	2.52	3.21	27	810.67	810.67	806.67	806.54	2.83	2.97																		
CBMH	135	STMH	134	0.72	1.77	10.00	0.46	10.14	0.40	0.29	0.71	4.84	3.42	0.50	13.46	15	4.57	3.72	102	810.67	811.62	806.34	805.83	2.90	4.36																		
STMH	134	CBMH	132	0.00	1.77	10.00	0.47	10.60	0.40	0.00	0.71	4.76	3.37	0.50	13.38	15	4.57	3.72	106	811.62	810.68	805.83	805.30	4.36	3.95																		
CB	133	CBMH	132	1.25	1.25	10.00	0.14	10.00	0.40	0.50	0.50	4.86	2.43	0.50	11.84	12	2.52	3.21	27	810.68	810.68	806.68	806.55	2.83	2.97																		
CBMH	132	CBMH	130	0.20	3.22	10.00	0.19	11.07	0.40	0.08	1.29	4.68	6.02	1.00	14.61	15	6.46	5.26	60	810.68	811.01	805.30	804.70	3.95	4.88																		
CB	138	CBMH	137	0.51	0.51	10.00	1.38	10.00	0.30	0.15	0.15	4.86	0.74	0.50	7.60	12	2.52	3.21	265	807.23	808.15	803.73	802.41	2.33	4.58																		
CBMH	137	CBMH	130	0.70	1.21	10.00	0.75	11.38	0.30	0.21	0.36	4.63	1.68	0.50	10.31	15	4.57	3.72	168	808.15	811.01	802.41	801.57	4.31	8.01																		
CBMH	131	CBMH	130	0.72	0.72	10.00	0.52	10.00	0.30	0.22	0.22	4.86	1.05	0.50	8.64	12	2.52	3.21	100	808.29	811.01	804.79	804.29	2.33	5.55																		
CBMH	130	CBMH	129	0.20	5.35	10.00	0.73	12.13	0.40	0.08	1.95	4.51	8.78	0.20	22.76	24	10.12	3.22	141	811.01	812.30	801.57	801.28	7.20	8.77																		
CBMH	129	CBMH	128	0.01	5.36	10.00	1.27	12.86	0.40	0.00	1.95	4.40	8.59	0.20	22.58	24	10.12	3.22	246	812.30	808.89	801.28	800.79	8.77	5.85																		
CBMH	128	CBMH	126	0.36	5.72	10.00	0.46	14.13	0.40	0.14	2.10	4.23	8.87	0.20	22.84	24	10.12	3.22	89	808.89	809.02	800.79	800.61	5.85	6.16																		
CB	127	CBMH	126	1.26	1.26	10.00	0.14	10.00	0.40	0.50	0.50	4.86	2.45	0.50	11.88	12	2.52	3.21	27	809.02	809.02	805.02	804.89	2.83	2.97																		
CBMH	126	CBMH	125	0.28	7.26	10.00	0.34	14.59	0.40	0.11	2.71	4.17	11.32	0.20	25.03	27	13.85	3.48	71	809.02	809.52	800.61	800.47	5.89	6.53																		
CBMH	125	CBMH	123	0.20	7.46	10.00	0.53	14.93	0.40	0.08	2.79	4.13	11.53	0.20	25.21	27	13.85	3.48	110	809.52	810.37	800.47	800.25	6.53	7.60																		
CB	124	CBMH	123	1.04	1.04	10.00	0.78	10.00	0.30	0.31	0.31	4.86	1.52	0.50	9.92	12	2.52	3.21	151	807.08	810.37	803.58	802.83	2.33	6.38																		
CBMH	123	STMH	107	0.25	8.75	10.00	0.74	15.46	0.40	0.10	3.20	4.07	13.04	0.20	26.39	27	13.85	3.48	154	810.37	811.57	800.25	799.94	7.60	9.11																		
CB	122	CBMH	121	1.02	1.02	10.00	0.14	10.00	0.40	0.41	0.41	4.86	1.98	0.50	10.97	12	2.52	3.21	27	811.17	811.17	807.17	807.04	2.83	2.97																		
CBMH	121	STMH	120	0.35	1.37	10.00	0.35	10.14	0.40	0.14	0.55	4.84	2.65	0.50	12.23	15	4.57	3.72	78	811.17	812.33	806.84	806.45	2.90	4.45																		
STMH	120	CBMH	117	0.00	1.37	10.00	0.78	10.49	0.40	0.00	0.55	4.78	2.62	0.50	12.17	15	4.57	3.72	175	812.33	810.60	806.45	805.57	4.45	3.59																		
CB	119	CBMH	117	1.12	1.12	10.00	0.76	10.00	0.30	0.34	0.34	4.86	1.63	0.50	10.20	12	2.52	3.21	146	807.20	810.60	803.70	802.97	2.33	6.46																		
CB	118	CBMH	117	0.63	0.63	10.00	0.14	10.00	0.40	0.25	0.25	4.86	1.23	0.50	9.16	12	2.52	3.21	27	810.60	810.60	806.60	806.47	2.83	2.97																		
CBMH	117	CBMH	113	0.56	3.68	10.00	0.61	11.27	0.40	0.22	1.36	4.64	6.32	0.50	16.94	18	7.43	4.20	154	810.60	811.70	802.57	801.80	6.32	8.19																		
CB	116	CBMH	115	0.80	0.80	10.00	0.79	10.00	0.30	0.24	0.24	4.86	1.17	0.50	8.99	12	2.52	3.21	152	808.80	810.29	805.30	804.54	2.33	4.58																		
CBMH	115	CBMH	114	0.68	1.48	10.00	0.14	10.79	0.40	0.27	0.51	4.72	2.42	0.40	12.32	15	4.09	3.33	27	810.29	810.29	804.34	804.23	4.51	4.62																		
CBMH	114	CBMH	113	0.72	2.20	10.00	0.81	10.92	0.40	0.29	0.80	4.70	3.76	0.40	14.54	15	4.09	3.33	161	810.29	811.70	804.23	803.59	4.62	6.67																		

CBMH	113	CBMH	111	0.22	6.10	10.00	0.97	11.88	0.40	0.09	2.25	4.55	10.22	0.50	20.29	21	11.20	4.66	272	811.70	811.60	801.60	800.24	8.12	9.38
CB	112	CBMH	111	0.15	0.15	10.00	0.14	10.00	0.40	0.06	0.06	4.86	0.29	0.50	5.35	12	2.52	3.21	27	811.60	811.60	807.60	807.47	2.83	2.97
CBMH	111	STMH	107	0.25	6.50	10.00	0.11	12.86	0.40	0.10	2.41	4.41	10.61	0.50	20.57	21	11.20	4.66	32	811.60	811.57	800.24	800.08	9.38	9.51

CB	110	CBMH	108	0.77	0.77	10.00	0.65	10.00	0.30	0.23	0.23	4.86	1.12	0.50	8.86	12	2.52	3.21	126	808.21	810.32	805.21	804.58	1.83	4.57
CB	109	CBMH	108	0.48	0.48	10.00	0.14	10.00	0.40	0.19	0.19	4.86	0.93	0.50	8.27	12	2.52	3.21	27	810.32	810.32	806.32	806.19	2.83	2.97
CB	108	STM	107	0.35	1.60	10.00	0.66	10.65	0.40	0.14	0.56	4.75	2.67	0.50	12.27	15	4.57	3.72	147	810.32	811.57	804.38	803.65	4.50	6.49
STMH	107	CBMH	104	0.00	16.85	10.00	0.56	16.20	0.40	0.00	6.17	3.99	24.60	0.40	29.41	30	25.94	5.28	176	811.57	810.04	799.94	799.24	8.84	8.01

CB	105	CBMH	104	0.27	0.27	10.00	0.14	10.00	0.40	0.11	0.11	4.86	0.53	0.50	6.67	12	2.52	3.21	27	810.01	810.04	806.01	805.88	2.83	3.00
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CB	106	CBMH	104	1.17	1.17	10.00	1.07	10.00	0.30	0.35	0.35	4.86	1.71	0.50	10.37	12	2.52	3.21	205	805.40	810.04	801.90	800.88	2.33	8.00
CBMH	104	CBMH	103	0.20	18.49	10.00	0.87	16.75	0.40	0.08	6.71	3.92	26.34	0.25	32.95	33	26.44	4.45	233	810.04	808.45	799.24	798.66	7.74	6.73
CBMH	103	CBMH	102	0.42	18.91	10.00	0.34	17.62	0.40	0.17	6.88	3.83	26.36	0.25	32.96	33	26.44	4.45	91	808.45	807.62	798.66	798.43	6.73	6.13
CBMH	102	STMH	101	0.98	19.89	10.00	0.58	17.96	0.40	0.39	7.27	3.80	27.61	0.21	34.65	36	30.57	4.32	150	807.62	805.29	798.43	798.11	5.86	3.84
STMH	101	FES	100	0.00	19.89	10.00	0.21	18.54	0.40	0.00	7.27	3.74	27.19	0.21	34.46	36	30.57	4.32	54	805.29	798.00	798.11	798.00	3.84	0.00

TO POND 2																									
CB	201	FES	200	1.01	1.01	10.00	0.20	10.00	0.30	0.30	0.30	4.86	1.47	1.25	8.26	12	3.98	5.07	61	802.26	798.00	798.76	798.00	2.33	0.00

TO EXISTING STORM CONNECTION

CB	301	STMH	300	0.71	0.71	10.00	0.28	10.00	0.30	0.21	0.21	4.86	1.04	0.50	8.60	12	2.52	3.21	54	804.10	807.66	800.60	800.33	2.33	6.16
STMH	300	EX STMH	270	0.00	0.71	10.00	0.20	10.28	0.30	0.00	0.21	4.81	2.52	0.45	12.25	15	4.33	3.53	43	807.66	810.91	797.25	797.06	8.97	12.41

TO TEMP DITCH

CBMH	414	CBMH	413	1.08	1.08	10.00	0.14	10.00	0.40	0.43	0.43	4.86	2.10	0.50	11.21	12	2.52	3.21	27	808.90	808.90	804.90	804.77	2.83	2.97
CBMH	413	CBMH	412	0.19	1.27	10.00	0.54	10.14	0.40	0.08	0.51	4.84	2.46	0.35	12.71	15	3.82	3.11	101	808.90	809.76	804.57	804.21	2.90	4.11
CBMH	412	CBMH	410	0.59	1.86	10.00	1.05	10.68	0.40	0.24	0.74	4.74	3.53	0.35	14.56	15	3.82	3.11	197	809.76	807.51	804.21	803.52	4.11	2.55

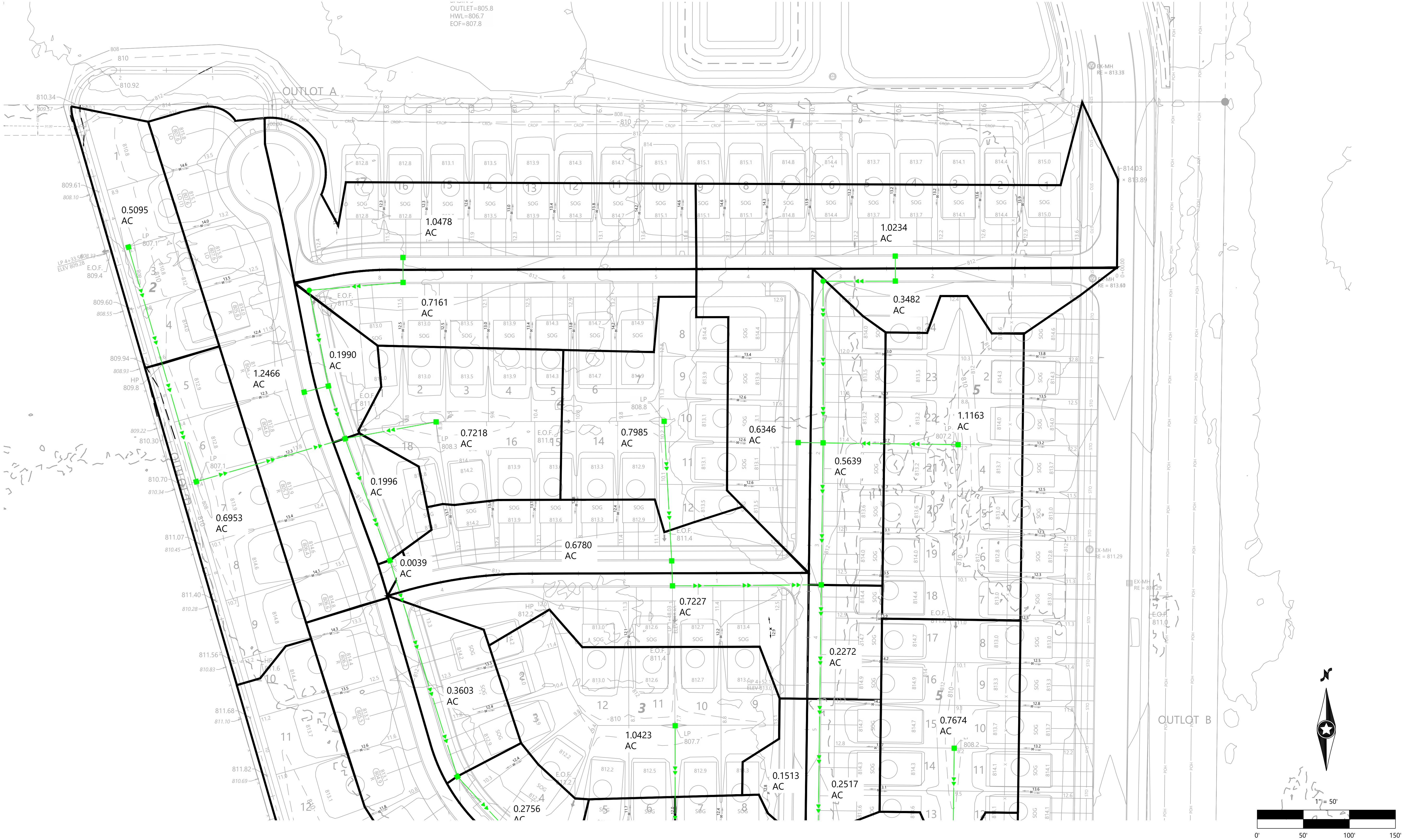
CBMH	411	CBMH	410	0.95	0.95	10.00	0.94	10.00	0.30	0.29	0.29	4.86	1.39	0.50	9.59	12	2.52	3.21	180	807.14	807.51	803.64	802.74	2.33	3.60
CBMH	410	CBMH	402	0.95	3.76	10.00	0.80	11.74	0.40	0.38	1.41	4.57	6.44	0.40	17.79	18	6.64	3.76	181	807.51	809.60	802.74	802.02	3.06	5.88

POND 2 - POND 3

CBMH	803	STMH	802	0.84	0.84	10.00	1.61	10.00	0.30	0.25	0.25	4.86	8.11	0.25	21.12	24	11.40	3.63	351	804.00	811.49	799.86	798.97	1.89	10.27
STMH	802	CBMH	801	0.00	0.84	10.00	1.40	11.61	0.30	0.00	0.25	4.59	8.04	0.25	21.05	24	11.40	3.63	304	811.49	804.17	798.97	798.20	10.27	3.72
CBMH	801	FES	800	0.81	1.65	10.00	0.35	13.01	0.30	0.24	0.50	4.38	9.05	0.25	22.01	24	11.40	3.63	77	804.17	798.00	798.20	798.00	3.72	0.00

POND 1 - POND 2

CBMH	902	STMH	901	0.35	0.35	10.00	1.76	10.00	0.30	0.11	0.11	4.86	1.58	0.25	11.44	21	7.99	3.32	351	804.00	811.49	799.86	798.97	2.16	10.54
STMH	901	FES	900	0.00	0.35	10.00	1.53	11.76	0.30	0.00	0.11	4.57	1.55	0.25	11.35	21	7.99	3.32	304	811.49	804.17	798.97	798.20	10.54	3.99



DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 50'
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/13/24
REVISIONS:
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PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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 H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

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

PROJECT NUMBER: 0052840

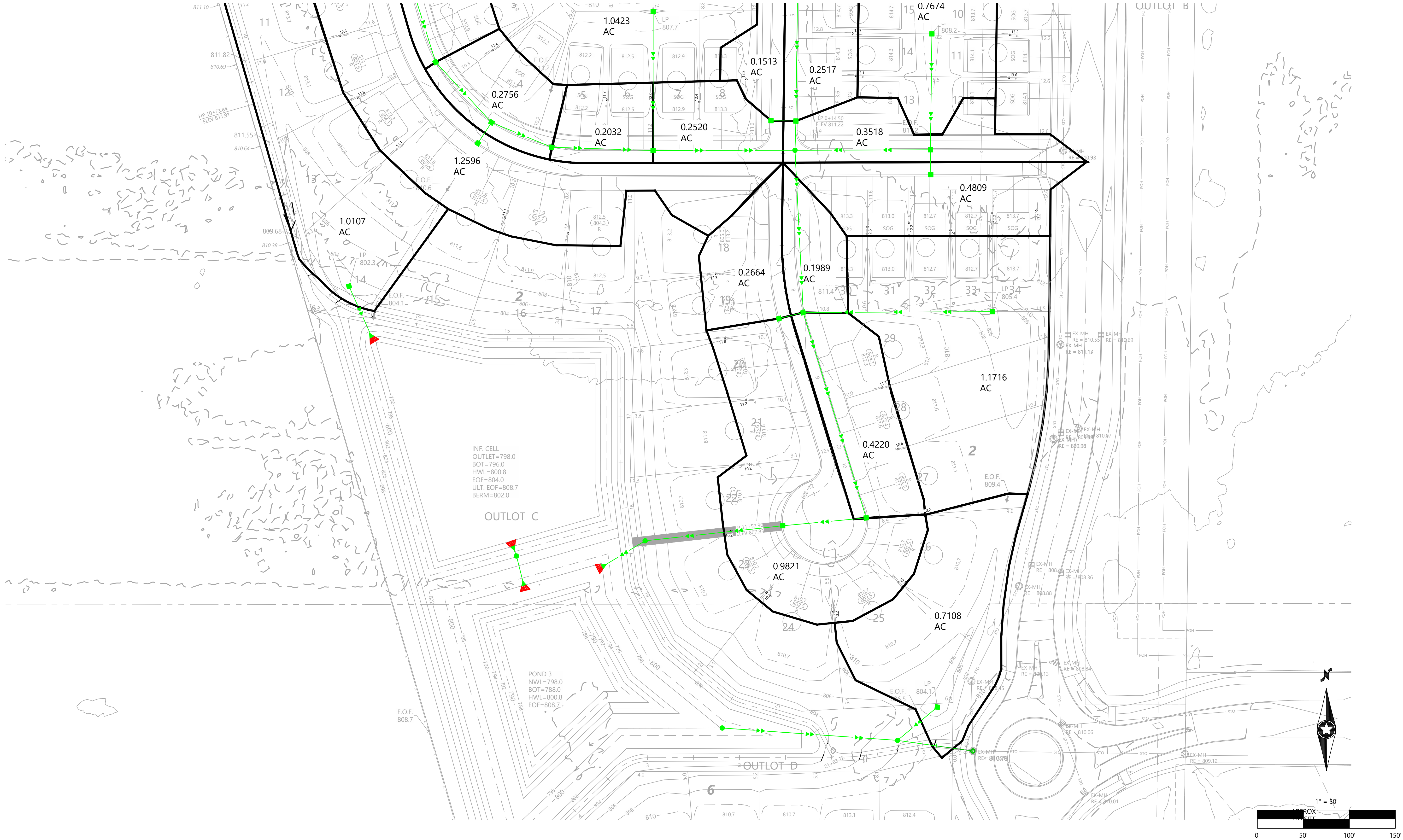
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1

OF

4

DATE: 12/13/24



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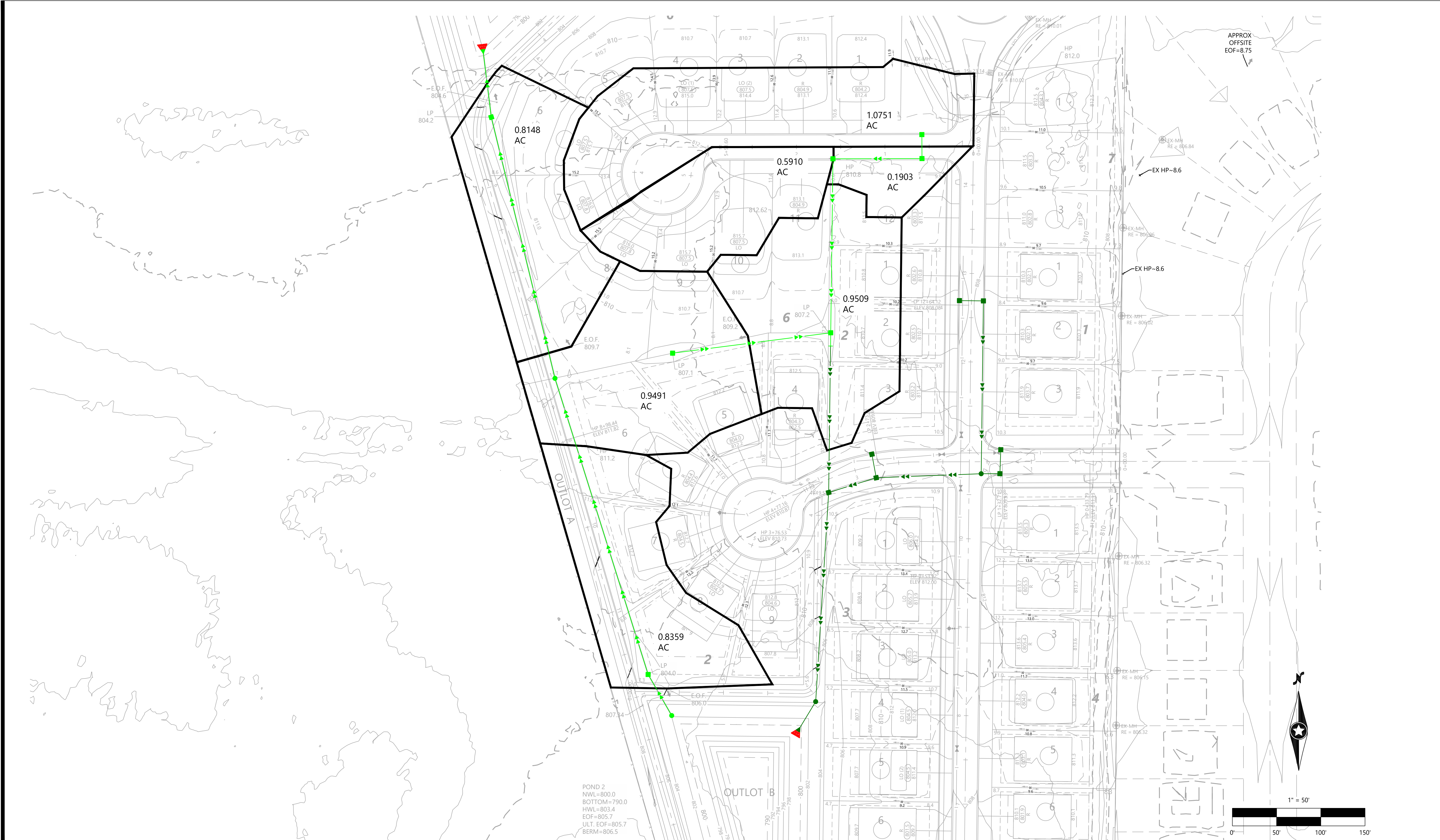
MICRO DRAINAGE

PROJECT NUMBER: 0052840

SHEET NUMBER:

2 OF 4

DATE: 12/13/24



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DRAWN:	SRM
HORIZONTAL SCALE:	50'
VERTICAL SCALE:	10' OR 5'

INITIAL ISSUE:	12/13/24
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PREPARED FOR:	PULTE GROUP
	1650 WEST 82ND STREET, SUITE 300
	BLOOMINGTON, MN 55431

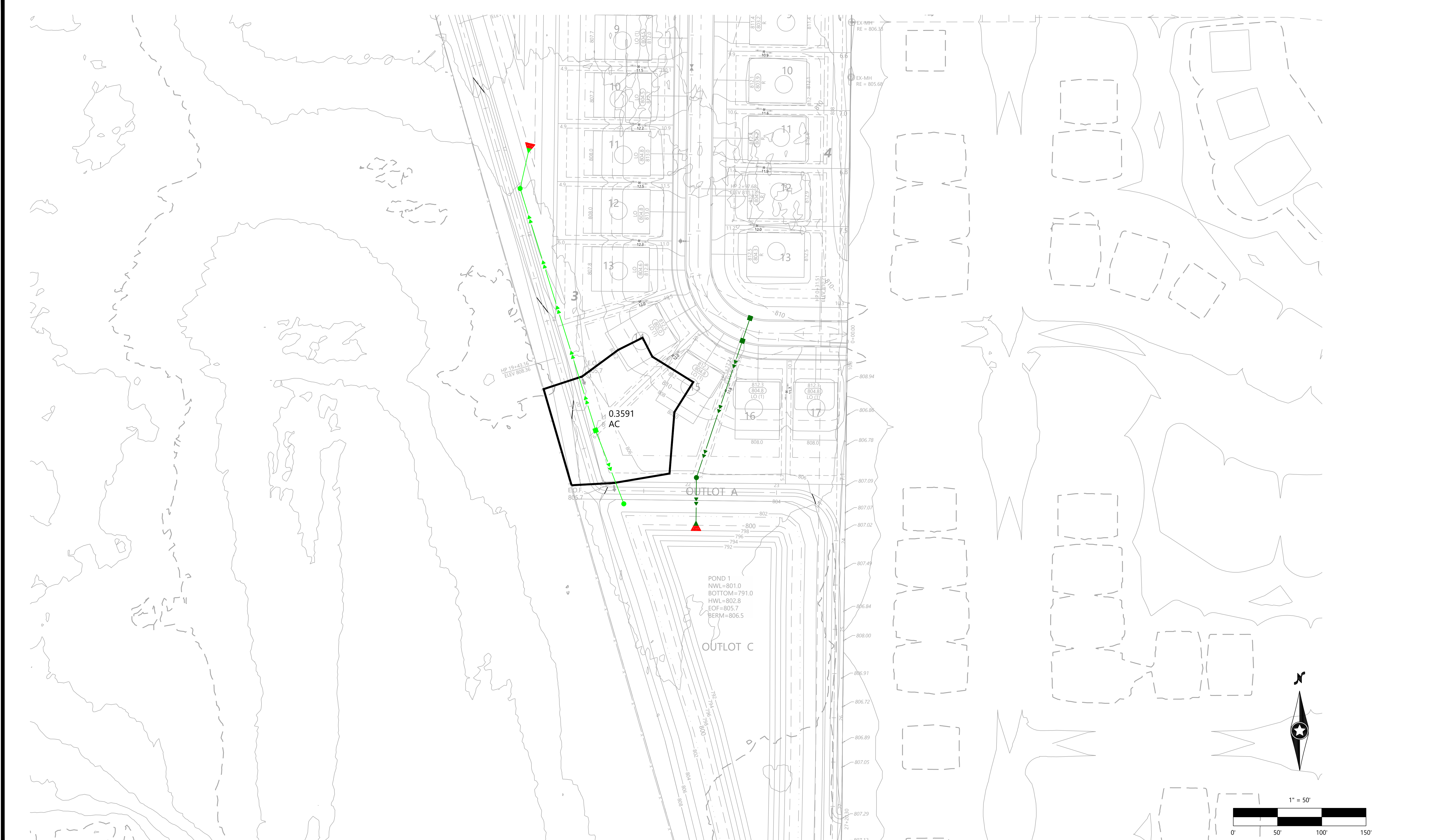
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CHRISTIAN H. FROEMKE	
DATE: 12/13/24	LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES		
COTTAGE GROVE, MN		

Westwood		
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Toll Free	(888) 937-5150	westwoodps.com
Westwood Professional Services, Inc.		

MICRO DRAINAGE	
PROJECT NUMBER: 0052840	

SHEET NUMBER:	3	OF	4
		DATE: 12/13/24	



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DRAWN:	SRM
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PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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MICRO DRAINAGE

PROJECT NUMBER: 0052840

SHEET NUMBER:

4

OF

4

DATE: 12/13/24

CONSTRUCTION PLANS

FOR

FINAL LANDSCAPE

FOR

PRAIRIE DUNES

COTTAGE GROVE, MN

PREPARED FOR:

PULTE GROUP

1650 WEST 82ND STREET, SUITE 300

BLOOMINGTON, MN 55431

CONTACT: DEAN LOTTER

PHONE: 952-219-9082

EMAIL: DEAN.LOTTER@PULTEGROUP.COM

PREPARED BY:

Westwood

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Fax (952) 937-5822 Minnetonka, MN 55343
TollFree (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0052840

CONTACT: CORY L. MEYER



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

SHEET NUMBER	SHEET TITLE
01	COVER
02	OVERALL LANDSCAPE PLAN
03	LANDSCAPE PLAN
04	LANDSCAPE PLAN
05	LANDSCAPE PLAN & NOTES
06	LANDSCAPE PLAN & DETAILS

NO.	DATE	REVISION	SHEETS
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CONSTRUCTION PLANS

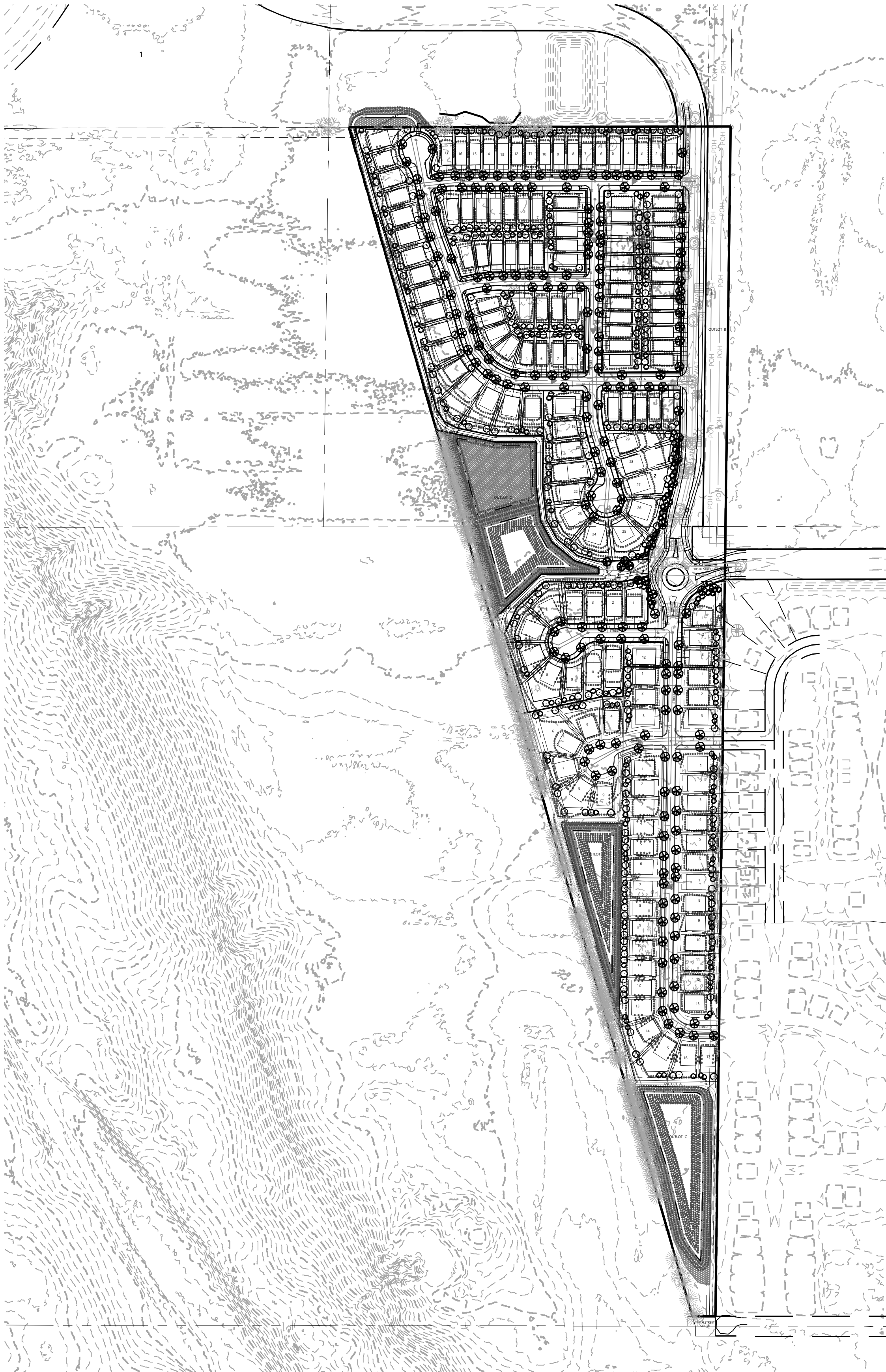
FOR

FINAL LANDSCAPE

FOR

PRAIRIE DUNES
COTTAGE GROVE, MN

INITIAL SUBMITTAL DATE: 12/13/24 SHEET: 01 OF 06



FINAL PLANTING SCHEDULE

CODE	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT	SPACING O.C.	MATURE SIZE
DECIDUOUS TREES - 200						
AGG	37	AUTUMN GOLD MAIDENHAIR TREE / GINKGO BILOBA 'AUTUMN GOLD'	2.5" CAL	B&B	AS SHOWN	H 50' W 30'
FFM	2	FALL FIESTA MAPLE / ACER SACCHARUM 'BAILSTA'	2.5" CAL	B&B	AS SHOWN	H 50'-75' W 50'
NPO	3	NORTHERN PIN OAK / QUERCUS ELLIPSOIDALIS	2.5" CAL	B&B	AS SHOWN	H 50'-60' W 40'-50'
REO	47	RED OAK / QUERCUS RUBRA	2.5" CAL	B&B	AS SHOWN	H 50'-70' W 40'-50'
RIB	3	RIVER BIRCH / BETULA NIGRA	2.5" CAL	B&B	AS SHOWN	H 50'-75' W 50'
SGM	18	SIENNA GLEN MAPLE / ACER X FREEMANII 'SIENNA'	2.5" CAL	B&B	AS SHOWN	H 40'-50' W 35'-40'
SKH	35	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2.5" CAL	B&B	AS SHOWN	H 50' W 35'-40'
SCE	40	ST CROIX AMERICAN ELM / ULMUS AMERICANA 'ST. CROIX'	2.5" CAL	B&B	AS SHOWN	H 60'-80' W 40'-60'
WHO	15	WHITE OAK / QUERCUS ALBA	2.5" CAL	B&B	AS SHOWN	H 50'-70' W 40'-50'
EVERGREEN TREES - 23						
BHS	6	BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6' HT.	B&B	AS SHOWN	H 35'-45' W 20'-25'
COF	7	CONCOLOR FIR / ABIES CONCOLOR	6' HT.	B&B	AS SHOWN	H 40'-50' W 15'-30'
NOS	8	NORWAY SPRUCE / PICEA ABIES	6' HT.	B&B	AS SHOWN	H 50'-70' W 25'-30'
WHP	2	WHITE PINE / PINUS STROBUS	6' HT.	B&B	AS SHOWN	H 50'-80' W 25'-40'
ORNAMENTAL TREES - 9						
ALS	2	ALLEGHENY SERVICEBERRY / AMELANCHIER LAEVIS	6' HT.-CLUMP	B&B	AS SHOWN	H 15'-25' W 15'-25'
QUA	1	QUAKING ASPEN / POPULUS TREMULOIDES	2.5" CAL	B&B	AS SHOWN	H 40'-60' W 20'-30'
SSC	3	SPRING SNOW CRABAPPLE / MALUS X 'SPRING SNOW'	2.5" CAL	B&B	AS SHOWN	H 20' W 20'
TCH	3	THORNLESS COCKSPUR HAWTHORN / CRATAEGUS CRUS-GALLI INERMIS	6' HT.-CLUMP	B&B	AS SHOWN	H 15'-20' W 15'-20'

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 A DISCREPANCY.

LANDSCAPE REQUIREMENTS & PROVISIONS

LANDSCAPING DESIGN REQUIREMENTS - QTY OF COTTAGE GROVE, MINNESOTA				
SITE DESCRIPTION				
ZONING DISTRICT: R-4/PUD (PROPOSED)				
TOTAL GROSS ACRES: 60.23 AC				
SINGLE FAMILY RESIDENTIAL TREES & SHRUBS		REQUIRED	PROVIDED	NOTES
60' WIDE LOTS OR LESS = 2 OVERSTORY DECIDUOUS TREES (MAX. 2 CONIFER TREES SUBSTITUTION PER LOT)	60 LOTS X 2 TREES = 120 TREES	120 OVERSTORY TREES	426 OVERSTORY TREES (215 DECIDUOUS OVERSTORY TREE & 211 CONIFER TREES)	TREES TO PLACED WITHIN THE SINGLE FAMILY LOTS (BY HOME BUILDER)
	102 LOTS X 3 TREES = 306 TREES	306 OVERSTORY TREES		
60' WIDE LOTS OR GREATER = 3 OVERSTORY DECIDUOUS TREES (MAX. 2 CONIFER TREES SUBSTITUTION PER LOT)	10 SHRUBS X 162 LOTS = 260	260 SHRUBS	260 SHRUBS	SHRUBS TO BE PROVIDED BY HOME BUILDER
SUBDIVISION STREET TREE REQUIREMENT		REQUIRED	PROVIDED	NOTES
1 OVERSTORY TREE PER LOT, WITH ONE (1) ADDITIONAL OVERSTORY TREE WHERE LOTS ARE ON A CORNER / DOUBLE FRONTAGE	162 LOTS 133 SINGLE FRONTAGE 29 DOUBLE FRONTAGE	191 OVERSTORY TREES	192 STREET TREES	STREET TREES TO BE LOCATED WITHIN THE BOULEVARD, UNLESS SIDEWALKS, DRIVEWAYS, OR UTILITIES PROHIBIT PLANTING WITHIN THE BOULEVARD, THEN TREES TO PLACED IN THE FRONT YARD (BY HOME BUILDER).
TREE PRESERVATION REPLACEMENTS				
PLEASE SEE TREE PRESERVATION REPLACEMENT CALCULATIONS ON SHEET 02 (DOWN BELOW)		22 TREES	40 TREES (8 OVERSTORY DECIDUOUS TREES, 23 EVERGREEN TREES, 9 ORNAMENTAL TREES)	TREES TO BE PLANTED AS BUFFER.

TREE PRESERVATION CALCULATIONS

TREE REPLACEMENT CALCULATIONS	
TOTAL QUALIFYING HEALTHY INCHES	1,971 INCHES
PERMITTED TREE REMOVAL LIMIT OF EXISTING QUALIFYING INCHES	492.75 INCHES
25% - Residential <10 units/acre	
TOTAL QUALIFYING INCHES REMOVED	801 INCHES
EXCESS QUALIFYING INCHES REMOVED	308.25 INCHES
(198 inches credited for trail development)	
REPLACEMENT INCHES REQUIRED	55.1 INCHES
REPLACEMENT RATE: 50% (308.25 - 198) x .50	
TOTAL REPLACEMENT TREES REQUIRED	22 TREES
55.1 Caliper Inches / 2.5 Caliper Inches	

CITY LANDSCAPE NOTES

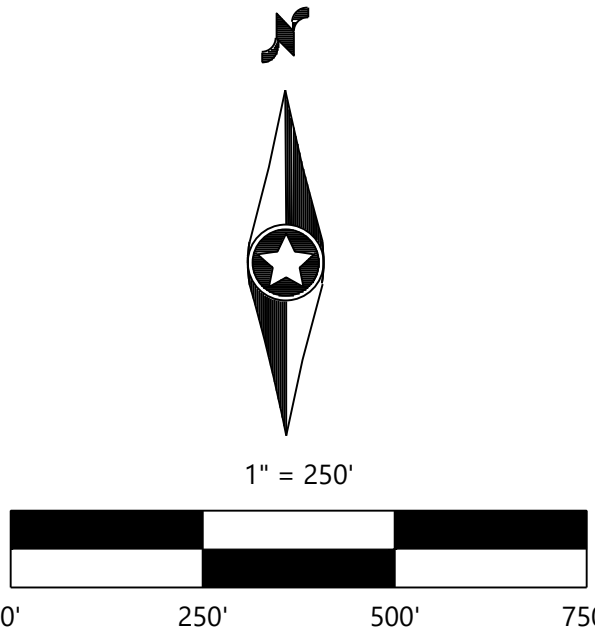
- STREET TREE LOCATIONS AND SPACING ARE SUBJECT TO CHANGE BASED ON CONSTRUCTED DRIVEWAY AND UTILITY LOCATIONS.
- TREES SHALL BE PLANTED 5' FROM BACK OF CURB IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS OR INDIVIDUAL SEWER & WATER CONNECTIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 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.
- NO TREE SHOULD BE LOCATED WITHIN 10' OF A HYDRANT OR 15' FROM A STREETLIGHT.
- NO TREES SHOULD BE LOCATED WITHIN A STORM POND HWL.
- NO TREES SHOULD BE LOCATED WITHIN STORM POND'S 20-FT ACCESS ROUTE, AND NO CONIFEROUS TREES SHOULD BE LOCATED WITHIN 5' OF THE 20-FT POND ACCESS ROUTE.
- NO DECIDUOUS TREE WITH 5' OF A SIDEWALK OR TRAIL AND NO CONIFEROUS TREES WITHIN 20' OF A PROPOSED SIDEWALK OR TRAIL.
- BOULEVARD TREES AND TREES WITHIN CITY OUTLOTS SHOULD CONFORM TO CITY'S APPROVED SPECIES LIST.
- NO TREE SHOULD BE PLANTED WITH DRAINAGE AND UTILITY EASEMENT.

PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES (BY HOME BUILDER)
- LARGE OVERSTORY TREES
- FUTURE DECIDUOUS TREES (BY HOME BUILDER)
- BUFFER EVERGREEN TREES
- FUTURE EVERGREEN TREES (BY HOME BUILDER)
- SMALL OVERSTORY TREES
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE

NATIVE SEEDING LEGEND

- MNDOT SOUTHERN TALLGRASS ROADSIDE(STR) SEED MIX (35-241) TOTAL AREA (2.2 AC)
- MNDOT WET DITCH (WD) SEED MIX (33-261) TOTAL AREA (1.9 AC)
- * ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
- * ALL DISTURBED AREAS IN GRAY CLOUD TRAIL & 103RD STREET R.O.W. TO BE SEEDED WITH MESIC GENERAL ROADSIDE SEED MIX (25-141)



DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 250.0000001"
VERTICAL SCALE: 50' OR 25'

INITIAL ISSUE: 12/13/24
REVISIONS:
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PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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

CORVIL MEYER
DATE: 12/13/24 LICENSE NO. 26971

PRAIRIE DUNES
COTTAGE GROVE, MN

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 **06**
PROJECT NUMBER: 0052840 DATE: 12/13/24

PLANT LEGEND

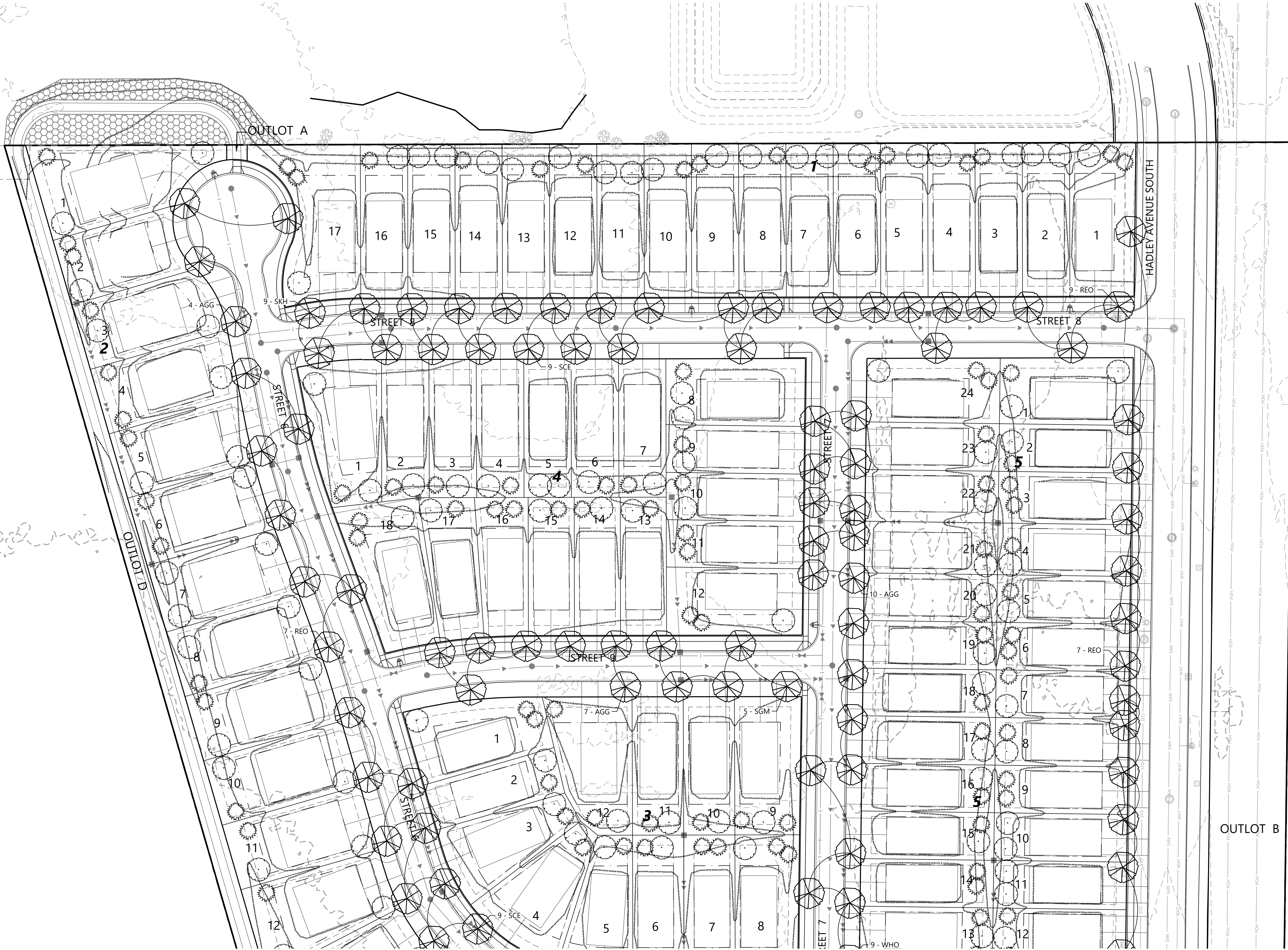
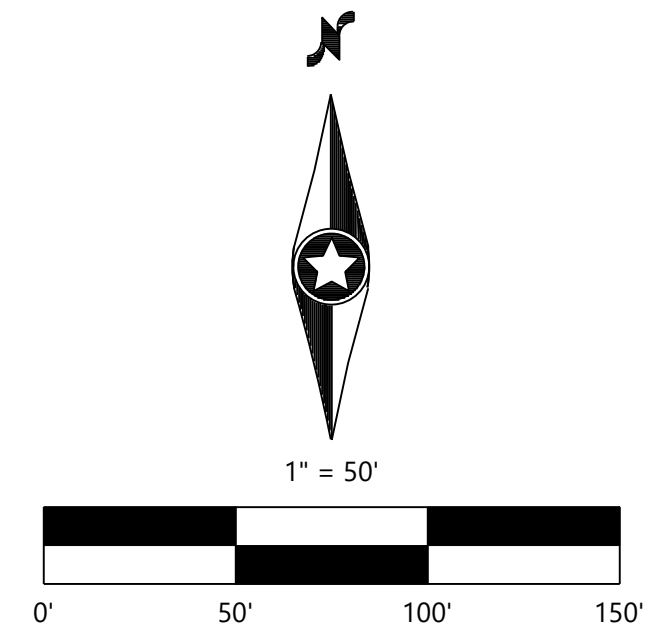
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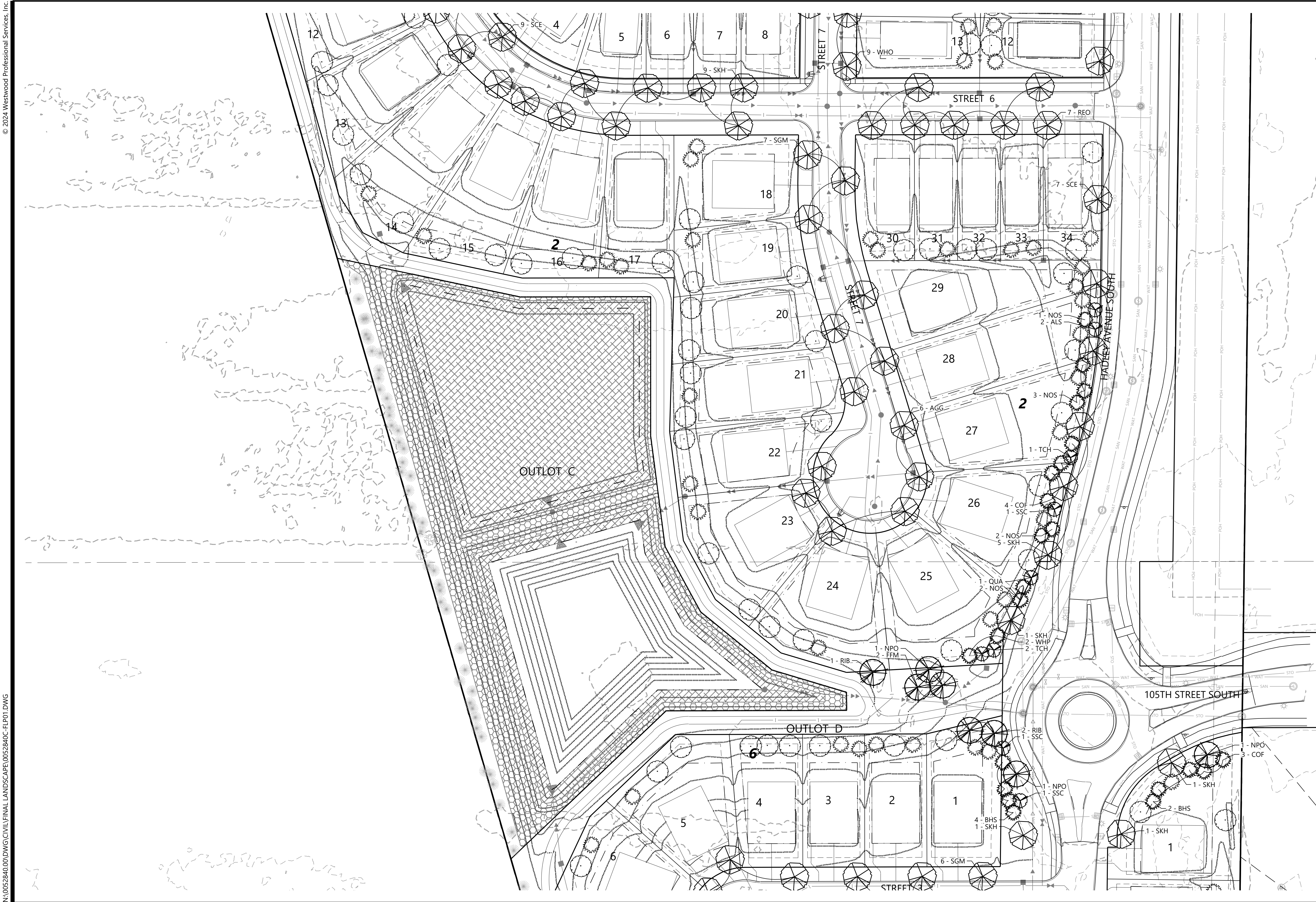
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Westwood Professional Services, Inc.

LANDSCAPE PLAN

SHEET NUMBER:
03 OF **06**
DATE: 12/13/24
PROJECT NUMBER: 0032908.00



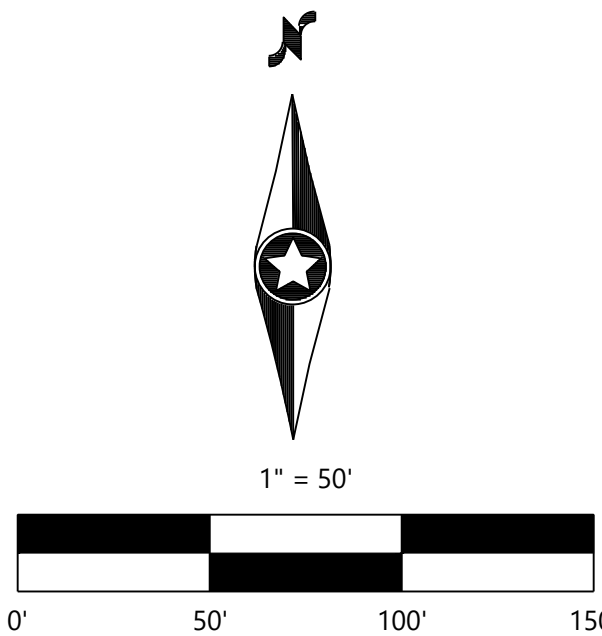
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LANDSCAPE PLAN

SHEET NUMBER:
04 OF 06
PROJECT NUMBER: 0052840 DATE: 12/13/24

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PLANTING NOTES

- 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.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- 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.
- 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.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- 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.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- 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.
- 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.
- 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 HARDWOOD 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 TYPAIR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- 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).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED 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.
- 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.
- 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.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- 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. SHREDDED 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.



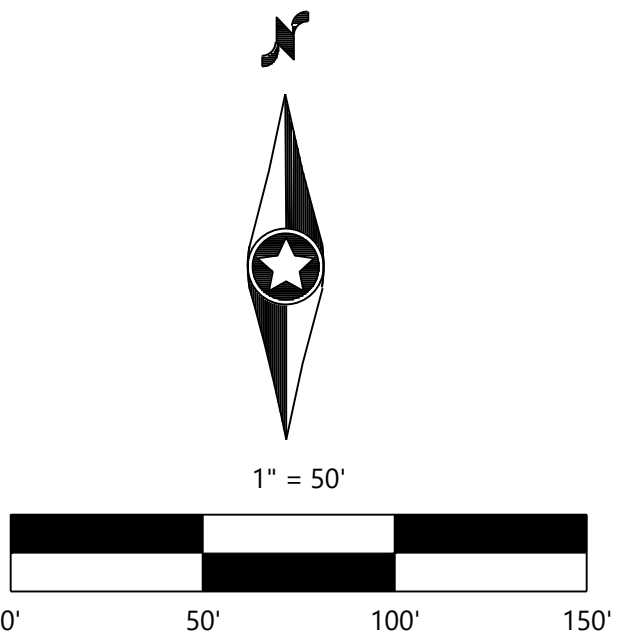
PLANT LEGEND

- OVERSTORY DECIDUOUS STREET TREES (BY HOME BUILDER)
- LARGE OVERSTORY TREES
- FUTURE DECIDUOUS TREES (BY HOME BUILDER)
- BUFFER EVERGREEN TREES
- FUTURE EVERGREEN TREES (BY HOME BUILDER)
- SMALL OVERSTORY TREES
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE

NATIVE SEEDING LEGEND

- MNDOT SOUTHERN TALLGRASS ROADSIDE(STR) SEED MIX (35-241) TOTAL AREA (2.2 AC)
- MNDOT WET DITCH (WD) SEED MIX (33-261) TOTAL AREA (1.9 AC)

* ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE
* ALL DISTURBED AREAS IN GRAY CLOUD TRAIL & 103RD STREET R.O.W. TO BE SEEDED WITH MESIC GENERAL ROADSIDE SEED MIX (25-141)



DESIGNED:	12/13/24
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	50.0000001"
VERTICAL SCALE:	10' OR 5'

PREPARED FOR:

PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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
CORVIL MEYER
DATE: 12/13/24 LICENSE NO. 26971

PRAIRIE DUNES
COTTAGE GROVE, MN

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.

LANDSCAPE PLAN &
NOTES

SHEET NUMBER:
05 OF **06**
PROJECT NUMBER: 0052840 DATE: 12/13/24

PRAIRIE DUNES

CITY 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 Property Meet

STANDARD DETAILS
TYPICAL EVERGREEN TREE PLANTING
COTTAGE GROVE, MINNESOTA

JANUARY 2021
RATE 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 MAXIMUM 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 Property Meet

STANDARD DETAILS
TYPICAL DECIDUOUS TREE PLANTING
COTTAGE GROVE, MINNESOTA

JANUARY 2021
RATE NO. LAN-2

IF PLANT IS SHIPPED WITH A CONTAINER AROUND THE ROOTBALL, SLICE SIDES OF CONTAINER AND REMOVE COMPLETELY.

MULCH AS SPECIFIED. DO NOT PLACE MULCH IN CONTACT WITH THE PLANT.

SPACE PLANTS ACCORDING TO PLANS

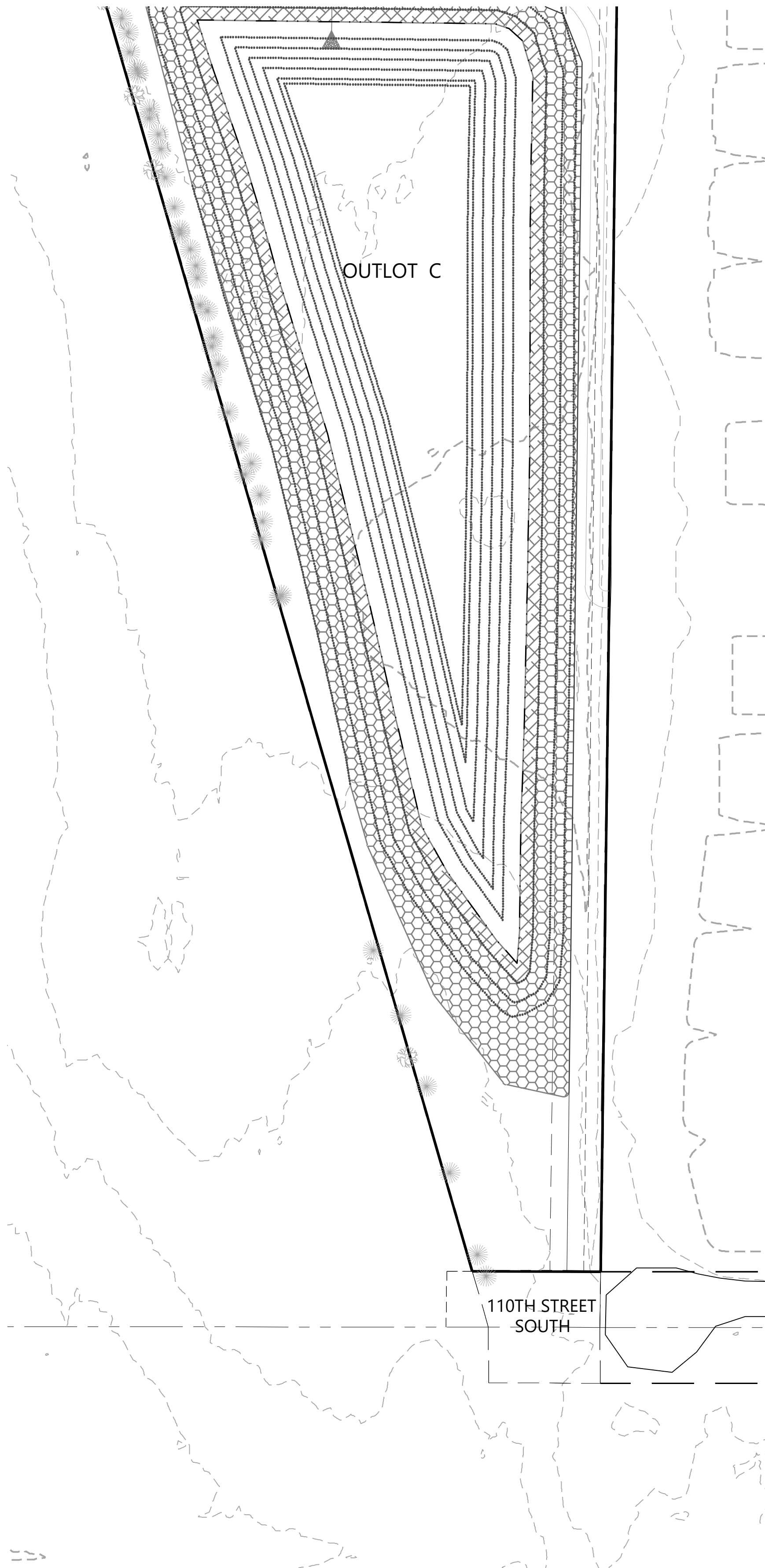
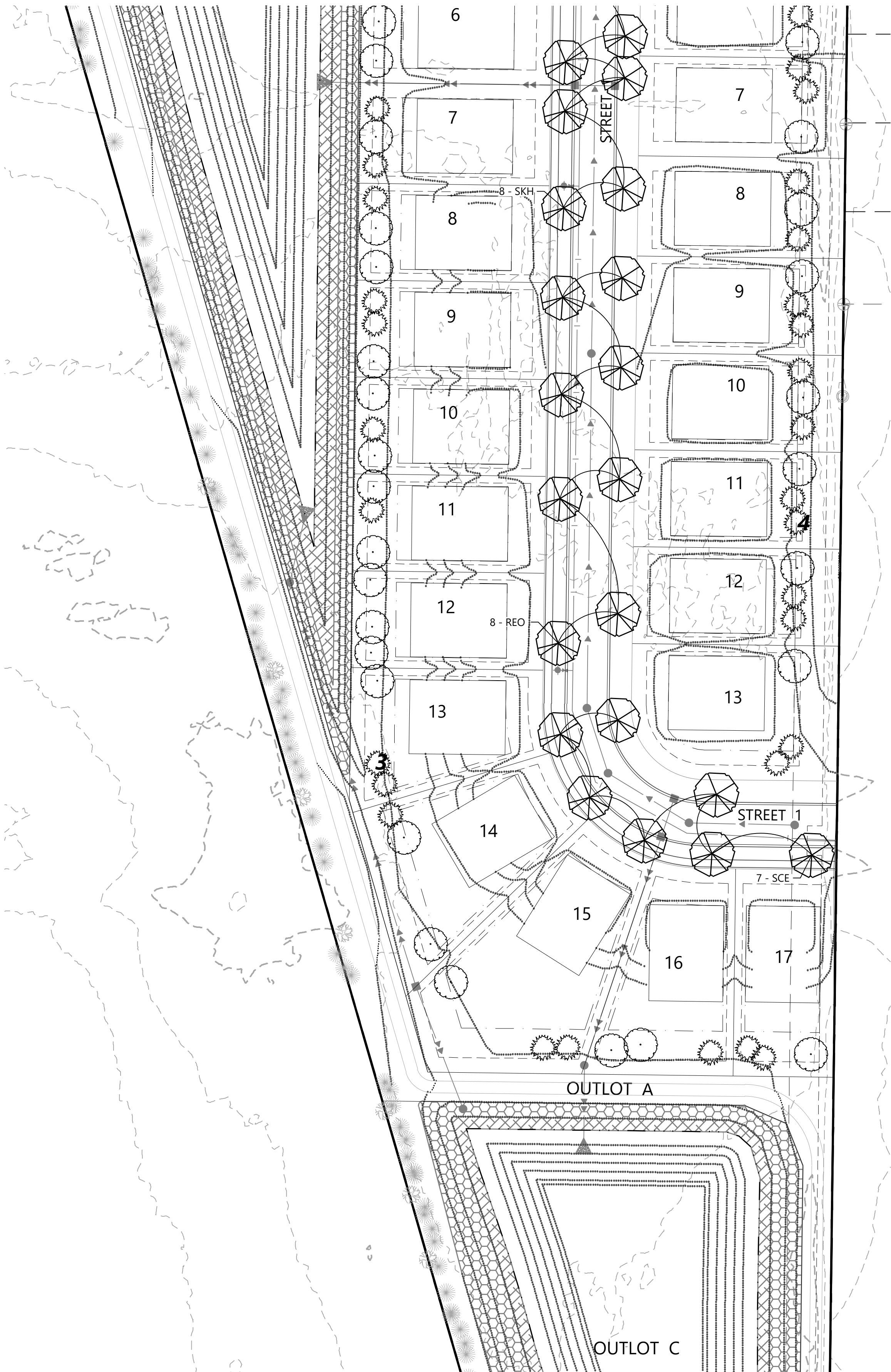
SET TOP OF ROOT BALL FLUSH TO GRADE.

DIG HOLE FOR PLANTING ROOT BALL SCARIFY THE SIDES AND BOTTOM OF THE HOLE BEFORE PLACING THE SHRUB IN THE PLANTING HOLE.

Cottage Grove
Where Pride and Property Meet

STANDARD DETAILS
TYPICAL SHRUB PLANTING B&B OR CONTAINER GROWN
COTTAGE GROVE, MINNESOTA

JANUARY 2021
RATE NO. LAN-3



PLANT LEGEND

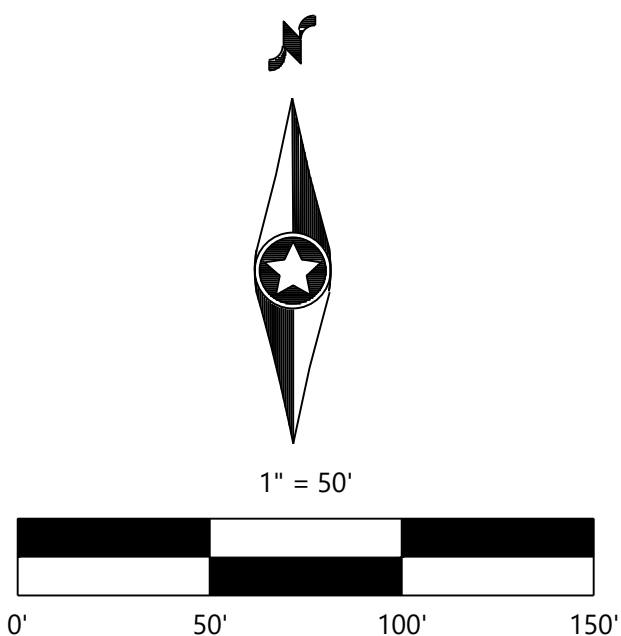
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PRAIRIE DUNES

DESIGNED: _____
CHECKED: _____
DRAWN: _____
HORIZONTAL SCALE: 50.000001"
VERTICAL SCALE: 10' OR 5'

INITIAL ISSUE: 12/13/24
REVISIONS:
△ _____
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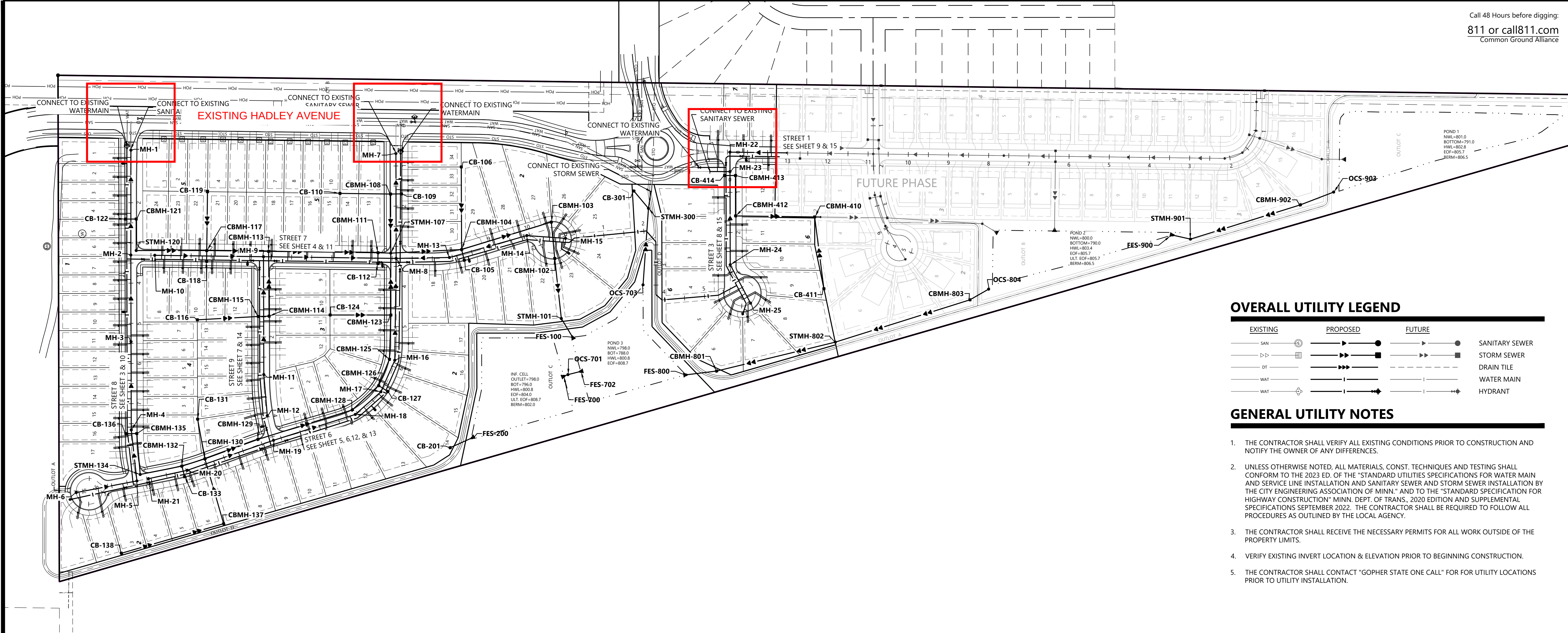
Corvill Meyer
CORVILL MEYER
DATE: 12/13/24 LICENSE NO. 26971

PRAIRIE DUNES
COTTAGE GROVE, MN

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Westwood Professional Services, Inc.

LANDSCAPE PLAN &
DETAILS

SHEET NUMBER:
06 OF **06**
DATE: 12/13/24
PROJECT NUMBER: 0052840



OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN	SAN	SAN	SANITARY SEWER
ST	ST	ST	STORM SEWER
DT	DT	DT	DRAIN TILE
WAT	WAT	WAT	WATER MAIN
WAT	WAT	WAT	HYDRANT

GENERAL UTILITY NOTES

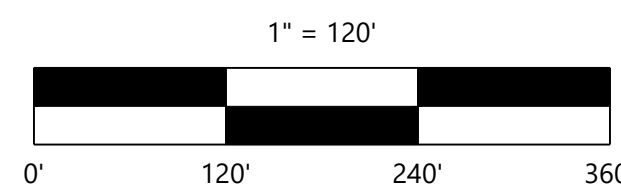
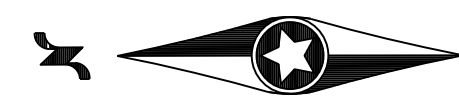
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3. THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS FOR ALL WORK OUTSIDE OF THE PROPERTY LIMITS.
4. VERIFY EXISTING INVERT LOCATION & ELEVATION PRIOR TO BEGINNING CONSTRUCTION.
5. THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

STORM SEWER CASTING SCHEDULE				
Number	Structure	Type	City Detail Plate	
100	FES	36"	w/TRASHGUARD	STO-11
101	STMH	60"	R-1642B	STO-3
102	CBMH	60"	R-3067-VB	STO-5
103	CBMH	96"	R-3067-V	STO-5
104	CBMH	72"	R-3067-V	STO-5
105	CB	2'x 3'	R-3067-V	STO-5
106	CB	48"	R-4342	STO-9
107	STMH	72"	R-1642B	STO-3
108	CBMH	48"	R-3067-VB	STO-5
109	CB	2'x 3'	R-3067-VB	STO-5
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114	CBMH	48"	R-3067-VB	STO-5

115	CBMH	48"	R-3067-VB	STO-5
116	CB	48"	R-4342	STO-9
117	CBMH	48"	R-3067-VB	STO-5
118	CB	2'x 3'	R-3067-VB	STO-5
119	CB	48"	R-4342	STO-9
120	STMH	48"	R-1642B	STO-3
121	CBMH	48"	R-3067-VB	STO-5
122	CB	2'x 3'	R-3067-VB	STO-5
123	CBMH	60"	R-3067-V	STO-5
124	CB	48"	R-4342	STO-9
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701	OCS	48"	SEE DETAIL	SEE SHEET 30
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NOT FOR CONSTRUCTION

DESIGNED: CHF
CHECKED: CHF
DRAWN: SRM
HORIZONTAL SCALE: 120'
VERTICAL SCALE: 24' OR 12'

INITIAL ISSUE: 12/13/24
REVISIONS:
△
△
△
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△
△
△

PREPARED FOR:
PULTE GROUP
1650 WEST 82ND STREET, SUITE 300
BLOOMINGTON, MN 55431

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 H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES
COTTAGE GROVE, MN

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 38
PROJECT NUMBER: 0052840 DATE: 12/13/24



OVERALL UTILITY LEGEND

EXISTING	PROPOSED	FUTURE	
SAN	SAN	SAN	SANITARY SEWER
ST	ST	ST	STORM SEWER
DT	DT	DT	DRAIN TILE
WAT	WAT	WAT	WATER MAIN
WAT	WAT	WAT	HYDRANT

GENERAL UTILITY NOTES

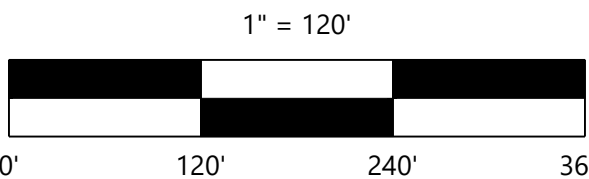
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DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA

CHRISTIAN H. FROEMKE
DATE: 12/13/24 LICENSE NO. 56208

PRESERVE AT PRAIRIE DUNES

COTTAGE GROVE, MN

Westwood

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
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Westwood Professional Services, Inc.

OVERALL UTILITY PLAN

PROJECT NUMBER: 0052840

SHEET NUMBER:

2

OF

38

DATE: 12/13/24



Stantec Consulting Services Inc.

733 Marquette Avenue Suite 1000, Minneapolis MN 55402-2309

January 23, 2025

File: 193807205

Crystal Raleigh, PE
Assistant City Engineer
12800 Ravine Parkway South
Cottage Grove, Minnesota 55016

Reference: Prairie Dunes (December 13, 2024 Submittal)

Dear Crystal,

Below are review comments for the proposed Prairie Dunes based on the December 13, 2024 resubmittal:

General Comments:

1. Include street names for reference on the vicinity maps.
2. Submit project specifications for review, include geotechnical report.
3. Submit updated quantities and estimated unit prices.
4. Refer to project as Prairie Dunes rather than Preserve At Prairie Dunes.
5. Remove "NOT FOR CONSTRUCTION" notes from plans.

Plat Comments:

6. All driveways have been shown, they shall meet the required 6' side yard setback and not encroach within the side yard easement. Please verify that lot 24 block 2, lot 4 block 6, and lot 6 block 6 meet this requirement.
7. Review and revise D&U easements encompassing pipes to ensure they are twice as wide as the pipe is deep.

Grading Plan Comments:

8. Remove "AND LANDSCAPE" from cover sheet.
9. Pond 1 is significantly larger than needed and is a borrow area for the site. It could remain as a City outlot and will not be counted toward park dedication. Borrow area to include smooth transition to flat bottom.

10. What is proposed between lot 22 and lot 23 of block 2, a dark line/legend is shown? Remove line if not needed.
11. Verify where the Graymont Village storm sewer is located along the east side of the project. The existing and future storm sewer should be shown for reference.
12. Remove silt fence along the east side of Hadley Avenue as this is not needed.
13. Include 2025 City detail plates. Only include detail plates pertaining to grading and erosion control.
14. Existing Conditions: The gravel driveway shown does not exist, remove existing gravel driveway.
15. Does the well shown in the northeast corner of the site exist? If so, provide documentation of well and records of capping. If not, provide notes that the well shall be sealed and documentation provided to the City for record keeping.
16. Existing trees along the north side of the development adjacent to the City park area to be removed, update and label on tree removal plan.
17. Remove existing fence around perimeter of development except along the DNR property to the west. DNR fence to remain in place.
18. Show location of rock construction entrances, legend shown in plans.
19. Reduce depth of ponds from 10 feet to 8 feet from bottom to NWL.
20. Reference the ponds will be sealed with a clay liner and provide details.
21. Remove note for BASIN 5 within the City park.
22. Update existing utilities within City park, existing water main is not accurately shown. CAD information will be provided.
23. Storm structure CB-301 is not needed as there is less than 4 lots of drainage in this area. Yard drainage to be directed to Pond 3.
24. Street 2 includes a segment of street less than 0.75% slope. Street slope to be a minimum of 0.75%.
25. Provide information and details pertaining to temporary ditching to Pond 2 for storm sewer outlet.
26. Will topsoil and aggregate backfill be salvaged onsite? If so, indicate this on the plans and provide notes. Provide stockpile locations in plans, including appropriate erosion control measures.
27. Pond access routes shall be clearly identified on all grading plan sheets.

Street & Utility Plan Comments:

28. Project name should reference Prairie Dunes rather than Preserve at Prairie Dunes on all sheets.

29. Insert 2025 City detail plates. Add City detail plates for SAN-4 (Inside Drop MH), SER-9 (Service Riser Detail), STO-1 (Storm Sewer MH), STO-2 (Storm Sewer Junction MH), WAT-4 (Butterfly Valve). City detail plates STO-14, STR-16, and STR-27 can be removed.
30. General Utility Notes: Hydrant flags to be fiberglass, avoid deep valves (remove note), all drop manholes to include an inner spray liner and constructed with inside drops, 2025 vs 2024 reference to specifications.
31. Correct compass direction for Street 6 on sheet 13 and Street 1 on sheet 15.
32. Update utilities plan to show existing utilities within City park.
33. Ensure turning radius along trails is sufficient for pickup truck with plow (minimum radius of 15 feet to inside of trail). Add radius at trail connection near roundabout.
34. Check Trail 1 for steep slope and horizontal curve between STA 12+62 and STA 13+60 to ensure it meets recommendations in the Bike Manual.
35. Include sheets for temporary and permanent erosion control.
36. See attached overall utility plan sheet for proposed gate valve and butterfly valve locations.
37. Storm sewer schedule: Gray scale structures to be installed in future phase.
38. Show and label all water main bends (Street 8, Street 6, Street 3, Street 1, etc.).
39. Add sanitary sewer wyes and risers along Street 1 for future lot 1 block 1 and future lot 1 block 2. Service pipes to the lots will be extended in the next phase.
40. Maintain 10' of separation between water main and sanitary sewer even if water main bends are needed (north end of Street 6, etc.).
41. Deep water main is shown in areas. Please review and remove as much as possible (between: MH-9 and MH-8, MH-8 and MH-13, MH-8 and MH-16, north of MH-22, north and south ends of looped water main between Street 7 and Street 3, etc.)? Can the pipe be deflected in areas to avoid water main offsets without the use of bends?
42. A water main offset is proposed at the cul-de-sac of Street 7, adjust location of services so they do not conflict with the water main offset.
43. The existing water main in Hadley Avenue is 12" DIP. 12" DIP will be required to be extended south within Street 1, an oversizing credit will be provided to the developer.
44. All existing hydrants and 6" valves that are to be removed for the water main connections can be salvaged and reused onsite. Indicate location of salvaged hydrants and 6" valves to be installed on plans.
45. Hydrants and 6" valves should be placed perpendicular to back of curb (west end of Street 3, etc.).

46. At the south end of Street 1 (phase line), a sanitary sewer manhole and temporary hydrant should be placed. Also consider installing the sewer and water services to the first lot on either side of the roadway south of the phase boundary.
47. Place a hydrant and 6" valve at the water main low point for the looped water main between Street 7 and Street 3.
48. SDR 26 sewer pipe to be used when depths are greater than 18' in depth (between: MH-7 and MH-8, south of MH-22, etc.).
49. Is there any reason the sanitary sewer pipe between MH-23 and MH-24 cannot be shallower? Separate inside drop elevations are acceptable.
50. Re-route the sanitary sewer service from lot 1 block 7 to Street 1 to the south side of MH-22 since the sanitary sewer is shallower.
51. Storm sewer structures should be reviewed to see if they can be positioned at proposed lot lines wherever possible (CB-136, CBMH-113, CB-105, CB-109, CBMH-115, etc.).
52. Storm sewer pipe between CBMH-104 and CBMH-111 is too far behind curb and into the boulevard. Add storm sewer structure to maintain storm sewer pipe along curb.
53. CBMH-102 must be constructed with a sump, include within the storm sewer schedule. Review and revise as necessary to ensure a sump structure is proposed as the last roadway-accessible structure prior to a basin.
54. Remove sump for CBMH-123.
55. Cul-de-sacs for Street 3 and Street 7 show a slight curve within the curb that doesn't appear to be necessary. Remove slight curves in the curb and ensure cul-de-sac and right-of-way radii meet City requirements.
56. The sidewalk crossing at the intersection of Street 7 and Street 8 needs to be adjusted for maintenance and snow removal purposes. The sidewalk on the south side of the roadway needs to be constructed straight north into the back of curb.
57. Remove old proposed driveway locations are still shown along Hadley Avenue (lots 1-12 block 5).
58. Move the proposed driveway to south side of lot 7 block 5 to ensure services do not fall under the bituminous.
59. The trail proposed to extend onto the City park site should match the current park design to date. CAD information to be provided.
60. Intersection details: Show truncated domes and landing areas in intersection details.
61. Remove unnecessary lines within the intersection details.
62. Include pedestrian ramps at the intersection of Street 1 and Street 3.
63. If topsoil and aggregate backfill will be salvaged onsite indicate this on the plans,

notes, and typical section.

- 64. See attached street lighting plan for proposed lighting locations.
- 65. The lighting plan should include location of service cabinet, cabinet detail, wiring and conduit locations, and handhole locations. Include 2025 detail plates.
- 66. Signage Plan: Include stop signs at the intersection of Street 6 and Street 7 only for the N/S legs. Include 2025 detail plates.
- 67. See attached street signage plan for proposed locations for park and open space markers.

Landscape Plan Comments:

- 68. Under the native seeding legend there is reference to "Gray Cloud Trail and 103rd Street ROW", remove if not needed.
- 69. Remove proposed trees in boulevard areas.
- 70. Remove trees along the north side of the project, adjacent to the City park area.
- 71. Update landscaping detail plates with 2025 detail plates.

Stormwater Requirements:

- 72. In the HydroCAD model, Subcatchment 5S area does not match what is shown in the proposed drainage map.
- 73. In the HydroCAD model, Pond 3 shows the OCS weir wall as a broad-crested weir. Weir walls should be modeled as a sharp-crest weir.
- 74. Clarify if pretreatment, such as a sump, will be provided for the infiltration basin and clearly indicate this on the plans.
- 75. According to the Stormwater Manual, by default, P8 assumes far too great removal efficiencies of dissolved and small particle phosphorus. Please update the P0% and P10% removal rates.
 - a. Recommendations and guidance for utilizing P8 to meet TMDL permit requirements - Minnesota Stormwater Manual

Regards,

Stantec Consulting Services Inc.



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Phone: 612-712-2141

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City Council Action Request

8.A.

Meeting Date 2/5/2025

Department Finance

Agenda Category Action Item

Title Approve Disbursements

Staff Recommendation Approve disbursements from 01-17-2025 through 01-30-2025 in the amount of \$2,511,892.70.

Budget Implication N/A

Attachments

1.	Expense Approval Report 02-05-2025 Council Meeting
2.	Payroll Check Register 02-05-25 Council Meeting
3.	UB Check Register 02-05-25 Council Meeting



City Council Action Request

13.A.

Meeting Date	2/5/2025		
Department	Administration		
Agenda Category	Action Item		
Title	MN Law Enforcement Support Office (MN_LESO) Participation		
Staff Recommendation	Authorize Cottage Grove Public Safety to continue participating in the Minnesota Law Enforcement Support Office program and the State Plan of Operation (SPO).		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>MN.LESO.Program.Participation.02.05.2025</td></tr></table>	1.	MN.LESO.Program.Participation.02.05.2025
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To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Peter J Koerner, Director of Public Safety

Date: February 5, 2025

Subject: **MN LAW ENFORCEMENT SUPPORT OFFICE (MN-LESO) PARTICIPATION**

Minnesota Law Enforcement Support Office (MN-LESO) is a program which allows law enforcement agencies to obtain surplus Department of Defense (DOD) property at no cost. All items must have a direct application to the law enforcement agency's public safety mission. Homeland Security and Emergency Management (HSEM) is the administrator of the program in Minnesota.

Since enrolling in the MN-LESO program in November 2019, Cottage Grove Public Safety has acquired an armored vehicle, robots, night vision devices, personal protective equipment, first aid supplies, and many more items that have enhanced the capabilities and safety for our officers and the community we serve.

The vast majority of the items are considered DEMIL A, which means ownership is conditionally transferred to Cottage Grove Public Safety after one year. Controlled property, such as the armored vehicle and robots, are loaned to the department by the federal government. The State Plan of Operation (SPO) sets forth the terms and conditions, which will be binding on the parties with respect to excess DOD property in order to promote efficient transfer and accountability.

HSEM routinely audits participating agencies each year to ensure compliance with the program's regulations. One of the inspectable items is a document signed by the Chief Law Enforcement Official authorized by the governing body, i.e., Mayor and City Council, authorizing the agency to obtain controlled property.

In May 2022, Executive Order #14074 was signed, requiring annual notice given to City Council of the department's intent to acquire controlled property from federal sources. We must give annual notice to the community of our intent to acquire controlled property at a public council meeting or workshop. We need to demonstrate a commitment to constitutional and community-oriented policing and provide community engagement opportunities to get community input.

RECOMMENDATION

Authorize Cottage Grove Public Safety to continue participating in the Minnesota Law Enforcement Support Office program and the State Plan of Operation (SPO).



City Council Action Request

13.B.

Meeting Date	2/5/2025		
Department	Administration		
Agenda Category	Action Item		
Title	Police - Annual Use of Force Report		
Staff Recommendation	Receive the 2024 annual use of force report.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>Police Use of Force Workshop 02.05.2025</td></tr></table>	1.	Police Use of Force Workshop 02.05.2025
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To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Peter J Koerner, Director of Public Safety

Date: January 29, 2025

Subject: **WORKSHOP - POLICE ANNUAL USE OF FORCE REPORT**

INTRODUCTION

The Cottage Grove Police Department is proudly and boldly leading police reforms by adapting to evolving community expectations and implementing best practices. Furthermore, our department is dedicated to professionalism, transparency, and accountability. We continuously strive to improve services, safety, and trust. We accomplish these goals with a comprehensive approach to use of force review and analysis, training, reporting, and community input.

In 2019, our department implemented a progressive use of force review policy which mandates that every use of force incident is reviewed, data is collected and analyzed, and an annual report is presented. Each use of force incident is reviewed by our Use of Force Review & Training Committee. Each incident is examined for opportunities to improve our decisions, tactics, policy, and equipment. Use of force data, law, and nationally recognized best practices is what drives our training, tactics, policy development, and equipment acquisitions. The annual use of force report identifies trends in use of force data along with training, equipment, and policy recommendations. The annual report is presented to the Chief of Police, City Council, Public Services Commission, and other community stakeholders, providing an opportunity to inform and solicit input.

RECOMMENDATION

Receive the 2024 annual use of force report.



City Council Action Request

13.C.

Meeting Date	2/5/2025		
Department	Administration		
Agenda Category	Action Item		
Title	Police and Fire - 5-Year Strategic Plan Update		
Staff Recommendation	Receive the Police and Fire 5-year Strategic Plan update.		
Budget Implication	N/A		
Attachments	<table border="1"><tr><td>1.</td><td>Council Workshop Police and Fire strategic Plan Updates</td></tr></table>	1.	Council Workshop Police and Fire strategic Plan Updates
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To: Honorable Mayor and City Council Members
Jennifer Levitt, City Administrator

From: Peter J Koerner, Director of Public Safety

Date: January 29, 2025

Subject: UPDATE ON POLICE AND FIRE 5-YEAR-STRATEGIC PLANS

INTRODUCTION

In 2024, the public safety team embarked on an ambitious and visionary endeavor to develop a 5-year strategic plan for both the police and fire/EMS divisions. The police department command team collaborated with our employees and citizens throughout the process, creating a plan that is rooted in best practices. The fire department leadership team collaborated with our employees throughout the process, creating a plan that is rooted in best practices. We started the process with our fire leadership team and then introduced it at a department meeting. We have had numerous opportunities for feedback from our team. Both plans were presented to the Public Services Commission and received feedback prior to bringing to the City Council.

These plans will be our roadmap to success as Cottage Grove continues to grow and change. Our plan stresses the importance of community-wide cooperation to accomplish our goals. It demonstrates how deeply committed we are to our residents, businesses, organizations, and employees. It ensures Cottage Grove Public Safety will continue to deliver excellent service with professionalism, transparency, and accountability.

While still in the first year of the plans, we have accomplished a lot, and we want to recognize all the contributions that the team has made.

RECOMMENDATION

Receive an update on the police and fire 5-year-strategic plans.