



# NORTH BRANCH —Minnesota—

Kevin Schieber  
Mayor

Robert Canada  
Councilmember/Acting Mayor

Travis Miles  
Councilmember

Kelly Neider  
Councilmember

Peter Schaps  
Councilmember

**CITY COUNCIL  
REGULAR AGENDA  
TUESDAY, NOVEMBER 26, 2024 @ 7:00 PM  
CITY HALL, 6408 ELM STREET, NORTH  
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. AGENDA APPROVAL
  - a. Approve Agenda ACTION
5. PRESENTATION & PROCLAMATION
6. PUBLIC COMMENT

*Provides an opportunity for the public to address the Council on items that are not on the Agenda. Please raise your hand to be recognized. Please state your name and address for the record. This section is for the express purpose of addressing concerns of City services and operations. It shall not be used to clarify individual's views for political purposes.*
7. CONSENT AGENDA

*All matters listed under Consent Agenda are considered routine and/or non-controversial and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.*

  - a. Claims ACTION
  - b. Approve City Council Meeting Minutes from November 12, 2024 ACTION
  - c. Approve 2025 Liquor Licenses ACTION
  - d. Approve Termination of Part-Time Liquor Store Clerk ACTION
  - e. Approve Hiring of Part-Time Liquor Store Clerk ACTION
  - f. Approve Hiring of Part-Time Liquor Store Clerk ACTION

- g. Resolution R-112-2024 Approving a CUP for Plumbing in Accessory Structure at 4950 412th St ACTION
- h. Approve Third Amendment to Purchase Agreement with Sunrise River Commons, LLC. ACTION
- i. Resolution - R-106-2024 - Approving Safe Routes to School Grant Agreement SAP 225-591-007 ACTION
- j. Resolution R-119-2024 Approving 2024 Overlay Pay Request #2 ACTION

## 8. PUBLIC HEARINGS

## 9. STAFF REPORTS

- a. Resolution - R-113-2024 Meadows Ridge EAW ACTION
- b. Meadows Ridge Comprehensive Plan, Rezoning, CUP and Preliminary Plat ACTION
- c. Resolution R-114-2024 Meadows Ridge Comprehensive Plan Amendment ACTION
- d. Ordinance 390-2024 - Meadows Ridge Rezoning ACTION
- e. Resolution - R-116-2024 - Meadows Ridge Conditional Use Permit - Planned Unit Development ACTION
- f. Resolution - R-117-2024 - Meadows Ridge Preliminary Plat ACTION
- g. Resolution R-111-2024 Denying the 3 variances requested for the placement of accessory structure at 37595 Greenwich Ct ACTION
- h. Resolution R-118-2024 SRTS CSAH 30 Improvent Project - Acceptance of Bid and Approval of Low Quote ACTION
- i. 3rd Quarter Finance Update INFO
- j. Accounting Services Proposal Discussion INFO
- k. Tri-Deck Mower Purchase ACTION
- l. Request for Special Council Meeting on December 2, from 5:30 to 6:30. ACTION
- m. Request to Change City Hall Hours for December 26, 27, & 30 ACTION
- n. Compost Site November Update INFO

## 10. MAYOR/CITY COUNCIL

## 11. ADJOURNMENT

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*Since we do not have time to discuss every point presented, it may seem that decisions are preconceived. However, background information is provided to the City Council on each Agenda item in advance from Staff and appointed Commissions; and decisions are based on this information and past experiences. In addition some items may also have been discussed preliminarily at Council Work Sessions. If you are aware of information that has not been discussed, please raise your hand to be recognized. Comments that are pertinent are appreciated. Items requiring excessive time may be continued to another meeting.*

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**Prepared By:**

**Presenter:**

**Date: 05/30/2024**

**Board & Commission: City Council**

**Subject: Claims**

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**Voting Requirements:**

**Voting Options      Simple Majority**

# City of North Branch

## Checks

90453 to 90524 - \$360,453.92

## Payroll

November 22, 2024 - \$113,236.37

# Accounts Payable

## Computer Check Proof List by Vendor

User: TiffaniFolstad  
Printed: 11/15/2024 - 3:03PM  
Batch: 00003.11.2024 - 11152024



| Invoice No    | Description                          | Amount   | Pmt Date   | Acct Number       | Reference          |
|---------------|--------------------------------------|----------|------------|-------------------|--------------------|
| Vendor: 1663  | Kwik Trip                            |          |            | Check Sequence: 1 | ACH Enabled: False |
| 3352522       | MOTOR FUELS                          | 61.31    | 11/15/2024 | 101-42280-50212   |                    |
|               | Check Total:                         | 61.31    |            |                   |                    |
| Vendor: 1432  | NCPERS Group Life Ins.               |          |            | Check Sequence: 2 | ACH Enabled: False |
| FOR DEC 2024  | LIFE INSURANCE                       | 64.00    | 11/15/2024 | 101-00000-21714   |                    |
|               | Check Total:                         | 64.00    |            |                   |                    |
| Vendor: 1497  | Revize LLC                           |          |            | Check Sequence: 3 | ACH Enabled: False |
| 19001         | Website & Tech Support Sept thru Feb | 475.00   | 11/15/2024 | 615-49550-50300   |                    |
|               | Check Total:                         | 475.00   |            |                   |                    |
| Vendor: 1630  | XCEL Energy                          |          |            | Check Sequence: 4 | ACH Enabled: False |
| 901763295 LS1 | UTILITY GAS                          | 29.19    | 11/15/2024 | 609-49750-50380   |                    |
| 901947807LIB  | UTILITY GAS                          | 478.82   | 11/15/2024 | 101-45500-50380   |                    |
| 902377205 LS2 | UTILITY GAS                          | 163.91   | 11/15/2024 | 609-48000-50380   |                    |
|               | Check Total:                         | 671.92   |            |                   |                    |
|               | Total for Check Run:                 | 1,272.23 |            |                   |                    |
|               | Total of Number of Checks:           | 4        |            |                   |                    |

# Accounts Payable

## Computer Check Proof List by Vendor

User: TiffaniFolstad  
Printed: 11/19/2024 - 10:28AM  
Batch: 00004.11.2024 - 11192024



| Invoice No   | Description                | Amount    | Pmt Date   | Acct Number       | Reference          |
|--------------|----------------------------|-----------|------------|-------------------|--------------------|
| Vendor: 1025 | Anderson and Koch Ford     |           |            | Check Sequence: 1 | ACH Enabled: False |
| 2068         | 2024 FORD F150             | 50,391.04 | 11/19/2024 | 101-42110-50550   |                    |
|              | Check Total:               | 50,391.04 |            |                   |                    |
|              | Total for Check Run:       | 50,391.04 |            |                   |                    |
|              | Total of Number of Checks: | 1         |            |                   |                    |

# Accounts Payable

## Computer Check Proof List by Vendor

User: TiffaniFolstad  
Printed: 11/22/2024 - 1:20PM  
Batch: 00005.11.2024 - 11222024



| Invoice No   | Description                         | Amount   | Pmt Date   | Acct Number       | Reference          |
|--------------|-------------------------------------|----------|------------|-------------------|--------------------|
| Vendor: 2140 | Alert 360 Opco, Inc.                |          |            | Check Sequence: 1 | ACH Enabled: False |
| 15766924     | MONITORING                          | 56.16    | 11/22/2024 | 609-49750-50300   |                    |
| 15766927     | MONITORING                          | 70.45    | 11/22/2024 | 609-48000-50300   |                    |
|              | Check Total:                        | 126.61   |            |                   |                    |
| Vendor: 1646 | Ameritas                            |          |            | Check Sequence: 2 | ACH Enabled: False |
| 1122 AMER    | OTHER RETIREMENT                    | 90.00    | 11/22/2024 | 101-00000-21705   |                    |
|              | Check Total:                        | 90.00    |            |                   |                    |
| Vendor: 1029 | Artisan Beer Company                |          |            | Check Sequence: 3 | ACH Enabled: False |
| 3725170      | BEER                                | 298.50   | 11/22/2024 | 609-48000-50252   |                    |
| 3726790      | BEER                                | 58.50    | 11/22/2024 | 609-48000-50252   |                    |
| 404216       | BEER                                | -11.55   | 11/22/2024 | 609-48000-50252   |                    |
|              | Check Total:                        | 345.45   |            |                   |                    |
| Vendor: 2144 | AT&T                                |          |            | Check Sequence: 4 | ACH Enabled: False |
| 6359506905   | OFFICE @ HAND ACCT 831-001-3908 169 | 30.96    | 11/22/2024 | 101-43000-50321   |                    |
|              | Check Total:                        | 30.96    |            |                   |                    |
| Vendor: 1049 | Bellboy Corporation                 |          |            | Check Sequence: 5 | ACH Enabled: False |
| 0109077700   | N/A SALES CREDIT                    | -132.50  | 11/22/2024 | 609-49750-50250   |                    |
| 0205658900   | THC                                 | 226.58   | 11/22/2024 | 609-49750-50254   |                    |
| 0205658900   | LIQUOR                              | 1,746.80 | 11/22/2024 | 609-49750-50251   |                    |
| 0205742400   | LIQUOR                              | 1,107.00 | 11/22/2024 | 609-49750-50251   |                    |
|              | Check Total:                        | 2,947.88 |            |                   |                    |

| Invoice No   | Description               | Amount    | Pmt Date   | Acct Number        | Reference          |
|--------------|---------------------------|-----------|------------|--------------------|--------------------|
| Vendor: 1655 | Bent Brewstillery         |           |            | Check Sequence: 6  | ACH Enabled: False |
| INV-014431   | BEER                      | 71.00     | 11/22/2024 | 609-49750-50252    |                    |
|              | Check Total:              | 71.00     |            |                    |                    |
| Vendor: 1052 | Bernicks                  |           |            | Check Sequence: 7  | ACH Enabled: False |
| 10286750     | THC                       | 85.00     | 11/22/2024 | 609-49750-50254    |                    |
| 10286751     | BEER                      | 3,254.50  | 11/22/2024 | 609-49750-50252    |                    |
| 10286752     | N/A SALES                 | 199.70    | 11/22/2024 | 609-49750-50250    |                    |
| 10286753     | BEER CREDIT               | -199.50   | 11/22/2024 | 609-49750-50252    |                    |
| 10286758     | BEER                      | 1,369.60  | 11/22/2024 | 609-48000-50252    |                    |
| 10289169     | BEER CREDIT               | -7.60     | 11/22/2024 | 609-48000-50252    |                    |
| 10289170     | THC                       | 181.00    | 11/22/2024 | 609-49750-50254    |                    |
| 10289171     | N/A SALES                 | 90.10     | 11/22/2024 | 609-49750-50250    |                    |
| 10289171     | BEER                      | 4,682.20  | 11/22/2024 | 609-49750-50252    |                    |
| 10289172     | BEER CREDIT               | -25.20    | 11/22/2024 | 609-49750-50252    |                    |
| 10289173     | N/A SALES CREDIT          | -14.76    | 11/22/2024 | 609-49750-50250    |                    |
| 118667382    | WINE                      | 590.60    | 11/22/2024 | 609-48000-50253    |                    |
|              | Check Total:              | 10,205.64 |            |                    |                    |
| Vendor: 1921 | Bituminous Roadways, Inc. |           |            | Check Sequence: 8  | ACH Enabled: False |
| 34240        | SANITARY MANHOLE PATCHING | 1,025.76  | 11/22/2024 | 101-43000-50224    |                    |
|              | Check Total:              | 1,025.76  |            |                    |                    |
| Vendor: 1066 | Breakthru Beverage MN     |           |            | Check Sequence: 9  | ACH Enabled: False |
| 118557326    | LIQUOR                    | 593.25    | 11/22/2024 | 609-48000-50251    |                    |
| 118557853    | LIQUOR                    | 5,071.95  | 11/22/2024 | 609-49750-50251    |                    |
| 118662613    | BEER                      | 142.50    | 11/22/2024 | 609-48000-50252    |                    |
| 118667383    | LIQUOR                    | 542.70    | 11/22/2024 | 609-48000-50251    |                    |
| 118667620    | WINE                      | 316.95    | 11/22/2024 | 609-49750-50253    |                    |
| 118667621    | LIQUOR                    | 5,094.54  | 11/22/2024 | 609-49750-50251    |                    |
| 412917859    | LIQUOR CREDIT             | -270.65   | 11/22/2024 | 609-49750-50251    |                    |
|              | Check Total:              | 11,491.24 |            |                    |                    |
| Vendor: 2014 | RICKY BREITKREUTZ         |           |            | Check Sequence: 10 | ACH Enabled: False |

| Invoice No    | Description                 | Amount   | Pmt Date   | Acct Number        | Reference          |
|---------------|-----------------------------|----------|------------|--------------------|--------------------|
| RB 2024 REIMB | WORK BOOTS                  | 189.95   | 11/22/2024 | 620-49600-50237    |                    |
| RB 2024 REIMB | WORK SHOES                  | 118.00   | 11/22/2024 | 620-49600-50237    |                    |
|               | Check Total:                | 307.95   |            |                    |                    |
| Vendor: 1076  | Business Essentials         |          |            | Check Sequence: 11 | ACH Enabled: False |
| 646434        | PAPER TOWELS                | 427.87   | 11/22/2024 | 101-45500-50210    |                    |
|               | Check Total:                | 427.87   |            |                    |                    |
| Vendor: 1082  | Capitol Beverage Sales LP   |          |            | Check Sequence: 12 | ACH Enabled: False |
| 3060809       | N/A                         | 111.60   | 11/22/2024 | 609-49750-50250    |                    |
| 3060809       | THC                         | 76.00    | 11/22/2024 | 609-49750-50254    |                    |
| 3060809       | BEER                        | 712.70   | 11/22/2024 | 609-49750-50252    |                    |
| 3060810       | BEER                        | 272.60   | 11/22/2024 | 609-48000-50252    |                    |
|               | Check Total:                | 1,172.90 |            |                    |                    |
| Vendor: 1114  | Coffee Mill Inc             |          |            | Check Sequence: 13 | ACH Enabled: False |
| 268211        | COFFEE AND FIELD SERVICE    | 89.00    | 11/22/2024 | 101-41940-50210    |                    |
| 268212        | COFFEE                      | 146.00   | 11/22/2024 | 101-42110-50210    |                    |
|               | Check Total:                | 235.00   |            |                    |                    |
| Vendor: 1228  | Gregory M. Crowell          |          |            | Check Sequence: 14 | ACH Enabled: False |
| 20128983      | 2019 FORD WINDSHIELD        | 595.00   | 11/22/2024 | 101-43000-50404    |                    |
|               | Check Total:                | 595.00   |            |                    |                    |
| Vendor: 1122  | Crystal Springs Ice         |          |            | Check Sequence: 15 | ACH Enabled: False |
| 03-400063     | N/A SALES                   | 102.08   | 11/22/2024 | 609-48000-50250    |                    |
| 03-400066     | N/A SALES                   | 117.60   | 11/22/2024 | 609-49750-50250    |                    |
|               | Check Total:                | 219.68   |            |                    |                    |
| Vendor: 1688  | Custom Fire Apparatus, Inc. |          |            | Check Sequence: 16 | ACH Enabled: False |
| 23723         | MARKER LIGHTS               | 103.01   | 11/22/2024 | 101-42280-50404    |                    |
|               | Check Total:                | 103.01   |            |                    |                    |
| Vendor: 1129  | Dahlheimer Distributing     |          |            | Check Sequence: 17 | ACH Enabled: False |

| Invoice No   | Description                       | Amount    | Pmt Date   | Acct Number        | Reference          |
|--------------|-----------------------------------|-----------|------------|--------------------|--------------------|
| 2315974-2    | N/A SALES CREDIT                  | -102.00   | 11/22/2024 | 609-48000-50250    |                    |
| 2327121      | N/A SALES                         | 275.00    | 11/22/2024 | 609-49750-50250    |                    |
| 2327122      | BEER                              | 10,679.25 | 11/22/2024 | 609-49750-50252    |                    |
| 2327124      | LIQUOR                            | 105.20    | 11/22/2024 | 609-49750-50251    |                    |
| 2327125      | THC                               | 207.00    | 11/22/2024 | 609-49750-50254    |                    |
| 2327151      | LIQUOR                            | 162.00    | 11/22/2024 | 609-48000-50251    |                    |
| 2327152      | N/A SALES                         | 63.50     | 11/22/2024 | 609-48000-50250    |                    |
| 2327153      | BEER                              | 4,374.00  | 11/22/2024 | 609-48000-50252    |                    |
| 2331913      | BEER                              | 3,993.75  | 11/22/2024 | 609-48000-50252    |                    |
| 2331913      | LIQUOR                            | 94.00     | 11/22/2024 | 609-48000-50251    |                    |
| 2332173      | THC                               | 276.00    | 11/22/2024 | 609-49750-50254    |                    |
| 2332174      | LIQUOR                            | 104.60    | 11/22/2024 | 609-49750-50251    |                    |
| 2332174      | BEER                              | 8,105.05  | 11/22/2024 | 609-49750-50252    |                    |
| 2332482      | N/A SALES                         | 28.25     | 11/22/2024 | 609-48000-50250    |                    |
| 969-00189    | BEER                              | -41.55    | 11/22/2024 | 609-48000-50252    |                    |
| 969-00190    | N/A SALES                         | 53.30     | 11/22/2024 | 609-49750-50250    |                    |
|              | Check Total:                      | 28,377.35 |            |                    |                    |
| Vendor: 1151 | ECM Publishers, Inc.              |           |            | Check Sequence: 18 | ACH Enabled: False |
| 1021712      | SCOTMANS CLASSIFIED/COUNTY NEWS R | 218.45    | 11/22/2024 | 101-41910-50351    |                    |
| 1022418      | COUNTY NEWS REVIEW                | 58.05     | 11/22/2024 | 101-41910-50351    |                    |
| 1022806      | SCOTMANS CLASSIFIED               | 140.40    | 11/22/2024 | 101-41910-50351    |                    |
|              | Check Total:                      | 416.90    |            |                    |                    |
| Vendor: 1152 | Ehlers                            |           |            | Check Sequence: 19 | ACH Enabled: False |
| 99705        | LEI & IND PARK COMM               | 567.50    | 11/22/2024 | 201-46500-50300    |                    |
| 99706        | MTG REGARDING LEI DEAL            | 137.50    | 11/22/2024 | 201-46500-50300    |                    |
|              | Check Total:                      | 705.00    |            |                    |                    |
| Vendor: 1160 | Emergency Equip. Connections      |           |            | Check Sequence: 20 | ACH Enabled: False |
| 2338         | NEW SQUAD OUTFIT 2025 INTERCEPTOR | 12,118.51 | 11/22/2024 | 101-42110-50550    |                    |
|              | Check Total:                      | 12,118.51 |            |                    |                    |
| Vendor: 1887 | Erickson Electric Company, Inc.   |           |            | Check Sequence: 21 | ACH Enabled: False |



| Invoice No    | Description                    | Amount    | Pmt Date   | Acct Number        | Reference          |
|---------------|--------------------------------|-----------|------------|--------------------|--------------------|
| 11532         | GEN SCADA UPGRADE              | 16,000.00 | 11/22/2024 | 620-49600-50580    |                    |
|               | Check Total:                   | 16,000.00 |            |                    |                    |
| Vendor: 1180  | Ferguson US Holdings, Inc      |           |            | Check Sequence: 22 | ACH Enabled: False |
| 540154        | CURB STOP REPAIR KITS          | 900.00    | 11/22/2024 | 615-49550-50404    |                    |
|               | Check Total:                   | 900.00    |            |                    |                    |
| Vendor: 1706  | Flaherty & Hood, P.A.          |           |            | Check Sequence: 23 | ACH Enabled: False |
| OCT 2024      | MUNICIPAL REAL ESTATE MATTERS  | 358.75    | 11/22/2024 | 101-49990-50300    |                    |
| OCT 2024      | GENERAL MATTERS                | 2,047.50  | 11/22/2024 | 101-41610-50304    |                    |
| OCT 2024      | GENERAL EDA MATTERS            | 2,101.25  | 11/22/2024 | 201-46500-50304    |                    |
| OCTOBER 2024  | LABOR MATTERS                  | 12,675.86 | 11/22/2024 | 101-41610-50304    |                    |
| OCTOBER 2024  | GENERAL MATTERS                | 4,678.75  | 11/22/2024 | 101-41610-50304    |                    |
|               | Check Total:                   | 21,862.11 |            |                    |                    |
| Vendor: 1198  | Frontier Precision, Inc.       |           |            | Check Sequence: 24 | ACH Enabled: False |
| 312929        | Trimble Access Annual Software | 616.50    | 11/22/2024 | 101-41940-50300    |                    |
|               | Check Total:                   | 616.50    |            |                    |                    |
| Vendor: 1202  | Galls                          |           |            | Check Sequence: 25 | ACH Enabled: False |
| 29472731      | BELL CAP/VISOR/STRAP           | 106.94    | 11/22/2024 | 101-42280-50237    |                    |
|               | Check Total:                   | 106.94    |            |                    |                    |
| Vendor: 1222  | Granite Electronics            |           |            | Check Sequence: 26 | ACH Enabled: False |
| 2249267       | BATTERY                        | 100.00    | 11/22/2024 | 101-42280-50237    |                    |
|               | Check Total:                   | 100.00    |            |                    |                    |
| Vendor: 2060  | David Haack                    |           |            | Check Sequence: 27 | ACH Enabled: False |
| PM CUST 11864 | WATER/SEWER CHARGES/REFUND     | 70.33     | 11/22/2024 | 612-00000-11500    |                    |
| PM CUST 11864 | WATER/SEWER CHARGES/REFUND     | 0.04      | 11/22/2024 | 615-49550-50610    |                    |
| PM CUST 11864 | WATER/SEWER CHARGES/REFUND     | -10.97    | 11/22/2024 | 602-00000-11500    |                    |
| PM CUST 11864 | WATER/SEWER CHARGES/REFUND     | -15.67    | 11/22/2024 | 615-00000-11500    |                    |
| PM CUST 11864 | WATER/SEWER CHARGES/REFUND     | 50.00     | 11/22/2024 | 615-00000-21400    |                    |

| Invoice No   | Description                                | Amount    | Pmt Date   | Acct Number        | Reference          |
|--------------|--------------------------------------------|-----------|------------|--------------------|--------------------|
| Check Total: |                                            | 93.73     |            |                    |                    |
| Vendor: 1238 | Michael Haseltine                          |           |            | Check Sequence: 28 | ACH Enabled: False |
| 17572        | LIFT STATION PUMPING                       | 2,000.00  | 11/22/2024 | 602-49450-50407    |                    |
| Check Total: |                                            | 2,000.00  |            |                    |                    |
| Vendor: 1998 | HEWLETT-PACKARD FINANCIAL SERVICES COMPANY |           |            | Check Sequence: 29 | ACH Enabled: False |
| 100000603068 | NETWORK SWITCHES/FIREWALLS                 | 501.29    | 11/22/2024 | 101-41940-50244    |                    |
| 100000603068 | NETWORK SWITCHES/FIREWALLS                 | 144.74    | 11/22/2024 | 609-48000-50244    |                    |
| 100000603068 | NETWORK SWITCHES/FIREWALLS                 | 456.77    | 11/22/2024 | 602-49450-50244    |                    |
| 100000603068 | NETWORK SWITCHES/FIREWALLS                 | 151.55    | 11/22/2024 | 609-49750-50244    |                    |
| 100000603068 | NETWORK SWITCHES/FIREWALLS                 | 157.84    | 11/22/2024 | 101-43000-50244    |                    |
| 100000603068 | NETWORK SWITCHES/FIREWALLS                 | 285.27    | 11/22/2024 | 615-49550-50244    |                    |
| 100000603068 | NETWORK SWITCHES/FIREWALLS                 | 152.32    | 11/22/2024 | 101-42280-50244    |                    |
| Check Total: |                                            | 1,849.78  |            |                    |                    |
| Vendor: 1246 | Hohensteins, Inc.                          |           |            | Check Sequence: 30 | ACH Enabled: False |
| 768816       | BEER                                       | 402.00    | 11/22/2024 | 609-48000-50252    |                    |
| 768818       | BEER                                       | 120.00    | 11/22/2024 | 609-49750-50252    |                    |
| Check Total: |                                            | 522.00    |            |                    |                    |
| Vendor: 1279 | Johnson Brothers Liquor Co.                |           |            | Check Sequence: 31 | ACH Enabled: False |
| 111552       | LIQUOR CREDIT                              | -594.10   | 11/22/2024 | 609-49750-50251    |                    |
| 113114       | LIQUOR CREDIT                              | -1,272.10 | 11/22/2024 | 609-49750-50251    |                    |
| 113115       | LIQUOR CREDIT                              | -145.82   | 11/22/2024 | 609-48000-50251    |                    |
| 2613822      | WINE                                       | 171.64    | 11/22/2024 | 609-48000-50253    |                    |
| 2662246      | LIQUOR                                     | 4,339.52  | 11/22/2024 | 609-49750-50251    |                    |
| 2662247      | WINE                                       | 701.34    | 11/22/2024 | 609-49750-50253    |                    |
| 2662248      | LIQUOR                                     | 103.32    | 11/22/2024 | 609-49750-50251    |                    |
| 2662249      | LIQUOR                                     | 2,042.38  | 11/22/2024 | 609-49750-50251    |                    |
| 2662250      | WINE                                       | 1,668.40  | 11/22/2024 | 609-49750-50253    |                    |
| 2662251      | LIQUOR                                     | 1,513.64  | 11/22/2024 | 609-48000-50251    |                    |
| 2662252      | WINE                                       | 383.20    | 11/22/2024 | 609-48000-50253    |                    |
| 2662253      | LIQUOR                                     | 978.78    | 11/22/2024 | 609-48000-50251    |                    |

| Invoice No   | Description                      | Amount    | Pmt Date   | Acct Number        | Reference          |
|--------------|----------------------------------|-----------|------------|--------------------|--------------------|
| 2662254      | WINE                             | 1,038.75  | 11/22/2024 | 609-48000-50253    |                    |
| 2666866      | LIQUOR                           | 1,130.64  | 11/22/2024 | 609-49750-50251    |                    |
| 2666867      | LIQUOR                           | 748.12    | 11/22/2024 | 609-48000-50251    |                    |
| 2666868      | LIQUOR                           | 1,145.63  | 11/22/2024 | 609-49750-50251    |                    |
| 2666869      | LIQUOR                           | 265.46    | 11/22/2024 | 609-48000-50251    |                    |
| 2666870      | WINE                             | 846.30    | 11/22/2024 | 609-49750-50253    |                    |
| 2666871      | WINE                             | 246.30    | 11/22/2024 | 609-49750-50253    |                    |
| 2666872      | LIQUOR                           | 948.70    | 11/22/2024 | 609-49750-50251    |                    |
| 2666873      | LIQUOR                           | 90.82     | 11/22/2024 | 609-49750-50251    |                    |
| 2666874      | WINE                             | 580.74    | 11/22/2024 | 609-48000-50253    |                    |
| 2666875      | LIQUOR                           | 350.10    | 11/22/2024 | 609-48000-50251    |                    |
| 294533       | LIQUOR CREDIT                    | -90.00    | 11/22/2024 | 609-48000-50251    |                    |
|              | Check Total:                     | 17,191.76 |            |                    |                    |
| Vendor: 1281 | Jones Contruction Services Inc   |           |            | Check Sequence: 32 | ACH Enabled: False |
| 3942         | 10 YARD ROLL OFF DELIV/PICK UP   | 500.00    | 11/22/2024 | 602-49450-50387    |                    |
|              | Check Total:                     | 500.00    |            |                    |                    |
| Vendor: 1785 | KLM Farms                        |           |            | Check Sequence: 33 | ACH Enabled: False |
| 24-3190      | 3 WEEK TRACTOR RENTAL BIO SOLIDS | 8,100.00  | 11/22/2024 | 602-49450-50300    |                    |
|              | Check Total:                     | 8,100.00  |            |                    |                    |
| Vendor: 1292 | Knife River                      |           |            | Check Sequence: 34 | ACH Enabled: False |
| 1094149      | POTHOLE PATCHING                 | 577.50    | 11/22/2024 | 101-43000-50224    |                    |
|              | Check Total:                     | 577.50    |            |                    |                    |
| Vendor: 1685 | Lakes Brewing Company            |           |            | Check Sequence: 35 | ACH Enabled: False |
| 002046       | BEER                             | 135.00    | 11/22/2024 | 609-49750-50252    |                    |
|              | Check Total:                     | 135.00    |            |                    |                    |
| Vendor: 1176 | M Health Fairview                |           |            | Check Sequence: 36 | ACH Enabled: False |
| 15007917950  | Visit 15007917950 on 10/24/2024  | 116.00    | 11/22/2024 | 620-49600-50406    |                    |
| 15007924611  | Visit 15007924611 on 10/28/2024  | 35.00     | 11/22/2024 | 101-43000-50406    |                    |
| 15007924627  | Visit 15007924627 on 10/28/2024  | 116.00    | 11/22/2024 | 101-43000-50406    |                    |

| Invoice No   | Description                        | Amount    | Pmt Date   | Acct Number        | Reference          |
|--------------|------------------------------------|-----------|------------|--------------------|--------------------|
|              | Check Total:                       | 267.00    |            |                    |                    |
| Vendor: 1327 | Macqueen Equipment Inc.            |           |            | Check Sequence: 37 | ACH Enabled: False |
| P39033       | 22# EXTRACTOR                      | 3,000.00  | 11/22/2024 | 101-42280-50201    |                    |
|              | Check Total:                       | 3,000.00  |            |                    |                    |
| Vendor: 1329 | Main Street Church                 |           |            | Check Sequence: 38 | ACH Enabled: False |
| 1105 RENTAL  | CHURCH RENTAL FEE - 11/05 ELECTION | 200.00    | 11/22/2024 | 101-41410-50210    |                    |
|              | Check Total:                       | 200.00    |            |                    |                    |
| Vendor: 1643 | McDonald Distributing              |           |            | Check Sequence: 39 | ACH Enabled: False |
| 5760580      | BEER CREDIT                        | -50.10    | 11/22/2024 | 609-49750-50252    |                    |
| 776470       | LIQUOR                             | 92.60     | 11/22/2024 | 609-49750-50251    |                    |
| 776471       | LIQUOR                             | 33.60     | 11/22/2024 | 609-49750-50251    |                    |
| 776471       | THC                                | 177.01    | 11/22/2024 | 609-49750-50254    |                    |
| 776471       | BEER                               | 3,907.60  | 11/22/2024 | 609-49750-50252    |                    |
| 777552       | BEER                               | 2,641.05  | 11/22/2024 | 609-48000-50252    |                    |
| 777552       | THC                                | 71.76     | 11/22/2024 | 609-48000-50254    |                    |
| 777585       | LIQUOR                             | 105.80    | 11/22/2024 | 609-49750-50251    |                    |
| 777586       | N/A SALES                          | 149.00    | 11/22/2024 | 609-49750-50250    |                    |
| 777586       | THC                                | 71.76     | 11/22/2024 | 609-49750-50254    |                    |
| 777586       | BEER                               | 5,985.50  | 11/22/2024 | 609-49750-50252    |                    |
| 777601       | BEER                               | -84.60    | 11/22/2024 | 609-48000-50252    |                    |
| 777684       | LIQUOR                             | 59.50     | 11/22/2024 | 609-49750-50251    |                    |
| 778755       | BEER CREDIT                        | -93.00    | 11/22/2024 | 609-48000-50252    |                    |
| 778756       | LIQUOR                             | 59.50     | 11/22/2024 | 609-48000-50251    |                    |
| 778756       | BEER                               | 331.15    | 11/22/2024 | 609-48000-50252    |                    |
| 778756       | WINE                               | 187.99    | 11/22/2024 | 609-48000-50253    |                    |
|              | Check Total:                       | 13,646.12 |            |                    |                    |
| Vendor: 1644 | Mega Beer                          |           |            | Check Sequence: 40 | ACH Enabled: False |
| IN-17589     | BEER                               | 335.25    | 11/22/2024 | 609-48000-50252    |                    |
|              | Check Total:                       | 335.25    |            |                    |                    |

| Invoice No    | Description                                 | Amount   | Pmt Date   | Acct Number        | Reference          |
|---------------|---------------------------------------------|----------|------------|--------------------|--------------------|
| Vendor: 1387  | MN Dept Of Labor&Industry-Fin               |          |            | Check Sequence: 41 | ACH Enabled: False |
| ABR0339380X   | WAT PLANT 1 ANNUAL AIR COMP INSP            | 20.00    | 11/22/2024 | 615-49550-50300    |                    |
| ALR0167349X   | ELEVATOR ANNUAL OPER                        | 100.00   | 11/22/2024 | 101-41940-50300    |                    |
|               | Check Total:                                | 120.00   |            |                    |                    |
| Vendor: 1409  | Monette, Jamie                              |          |            | Check Sequence: 42 | ACH Enabled: False |
| JM 2024 REIMB | HAT                                         | 20.82    | 11/22/2024 | 602-49450-50237    |                    |
| JM 2024 REIMB | OVERALLS                                    | 132.65   | 11/22/2024 | 602-49450-50237    |                    |
| JM 2024 REIMB | GLOVES                                      | 39.00    | 11/22/2024 | 602-49450-50237    |                    |
|               | Check Total:                                | 192.47   |            |                    |                    |
| Vendor: 2203  | Morris Electronics, Inc.                    |          |            | Check Sequence: 43 | ACH Enabled: False |
| 10672         | LABOR                                       | 312.50   | 11/22/2024 | 101-41940-50300    |                    |
| 10786         | DATA ACCESS POST CHANGE                     | 125.00   | 11/22/2024 | 615-49550-50300    |                    |
|               | Check Total:                                | 437.50   |            |                    |                    |
| Vendor: 2047  | NEONLINK LLC                                |          |            | Check Sequence: 44 | ACH Enabled: False |
| 2950          | WEB PORTAL AND ONLINE FEES                  | 278.93   | 11/22/2024 | 615-49550-50300    |                    |
| 2950          | WEB PORTAL AND ONLINE FEES                  | 278.94   | 11/22/2024 | 612-49700-50300    |                    |
| 2950          | WEB PORTAL AND ONLINE FEES                  | 278.93   | 11/22/2024 | 602-49450-50300    |                    |
|               | Check Total:                                | 836.80   |            |                    |                    |
| Vendor: 1763  | Office of MNIT Services-Accounts Receivable |          |            | Check Sequence: 45 | ACH Enabled: False |
| 24100435      | WIDE AREA NETWORK SERVICES MONTH            | 1,150.00 | 11/22/2024 | 101-41940-50243    |                    |
|               | Check Total:                                | 1,150.00 |            |                    |                    |
| Vendor: 1465  | Paustis Wine Company                        |          |            | Check Sequence: 46 | ACH Enabled: False |
| 237788        | WINE                                        | 162.00   | 11/22/2024 | 609-49750-50253    |                    |
| 252064        | WINE                                        | 631.50   | 11/22/2024 | 609-48000-50253    |                    |
|               | Check Total:                                | 793.50   |            |                    |                    |
| Vendor: 1474  | Phillips Wine & Spirits, Inc.               |          |            | Check Sequence: 47 | ACH Enabled: False |
| 522424        | N/A SALES CREDIT                            | -7.33    | 11/22/2024 | 609-49750-50250    |                    |
| 533962        | LIQUOR CREDIT                               | -7.38    | 11/22/2024 | 609-49750-50251    |                    |

| Invoice No   | Description                                         | Amount   | Pmt Date   | Acct Number        | Reference          |
|--------------|-----------------------------------------------------|----------|------------|--------------------|--------------------|
| 533963       | LIQUOR CREDIT                                       | -11.60   | 11/22/2024 | 609-49750-50251    |                    |
| 534540       | LIQUOR CREDIT                                       | -3.64    | 11/22/2024 | 609-49750-50251    |                    |
| 535044       | LIQUOR CREDIT                                       | -109.32  | 11/22/2024 | 609-49750-50251    |                    |
| 6877282      | LIQUOR                                              | 474.32   | 11/22/2024 | 609-49750-50251    |                    |
| 6877283      | WINE                                                | 660.44   | 11/22/2024 | 609-49750-50253    |                    |
| 6877284      | LIQUOR                                              | 288.42   | 11/22/2024 | 609-48000-50251    |                    |
| 6877285      | WINE                                                | 120.28   | 11/22/2024 | 609-48000-50253    |                    |
| 6881111      | LIQUOR                                              | 3,688.13 | 11/22/2024 | 609-49750-50251    |                    |
| 6881112      | WINE                                                | 342.74   | 11/22/2024 | 609-49750-50253    |                    |
| 6881113      | N/A SALES                                           | 65.64    | 11/22/2024 | 609-49750-50250    |                    |
| 6881114      | LIQUOR                                              | 226.29   | 11/22/2024 | 609-48000-50251    |                    |
| 6881115      | WINE                                                | 183.28   | 11/22/2024 | 609-48000-50253    |                    |
|              | Check Total:                                        | 5,910.27 |            |                    |                    |
| Vendor: 1884 | SUSO 4 North Branch, LP Pine Tree Commercial Realty |          |            | Check Sequence: 48 | ACH Enabled: False |
|              | STORE 2 RENT DECEMBER                               | 7,856.67 | 11/22/2024 | 609-48000-50412    |                    |
|              | Check Total:                                        | 7,856.67 |            |                    |                    |
| Vendor: 1477 | Pitney Bowes Global Financial Svcs LLC              |          |            | Check Sequence: 49 | ACH Enabled: False |
| 3106916877   | POSTAGE METER QUARTERLY LEASE                       | 164.55   | 11/22/2024 | 101-41940-50210    |                    |
|              | Check Total:                                        | 164.55   |            |                    |                    |
| Vendor: 1483 | Prefer Paving & Ready Mix Inc.                      |          |            | Check Sequence: 50 | ACH Enabled: False |
| 6036         | Harder Park Disc Golf Course                        | 2,048.00 | 11/22/2024 | 486-46500-50506    |                    |
|              | Check Total:                                        | 2,048.00 |            |                    |                    |
| Vendor: 2068 | Quality Locksmith, Inc.                             |          |            | Check Sequence: 51 | ACH Enabled: False |
| QLS29091     | AUTO OPERATOR-MAIN ENTRY                            | 3,693.11 | 11/22/2024 | 101-41940-50401    |                    |
|              | Check Total:                                        | 3,693.11 |            |                    |                    |
| Vendor: 1494 | Red Bull Distribution Company                       |          |            | Check Sequence: 52 | ACH Enabled: False |
| 2021147442   | N/A SALES                                           | 187.51   | 11/22/2024 | 609-49750-50250    |                    |
|              | Check Total:                                        | 187.51   |            |                    |                    |

| Invoice No   | Description                                  | Amount    | Pmt Date   | Acct Number        | Reference          |
|--------------|----------------------------------------------|-----------|------------|--------------------|--------------------|
| Vendor: 2066 | RMB Environmental Laboratories, Inc.         |           |            | Check Sequence: 53 | ACH Enabled: False |
| B015472      | MONTHLY TESTING                              | 70.00     | 11/22/2024 | 615-49550-50315    |                    |
| B015473      | WEEKLY TESTING                               | 124.60    | 11/22/2024 | 602-49450-50315    |                    |
|              | Check Total:                                 | 194.60    |            |                    |                    |
| Vendor: 2204 | Ross Otto Construction                       |           |            | Check Sequence: 54 | ACH Enabled: False |
| bp12484      | ESCROW REFUND 40580 HEMINGWAY                | 1,500.00  | 11/22/2024 | 101-00000-20220    |                    |
|              | Check Total:                                 | 1,500.00  |            |                    |                    |
| Vendor: 1520 | Sealtech, Inc                                |           |            | Check Sequence: 55 | ACH Enabled: False |
| 1487         | WATER MAIN BREAK REPAIRS- RED FOX F          | 2,850.00  | 11/22/2024 | 615-49550-50300    |                    |
|              | Check Total:                                 | 2,850.00  |            |                    |                    |
| Vendor: 1534 | Southern Glazers Wine & Spirits of Minnesota |           |            | Check Sequence: 56 | ACH Enabled: False |
| 2550508      | LIQUOR                                       | 497.59    | 11/22/2024 | 609-48000-50251    |                    |
| 2550508      | WINE                                         | 340.02    | 11/22/2024 | 609-48000-50253    |                    |
| 2551011      | WINE                                         | 597.67    | 11/22/2024 | 609-49750-50253    |                    |
| 2551012      | LIQUOR                                       | 1,064.28  | 11/22/2024 | 609-49750-50251    |                    |
| 2553367      | LIQUOR                                       | 493.47    | 11/22/2024 | 609-48000-50251    |                    |
| 2553367      | WINE                                         | 290.88    | 11/22/2024 | 609-48000-50253    |                    |
| 2553907      | WINE                                         | 496.31    | 11/22/2024 | 609-49750-50253    |                    |
|              | Check Total:                                 | 3,780.22  |            |                    |                    |
| Vendor: 1677 | Springbrook Holding Company, LLC             |           |            | Check Sequence: 57 | ACH Enabled: False |
| 008409       | UB MIGRATION                                 | 2,760.00  | 11/22/2024 | 615-49550-50300    |                    |
| 008409       | UB MIGRATION                                 | 2,760.00  | 11/22/2024 | 612-49700-50300    |                    |
| 008409       | UB MIGRATION                                 | 2,760.00  | 11/22/2024 | 602-49450-50300    |                    |
| 008463       | UB MIGRATION                                 | 1,290.00  | 11/22/2024 | 602-49450-50300    |                    |
| 008463       | UB MIGRATION                                 | 1,290.00  | 11/22/2024 | 615-49550-50300    |                    |
|              | Check Total:                                 | 10,860.00 |            |                    |                    |
| Vendor: 1542 | Staples                                      |           |            | Check Sequence: 58 | ACH Enabled: False |
| 7002875465   | OFFICE SUPPLIES                              | 61.93     | 11/22/2024 | 101-41940-50210    |                    |

| Invoice No   | Description                        | Amount   | Pmt Date   | Acct Number        | Reference          |
|--------------|------------------------------------|----------|------------|--------------------|--------------------|
|              | Check Total:                       | 61.93    |            |                    |                    |
| Vendor: 1550 | Streichers                         |          |            | Check Sequence: 59 | ACH Enabled: False |
| 1727660      | EAR PIECE EXCHANGE -AH             | 129.99   | 11/22/2024 | 101-42110-50237    |                    |
| 1728044      | LAWSON ARMOR                       | 1,848.90 | 11/22/2024 | 101-42110-50201    |                    |
| 1728774      | BALLISTIC VEST -DJ                 | 1,848.90 | 11/22/2024 | 101-42110-50201    |                    |
| 1728775      | BALLISTIC VEST - RS                | 1,839.90 | 11/22/2024 | 101-42110-50201    |                    |
| 1729085      | BALLISTIC VEST - MEYER             | 1,728.90 | 11/22/2024 | 101-42110-50201    |                    |
| CM301017     | CREDIT MEMO INV 1727370            | -129.99  | 11/22/2024 | 101-42110-50237    |                    |
|              | Check Total:                       | 7,266.60 |            |                    |                    |
| Vendor: 1552 | Sun Life Assurance Company         |          |            | Check Sequence: 60 | ACH Enabled: False |
| FOR DEC 2024 | STD/LTD                            | 2,330.94 | 11/22/2024 | 101-00000-21715    |                    |
|              | Check Total:                       | 2,330.94 |            |                    |                    |
| Vendor: 1584 | U.S. Bank Equipment Finance        |          |            | Check Sequence: 61 | ACH Enabled: False |
| 542268818    | COPY MACHINE LEASE                 | 185.00   | 11/22/2024 | 101-41940-50219    | 1556680            |
| 542434824    | COPY MACHINE LEASE                 | 205.52   | 11/22/2024 | 101-42110-50219    | 1556680            |
| 542434824    | COPY MACHINE LEASE                 | 276.07   | 11/22/2024 | 101-41940-50219    | 1556680            |
| 542434824    | COPY MACHINE LEASE                 | 69.33    | 11/22/2024 | 602-49450-50219    | 1556680            |
| 542434824    | COPY MACHINE LEASE                 | 69.33    | 11/22/2024 | 615-49550-50219    | 1556680            |
| 542434824    | COPY MACHINE LEASE                 | 69.33    | 11/22/2024 | 101-42280-50219    | 1556680            |
| 542434824    | COPY MACHINE LEASE                 | 69.33    | 11/22/2024 | 609-49750-50219    | 1556680            |
| 542434824    | COPY MACHINE LEASE                 | 129.84   | 11/22/2024 | 101-43000-50219    | 1556680            |
| 542434824    | COPY MACHINE LEASE                 | 69.33    | 11/22/2024 | 609-48000-50219    | 1556680            |
|              | Check Total:                       | 1,143.08 |            |                    |                    |
| Vendor: 1827 | Urban Growler Brewing Company, LLC |          |            | Check Sequence: 62 | ACH Enabled: False |
| E-38105      | BEER                               | 164.00   | 11/22/2024 | 609-49750-50252    |                    |
| E-38105      | TCH                                | 181.50   | 11/22/2024 | 609-49750-50254    |                    |
|              | Check Total:                       | 345.50   |            |                    |                    |
| Vendor: 1598 | Viking Coca-Cola Bottling Co.      |          |            | Check Sequence: 63 | ACH Enabled: False |
| 3555035      | N/A SALES                          | 166.95   | 11/22/2024 | 609-49750-50250    |                    |



| Invoice No   | Description                             | Amount    | Pmt Date   | Acct Number        | Reference          |
|--------------|-----------------------------------------|-----------|------------|--------------------|--------------------|
| 3555101      | N/A SALES                               | 86.00     | 11/22/2024 | 609-49750-50250    |                    |
|              | Check Total:                            | 252.95    |            |                    |                    |
| Vendor: 1611 | Watson Company                          |           |            | Check Sequence: 64 | ACH Enabled: False |
| 146095       | N/A SALES                               | 1,507.70  | 11/22/2024 | 609-49750-50250    |                    |
| 146095       | OPERATIONS SUPPLIES                     | 33.72     | 11/22/2024 | 609-49750-50210    |                    |
|              | Check Total:                            | 1,541.42  |            |                    |                    |
| Vendor: 2119 | Winberg Companies, LLC                  |           |            | Check Sequence: 65 | ACH Enabled: False |
| PAY APP 004  | NORTHWOOD PARK DNR GRANT-FINAL          | 9,088.15  | 11/22/2024 | 486-46500-50506    |                    |
|              | Check Total:                            | 9,088.15  |            |                    |                    |
| Vendor: 1623 | Winebow, Inc.                           |           |            | Check Sequence: 66 | ACH Enabled: False |
| MN00156454   | WINE                                    | 481.00    | 11/22/2024 | 609-49750-50253    |                    |
| MN00156454   | LIQUOR                                  | 99.00     | 11/22/2024 | 609-49750-50251    |                    |
|              | Check Total:                            | 580.00    |            |                    |                    |
| Vendor: 1628 | WSB & Associates, Inc.                  |           |            | Check Sequence: 67 | ACH Enabled: False |
| SEPT 2024    | R-025883-000-4 MEMBERS COOP             | 265.50    | 11/22/2024 | 101-00000-21172    |                    |
| SEPT 2024    | R-025057-000-6 2024 LOCAL STREET OVERI  | 8,692.38  | 11/22/2024 | 458-43000-50303    |                    |
| SEPT 2024    | R-026028-000-3 CITY PLANNING            | 450.00    | 11/22/2024 | 101-00000-21167    |                    |
| SEPT 2024    | R-021646-000-11 FOREST AVE SRTS TRL     | 948.00    | 11/22/2024 | 486-46500-50303    |                    |
| SEPT 2024    | R-024887-000-4 WESTSIDE SR HOUSING      | 580.00    | 11/22/2024 | 101-00000-21175    |                    |
| SEPT 2024    | R-026028-000-3 CITY PLANNING            | 861.00    | 11/22/2024 | 101-00000-21120    |                    |
| SEPT 2024    | R-026028-000-3 CITY PLANNING            | 712.50    | 11/22/2024 | 101-00000-21165    |                    |
| SEPT 2024    | R-026345-000-3 LIUNA PLAN REVIEW        | 70.00     | 11/22/2024 | 101-00000-21173    |                    |
| SEPT 2024    | R-026028-000-3 CITY PLANNING            | 552.00    | 11/22/2024 | 101-00000-21169    |                    |
| SEPT 2024    | R-023138-000-13 LES SCHWAB              | 177.00    | 11/22/2024 | 101-00000-21154    |                    |
| SEPT 2024    | R-025057-000-6 2024 LOCAL STREET OVERI  | 8,692.37  | 11/22/2024 | 101-43000-50482    |                    |
| SEPT 2024    | R-026028-000-3 CITY PLANNING            | 1,012.50  | 11/22/2024 | 101-00000-21175    |                    |
| SEPT 2024    | R-027042-000-1 RUBYS PANTRY             | 1,600.00  | 11/22/2024 | 101-00000-21174    |                    |
| SEPT 2024    | R-022305-000-18 WATER TOWER 1           | 23,098.50 | 11/22/2024 | 615-49550-50530    |                    |
| SEPT 2024    | R-017948-000-9 PRES SPRING HILL 2ND ADI | 3,091.25  | 11/22/2024 | 101-00000-21132    |                    |
| SEPT 2024    | R-026799-000-1 FLASHING BY DESIGN       | 2,186.00  | 11/22/2024 | 101-00000-21120    |                    |

| Invoice No                 | Description                          | Amount     | Pmt Date   | Acct Number     | Reference |
|----------------------------|--------------------------------------|------------|------------|-----------------|-----------|
| SEPT 2024                  | R-021286-000-19 FOX RUN DEVELOP      | 1,714.50   | 11/22/2024 | 101-00000-21140 |           |
| SEPT 2024                  | R-026028-000-3 CITY PLANNING         | 12,059.25  | 11/22/2024 | 101-41910-50300 |           |
| SEPT 2024                  | R-020015-000-20 MEADOWS N 4TH ADD    | 2,235.00   | 11/22/2024 | 101-00000-21142 |           |
| SEPT 2024                  | R-026028-000-3 CITY PLANNING         | 37.50      | 11/22/2024 | 101-00000-21154 |           |
| SEPT 2024                  | R-024317-000-8 MEADOWS R PLAN REVIEW | 2,623.50   | 11/22/2024 | 101-00000-21165 |           |
| SEPT 2024                  | R-025975-000-4 SUNRISE BLUFF 3RD ADD | 70.00      | 11/22/2024 | 101-00000-21167 |           |
| SEPT 2024                  | R-017678-000-27 LUCHTS 4TH ADD       | 247.00     | 11/22/2024 | 101-00000-21101 |           |
| SEPT 2024                  | R-020200-000-12 SCHOOLSIDE VILL 4TH  | 6,859.00   | 11/22/2024 | 101-00000-21144 |           |
| SEPT 2024                  | R-023681-000-9 RETAINER FEE & DRC    | 2,720.00   | 11/22/2024 | 101-41700-50303 |           |
| SEPT 2024                  | R-026028-000-3 CITY PLANNING         | 1,087.50   | 11/22/2024 | 101-00000-21132 |           |
| SEPT 2024                  | R-019771-000-21 MS4 SERVICES         | 414.00     | 11/22/2024 | 612-49700-50303 |           |
| SEPT 2024                  | R-026028-000-3 CITY PLANNING         | 675.00     | 11/22/2024 | 101-00000-21173 |           |
| SEPT 2024                  | R-025673-000-5 LEAD SERVICE LINE     | 856.23     | 11/22/2024 | 615-49550-50530 |           |
| Check Total:               |                                      | 84,587.48  |            |                 |           |
| Total for Check Run:       |                                      | 308,790.65 |            |                 |           |
| Total of Number of Checks: |                                      | 67         |            |                 |           |



**Prepared By: Angela Tveit, Deputy Clerk**

**Presenter: Angela Tveit, Deputy Clerk**

**Date: 11/13/2024**

**Board & Commission: City Council**

**Subject: Approve City Council Meeting Minutes from November 12, 2024**

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North Branch City Council Minutes

November 12, 2024

TUESDAY, NOVEMBER 12, 2024 @ 7:00 PM

City Hall, 6408 Elm St., North Branch, MN 55056

Members present:

Robert Canada, Travis Miles, Kelly Neider, Peter Schaps, and Kevin Schieber

Members absent: None

Staff present: Dan Meyer, Chief of Police; Nathan Sondrol, Community Development Director; Shawn Williams, Public Works-Utilities Director; Sharon Wright, Finance Director; Matthew Hill, City Administrator, Angela Tveit, Deputy Clerk, Linda Woulfe, Interim City Administrator, Chad Van Dyke and Fire Department Staff.

1. CALL TO ORDER

- a. Mayor Schieber called the meeting to order at 7:06 pm and led the Pledge of Allegiance.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. **CANVASSING BOARD** Council reviewed the election abstract.

Schieber moved, seconded by Miles, to approve Resolution 108-2024 as presented with declared the winner to be Kevin Schieber for mayor and Jeff Goulet and Robert Canada for City Council. The motion carried unanimously.

5. AGENDA APPROVAL

Canada moved to approve the agenda. Motion rescinded by Canada. Schiber suggests moving 8I and 8J to 10G and 10H, Public Works Mower Purchase and Pavement Management Plan Proposal. Canaday moved, seconded by Miles. The motion carried unanimously.

6. PRESENTATION & PROCLAMATION

7. PUBLIC COMMENT

8. CONSENT AGENDA

- a. **Claims** Checks 90334-90452 \$640,849; ACH Checks 5595-5607 \$269,384.58; Credit Card Transactions 09/06/24-10/05/24 \$63,942.75; Payroll 10/25/24, 11/8/24 \$210,495.95
- b. Approve City Council Meeting Minutes from October 15<sup>th</sup>, 2024 and October 28, 2024.
- c. Resolution No R-104-2024 Official Signatories & Depositories
- d. Transient Merchant - Solicitor's Permit
- e. Approve Resolution No. R-107-2024, Accepting the Offers of Dedication and Reducing Security for Meadows North 4th Addition
- f. Accept Ragini Varma's resignation effective December 12, 2024
- g. Memorandum of Understanding with Teamsters Local 320
- h. Resolution 109-24 Certifying Unpaid Charges

Canada moved, seconded by Miles, to approve the minutes. The motion carried unanimously.

9. PUBLIC HEARINGS

10. STAFF REPORTS

a. Resolution R-110-2024 Approving Westside Commons Sr Housing Concept Plan and Comprehensive Plan Amendment

- i. Sondrel presented finding of fact The proposed amendment is compatible with the surrounding land uses. Public infrastructure is capable of serving the proposed development on this site. A goal of the Comprehensive Plan is to provide diverse housing stock to allow people at any stage in their life the ability to find a home within North Branch. The proposed amendment is consistent with the vision and guiding principles for the City of North Branch established in the Comprehensive Plan and will not negatively impact the public health, safety, or welfare.

Canada moved, seconded by Nieder, to amend the comprehensive plan from business to high density residential for the southern 12 acres of parcel 11.00399.05 for AIM North Holdings, LLC. The motion carried unanimously.

b. Resolution Certifying Funds for North Branch Fire Relief Association in 2025

- i. Van Dyke presented an overview of how fire department pension works. Canada moved, seconded by Miles, to set fire relief association pension at \$5,300 per year of active service, effective 1/1/2023, pending official fire relief association board approval and amended bylaws. The motion carried unanimously.

c. Resolution to Accept Accounting Services Proposal

- i. Wright proposed having Abdo to help with the Cash Reconciliation issues that resulted in a finding during the 2023 audit that was performed by CliftonLarsonAllen. The cost of this proposal is \$35,000-\$45,000, Schieber moved, seconded by Neider, to table the discussion. The motion carried unanimously.

d. Compost Operations Follow Up

- i. Williams followed up on 10/22/2024's discussion recommending closing the compost site immediately on Wednesday morning. Install a gate at the entrance and signs will be posted with the new hours. We will have staff there Saturday from 9:00 a.m. to 12:00 p.m. and Sunday 1:00 p.m. to 4:00 p.m. Hours will be posted on our website and Facebook page for spring and fall. It will be closed in the winter. A valid identification will need to be provided showing city residency. The next steps I am working on are getting the quotes to get the brush pile ground so the site can have fresh start. Schieber moved, seconded by Canada, to close the compost site immediately. The motion carried unanimously.
- e. Contract for IT Services
  - i. Woulfe recommends using Morris Electronics to contract IT services from 12/1/2024 through 4/30/2025. Canada moved, seconded by Miles, to contract IT services with Morris Electronics. The motion carried unanimously.
- f. October Liquor Operations update
  - i. October sales were very good. Our October 2024 sales surpassed our sales in October 2020 (Covid Year). Sales this October were \$348,481.75 vs 2020 sales of \$336,692.81. Our current gross profit margin is running at 27.4%. The past few months we have had strong sales, and if this continues, we will finish 2024 with our sales surpassing our 2023 sales in general.
- g. Public Works Mower Purchase
  - i. Canada motions to table, seconded by Miles. The motion carried unanimously.
- h. Pavement Management Plan Proposal

- i. Schieber moved, seconded by Neider to contract with WSB to put together a pavement management plan. The motion carried unanimously.

11. MAYOR/CITY COUNCIL

- a. Canada moved, seconded by Miles to Closed Session pursuant to Minnesota Statutes 13D.03 for Labor Negotiations Strategy. and pursuant to Minnesota Statutes 13D.05 to discuss Sale of City Owned Land 38791 Forest Boulevard. The motion carried unanimously.
- b. Return to Open Session at 10:02 p.m.

12. ADJOURNMENT

- i. Being no further business before the City Council, Canada moved, seconded by Miles, to adjourn the meeting at 10:10 p.m.

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Kevin Schieber, Mayor

ATTEST:

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Mathew Hill, City Administrator

**Voting Requirements:**

**Voting Options          Simple Majority**



**Prepared By: Angela Tveit, Deputy Clerk**

**Presenter: Angela Tveit, Deputy Clerk**

**Date: 11/13/2024**

**Board & Commission: City Council**

**Subject: Approve 2025 Liquor Licenses**

---

### **Approve 2025 Liquor**

Every year, liquor licenses must be renewed to operate within the City limits of City Of North Branch. This year we have received the following liquor license renewals and each application was completed properly along with appropriate payments pending background checks. Each of these was also required to submit a certificate of liability insurance. After council approval, the City Clerk will send it in to the Minnesota Alcohol and Gambling Division for all liquor renewals, informing them of the approved licenses and updates the report at the end of the year. Licenses are emailed to all respective businesses by December 31 or earlier. The following businesses are hereby approved pending completion of application and background check for 2025:

American Legion Post 85; Jerry's Enterprises Inc. North Branch County Market 3.2 Off-sale; Don Julio North Branch Inc.; GRJ/Mote Inc., JJ's Bowl & Lounge; North Branch Golf Association 3.2 On-sale, Sunday Sales; Muddy Cow North Branch LLC; B&G Williams Corp., Olde Brick Inn; Pizza Pub of North Branch LLC; KKB Enterprises LLC, Tailgaters; North Branch Liquors Store 1; North Branch Liquors Store 2.

### **Requested City Council Action:**

Approval of the 2025 Liquor Renewals

### **Voting Requirements:**

**Voting Options**      **Simple Majority**





**Prepared By: Carla Golden, Liquor Operations Director**

**Presenter: Carla Golden, Liquor Operations Director**

**Date: 11/20/2024**

**Board & Commission: City Council**

**Subject: Approve Termination of Part-Time Liquor Store Clerk**

---

Liquor Operations Director Carla Golden recommends approving the termination of Thomas Flanery effective November 12, 2024. The employee had three No call/No Shows in the past 30 days and was still on probation. The dates were October 23, 2024, November 9, 2024, and November 11, 2024. A certified letter has been sent to Mr. Flanery.

**Staff Recommendation**

The City Staff recommend approving the termination of Thomas Flanery.

**Recommended City Council Action**

Motion to approve termination of a Part-Time Liquor Store Clerk.

**Voting Requirements:**

**Voting Options          Simple Majority**



**Prepared By: Carla Golden, Liquor Operations Director**

**Presenter: Carla Golden, Liquor Operations Director**

**Date: 11/20/2024**

**Board & Commission: City Council**

**Subject: Approve Hiring of Part-Time Liquor Store Clerk**

---

Liquor Operations Director Carla Golden is recommending the hiring of Andrew Smith as a Part-Time Liquor Store Clerk. The probationary will be one (1) year from the date of hire, according to the Collective Bargaining Agreement for that position. As of November 18, 2024, a background check has been successfully completed. The starting rate of pay is \$15.03 per hour, and the date of hire is November 20, 2024.

**Staff Recommendation**

The City Staff recommend approval of hiring Andrew Smith.

**Recommended City Council Action**

Motion to approve Part-Time Liquor Store Clerk.

**Voting Requirements:**

**Voting Options          Simple Majority**



**Prepared By: Carla Golden, Liquor Operations Director**

**Presenter: Carla Golden, Liquor Operations Director**

**Date: 11/20/2024**

**Board & Commission: City Council**

**Subject: Approve Hiring of Part-Time Liquor Store Clerk**

---

Liquor Operations Director Carla Golden is recommending the hiring of Debora Macziewski as a Part-Time Liquor Store Clerk. The probationary period will be one (1) year from the date of hire, according to the Collective Bargaining Agreement for that position. As of November 18, 2024, a background check has been successfully completed. The starting rate of pay is \$15.03 per hour, and the date of hire is November 22, 2024.

**Staff Recommendation**

The City Staff recommend approval of hiring Debora Macziewski.

**Recommended City Council Action**

Motion to approve Part-Time Liquor Store Clerk.

**Voting Requirements:**

**Voting Options          Simple Majority**



**Prepared By: Kim Lindquist, Director, Community Planning & Econ. Dev, Nathan Sondrol, Community Development Director**

**Presenter: Nathan Sondrol, Community Development Director**

**Date: 11/20/2024**

**Board & Commission: Planning Commission**

**Subject: Resolution R-112-2024 Approving a CUP for Plumbing in Accessory Structure at 4950 412th St**

---

### **Overview / Background**

Luke and Megan Anderson, the applicants, are requesting approval of a conditional use permit to allow for the installation of plumbing facilities within a new pole building proposed on the site. The pole barn will be located north of the existing residence. The rural residential zoned site currently contains a principal structure and there are larger accessory structures located in the residence. The applicant is requesting installation of ½ bath, a wash tub, a mop bucket rise out and drains for the furnace and bathroom. The building is for personal use and will contain some athletic equipment for property residents. The new plumbing will be connected to a two-compartment septic tank and then the clear water pumped to the existing septic system. The applicant does not anticipate any additional load on the existing septic system due to the additional plumbing. The ordinance permits by conditional use permit, plumbing in an accessory structure in the rural residential zoning district.

### **Issue(s) to Consider**

1. Land Use and Zoning
2. Conditional Use Permit

### **Analysis of Issue(s)**

1. Land Use & Zoning

The Subject property is guided **Rural Residential** and is located outside the Urban Service Area Boundary. The property is zoned RR **Rural Residential**.

### 1. Conditional Use Permit

The addition of plumbing in an accessory structure in the Rural Residential zoning district is considered a Conditional Use. In order for a CUP to be approved, the proposal should be weighed against the following standards:

1. Relationship to the city's comprehensive plan;
2. The geographical area involved;
3. The character of the surrounding area;
4. The availability and design capacities of existing or proposed utilities;
5. Whether such a request will tend to or actually depreciate the surrounding area;
6. Whether the request will place an undue financial burden on the city;
7. Whether the request will impair an adequate supply of light and air to adjacent property;
8. Whether the request will unreasonably increase the congestion in the public right-of-way;
9. Whether the request will increase the danger of fire or endanger the public safety;
10. Whether the request is consistent with the spirit and intent of this division.

Based upon the information provided by the applicant and the assessment of the findings of fact, staff believes the application meets the standards for granting of a conditional use permit.

### **Planning Commission**

The planning commission held a public hearing on November 6, 2024, and recommended approval based on the findings of fact and conditions below.

1.
    1. The use of the property is a single family home and the applicant is planning to add plumbing to an accessory structure. The single family home is a permitted uses in the RR district and the use of plumbing in accessory structure requires a CUP in RR zoning.
    2. The property and uses are consistent with the LURR Comprehensive Landuse.
    3. Municipal utilities will not be impacted by the use.
    4. The applicants are not proposing any uses that will affect the sound, light, or air quality of abutting properties.
- Conditions
1. The applicant shall obtain a plumbing permit for the installation of the plumbing.
  2. The applicant shall verify that the capacity of the existing septic system can accommodate the additional plumbing.
  3. The accessory building shall not be converted into a dwelling unit.

4. The conditional use permit, once issued, may be revoked, following notice and hearing, upon a finding by the city council that the property and/or use is not in compliance with the conditions of approval.

**Requested Action**

Recommend approval of Resolution R-112-2024 approving a Conditional Use Permit for plumbing in an accessory structure at 4950 412th St

**Attachments**

- 1)** Anderson CUP Application dated October 9, 2024
- 2) Location map/aerial
- 3) Planning Commission DRAFT Minutes Nov 6, 2024

**Voting Requirements:**

**Voting Options          Simple Majority**





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NORTH BRANCH

# ZONING & LAND USE APPLICATION

## CONDITIONAL USE PERMIT

| PROPERTY INFORMATION |                                       |
|----------------------|---------------------------------------|
| Property Address     | 4950 412th St. North Branch, MN 55056 |
| Parcel ID Number     | 11.00112.00                           |

| APPLICANT INFORMATION |                                       |
|-----------------------|---------------------------------------|
| Name                  | Luke and Megan Anderson               |
| Address               | 4950 412th St. North Branch, MN 55056 |
| Phone                 | 763-226-8412                          |
| Email                 | Luke.Finntekinc@gmail.com             |

| OWNER INFORMATION |                                                        |
|-------------------|--------------------------------------------------------|
| Name              | <input checked="" type="checkbox"/> Same as applicant. |
| Address           |                                                        |
| Phone             |                                                        |
| Email             |                                                        |

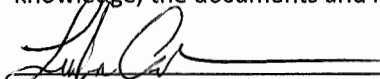
| CONDITIONAL USE REQUEST |                                                |                        |
|-------------------------|------------------------------------------------|------------------------|
| Land Use & Zoning       | Rural Residential                              | Rural Residential (RR) |
| Permitted Use(s)        | Single Family Home With Accessory Structure    |                        |
| Conditional Use(s)      | Plumbing in accessory structure                | Use Description.       |
| Use Detail              | Toilet, Sink, mop bucket tub and furnace drain | Parking, area, etc.    |
| City Code Section(s)    | §66-898 (j)                                    |                        |

| APPLICATION FEES |       |        |     |
|------------------|-------|--------|-----|
| Application      | \$300 | Escrow | \$0 |

| ACKNOWLEDGEMENT |
|-----------------|
|-----------------|

### APPLICANT STATEMENT

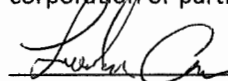
This application should be processed in my name, and I am the party whom the City of North Branch should contact about this application. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.

  
Applicant Signature

10-9-24  
Date

### OWNER STATEMENT

I am the owner of the above described property and I agree to this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments, and other debts or obligations due to the City of North Branch by me or for this property are paid in full. I further certify that I am in compliance with all ordinance requirements and conditions regarding other City approvals that have been granted to me for any matter(s). (If corporation or partnership, a resolution authorizing this action from the board or partnership must be attached.)

  
Applicant Signature

10-9-24  
Date



# Request for Conditional Use Permit

I, Luke Anderson, am requesting a conditional use permit to be used at my residence. This permit will include the installation of plumbing in my new construction pole building. The plumbing will consist of a ½ bath (toilet and sink), a wash tub, a mop bucket rinse out, and drains for my furnace and bathroom. The building will be used for personal use. I will have a basketball hoop and a batting cage inside for my 3 kids (14,12,9). I would like to have a bathroom in the pole building so we don't have to go outside and into the house.

The plumbing will be connected to a two-compartment septic tank and then the clear water pumped to my existing septic system. I don't anticipate any additional load on my septic than my family currently using it.

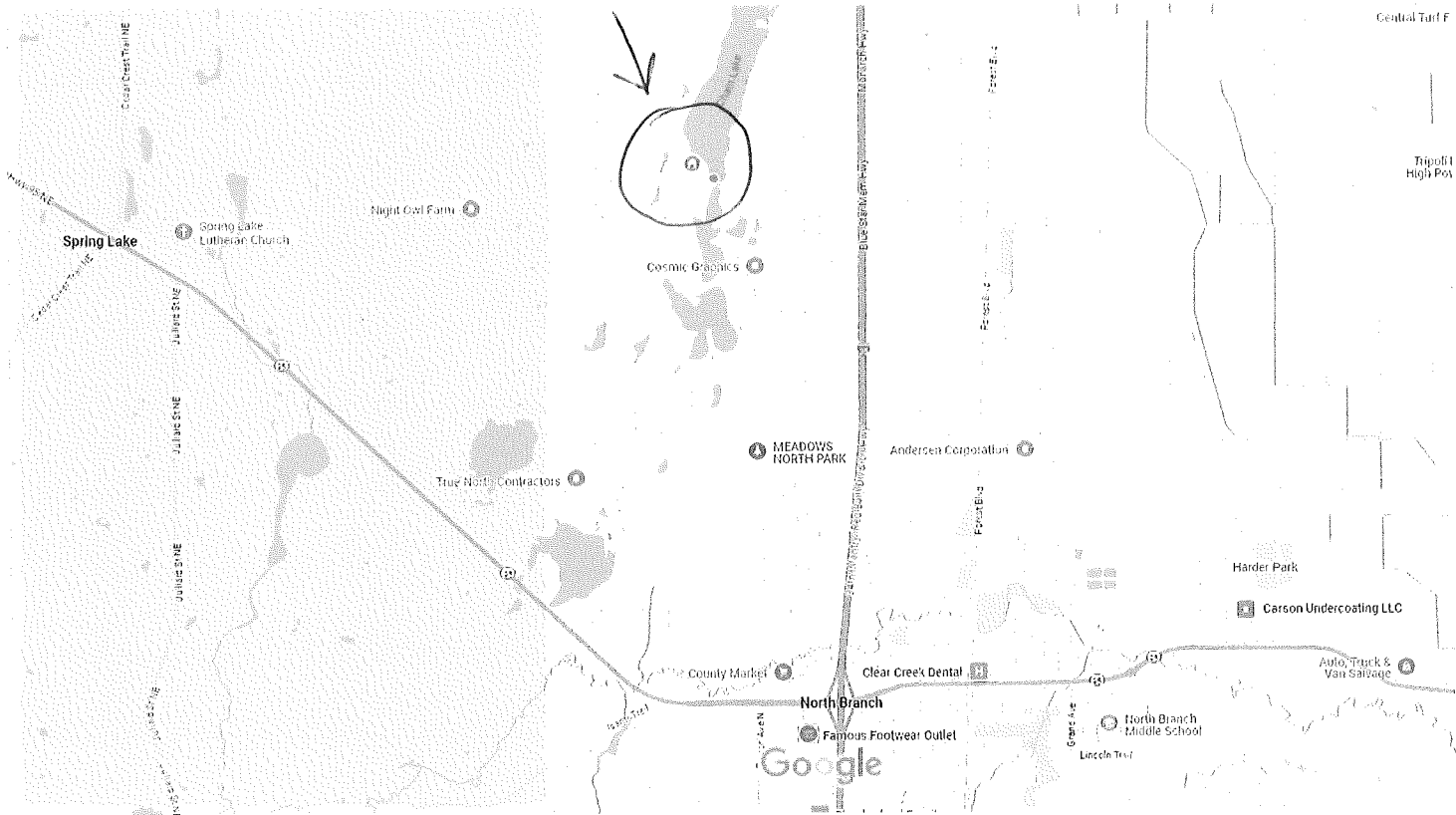
I appreciate your time looking at this request. Call or e-mail me with any questions or requests of additional information.

Luke Anderson

763-226-8412

[Luke.Finntekinc@gmail.com](mailto:Luke.Finntekinc@gmail.com)

4950 412<sup>th</sup> St. North Branch, MN 55056



Map data ©2024 2000 ft



# Parcel Information Report

Parcel Number: 11.00112.00

## General Parcel Information

Parcel: 11.00112.00

Town: NORTH BRANCH

School District: SCHOOL DISTRICT 138

Acres: 30.80

Section: 06

Township: 035

Range: 021

Plat:

Plat Description:

Block:

Lot:



Legal: N 1089 FT OF GOVT LOT 3 AS MEAS AT R/A TO N LINE THEREOF. AND THAT PT OF GOVT LOT 3 LYG S OF N 1089 FT OF SAID GOVT LOT 3 AS MEAS AT R/A TO N LINE THEREOF & LYG

Owner Name: ANDERSON LUKE A & MEGAN M

Mailing Address: 4950 412TH ST

City/State/Zip: NORTH BRANCH, MN 55056

Property Use Code 1: 211 Rural Vacant Land

Property Use Code 2:

Property Use Code 3:

## Valuation

Year: 2024

Classification - Homestead 1: 100 Res 1 unit - 1A-Residential Homestead

Classification - Homestead 2: 211 Rural Vacant Land - 2B-Rural Vacant Land/Non-Productive - Non Homestead

Classification - Homestead 3:

Total Acres:

Total EMV Land: \$324,300.00

Total EMV Bldg: \$559,500.00

Total EMV: \$883,800.00





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# NORTH BRANCH

## — Minnesota —

**PLANNING COMMISSION  
REGULAR AGENDA  
WEDNESDAY, NOVEMBER 6, 2024 @ 6:30 PM  
CITY HALL, 6408 ELM STREET  
NORTH BRANCH, MN 55056**

**Ka Bao Jennrich  
Chair**

**Steve Cich  
Commissioner**

**Jim Ibinger  
Commissioner**

**Patrick Meacham  
Commissioner**

**Gary Schaefer  
Commissioner**

### **MINUTES OF THE PROCEEDINGS OF THE CITY OF NORTH BRANCH IN THE COUNTY OF CHISAGO AND IN THE STATE OF MINNESOTA**

#### **REGULAR MEETING**

**Wednesday, November 6, 2024**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. AGENDA APPROVAL**

- a. Approve agenda – Motion made, Seconded by Jennrich, All voted AYE. Motion carried **ACTION**

**5. PUBLIC COMMENT**

- a. No public Comment

**6. CONSENT AGENDA**

- a. Approve Meeting Minutes – October 1, 2024 – Planning Commission Meeting **ACTION**

Page 4 of 55 correct name misspelling. Motion made to recommend correcting misspelling and approval of the minutes and Seconded. All voted AYE. Motion carried.

**7. PUBLIC HEARINGS**

- a. Public Hearing to Consider a Request for Three Variances for the Placement of an Accessory Structure on Property Zoned R-1 Single Family Residential. **ACTION**

Sondrol provided an overview of the Applicants request which is three variances to accommodate the placement of an accessory building. The Applicants are requesting variances for a side yard setback for an accessory structure, adjacent building setback, and placement in drainage/utility easement. The contractor installed a concrete slab without the benefit of permit which was not per code. The Applicants were told after speaking with a structural specialist that is best location for the structure.

Sondrol states that the staff opinion is that there are additional locations for structure without variance, this is not unique circumstance, but desire of Owners, and placement of structure in drainage/utility easement may negatively affect operation of storm sewer and drainage in area. Staff recommendation is the deny the variance requests.

Jennrich opens for discussion and questions for Sondrol.

Schaefer inquires if there are other structures in the neighborhood that do not meet code requirements. Sondrol stated the applicant indicated there were, however, they did not provide photos to show it.

Cich asks if the house plan survey included the concrete slab. Sondrol responded that the accessory building was not included in the submitted Certificate of Survey with the house plan. Meyers confirms that it was not included.

There was discussion between the planning commission on what is the requirement for a building permit. That was followed up with a question on if the Applicants ever applied for a permit for this accessory structure. Sondrol responded that there was no permit application for this accessory structure.

Jennrich opened the floor for public comment at 6:43 p.m.

Michael Wellage, the Applicant, stated that they were misled by their contractor. The Applicant Spent \$13,000 on structure and slab and was told by a city official that they would need to stop the building. They looked into hiring a lawyer and miscellaneous items were done wrong by contractor. Removing the accessory structure would be financial difficulty and he requested the variances be approved.

Debora Wellage, the Applicant, stated that they didn't know the slab couldn't be there. She further stated the issue of color requirement for accessory structure and explained slope problems in back yard if the structure was moved.

Motion by Jennrich to recommend denial of the 3 variances based on the following findings of fact below and to allow 6 months under good faith to obtain compliance:

1. The property owner has other locations on the site for placement of the accessory structure without the need for variances.
2. The variances are not prompted by the unique circumstances associated with the property but are based upon the property owners desires and economics related to relocation of the accessory structure, the shed, which will require additional cost.
3. Placement of a structure within a public drainage and utility easement may negatively affect the operations of the storm sewer and drainage in the area.
4. The building does not meet the minimum side yard setback, adjacent building setback and is located within a public drainage/utility easement.

Motion seconded by Schaefer. All voted AYE Motion carried.

b. Anderson Conditional Use Permit – Plumbing in Accessory Structure

ACTION

Sondrol provided an overview of the Applicants request for a conditional use permit at 4950 412<sup>th</sup> Street for an accessory structure with plumbing in the RR zoning district. Recommended conditions include the Applicant to obtain plumbing permit for work and the Applicant needs to ensure the capacity of septic system which can accommodate additional use.

Applicant requests approval of conditional use permit to allow installation of plumbing in pole building for personal resident use.

Uses were defined and staff recommended approval of Conditional Use Permit with conditions stated above. Jennrich opened the public hearing at 7:42PM.

Luke Anderson noted that he was the property owner and that he requesting the plumbing to allow for a place to his kids to use the building for recreational purposes not have to go outside during the winter.

Jennrich closed the public hearing at 7:45 pm.

Motion by Ibinger to recommend approval of the CUP based on the findings of fact.

1. The use of the property is a single family home and the applicant is planning to add plumbing to an accessory structure. The single family home is a permitted uses in the RR district and the use of plumbing in accessory structure requires a CUP in RR zoning.
2. The property and uses are consistent with the LURR Comprehensive Landuse.
3. Municipal utilities will not be impacted by the use.
4. The applicants are not proposing any uses that will affect the sound, light, or air quality of abutting properties.

Conditions

1. The applicant shall obtain a plumbing permit for the installation of the plumbing.
2. The applicant shall verify that the capacity of the existing septic system can accommodate the additional plumbing.
3. The accessory building shall not be converted into a dwelling unit.
4. The conditional use permit, once issued, may be revoked, following notice and hearing, upon a finding by the city council that the property and/or use is not in compliance with the conditions of approval.

, Motion seconded Jennrich. All voted AYE. Motion carried

8. REPORTS

a. Rethos Downtown Central Business District Presentation

INFO

City Council approved working with Rethos in a previous meeting. Rethos is a non-profit organization that specializes in all things downtown, to assist with hosting community conversations to conduct community visioning and planning related to Downtown North Branch this past summer. The goal of this agenda item for the Planning Commission was to review the process and findings and report on discussions.

Project outcome reported 10/29/2024 was presented. Key takeaways from the Planning Commission include:

- 1) A desire for community in downtown
- 2) Residents want basic services businesses
- 3) Business owners need additional support

- 4) There is more to community revitalization than tourism

Recommendations include:

- 1) Explore incentives for creating and converting areas downtown into housing
- 2) Creating a Historic Resource Survey for downtown
- 3) Continuing transparency work with the community
- 4) Work toward community wants and needs

9. NEXT MEETING – TUESDAY, DECEMBER 3, 2024 @ 6:30 PM

- a. Motion by Meachem for adjournment. Cich Seconded. All voted AYE. Meeting adjourned at 7:54pm

10. ADJOURNMENT





**Prepared By: Nathan Sondrol, Community Development Director**

**Presenter: Nathan Sondrol, Community Development Director**

**Date: 11/21/2024**

**Board & Commission: City Council**

**Subject: Approve Third Amendment to Purchase Agreement with Sunrise River Commons, LLC.**

---

#### **Overview / Background**

On July 25, 2023, the City Council approved Resolution No. 49-23-CC, authorizing the purchase from Chisago County two (2) tax forfeit parcels within the North Branch Development District. The two (2) lots are located on Highway 95, west of Interstate 35 (PINs: 11.00410.14 and 11.00410.28). Both properties have remained vacant since they were created by plat in 2008. Parcel 1 (11.00410.14) is located north of the Holiday gas station; Parcel 2 (11.00410.28) is located at northwest corner of Interstate-35 and Highway 95 (Subject Properties). The purchase price for the Subject Properties, as set by Chisago County, was \$206,731 (Parcel 1) and \$258,296 (Parcel 2). The purpose of acquiring the two (2) properties was identified as necessary to facilitate development opportunities in this area.

At that same meeting, the City Council authorized City staff to negotiate a purchase agreement with SMNPT 1, LLC, renamed to Sunrise River Commons, LLC (Developer). The City is required to sell both parcels for the same price as what the City paid for them. The Developer was responsible for developing the Chipotle and Starbucks development. The Purchase Agreement was finalized on November 27, 2023, and executed by both the City and Developer on February 15, 2024.

The Developer has since been working through its due diligence, notably identifying potential users, and has requested a second extension to the Closing Date and Contingency Period identified in the Purchase Agreement. The Council approved a first amendment on May 28, 2024, to extend the closing date to September 28, 2024 and approved a second amendment to extend the closing date to December 1, 2024. The developer is requesting to extend the agreement to March 15, 2025, to allow for the closing and would be required to deposit an additional \$15,000 earnest money.

The Developer is looking at two (2) retail buildings on the lot north of Holiday, and have been discussing conceptual layouts with city staff for the site. They have a letter of intent (LOI) that is scheduled to be approved by the real estate committee and is estimated to take 30 - 90 days with the holidays coming up. The extension to March 15, 2025, would allow for potential delays due to holidays or other unforeseen issues. They are continuing conversations with several others interested for the other site as well. Types of businesses include service and quick service retail/restaurants (QSRs).

**Requested City Council Action**

Motion to approve the Third Amendment to the Purchase Agreement with Sunrise River Commons, LLC related to two (2) City-owned properties adjacent to Highway 95 and Interstate 35.

**Voting Requirements:**

**Voting Options          Simple Majority**





# Subject Properties



### THIRD AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT

This THIRD AMENDMENT TO REAL ESTATE PURCHASE AGREEMENT (“**Amendment**”) dated as of November \_\_, 2024 (the “**Effective Date**”), and entered into by and between the City of North Branch, a Minnesota municipal corporation (“**Seller**”), and SUNRISE RIVER COMMONS LLC, a Minnesota limited liability company (“**Buyer**”).

#### RECITALS

WHEREAS, Seller and Buyer have entered into that certain Real Estate Purchase Agreement dated the 27<sup>th</sup> day of November, 2023 and fully executed on the 16<sup>th</sup> day of February, 2024, and amended by the First Amendment to Real Estate Purchase Agreement dated May 14, 2024 and fully executed on the 11<sup>th</sup> day of June, 2024 and amended by the Second Amendment to Real Estate Purchase Agreement dated September 24, 2024 (collectively the “**Purchase Agreement**”).

WHEREAS, Seller and Buyer desire to extend the Closing Date and Contingency Period, as defined in the Purchase Agreement subject to the terms contained herein, as well as to clarify certain terms under the Purchase Agreement as set forth in this Amendment.

#### AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto, intending to be legally bound, hereby agree as follows:

1. **Effective Date.** Buyer and Seller agree that the Effective Date of the Purchase Agreement is February 16, 2024, which is the date the Purchase Agreement was fully executed.

2. **Extension of Closing Date Additional Earnest Money Deposit.** The Closing Date shall be extended to March 15, 2025 . Within one (1) business day of execution of this Amendment, Buyer shall deposit an additional Fifteen Thousand and 00/100 Dollars (\$15,000.00) (“**Additional Deposit**”) with Title Company. The Additional Deposit shall be treated the same as the Earnest Money, as provided in the Purchase Agreement.

3. **Miscellaneous.**

a. **Definitions.** Capitalized terms used in this Amendment that are not otherwise defined herein shall have the meanings ascribed to such terms in the Purchase Agreement.

b. **Partial Invalidity.** If any term or provision of this Amendment or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Amendment, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Amendment shall be valid and enforced to the fullest extent permitted by law.

c. No Waivers. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

d. Binding Effect. This Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective permitted successors and assigns.

e. Entire Agreement; No Other Modification. This Amendment is the final expression of, and contains the entire agreement among, the parties hereto with respect to the subject matter set forth herein and may not be modified other than by an agreement in writing signed each party hereto. Except as expressly modified by this Amendment, all terms and conditions of the Purchase Agreement, together with any and all exhibits thereto, shall remain unmodified and are in full force and effect and enforceable in accordance with their terms. In the event of a conflict between the Purchase Agreement and this Amendment, the terms and provisions of this Amendment shall control.

f. Governing Law; Venue. The parties hereto expressly agree that this Amendment shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of Minnesota. Any dispute arising under this Amendment or the documents referred to herein will be adjudicated exclusively in the courts of the State in which the Real Property is located.

g. Counterparts. This Amendment may be executed in counterparts, each of which shall constitute a separate document but all of which together shall constitute one and the same agreement. Signature pages may be detached and reattached to physically form one document. A signature scanned and sent by facsimile and/or e-mail shall be binding as an original signature.

*[Signatures follow on next page(s)]*

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first set forth above.

**SELLER**  
**CITY OF NORTH BRANCH**

\_\_\_\_\_  
Kevin Schieber, Mayor

\_\_\_\_\_  
Matthew Hill, City Administrator

STATE OF MINNESOTA    )  
                                          ) SS  
COUNTY OF                    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024 by Kevin Schieber and Matthew Hill, Mayor and City Administrator, of the City of North Branch, a Minnesota municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public

**BUYER**  
**SUNRISE RIVER COMMONS LLC**

\_\_\_\_\_  
Paul Tucci, Manager

STATE OF MINNESOTA    )

) SS

COUNTY OF                )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024 by Paul Tucci, Manager, of the Sunrise River Commons, LLC, a Minnesota limited liability company, on behalf of said company.

\_\_\_\_\_  
Notary Public

**Error! Unknown document property name.**



**Prepared By: Nathan Sondrol, Community Development Director, Justin Messner**

**Presenter: Nathan Sondrol, Community Development Director**

**Date: 11/14/2024**

**Board & Commission: City Council**

**Subject: Resolution - R-106-2024 - Approving Safe Routes to School Grant Agreement  
SAP 225-591-007**

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### **Background**

The City has adopted a Safe Routes to School Plan that was completed in conjunction and coordination with the North Branch Area School District and Chisago County. The goal of the SRTS plan is to instill walking and bicycling habits in school children by putting in place a safe and attractive walking and bicycling environment in and around school areas.

As part of the implementation of the plan, the City of North Branch submitted an application and was awarded a \$366,7000 safe routes to school grant to provide trail and crosswalk improvements along the east side of CSAH 30/Forest Blvd (379th St - Maple St) and south side of Maple Street (Forest Blvd - 7th Ave).

The City partnered with Chisago County for the construction of the trail and crosswalk improvements to be part of the county's reconstruction project of CSAH 30 from Maple Street to Co Rd 17 and to include a roundabout improvement at 377th Street. The City Council approved a LOU (Letter of Understanding) between the City and Chisago County that outlined roles and responsibilities of each entity along with approving the plans and spec for the project and authorizing bids at the September 24, 2024, meeting with anticipation of a spring 2025 construction project.

The Bids for the project were received and tabulated with the low bid to Knife River. The City portion of the cost is

A letter of understanding between Chisago County and the City for the project has been drafted outlining the roles and responsibilities for each entity for the project. The engineers opinion of probable cost (OPC) has the City of North Branch funding amount for the project at \$1,596,608.22, which consists of \$1,179,469.36 in roadway and storm sewer improvements and \$417,138.86 in CSAH 30 Safe Routes to School Trail improvements. The



funding for the project was identified in the preliminary budget discussions and through srts grant funding.

**Requested Action**

Recommend approval of the low bid and approval of Resolution R-106-2024 APPROVING THE SAFE ROUTES to SCHOOL GRANT AGREEMENT 225-591-007.

**Voting Requirements:**

**Voting Options**          **Simple Majority**

**STATE OF MINNESOTA**

**COUNTY OF CHISAGO**

**CITY OF NORTH BRANCH**

**CITY COUNCIL RESOLUTION NO. R-106-2024**

**WHEREAS**, the City of North Branch has applied to the Commissioner of Transportation for a grant from the Safe Routes to Schools Account; and

**WHEREAS**, the Commissioner of Transportation has given notice that funding for this project is available; and

**WHEREAS**, the amount of the grant has been determined to be \$366,700.00 by reason of the lowest responsible bid plus contingency;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH BRANCH, MINNESOTA, DOES HEREBY AGREE TO THE TERMS AND CONDITIONS OF THE GRANT CONSISTENT WITH MINNESOTA STATUTES, SECTION 174.40, AND WILL PAY ANY ADDITIONAL AMOUNT BY WHICH THE COST EXCEEDS THE ESTIMATE, AND WILL RETURN TO THE SAFE ROUTES TO SCHOOLS ACCOUNT ANY AMOUNT APPROPRIATED FOR THE PROJECT BUT NOT REQUIRED. THE PROPER CITY OFFICERS ARE AUTHORIZED TO EXECUTE A GRANT AGREEMENT AND ANY AMENDMENTS THERETO WITH THE COMMISSIONER OF TRANSPORTATION CONCERNING THE ABOVE-REFERENCED GRANT.

**SAFE ROUTES TO SCHOOL (SRTS) PROGRAM  
GRANT AGREEMENT**

**This Agreement** between the Minnesota Department of Transportation (“MnDOT”) and the Grantee named below is made pursuant to Minnesota Statutes Section 174.40 and pursuant to pursuant to Minn. Laws 2020, 5th Special Session, Chapter 3- H.F. 1. The provisions in that section and the Exhibits attached hereto and incorporated by reference constitute this Agreement and the persons signing below agree to fully comply with all of the requirements of this Agreement. This Agreement will be effective on the date State obtains all required signatures under Minnesota Statutes §16C.05, subdivision 2.

1. Public Entity (Grantee) name, address and contact person:

City of North Branch  
6408 Elm Street  
North Branch, MN 55056  
Contact Person/Title: Matthew Hill/ City Administrator

2. Project(s):

| Name of Project & Project Number<br>(See Exhibit C for location) | Amount of SRTS Funds | Amount of Required Matching Funds | Completion Date   |
|------------------------------------------------------------------|----------------------|-----------------------------------|-------------------|
| SAP 225-591-007 tied to<br>SAP 013-630-021<br>SAP 255-102-004    | \$366,700.00         | \$0.00                            | December 31, 2028 |
|                                                                  |                      |                                   |                   |

3. Total Amount of SRTS Grant for all projects under this Agreement: \$366,700.00
4. The following Exhibits for each project are attached and incorporated by reference as part of this Agreement:

|           |                                              |
|-----------|----------------------------------------------|
| Exhibit A | Completed Sources and Uses of Funds Schedule |
| Exhibit B | Project Schedule                             |
| Exhibit C | Bond Financed Property Certification         |
| Exhibit D | Grant Application                            |
| Exhibit E | Grantee Resolution Approving Grant Agreement |
| Exhibit F | General Terms and Conditions                 |

5. Additional requirements, if any: None
6. Any modification of this Agreement must be in writing and signed by both parties.

*(The remaining portion of this page was intentionally left blank.)*

**CITY OF NORTH BRANCH (GRANTEE)**

*The Grantee certifies that the appropriate person(s) have executed the grant agreement on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.*

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**DEPARTMENT OF TRANSPORTATION**

*Approval and Certifying Encumbrance as required by Minnesota Statutes § 16A.15 and 16C.05*

By: \_\_\_\_\_  
State Aid Programs Manager  
(with delegated authority)

Date: \_\_\_\_\_

**DEPARTMENT OF TRANSPORTATION  
CONTRACT MANAGEMENT**

By: \_\_\_\_\_  
Contract Administrator

Date: \_\_\_\_\_

**EXHIBIT A**

**SOURCES AND USES OF FUNDS SCHEDULE**

| <b>SOURCES OF FUNDS</b>       |               | <b>USES OF FUNDS</b>                                                                                                                             |               |
|-------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <b>Entity Supplying Funds</b> | <b>Amount</b> | <b>Expenses</b>                                                                                                                                  | <b>Amount</b> |
| <b>State Funds:</b>           |               | <b>Items Paid for with SRTS</b>                                                                                                                  |               |
| 2020 SRTS Grant               | \$366,700.00  | <b>Grant Funds:</b>                                                                                                                              |               |
| SAAS Acct 350                 |               | Construction of trail along Forest Blvd from 379 <sup>th</sup> St to Maple St & sidewalk along Maple St from Forest Blvd to 7 <sup>th</sup> Ave. | \$322,475.50  |
| Other:                        |               | Contingency                                                                                                                                      | \$44,224.50   |
|                               |               |                                                                                                                                                  |               |
|                               |               |                                                                                                                                                  |               |
| Subtotal                      | \$366,700.00  | Subtotal                                                                                                                                         | \$366,700.00  |
|                               |               |                                                                                                                                                  |               |
| <b>Public Entity Funds:</b>   |               | <b>Items paid for with Non-SRTS Grant Funds:</b>                                                                                                 |               |
| Matching Funds                | \$0.00        |                                                                                                                                                  |               |
| Other:                        |               |                                                                                                                                                  |               |
|                               | \$            |                                                                                                                                                  |               |
|                               | \$            |                                                                                                                                                  | \$            |
|                               |               |                                                                                                                                                  |               |
| Subtotal                      | \$0.00        | Subtotal                                                                                                                                         | \$0.00        |
|                               |               |                                                                                                                                                  |               |
|                               |               |                                                                                                                                                  |               |
| <b>TOTAL FUNDS</b>            | \$366,700.00  | <b>TOTAL PROJECT COSTS</b>                                                                                                                       | \$366,700.00  |

**EXHIBIT B**  
**PROJECT SCHEDULE**

|                                         |                                              |
|-----------------------------------------|----------------------------------------------|
| Award Date:                             | November 20, 2024                            |
| Construction Start Date:                | February 7, 2025 (tree clearing)             |
|                                         | April 21, 2025 (road and trail construction) |
| Construction Substantial Complete Date: | September 26, 2025                           |
| Contract Final Completion Date:         | December 31, 2028                            |

**EXHIBIT C**

**BOND FINANCED PROPERTY CERTIFICATION**

State of Minnesota  
General Obligation Bond Financed Property

The undersigned states that it has a fee simple, leasehold and/or easement interest in the real property located in the County of **Chisago**, State of Minnesota that is generally described or illustrated graphically in **Attachment 1** attached hereto and all improvements thereon (the “Restricted Property”) and acknowledges that the Restricted Property is or may become State bond-financed property. To the extent that the Restricted Property is or becomes State bond-financed property, the undersigned acknowledges that:

- A. The Restricted Property is State bond-financed property under Minn. Stat. Sec. 16A.695, is subject to the requirements imposed by that statute, and cannot be sold, mortgaged, encumbered or otherwise disposed of without the approval of the Commissioner of Minnesota Management and Budget; and
- B. The Restricted Property is subject to the provisions of the Safe Routes to School Program Grant Agreement between the Minnesota Department of Transportation and the undersigned dated \_\_\_\_\_, 20\_\_\_\_; and
- C. The Restricted Property shall continue to be deemed State bond-financed property for 37.5 years or until the Restricted Property is sold with the written approval of the Commissioner of Minnesota Management and Budget.

Date: \_\_\_\_\_, 20\_\_\_\_

**City of North Branch**  
a political subdivision of the State of Minnesota

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



**Attachment 1 to Exhibit C**

GENERAL DESCRIPTION OF RESTRICTED PROPERTY

Existing road right-of-way along CSAH 30 (Forest Boulevard) from 379th Street to Maple Street

Existing road right-of-way along Maple Street from CSAH 30 (Forest Boulevard) to 7th Avenue.

**EXHIBIT D**

**GRANT APPLICATION**

Attach the grant application for the project

|                  |                                                                                        |
|------------------|----------------------------------------------------------------------------------------|
| Form Name:       | Minnesota State Safe Routes to School Program: Infrastructure Solicitation Application |
| Submission Time: | January 13, 2022 3:49 pm                                                               |
| Browser:         | Chrome 97.0.4692.71 / Windows                                                          |
| IP Address:      | 156.98.3.193                                                                           |
| Unique ID:       | 912772744                                                                              |
| Location:        | 44.4491, -95.7848                                                                      |

## Minnesota State Safe Routes to School Program: Infrastructure Solicitation Application

### I. Project Information (i)

#### A. Applicant Information

|                    |                                                |
|--------------------|------------------------------------------------|
| Name               | Nate Sondrol                                   |
| Preferred Title    | GIS/Parks Director                             |
| Email              | nathans@ci.north-branch.mn.us                  |
| Phone              | (651) 277-5226                                 |
| Agency name        | City of North Branch                           |
| Agency type        | State Aid City                                 |
| Address            | PO Box 910<br>North Branch, MN 55056           |
| County             | Chisago                                        |
| MnDOT district     | Metro District                                 |
| School district(s) | North Branch Area Public Schools District #138 |

#### B. Sponsoring Agency Information

#### C. Project Funding

|                                        |                                             |
|----------------------------------------|---------------------------------------------|
| SRTS Program Request                   | 366700                                      |
| Federal funding amount                 | 0                                           |
| State funding amount (other than SRTS) | 0                                           |
| Local county funding amount            | 0                                           |
| Local city/town/tribal funding amount  | 55005                                       |
| Local city/town/tribal funding source  | City of North Branch - Park Dedication Fund |
| Other funding amount                   | 0                                           |

## D. Brief Project Description

|                                                                                                                                                         |                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Enter a brief description or title of your project. Example: "Shared use path along CSAH 12 and curb extensions at intersection of CSAH 12 and Main St" | CSAH 30 (379th St - Maple St) and Maple Street (CSAH 30 - Maple St) Trail and Sidewalk Improvement Project |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                 |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Will any proposed infrastructure improvements be constructed on the right-of-way or property of a township, city, county, or tribe other than the applicant or project sponsor? | Yes |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|

|                                                                                                      |                |
|------------------------------------------------------------------------------------------------------|----------------|
| If yes, list the township, city, county, or tribe in which construction is proposed by this project. | Chisago County |
|------------------------------------------------------------------------------------------------------|----------------|

## E. Type of Work

|                                                                    |                                              |
|--------------------------------------------------------------------|----------------------------------------------|
| Select the type of work on which the requested funds would be used | Construction of non-federally funded project |
|--------------------------------------------------------------------|----------------------------------------------|

## F. School Information

|             |                      |
|-------------|----------------------|
| School name | NBAPS Early Learning |
|-------------|----------------------|

|                 |                                         |
|-----------------|-----------------------------------------|
| School location | 38705 Grand Ave, North Branch, MN 55056 |
|-----------------|-----------------------------------------|

|                  |           |
|------------------|-----------|
| Grades available | Pre K - K |
|------------------|-----------|

|                             |     |
|-----------------------------|-----|
| Number of students enrolled | 174 |
|-----------------------------|-----|

|             |                      |
|-------------|----------------------|
| School name | Sunrise River School |
|-------------|----------------------|

|                 |                                         |
|-----------------|-----------------------------------------|
| School location | 37775 Grand Ave, North Branch, MN 55056 |
|-----------------|-----------------------------------------|

|                  |     |
|------------------|-----|
| Grades available | 1-5 |
|------------------|-----|

|                             |     |
|-----------------------------|-----|
| Number of students enrolled | 844 |
|-----------------------------|-----|

|             |                            |
|-------------|----------------------------|
| School name | North Branch Middle School |
|-------------|----------------------------|

|                 |                                             |
|-----------------|---------------------------------------------|
| School location | 38431 Lincoln Trail, North Branch, MN 55056 |
|-----------------|---------------------------------------------|

|                  |     |
|------------------|-----|
| Grades available | 6-8 |
|------------------|-----|

|                             |     |
|-----------------------------|-----|
| Number of students enrolled | 587 |
|-----------------------------|-----|

|             |                               |
|-------------|-------------------------------|
| School name | North Branch Area High School |
|-------------|-------------------------------|

|                                                                                                                |                                         |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>School location</b>                                                                                         | 38175 Grand Ave, North Branch, MN 55056 |
| <b>Grades available</b>                                                                                        | 9-12                                    |
| <b>Number of students enrolled</b>                                                                             | 847                                     |
| <b>Are all improvements in this project located within one (1) mile of at least one of the listed schools?</b> | Yes                                     |

## G. Eligibility Check

|                                                                                                                                                                                                    |      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>All items construction eligible for SRTS funds must have an effective useful life of 10 years. Will all SRTS-eligible items in this proposed project have at least a 10-year expected life?</b> | Yes  |
| <b>Will the proposed project be able to enter construction in either calendar year 2022 or 2023?</b>                                                                                               | Yes  |
| <b>Please select the anticipated construction year</b>                                                                                                                                             | 2022 |

## H. Project Evaluation

|                                                                                                                                                  |                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| <b>If awarded funds, will the school(s) commit to following up with evaluations, such as the Student Travel Tally and Parent Opinion Survey?</b> | Yes                             |
| <b>Title / Role</b>                                                                                                                              | Community Relations Coordinator |
| <b>Email address</b>                                                                                                                             | ptepoorten@isd138.org           |
| <b>Phone number</b>                                                                                                                              | 651-674-1018                    |

## II. Project Safety & Improvements (50 points)

### I. Full Project Description

|                               |                                                   |
|-------------------------------|---------------------------------------------------|
| <b>Curbs &amp; Medians</b>    | New Curb & Gutter                                 |
| <b>Signage &amp; Striping</b> | New Signage (All Types)<br>New Crosswalk Striping |

## Sidewalks & Trails

New Sidewalks  
ADA Ramps  
Trails & Shared Use Paths

**Provide a full project description including the locations and uses of each improvement identified above. Include any project maps or design exhibits. These exhibits may be uploaded with your application.**

The proposed project would include the construction of trail and sidewalk along the east side of CSAH 30 from 379th St to Maple St and a sidewalk along the south side of Maple St from CSAH 30 to 7th Ave. The proposed trail and sidewalk construction would provide a connection to the existing North Branch Safe Routes to School bike and pedestrian network on Maple St and the existing trail at 379th St. A 10' bituminous trail would be construction along CSAH 30 from 379th St to 200' south of Oak St, for approximately 3,985'. The trail would transition to a 6' concrete sidewalk from south of Oak St to Maple St, approximately 520'. A 6' concrete sidewalk would be constructed along the south side of Maple St from CSAH 30 to 7th Ave, approximately 375'. ADA ramps would be installed would be installed at each of the intersections along CSAH 30 including: Maple St; Oak St; Pine St; 384th St; 382nd St; 381st St and 379th St. An ADA ramp would also be installed at the intersection of Maple/7th. New signage and striping would be installed at the intersections. Curb and gutter would be installed from Pine St north for approximately 580'. Attached are preliminary engineering plans for the location of the proposed improvements. The plans were completed in 2009 and will need to be revised to accommodate for a 10' trail section and to meet current design and stormwater standards for the final plans for the project.

## J. Safety Concerns

**Does the school(s) or school district have a no walking and/or bicycling to school policy?**

No

**Does the school(s) provide hazard busing?**

Yes

**Does the school(s) district have plans relocate or repurpose the school facilities within the next 10 years?**

No

**Does the school(s) or school district promote any activities or policies to encourage students walking and bicycling?**

Yes

**If yes, please briefly describe these activities or policies:**

Walk to School Day; Bike Rodeo; Day with Public Safety

|                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Have safety risks or hazards been identified that prevent students from walking or biking to school?</b>                                                                                                                                                                                           | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Do students still walk or bike to school even though safety risks or hazards have been identified near the school(s) or on routes students take to school?</b>                                                                                                                                     | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Percentage of students who walk or bike to school</b>                                                                                                                                                                                                                                              | 1.7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Percentage of students who take the bus to school</b>                                                                                                                                                                                                                                              | 73                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>List and describe the safety risks or hazards that have been identified, including the locations of these risks. Applicants may reference any student or parent survey data, crash data, SRTS plan, or other relevant sources. Upload any referenced sources when submitting this application.</b> | <p>CSAH 30 is a high speed (55 mph or higher) two-lane roadway with 4,400 vehicles per day (vpd). There is an existing trail along the east side of CSAH 30 from 377th to 379th St and then a significant gap, approximately 4,505', to the sidewalk at Maple St. There is also a lack of sidewalk on Maple St from CSAH 30 to 7th Ave with 1,700 vpd on this road segment. The lack of a bicycle and pedestrian network in this location combined with the high speed and vehicle counts leads to a unsafe option for biking or walking. The North Branch Area School District has a policy that requires to provide busing for properties that do not have existing bicycle and pedestrian infrastructure in place. The North Branch Safe Routes to School plan includes data from parent and student surveys that have identified CSAH 30 as one of most identified areas as being perceived as unsafe and a priority for improvements. Crash data from MnDOT's Minnesota Crash Mapping Analysis Tool (MnCMAT2) shows that there have been three bicycle crashes from 2010-2019 along CSAH 30 with two of them near Maple St and the other one near Pine St. There have also been two crashes in the past 5 years along CSAH 30 near 377th St. Attached are the SRTS Plan, including parent and student surveys, crash data and the SRTS Engineering Study. The plans were completed in 2009 and will need to be revised to accommodate for a 10' trail section and to meet current design and stormwater standards for the final plans for the project. See attached.</p> |

**Identify which risks are present and how they affect priority populations.**

The lack of existing an existing bicycle and pedestrian network along CSAH 30 and Maple St provides significant risks for priority populations. There is a 24 unit manufactured home community located along CSAH 30 near Pine St. There is no alternative other than walking along a two-lane roadway (CSAH 30) with 4,400 vpd traveling at over 55 mph. This provide an unsafe situation for those students that would choose to bike or walk to school. Several parents have indicated that they would not be willing to even allow them to walk or bike school without infrastructure improvements. The proposed trail, sidewalk, ADA curb ramps, curb and gutter, signage and striping would help alleviate some of those concerns and allow those children to walk or bike school. As an additional trip generator, this would also provide for pedestrian connections to the North Branch Area Library, Downtown and Williams Park Community Gardens.

---

## **K. Project Improvements**

**Explain how the improvements that were identified in Section I (Full Project Description) would mitigate the risks and hazards identified in Section J (Safety Concerns)**

The proposed trail, sidewalk, ADA curb ramps, curb and gutter, signage and striping along CSAH 30 and Maple St would provide for connections to the existing bicycle and pedestrian Safe Routes to School network. This would eliminate that lack of existing infrastructure along CSAH 30 and Maple St and provide for a safer alternative to bicyclists and pedestrians. The construction of trail and sidewalk and associated improvements would provide separation from the bicyclists and pedestrians and the 4,400 vehicles per day travelling along the route at over 55 mph. The construction of these improvements could allow for the removal of the hazardous busing requirements. The improvements would also being following the requested improvements and addressing the concerns of the unsafe areas identified through parent and student surveys in the North Branch Safe Routes to School Plan.

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## **III. Local Safe Routes to School Program (25 points)**

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### **L. Safe Routes to School Plan**

**Does the school(s) have a Safe Routes to School plan?**

Yes

**If yes, in which year did the local governing agency adopt the plans?**

2011

**If yes, provide link to the most recent plan**

<https://cms4files1.revize.com/northbranch/SRTS%20Full%20Plan%202011.pdf>



|                                                                                  |     |
|----------------------------------------------------------------------------------|-----|
| Are the improvements in this project identified in a Safe Routes to School Plan? | Yes |
|----------------------------------------------------------------------------------|-----|

|                                                                        |       |
|------------------------------------------------------------------------|-------|
| If yes, provide the page number(s) on which the project is identified. | 17-20 |
|------------------------------------------------------------------------|-------|

---

## M. Implementing the 6E Strategies

|                          |                                                                                                    |
|--------------------------|----------------------------------------------------------------------------------------------------|
| Evaluation               | Baseline Student Travel Tally<br>Parent Opinion survey                                             |
| Equity                   | Community engagement with priority populations                                                     |
| Engagement / Enforcement | Dynamic Speed Signs                                                                                |
| Education                | Crossing Guard/Safety Patrol training<br>School flyers<br>School newsletter                        |
| Encouragement            | Bike Rodeo<br>Walk to School Day<br>Bike to School Day                                             |
| Engineering              | Engineering study<br>Filled in sidewalk gaps<br>Improved route crossings (crosswalk marking/signs) |

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## N. Project Team Information

|                                                                                                                                                                                                                       |                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Check the boxes below for the project team member roles. When submitting your application, upload a list of project team members, their organizations (school, city, county, parent/caregiver, etc.) and their roles. | County Engineer<br>City/Township Staff<br>Public Works Staff<br>School District Superintendent<br>School Principal<br>Additional School Staff<br>Law Enforcement / Public Safety Officer |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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## IV. Equity Score

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## O. Student Transportation Equity for Priority Populations

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## V. Attachments

**EXHIBIT E**

GRANTEE RESOLUTION APPROVING GRANT AGREEMENT

STATE OF MINNESOTA

COUNTY OF CHISAGO

CITY OF NORTH BRANCH

**CITY COUNCIL RESOLUTION NO. R-106-2024**

**SAFE ROUTES TO SCHOOLS PROGRAM GRANT AGREEMENT  
GRANT TERMS AND CONDITIONS  
SAP 225-591-007**

**WHEREAS**, the City of North Branch has applied to the Commissioner of Transportation for a grant from the Safe Routes to Schools Account; and

**WHEREAS**, the Commissioner of Transportation has given notice that funding for this project is available; and

**WHEREAS**, the amount of the grant has been determined to be **\$366,700.00** by reason of the lowest responsible bid plus contingency;

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH BRANCH, MINNESOTA**, does hereby agree to the terms and conditions of the grant consistent with Minnesota Statutes, section 174.40, and will pay any additional amount by which the cost exceeds the estimate, and will return to the Safe Routes to Schools Account any amount appropriated for the project but not required. The proper city officers are authorized to execute a grant agreement and any amendments thereto with the Commissioner of Transportation concerning the above-referenced grant.

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor and attested by the City Clerk dated this 26th day of November, 2024.

## EXHIBIT F

### GENERAL TERMS AND CONDITIONS FOR SAFE ROUTES TO SCHOOLS (SRTS) GRANTS

#### Article I DEFINITIONS

Section 1.01 **Defined Terms.** The following terms shall have the meanings set out respectively after each such term (the meanings to be equally applicable to both the singular and plural forms of the terms defined) unless the context specifically indicates otherwise:

“Advance(s)” - means an advance made or to be made by MnDOT to the Public Entity and disbursed in accordance with the provisions contained in Article VI hereof.

“Agreement” - means the Safe Routes to Schools Grant Agreement between the Public Entity and the Minnesota Department of Transportation to which this Exhibit is attached.

“Certification” - means the certification, in the form attached as **Exhibit C**, in which the Public Entity acknowledges that its interest in the Real Property is bond financed property within the meaning of Minn. Stat. Sec. 16A.695 and is subject to certain restrictions imposed thereby.

“Code” - means the Internal Revenue Code of 1986, as amended, and all treasury regulations, revenue procedures and revenue rulings issued pursuant thereto.

“Commissioner” - means the Commissioner of Minnesota Management & Budget.

“Commissioner’s Order” - means the “Fourth Order Amending Order of the Commissioner of Minnesota Management & Budget Relating to Use and Sale of State Bond Financed Property” dated July 30, 2012, as it may be amended or supplemented.

“Completion Date” - means the projected date for completion of the Project as indicated in the Agreement.

“Construction Contract Documents” - means the document or documents, in form and substance acceptable to MnDOT, including but not limited to any construction plans and specifications and any exhibits, amendments, change orders, modifications thereof or supplements thereto, which collectively form the contract between the Public Entity and the Contractor(s) for the completion of the Construction Items on or before the Completion Date for either a fixed price or a guaranteed maximum price.

“Construction Items” - means the work to be performed under the Construction Contract Documents.

“Contractor” - means any person engaged to work on or to furnish materials and supplies for the Construction Items including, if applicable, a general contractor.

“Draw Requisition” - means a draw requisition that the Public Entity, or its designee, submits to MnDOT when an Advance is requested, as referred to in Section 4.02.

“G.O. Bonds” - means the state general obligation bonds issued under the authority granted in Article XI, Sec. 5(a) of the Minnesota Constitution, the proceeds of which are used to fund the SRTS Grant, and any bonds issued to refund or replace such bonds.

“Grant Application” - means the grant application that the Public Entity submitted to MnDOT which is attached as **Exhibit D**.

“SRTS Grant” - means a grant from MnDOT to the Public Entity under the SRTS in the amount specified in the Agreement, as such amount may be modified under the provisions hereof.

“SRTS” - means the Safe Routes to School Program pursuant to Minn. Stat. Sec. 174.40 and rules relating thereto.

“MnDOT” - means the Minnesota Department of Transportation.

“Outstanding Balance of the SRTS Grant” - means the portion of the SRTS Grant that has been disbursed to the Public Entity minus any amounts returned to the Commissioner.

“Project” - means the Project identified in the Agreement to be totally or partially funded with a SRTS grant.

“Public Entity” - means the grantee of the SRTS Grant and identified as the Public Entity in the Agreement.

“Real Property” - means the real property identified in the Agreement on which the Project is located.

## **Article II**

### **GRANT**

Section 2.01 **Grant of Monies.** MnDOT shall make the SRTS Grant to the Public Entity, and disburse the proceeds in accordance with the terms and conditions herein.

Section 2.02 **Public Ownership.** The Public Entity acknowledges and agrees that the SRTS Grant is being funded with the proceeds of G.O. Bonds, and as a result all of the Real Property must be owned by one or more public entities. The Public Entity represents and warrants to MnDOT that it has one or more of the following ownership interests in the Real Property: (i) fee simple ownership, (ii) an easement that is for a term that extends beyond the date that is 37.5 years from the Agreement effective date, or such shorter term as authorized by statute, and which cannot be modified or terminated early without the prior written consent of MnDOT and the Commissioner; and/or (iii) a prescriptive easement for a term that extends beyond the date that is 37.5 years from the Agreement effective date.

Section 2.03 **Use of Grant Proceeds.** The Public Entity shall use the SRTS Grant solely to reimburse itself for expenditures it has already made, or will make, to pay the costs of one of the following applicable activities: (i) acquisition of land or permanent easements, (ii) predesign, design, preliminary and final engineering and environmental studies authorized under Minn. Stat. Sec. 174.40, subdiv. 1b, or (iii) construction and reconstruction of publicly owned infrastructure in this state with a useful life of at least 10 years that provides nonmotorized transportation to and from a school.

Section 2.04 **Operation of the Real Property.** The Real Property must be used by the Public Entity in conjunction with or for nonmotorized transportation. The Public Entity shall have no intention on the effective date of the Agreement to use the Real Property as a trunk highway or any part of a trunk highway. The Public

Entity must annually determine that the Real Property is being used for the purposes specified in this Section and, upon written request by either MnDOT or the Commissioner, shall supply a notarized statement to that effect.

**Section 2.05 Sale or Lease of Real Property.** The Public Entity shall not (i) sell or transfer any part of its ownership interest in the Real Property, or (ii) lease out or enter into any contract that would allow another entity to use or operate the Real Property without the written consent of both MnDOT and the Commissioner. The sale or transfer of any part of the Public Entity's ownership interest in the Real Property, or any lease or contract that would allow another entity to use or operate the Real Property, must comply with the requirements imposed by Minn. Stat. Sec. 16A.695 and the Commissioner's Order regarding such sale or lease.

**Section 2.06 Public Entity's Representations and Warranties.** The Public Entity represents and warrants to MnDOT that:

- A. It has legal authority to execute, deliver and perform the Agreement and all documents referred to therein, and it has taken all actions necessary to its execution and delivery of such documents.
- B. It has the ability and a plan to fund the operation of the Real Property for the purposes specified in Section 2.04, and will include in its annual budget all funds necessary for the operation of the Real Property for such purposes.
- C. The Agreement and all other documents referred to therein are the legal, valid and binding obligations of the Public Entity enforceable against the Public Entity in accordance with their respective terms.
- D. It will comply with all of the provisions of Minn. Stat. Sec. 16A.695, the Commissioner's Order and the SRTS. It has legal authority to use the G.O. Grant for the purpose or purposes described in this Agreement.
- E. All of the information it has submitted or will submit to MnDOT or the Commissioner relating to the SRTS Grant or the disbursement of the SRTS Grant is and will be true and correct.
- F. It is not in violation of any provisions of its charter or of the laws of the State of Minnesota, and there are no actions or proceedings pending, or to its knowledge threatened, before any judicial body or governmental authority against or affecting it relating to the Real Property, or its ownership interest therein, and it is not in default with respect to any order, writ, injunction, decree, or demand of any court or any governmental authority which would impair its ability to enter into the Agreement or any document referred to herein, or to perform any of the acts required of it in such documents.
- G. Neither the execution and delivery of the Agreement or any document referred to herein nor compliance with any of the provisions or requirements of any of such documents is prevented by, is a breach of, or will result in a breach of, any provision of any agreement or document to which it is now a party or by which it is bound.
- H. The contemplated use of the Real Property will not violate any applicable zoning or use statute, ordinance, building code, rule or regulation, or any covenant or agreement of record relating thereto.

- I. The Project will be completed and the Real Property will be operated in full compliance with all applicable laws, rules, ordinances, and regulations of any federal, state, or local political subdivision having jurisdiction over the Project and the Real Property.
- J. All applicable licenses, permits and bonds required for the performance and completion of the Project and for the operation of the Real Property as specified in Section 2.04 have been, or will be, obtained.
- K. It reasonably expects to possess its ownership interest in the Real Property described in Section 2.02 for at least 37.5 years, and it does not expect to sell such ownership interest.
- L. It does not expect to lease out or enter into any contract that would allow another entity to use or operate the Real Property.
- M. It will supply whatever funds are needed in addition to the SRTS Grant to complete and fully pay for the Project.
- N. The Construction Items will be completed substantially in accordance with the Construction Contract Documents by the Completion Date and all such items will be situated entirely on the Real Property.
- O. It will require the Contractor or Contractors to comply with all rules, regulations, ordinances, and laws bearing on its performance under the Construction Contract Documents.
- P. It shall furnish such satisfactory evidence regarding the representations and warranties described herein as may be required and requested by either MnDOT or the Commissioner.
- Q. It has made no material false statement or misstatement of fact in connection with its receipt of the G.O. Grant, and all the information it has submitted or will submit to the State Entity or Commissioner of MMB relating to the G.O. Grant or the disbursement of any of the G.O. Grant is and will be true and correct.

**Section 2.07 Event(s) of Default.** The following events shall, unless waived in writing by MnDOT and the Commissioner, constitute an Event of Default under the Agreement upon either MnDOT or the Commissioner giving the Public Entity 30 days' written notice of such event and the Public Entity's failure to cure such event during such 30-day time period for those Events of Default that can be cured within 30 days or within whatever time period is needed to cure those Events of Default that cannot be cured within 30 days as long as the Public Entity is using its best efforts to cure and is making reasonable progress in curing such Events of Default; however, in no event shall the time period to cure any Event of Default exceed six (6) months unless otherwise consented to, in writing, by MnDOT and the Commissioner.

- A. If any representation, covenant, or warranty made by the Public Entity herein or in any other document furnished pursuant to the Agreement, or to induce MnDOT to disburse the SRTS Grant, shall prove to have been untrue or incorrect in any material respect or materially misleading as of the time such representation, covenant, or warranty was made.
- B. If the Public Entity fails to fully comply with any provision, covenant, or warranty contained herein.

- C. If the Public Entity fails to fully comply with any provision, covenant or warranty contained in Minn. Stat. Sec. 16A.695, the Commissioner's Order, or Minn. Stat. Sec. 174.40 and all rules related thereto.
- D. If the Public Entity fails to use the proceeds of the SRTS Grant for the purposes set forth in Section 2.03, the Grant Application, and in accordance with the SRTS.
- E. If the Public Entity fails to operate the Real Property for the purposes specified in Section 2.04.
- F. If the Public Entity fails to complete the Project by the Completion Date.
- G. If the Public Entity sells or transfers any portion of its ownership interest in the Real Property without first obtaining the written consent of both MnDOT and the Commissioner.
- H. If the Public Entity fails to provide any additional funds needed to fully pay for the Project.
- I. If the Public Entity fails to supply the funds needed to operate the Real Property in the manner specified in Section 2.04.

Notwithstanding the foregoing, any of the above events that cannot be cured shall, unless waived in writing by MnDOT and the Commissioner, constitute an Event of Default under the Agreement immediately upon either MnDOT or the Commissioner giving the Public Entity written notice of such event.

Section 2.08 **Remedies.** Upon the occurrence of an Event of Default and at any time thereafter until such Event of Default is cured to the satisfaction of MnDOT, MnDOT or the Commissioner may enforce any or all of the following remedies.

- A. MnDOT may refrain from disbursing the SRTS Grant; provided, however, MnDOT may make such disbursements after the occurrence of an Event of Default without waiving its rights and remedies hereunder.
- B. If the Event of Default involves a sale of the Public Entity's interest in the Real Property in violation of Minn. Stat. Sec. 16A.695 or the Commissioner's Order, the Commissioner, as a third party beneficiary of the Agreement, may require that the Public Entity pay the amounts that would have been paid if there had been compliance with such provisions. For other Events of Default, the Commissioner may require that the Outstanding Balance of the SRTS Grant be returned to it.
- C. Either MnDOT or the Commissioner, as a third party beneficiary of the Agreement, may enforce any additional remedies it may have in law or equity.

The rights and remedies specified herein are cumulative and not exclusive of any rights or remedies that MnDOT or the Commissioner would otherwise possess.

If the Public Entity does not repay the amounts required to be paid under this Section or under any other provision contained herein within 30 days of demand by the Commissioner, or any amount ordered by a court of competent jurisdiction within 30 days of entry of judgment against the Public Entity and in favor of MnDOT and/or the Commissioner, then such amount may, unless precluded by law, be offset against any aids or other monies that the Public Entity is entitled to receive from the State of Minnesota.

Section 2.09 **Notification of Event of Default.** The Public Entity shall furnish to MnDOT and the Commissioner, as soon as possible and in any event within seven (7) days after it has obtained knowledge of



the occurrence of each Event of Default, a statement setting forth details of each Event of Default and the action which the Public Entity proposes to take with respect thereto.

**Section 2.10 Effect of Event of Default.** The Agreement shall survive Events of Default and remain in full force and effect, even upon full disbursement of the SRTS Grant, and shall only be terminated under the circumstances set forth in Section 2.11.

**Section 2.11 Termination of Agreement and Modification of SRTS Grant.**

A. If the Project is not started within five (5) years after the effective date of the Agreement or the SRTS Grant has not been disbursed within four (4) years after the date the Project was started, MnDOT's obligation to fund the SRTS Grant shall terminate. In such event, (i) if none of the SRTS Grant has been disbursed by such date, MnDOT shall have no obligation to fund the SRTS Grant and the Agreement will terminate, and (ii) if some but not all of the SRTS Grant has been disbursed by such date, MnDOT shall have no further obligation to provide any additional funding for the SRTS Grant and the Agreement shall remain in force but shall be modified to reflect the amount of the SRTS Grant that was actually disbursed and the Public Entity is still obligated to complete the Project by the Completion Date.

B. The Agreement shall terminate upon the Public Entity's sale of its interest in the Real Property and transmittal of the required portion of the proceeds of the sale to the Commissioner in compliance with Minn. Stat. Sec. 16A.695 and the Commissioner's Order, or upon the termination of the Public Entity's ownership interest in the Real Property if such ownership interest is an easement.

**Section 2.12 Excess Funds.** If the full amount of the G.O. Grant and any matching funds referred to in Section 5.13 are not needed to complete the Project, then, unless language in the G.O. Bonding Legislation indicates otherwise, the G.O. Grant shall be reduced by the amount not needed.

**Article III**  
**COMPLIANCE WITH MINNESOTA STATUTE, SEC. 16A.695**  
**AND THE COMMISSIONER'S ORDER**

**Section 3.01 State Bond Financed Property.** The Public Entity acknowledges that its interest in the Real Property is, or when acquired by it will be, "state bond financed property", as such term is used in Minn. Stat. Sec. 16A.695 and the Commissioner's Order and, therefore, the provisions contained in such statute and order apply, or will apply, to its interest in the Real Property, even if the SRTS Grant will only pay for a portion of the Project.

**Section 3.02 Preservation of Tax Exempt Status.** In order to preserve the tax-exempt status of the G.O. Bonds, the Public Entity agrees as follows:

- A. It will not use the Real Property or use or invest the SRTS Grant or any other sums treated as "bond proceeds" under Section 148 of the Code (including "investment proceeds," "invested sinking funds" and "replacement proceeds") in such a manner as to cause the G.O. Bonds to be classified as "arbitrage bonds" under Code Section 148.
- B. It will deposit and hold the SRTS Grant in a segregated non-interest-bearing account until such funds are used for payments for the Project.
- C. It will, upon written request, provide the Commissioner all information required to satisfy the informational requirements set forth in the Code, including Sections 103 and 148, with respect to the G.O. Bonds.

- D. It will, upon the occurrence of any act or omission by the Public Entity that could cause the interest on the G.O. Bonds to no longer be tax exempt and upon direction from the Commissioner, take such actions and furnish such documents as the Commissioner determines to be necessary to ensure that the interest to be paid on the G.O. Bonds is exempt from federal taxation, which such action may include: (i) compliance with proceedings intended to classify the G.O. Bonds as a “qualified bond” within the meaning of Code Section 141(e), or (ii) changing the nature of the use of the Real Property so that none of the net proceeds of the G.O. Bonds will be deemed to be used, directly or indirectly, in an “unrelated trade or business” or for any “private business use” within the meaning of Code Sections 141(b) and 145(a).
- E. It will not otherwise use any of the SRTS Grant or take, permit or cause to be taken, or omit to take, any action that would adversely affect the exemption from federal income taxation of the interest on the G.O. Bonds, and if it should take, permit or cause to be taken, or omit to take, as appropriate, any such action, it shall take all lawful actions necessary to correct such actions or omissions promptly upon obtaining knowledge thereof.

Section 3.03 **Changes to G.O. Compliance Legislation or the Commissioner’s Order.** If Minn. Stat. Sec. 16A.695 or the Commissioner’s Order is amended in a manner that reduces any requirement imposed against the Public Entity, or if the Public Entity’s interest in the Real Property becomes exempted from Minn. Stat. Sec. 16A.695 and the Commissioner’s Order, then upon written request by the Public Entity, MnDOT shall execute an amendment to the Agreement to implement such amendment or exempt the Public Entity’s interest in the Real Property from Minn. Stat. Sec. 16A.695 and the Commissioner’s Order.

#### **Article IV** **DISBURSEMENT OF GRANT PROCEEDS**

Section 4.01 **The Advances.** MnDOT agrees, on the terms and subject to the conditions set forth herein, to make Advances of the SRTS Grant to the Public Entity from time to time in an aggregate total amount not to exceed the amount of the SRTS Grant. If the amount of SRTS Grant that MnDOT cumulatively disburses hereunder to the Public Entity is less than the amount of the SRTS Grant delineated in Section 1.01, then MnDOT and the Public Entity shall enter into and execute whatever documents MnDOT may request in order to amend or modify this Agreement to reduce the amount of the SRTS Grant to the amount actually disbursed. Provided, however, in accordance with the provisions contained in Section 2.11, MnDOT’s obligation to make Advances shall terminate as of the dates specified in Section 2.11 even if the entire SRTS Grant has not been disbursed by such dates.

Advances shall only be for expenses that (i) are for those items of a capital nature delineated in Source and Use of Funds that is attached as **Exhibit A**, (ii) accrued no earlier than the effective date of the legislation that appropriated the funds that are used to fund the SRTS Grant, or (iii) have otherwise been consented to, in writing, by the Commissioner.

It is the intent of the parties hereto that the rate of disbursement of the Advances shall not exceed the rate of completion of the Project or the rate of disbursement of the matching funds required, if any, under Section 5.13. Therefore, the cumulative amount of all Advances disbursed by the State Entity at any point in time shall not exceed the portion of the Project that has been completed and the percentage of the matching funds required, if any, under Section 5.13 that have been disbursed as of such point in time. This requirement is expressed by way of the following two formulas:

Formula #1:

$$\text{Cumulative Advances} \leq (\text{Program Grant}) \times (\text{percentage of matching funds, if any, required under Section 5.13 that have been disbursed})$$

Formula #2:

$$\text{Cumulative Advances} \leq (\text{Program Grant}) \times (\text{percentage of Project completed})$$

**Section 4.02 Draw Requisitions.** Whenever the Public Entity desires a disbursement of a portion of the SRTS Grant the Public Entity shall submit to MnDOT a Draw Requisition duly executed on behalf of the Public Entity or its designee. Each Draw Requisition with respect to construction items shall be limited to amounts equal to: (i) the total value of the classes of the work by percentage of completion as approved by the Public Entity and MnDOT, plus (ii) the value of materials and equipment not incorporated in the Project but delivered and suitably stored on or off the Real Property in a manner acceptable to MnDOT, less (iii) any applicable retainage, and less (iv) all prior Advances.

Notwithstanding anything herein to the contrary, no Advances for materials stored on or off the Real Property will be made by MnDOT unless the Public Entity shall advise MnDOT, in writing, of its intention to so store materials prior to their delivery and MnDOT has not objected thereto.

At the time of submission of each Draw Requisition, other than the final Draw Requisition, the Public Entity shall submit to MnDOT such supporting evidence as may be requested by MnDOT to substantiate all payments which are to be made out of the relevant Draw Requisition or to substantiate all payments then made with respect to the Project.

The final Draw Requisition shall not be submitted before completion of the Project, including any correction of material defects in workmanship or materials (other than the completion of punch list items). At the time of submission of the final Draw Requisition the Public Entity shall submit to MnDOT: (I) such supporting evidence as may be requested by MnDOT to substantiate all payments which are to be made out of the final Draw Requisition or to substantiate all payments then made with respect to the Project, and (ii) satisfactory evidence that all work requiring inspection by municipal or other governmental authorities having jurisdiction has been duly inspected and approved by such authorities and that all requisite certificates and other approvals have been issued.

If on the date an Advance is desired the Public Entity has complied with all requirements of this Agreement and MnDOT approves the relevant Draw Requisition, then MnDOT shall disburse the amount of the requested Advance to the Public Entity.

**Section 4.03 Additional Funds.** If MnDOT shall at any time in good faith determine that the sum of the undisbursed amount of the SRTS Grant plus the amount of all other funds committed to the Project is less than the amount required to pay all costs and expenses of any kind which reasonably may be anticipated in connection with the Project, then MnDOT may send written notice thereof to the Public Entity specifying the amount which must be supplied in order to provide sufficient funds to complete the Project. The Public Entity agrees that it will, within 10 calendar days of receipt of any such notice, supply or have some other entity supply the amount of funds specified in MnDOT's notice.

**Section 4.04 Condition Precedent to Any Advance.** The obligation of MnDOT to make any Advance hereunder (including the initial Advance) shall be subject to the following conditions precedent:

- A. MnDOT shall have received a Draw Requisition for such Advance specifying the amount of funds being requested, which such amount when added to all prior requests for an Advance shall not exceed the amount of the SRTS Grant set forth in Section 1.01.

- B. No Event of Default under this Agreement or event which would constitute an Event of Default but for the requirement that notice be given or that a period of grace or time elapse shall have occurred and be continuing.
- C. No determination shall have been made by MnDOT that the amount of funds committed to the Project is less than the amount required to pay all costs and expenses of any kind that may reasonably be anticipated in connection with the Project, or if such a determination has been made and notice thereof sent to the Public Entity under Section 4.03, then the Public Entity has supplied, or has caused some other entity to supply, the necessary funds in accordance with such section or has provided evidence acceptable to MnDOT that sufficient funds are available.
- D. The State Entity shall have received evidence, in form and substance acceptable to the State Entity, that the Public Entity has sufficient funds to fully and completely pay for the Project and all other expenses that may occur in conjunction therewith.
- E. The Public Entity has supplied to the State Entity all other items that the State Entity may reasonably require

Section 4.05 **Processing and Disbursement of Advances.** The Public Entity acknowledges and agrees as follows:

- A. Advances are not made prior to completion of work performed on the Project.
- B. All Advances are processed on a reimbursement basis.
- C. The Public Entity must first document expenditures to obtain an Advance.
- D. Reimbursement requests are made on a partial payment basis or when the Project is completed.
- E. All payments are made following the “Delegated Contract Process or State Aid Payment Request” as requested and approved by the appropriate district state aid engineer.

Section 4.06 **Construction Inspections.** The Public Entity shall be responsible for making its own inspections and observations regarding the completion of the Project, and shall determine to its own satisfaction that all work done or materials supplied have been properly done or supplied in accordance with all contracts that the Public Entity has entered into regarding the completion of the Project.

## **Article V**

### **MISCELLANEOUS**

Section 5.01 **Insurance.** If the Public Entity elects to maintain general comprehensive liability insurance regarding the Real Property, then the Public Entity shall have MnDOT named as an additional named insured therein.

Section 5.02 **Condemnation.** If, after the Public Entity has acquired the ownership interest set forth in Section 2.02, all or any portion of the Real Property is condemned to an extent that the Public Entity can no longer comply with Section 2.04, then the Public Entity shall, at its sole option, either: (i) use the condemnation proceeds to acquire an interest in additional real property needed for the Public Entity to continue to comply with Section 2.04 and to provide whatever additional funds that may be needed for such purposes, or (ii) submit a request to MnDOT and the Commissioner to allow it to sell the remaining portion of its interest in the Real

Property. Any condemnation proceeds which are not used to acquire an interest in additional real property shall be applied in accordance with Minn. Stat. Sec. 16A.695 and the Commissioner's Order as if the Public Entity's interest in the Real Property had been sold. If the Public Entity elects to sell its interest in the portion of the Real Property that remains after the condemnation, such sale must occur within a reasonable time period after the date the condemnation occurred and the cumulative sum of the condemnation and sale proceeds applied in accordance with Minn. Stat. Sec. 16A.695 and the Commissioner's Order.

If MnDOT receives any condemnation proceeds referred to herein, MnDOT agrees to or pay over to the Public Entity all of such condemnation proceeds so that the Public Entity can comply with the requirements of this Section.

**Section 5.03 Use, Maintenance, Repair and Alterations.** The Public Entity shall not, without the written consent of MnDOT and the Commissioner, (i) permit or allow the use of any of the Real Property for any purpose other than the purposes specified in Section 2.04, (ii) substantially alter any of the Real Property except such alterations as may be required by laws, ordinances or regulations, or such other alterations as may improve the Real Property by increasing its value or which improve its ability to be used for the purposes set forth in Section 2.04, (iii) take any action which would unduly impair or depreciate the value of the Real Property, (iv) abandon the Real Property, or (v) commit or permit any act to be done in or on the Real Property in violation of any law, ordinance or regulation.

If the Public Entity fails to maintain the Real Property in accordance with this Section, MnDOT may perform whatever acts and expend whatever funds necessary to so maintain the Real Property, and the Public Entity irrevocably authorizes MnDOT to enter upon the Real Property to perform such acts as may be necessary to so maintain the Real Property. Any actions taken or funds expended by MnDOT shall be at its sole discretion, and nothing contained herein shall require MnDOT to take any action or incur any expense and MnDOT shall not be responsible, or liable to the Public Entity or any other entity, for any such acts that are performed in good faith and not in a negligent manner. Any funds expended by MnDOT pursuant to this Section shall be due and payable on demand by MnDOT and will bear interest from the date of payment by MnDOT at a rate equal to the lesser of the maximum interest rate allowed by law or 18% per year based upon a 365-day year.

**Section 5.04 Recordkeeping and Reporting.** The Public Entity shall maintain books and records pertaining to Project costs and expenses needed to comply with the requirements contained herein, Minn. Stat. Sec. 16A.695, the Commissioner's Order, and Minn. Stat. Sec. 174.40 and all rules related thereto, and upon request shall allow MnDOT, its auditors, the Legislative Auditor for the State of Minnesota, or the State Auditor for the State of Minnesota, to inspect, audit, copy, or abstract all of such items. The Public Entity shall use generally accepted accounting principles in the maintenance of such items, and shall retain all of such books and records for a period of six years after the date that the Project is fully completed and placed into operation.

**Section 5.05 Inspections by MnDOT.** The Public Entity shall allow MnDOT to inspect the Real Property upon reasonable request by MnDOT and without interfering with the normal use of the Real Property.

**Section 5.06 Liability.** The Public Entity and MnDOT agree that each will be responsible for its own acts and the results thereof to the extent authorized by law, and neither shall be responsible for the acts of the other party and the results thereof. The liability of MnDOT and the Commissioner is governed by the provisions of Minn. Stat. Sec. 3.736. If the Public Entity is a "municipality" as that term is used in Minn. Stat. Chapter 466, then the liability of the Public Entity is governed by the provisions of Chapter 466. The Public Entity's liability hereunder shall not be limited to the extent of insurance carried by or provided by the Public Entity, or subject to any exclusion from coverage in any insurance policy.

**Section 5.07 Relationship of the Parties.** Nothing contained in the Agreement is to be construed as establishing a relationship of co-partners or joint venture among the Public Entity, MnDOT, or the Commissioner, nor shall the Public Entity be considered to be an agent, representative, or employee of MnDOT, the Commissioner, or the State of Minnesota in the performance of the Agreement or the Project.

No employee of the Public Entity or other person engaging in the performance of the Agreement or the Project shall be deemed have any contractual relationship with MnDOT, the Commissioner, or the State of Minnesota and shall not be considered an employee of any of those entities. Any claims that may arise on behalf of said employees or other persons out of employment or alleged employment, including claims under the Workers' Compensation Act of the State of Minnesota, claims of discrimination against the Public Entity or its officers, agents, contractors, or employees shall in no way be the responsibility of MnDOT, the Commissioner, or the State of Minnesota. Such employees or other persons shall not require nor be entitled to any compensation, rights or benefits of any kind whatsoever from MnDOT, the Commissioner, or the State of Minnesota, including tenure rights, medical and hospital care, sick and vacation leave, disability benefits, severance pay and retirement benefits.

**Section 5.08 Notices.** In addition to any notice required under applicable law to be given in another manner, any notices required hereunder must be in writing and personally served or sent by prepaid, registered, or certified mail (return receipt requested), to the address of the party specified below or to such different address as may in the future be specified by a party by written notice to the others:

To the Public Entity: At the address indicated on the first page of the Agreement.

To MnDOT at: Minnesota Department of Transportation  
Office of State Aid  
395 John Ireland Blvd., MS 500  
Saint Paul, MN 55155  
Attention: Patti Loken, State Aid Programs Engineer

To the Commissioner at: Minnesota Management & Budget  
400 Centennial Office Bldg.  
658 Cedar St.  
St. Paul, MN 55155  
Attention: Commissioner

**Section 5.09 Assignment or Modification.** Neither the Public Entity nor MnDOT may assign any of its rights or obligations under the Agreement without the prior written consent of the other party.

**Section 5.10 Waiver.** Neither the failure by the Public Entity, MnDOT, or the Commissioner, as a third party beneficiary of the Agreement, in one or more instances to insist upon the complete observance or performance of any provision hereof, nor the failure of the Public Entity, MnDOT, or the Commissioner to exercise any right or remedy conferred hereunder or afforded by law shall be construed as waiving any breach of such provision or the right to exercise such right or remedy thereafter. In addition, no delay by any of the Public Entity, MnDOT, or the Commissioner in exercising any right or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right or remedy preclude other or further exercise thereof or the exercise of any other right or remedy.

**Section 5.11 Choice of Law and Venue.** All matters relating to the validity, interpretation, performance, or enforcement of the Agreement shall be determined in accordance with the laws of the State of Minnesota. All legal actions arising from any provision of the Agreement shall be initiated and venued in the State of Minnesota District Court located in St. Paul, Minnesota.

Section 5.12 **Severability.** If any provision of the Agreement is finally judged by any court to be invalid, then the remaining provisions shall remain in full force and effect and they shall be interpreted, performed, and enforced as if the invalid provision did not appear herein.

Section 5.13 **Matching Funds.** Any matching funds as shown on Page 1 of the Grant Agreement that are required to be obtained and supplied by the Public Entity must either be in the form of (i) cash monies, (ii) legally binding commitments for money, or (iii) equivalent funds or contributions, including equity, which have been or will be used to pay for the Project. The Public Entity shall supply to MnDOT whatever documentation MnDOT may request to substantiate the availability and source of any matching funds.

Section 5.14 **Sources and Uses of Funds.** The Public Entity represents to MnDOT and the Commissioner that the Sources and Uses of Funds Schedule attached as **Exhibit A** accurately shows the total cost of the Project and all of the funds that are available for the completion of the Project. The Public Entity will supply any other information and documentation that MnDOT or the Commissioner may request to support or explain any of the information contained in the Sources and Uses of Funds Schedule. If any of the funds shown in the Sources and Uses of Funds Schedule have conditions precedent to the release of such funds, the Public Entity must provide to MnDOT a detailed description of such conditions and what is being done to satisfy such conditions.

Section 5.15 **Project Completion Schedule.** The Public Entity represents to MnDOT and the Commissioner that the Project Completion Schedule attached as **Exhibit B** correctly and accurately sets forth the projected schedule for the completion of the Project.

Section 5.16 **Third-Party Beneficiary.** The Governmental Program will benefit the State of Minnesota and the provisions and requirements contained herein are for the benefit of both the State Entity and the State of Minnesota. Therefore, the State of Minnesota, by and through its Commissioner of MMB, is and shall be a third-party beneficiary of this Agreement.

Section 5.17 **Public Entity Tasks.** Any tasks that the Agreement imposes upon the Public Entity may be performed by such other entity as the Public Entity may select or designate, provided that the failure of such other entity to perform said tasks shall be deemed to be a failure to perform by the Public Entity.

Section 5.18 **Data Practices.** The Public Entity agrees with respect to any data that it possesses regarding the G.O. Grant or the Project to comply with all of the provisions and restrictions contained in the Minnesota Government Data Practices Act contained in Minnesota Statutes Chapter 13, as such may subsequently be amended or replaced from time to time.

Section 5.19 **Non-Discrimination.** The Public Entity agrees to not engage in discriminatory employment practices regarding the Project and it shall fully comply with all of the provisions contained in Minnesota Statutes Chapters 363A and 181, as such may subsequently be amended or replaced from time to time.

Section 5.20 **Worker's Compensation.** The Public Entity agrees to comply with all of the provisions relating to worker's compensation contained in Minn. Stat. Secs. 176.181 subd. 2 and 176.182, as they may be amended or replaced from time to time with respect to the Project.

Section 5.21 **Antitrust Claims.** The Public Entity hereby assigns to MnDOT and the Commissioner of MMB all claims it may have for over charges as to goods or services provided with respect to the Project that arise under the antitrust laws of the State of Minnesota or of the United States of America.

Section 5.22 **Prevailing Wages.** The Public Entity agrees to comply with all of the applicable provisions contained in Minnesota Statutes Chapter 177, and specifically those provisions contained in Minn. Stat. § 177.41 through 177.435 as they may be amended or replaced from time to time with respect to the Project. By agreeing to this provision, the Public Entity is not acknowledging or agreeing that the cited provisions apply to the Project.

Section 5.23 **Entire Agreement.** The Agreement and all of the exhibits attached thereto embody the entire agreement between the Public Entity and MnDOT, and there are no other agreements, either oral or written, between the Public Entity and MnDOT on the subject matter hereof.

Section 5.24 **E-Verification.** The Public Entity agrees and acknowledges that it is aware of Minn. Stat. § 16C.075 regarding e-verification of employment of all newly hired employees to confirm that such employees are legally entitled to work in the United States, and that it will, if and when applicable, fully comply with such order.

Section 5.25 **Telecommunications Certification.** If federal funds are included in Exhibit A, by signing this agreement, Contractor certifies that, consistent with Section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. 115-232 (Aug. 13, 2018), and 2 CFR 200.216, Contractor will not use funding covered by this agreement to procure or obtain, or to extend, renew, or enter into any contract to procure or obtain, any equipment, system, or service that uses “covered telecommunications equipment or services” (as that term is defined in Section 889 of the Act) as a substantial or essential component of any system or as critical technology as part of any system. Contractor will include this certification as a flow down clause in any contract related to this agreement.

Section 5.26 **Title VI/Non-discrimination Assurances.** Public Entity agrees to comply with all applicable US DOT Standard Title VI/Non-Discrimination Assurances contained in DOT Order No. 1050.2A, and in particular Appendices A and E, which can be found at: [https://edocs-public.dot.state.mn.us/edocs\\_public/DMResultSet/download?docId=11149035](https://edocs-public.dot.state.mn.us/edocs_public/DMResultSet/download?docId=11149035). If federal funds are included in Exhibit A, Public Entity will ensure the appendices and solicitation language within the assurances are inserted into contracts as required. MnDOT may conduct a review of the Public Entity’s compliance with this provision. The Public Entity must cooperate with MnDOT throughout the review process by supplying all requested information and documentation to MnDOT, making Public Entity staff and officials available for meetings as requested, and correcting any areas of non-compliance as determined by MnDOT.

Section 5.27 **Electronic Records and Signatures.** The parties agree to contract by electronic means. This includes using electronic signatures and converting original documents to electronic records.

Section 5.28 **Certification.** By signing this Agreement, the Grantee certifies that it is not suspended or debarred from receiving federal or state awards.





**Prepared By: Shawn Williams, Public Works Director**

**Presenter: Shawn Williams, Public Works Director**

**Date: 11/21/2024**

**Board & Commission: City Council**

**Subject: Resolution R-119-2024 Approving 2024 Overlay Pay Request #2**

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The City's 2024 overlay is has now been completed, except for very minor punchlist items to complete and Knife River Corporation has submitted pay request #2 for the amount of \$1,017,193.89. The quantities completed have been reviewed and agreed upon by the contractor and WSB the City's engineer as accurate, and recommend that the City of North Branch approve construction pay voucher #1 for Knife River Corporation.

*For reference, I have included the project background information below.*

The City's 2024 street overlay project was advertised and four bids were opened August 15th, 2024. WSB checked the bids for mathematical accuracy and the low bid was from Knife River Corporation-North Central for the amount of \$1,394,908.50. Funding for the project will come from the City's state aid account for the state aid roads and the local streets will come from pavement improvement fund which includes tax levy dollars and franchise fees. I am asking council to consider approving this project as planned.

| Contractor                                   | Grand Total Bid       |
|----------------------------------------------|-----------------------|
| <b>Knife River Corporation-North Central</b> | <b>\$1,394,908.50</b> |
| Asphalt Surface Technologies Corporation     | \$1,519,759.80        |
| North Valley Inc.                            | \$1,572,808.11        |
| Bituminous Road Ways Inc.                    | \$1,878,361.50        |
| <b>Engineers Estimate</b>                    | <b>\$1,757,620.00</b> |

Below is a project recap.

Each year, the city's goal is to perform road maintenance to the city's collective 110 miles of streets to preserve and enhance this asset. As the council is aware, our streets, water, sanitary and storm sewers are the most valuable and costly infrastructure that the city has to maintain. Doing routine maintenance at the right time preserves and protects this investment. Our street system collectively consists of 30 miles of gravel surface and the

remaining 80 miles are asphalt.

The initial pavement life cycle when newly constructed is based on a 20 year span, providing the key maintenance is done at the right times during this life cycle. This key maintenance consists of crack sealing every three to five years and overlaying the street at 20 years. North Branch is doing all of this. However, our street improvement budget is short on funding to maintain annually what is needed based on this 20 cycle. With that said, we have made huge strides and are moving forward since funding was attained in 2017, by means of Franchise fees and levy funds that council has added to our street improvement fund each year thereafter. Our levy funding goal for our local street improvement fund needs to be at \$1M/year, currently it is at \$400K.

The 2024 Street Overlay project is made up of local and state aid streets that are identified in our street overlay plan in need of surface pavement replacement.

The first step for this project is to authorize preparation of plans and specifications and approve a contract with WSB for design and construction services.

It is understood that the existing roadway widths will be maintained and minimal impact will be made outside the curb or edge of bituminous, with the exception of as-needed curb replacement or shoulder work. This project will consist of a 2 inch asphalt overlay on the local and state aid streets. On the state aid portion of this project it also includes the addition of adding turn lanes on Flink Ave. at 392 St. for north and south-bound traffic. Turn lanes for this intersection have been planned since 2016. However, there have been some challenges along the way hindering their installation. The turn lanes are needed as 392nd St. is a through street to Hwy. 95 and with developments, the turn movements have significantly increased supporting this need. Parks Director Sondrol is also seeking grant funding when available to finish the walking trail on the west side of Flink from 392 St. to the southern connection point on Flink, so by completing this turn lane now the trail work will not be hindered. The proposed roads are listed below:

|                                                  |                                                                                       |
|--------------------------------------------------|---------------------------------------------------------------------------------------|
| Flink Ave from Hwy. 95 to 412th St.              | 370th St-(Kates Estates)                                                              |
| Old Main St. from Oakview Ave to 14th Ave        | 371 St.-(Kates Estate)                                                                |
| Elm St. from 14th Ave to 100 west of 12th Ave    | 372 St.-(Kates Estates)                                                               |
| Oakview Ave from Hwy. 95 to Elm St               | 373 St. -(Kates Estates)                                                              |
| 14th Ave from Old Main to Elm                    | 374 St. -(Kates Estates)                                                              |
| Fenway Ave-(Kates Estates)                       | 375th St.-(Kates Estates)                                                             |
| Fill Ave (Kates Estates)                         | **if bids come in under budget and or funding remains it will be used to overlay      |
| Flink Turn Lanes-north and south bound at 392 St | **additional streets in our overlay plan as we did last year to maximize the funding. |

The total project budget is \$1,869,618.30. The state aid project portion is \$1,210,671.40, and the local project portion is \$658,946.93. As a reminder State Aid Funding comes from the state, and is not city tax dollars and can only be used to fund state aid road construction projects. Cities that are over 5K in population are eligible to designate 20% of their roads as state aid to receive funding for them, and we have done that. The fee for WSB to design the local and state aid plans, includes all proposed overlay costs as well as all engineering, administrative, inspection, materials testing and contingency costs is \$134,580.00 The project

will be funded from the street improvement fund.

The roadways identified on the map in red and blue are designated for the overlay. Project completion is estimated to be late summer of 2024.

**Voting Requirements:**

**Voting Options**      **Simple Majority**

**STATE OF MINNESOTA**

**COUNTY OF CHISAGO**

**CITY OF NORTH BRANCH**

**CITY COUNCIL RESOLUTION NO. R-119-2024**

**Resolution R-119-2024 Approving 2024 Overlay Pay Request #2**

**WHEREAS**, pursuant to City Council Authorization on April 23, 2024 the plans and specifications for the 2024 overlay project were approved, and the City's 2024 street overlay project was advertised and four bids were opened August 15th, 2024. WSB checked the bids for mathematical accuracy and the low bid was from Knife River Corporation-North Central for the amount of \$1,394,908.50, and

WHEREAS, Knife River Inc. has submitted pay number 2 in the amount of \$1,017,193.89, and the quantities have been reviewed and approved by both the contractor and the City's Engineer WSB and Associates as accurate,

Now, Therefore, Be It Resolved That: The City of North Branch Council approve the 2024 Overlay Knife River Inc. Pay Request number 2 in the amount of \$1,017,193.89 as outlined in the said report for the local and state aid streets as presented.



November 7, 2024

Mr. Shawn Williams  
City of North Branch  
PO Box 910  
North Branch, MN 55056

Re: 2024 Street Overlay Project  
City of North Branch, MN  
WSB Project No. 025057-000

Dear Mr. Williams:

Please find enclosed Construction Pay Voucher No. 2 for the above referenced project in the amount of \$1,017,193.89. The quantities completed to date have been reviewed and agreed upon by the contractor, and we hereby recommend that the City of North Branch approve Construction Pay Voucher No. 2 for Knife River Corporation.

The amount indicated above reflects work certified through November 6, 2024, with a 5% retainage applied. Please include one executed copy with the payment to Knife River Corporation and return one executed copy to our office for our file. If you have any questions or comments regarding this voucher, please contact me at 612.388.9652.

Sincerely,

WSB

Justin Messner PE  
Director, Municipal Services

Attachments

kkp

|                                                                                       |                                                                                                                  |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <b>Client:</b> City of North Branch<br>6408 Elm Street<br>North Branch, MN 55056-0910 | <b>Contractor:</b> Knife River Corporation - North Central<br>4787 Shadow Wood Drive NE<br>Sauk Rapids, MN 56379 |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|

|                                                                               |
|-------------------------------------------------------------------------------|
| <b>WSB Project No.:</b> 025057-000                                            |
| <b>Client Project No.:</b>                                                    |
| <b>State Project No.:</b> SAP 225-118-003    SAP 225-120-004, SAP 225-106-004 |
| <b>Federal Project No.:</b>                                                   |

| Contract Amount   |                | Funds Encumbered |                |
|-------------------|----------------|------------------|----------------|
| Original Contract | \$1,394,908.50 | Original         | \$1,394,908.50 |
| Contract Changes  | \$33,805.00    | Additional       | N/A            |
| Revised Contract  | \$1,428,713.50 | Total            | \$1,394,908.50 |

| Work Certified To Date |                |
|------------------------|----------------|
| Base Bid Items         | \$1,162,294.03 |
| Contract Changes       | \$89,949.85    |
| Material On Hand       | \$0.00         |
| Total                  | \$1,252,243.88 |

| Work Certified<br>This Voucher | Work Certified<br>To Date | Less Amount<br>Retained | Less Previous<br>Payments | Amount Paid<br>This Voucher | Total Amount<br>Paid To Date |
|--------------------------------|---------------------------|-------------------------|---------------------------|-----------------------------|------------------------------|
| \$1,070,730.41                 | \$1,252,243.88            | \$62,612.19             | \$172,437.80              | \$1,017,193.89              | \$1,189,631.69               |
| Percent Retained: 5%           |                           |                         | Percent Complete: 87.65%  |                             |                              |

This is to certify that the items of work shown in this Pay Voucher have been actually furnished for the work comprising the above-mentioned project in accordance with the plans and specifications heretofore approved.

Approved By WSB

Approved By Knife River Corporation - North Central

Signature

Signature

November 7, 2024

11/7/24

Date

Date

Approved By City of North Branch

Signature

Date

| Payment Summary |                 |                            |                             |                         |
|-----------------|-----------------|----------------------------|-----------------------------|-------------------------|
| No.             | Up Through Date | Work Certified Per Voucher | Amount Retained Per Voucher | Amount Paid Per Voucher |
| 1               | 10/02/24        | \$181,513.47               | \$9,075.67                  | \$172,437.80            |
| 2               | 11/06/24        | \$1,070,730.41             | \$53,536.52                 | \$1,017,193.89          |

| Funding Category Name             | Work Certified To Date | Less Amount Retained | Less Previous Payments | Amount Paid This Voucher | Total Amount Paid To Date |
|-----------------------------------|------------------------|----------------------|------------------------|--------------------------|---------------------------|
| A - SAP 225-118-003 - FLINK AVE   | \$709,406.00           | \$35,470.31          | \$129,880.12           | \$544,055.57             | \$673,935.69              |
| B - SAP 225-120-004 - ELM STREET  | \$20,362.58            | \$1,018.13           | \$1,222.54             | \$18,121.91              | \$19,344.45               |
| C - SAP 225-106-004 - OAKVIEW AVE | \$47,834.51            | \$2,391.72           | \$14,549.64            | \$30,893.15              | \$45,442.79               |
| D - Local                         | \$474,640.79           | \$23,732.03          | \$26,785.50            | \$424,123.26             | \$450,908.76              |

| Accounting Number | Funding Source | Amount Paid This Voucher | Revised Contract Amount | Funds Encumbered To Date | Paid Contractor To Date |
|-------------------|----------------|--------------------------|-------------------------|--------------------------|-------------------------|
| 1                 | State Aid      | \$544,055.57             | \$809,723.00            | \$777,668.00             | \$673,935.69            |
| 2                 | State Aid      | \$18,121.91              | \$51,757.50             | \$51,232.50              | \$19,344.45             |
| 3                 | State Aid      | \$30,893.15              | \$58,610.50             | \$58,085.50              | \$45,442.79             |
| 4                 | Local          | \$424,123.26             | \$508,622.50            | \$507,922.50             | \$450,908.76            |

| Contract Item Status |          |                                        |       |             |                   |                       |                     |                  |                |
|----------------------|----------|----------------------------------------|-------|-------------|-------------------|-----------------------|---------------------|------------------|----------------|
| Line No.             | Item     | Description                            | Unit  | Unit Price  | Contract Quantity | Quantity This Voucher | Amount This Voucher | Quantity To Date | Amount To Date |
| 1                    | 2021.501 | MOBILIZATION                           | LS    | \$53,000.00 | 1                 | 0.25                  | \$13,250.00         | 0.75             | \$39,750.00    |
| 2                    | 2104.502 | REMOVE MANHOLE                         | EACH  | \$750.00    | 1                 | 0                     | \$0.00              | 0                | \$0.00         |
| 3                    | 2104.503 | SAWING CONCRETE PAVEMENT (FULL DEPTH)  | L F   | \$5.25      | 60                | 0                     | \$0.00              | 0                | \$0.00         |
| 4                    | 2104.503 | SAWING BIT PAVEMENT (FULL DEPTH)       | L F   | \$1.85      | 200               | 0                     | \$0.00              | 0                | \$0.00         |
| 5                    | 2104.503 | REMOVE SEWER PIPE (STORM)              | L F   | \$18.00     | 60                | 84                    | \$1,512.00          | 84               | \$1,512.00     |
| 6                    | 2104.503 | REMOVE CURB & GUTTER                   | L F   | \$6.37      | 2900              | 445                   | \$2,834.65          | 3316             | \$21,122.92    |
| 7                    | 2104.504 | REMOVE CONCRETE DRIVEWAY PAVEMENT      | S Y   | \$3.00      | 50                | 0                     | \$0.00              | 66.5             | \$199.50       |
| 8                    | 2104.504 | REMOVE BITUMINOUS PAVEMENT             | S Y   | \$3.00      | 1000              | 244.5                 | \$733.50            | 244.5            | \$733.50       |
| 9                    | 2104.518 | REMOVE BITUMINOUS WALK                 | S F   | \$2.00      | 1100              | 1900                  | \$3,800.00          | 1900             | \$3,800.00     |
| 10                   | 2104.518 | REMOVE CONCRETE WALK                   | S F   | \$2.00      | 1100              | 411                   | \$822.00            | 1243             | \$2,486.00     |
| 11                   | 2106.507 | EXCAVATION - COMMON                    | C Y   | \$15.00     | 500               | 500                   | \$7,500.00          | 500              | \$7,500.00     |
| 12                   | 2112.519 | SUBGRADE PREPARATION                   | RDST  | \$200.00    | 12                | 12                    | \$2,400.00          | 12               | \$2,400.00     |
| 13                   | 2118.507 | AGGREGATE SURFACING (CV) CLASS SPECIAL | C Y   | \$35.00     | 300               | 0                     | \$0.00              | 0                | \$0.00         |
| 14                   | 2123.610 | STREET SWEEPER (WITH PICKUP BROOM)     | HOURL | \$190.00    | 35                | 35                    | \$6,650.00          | 35               | \$6,650.00     |

| Contract Item Status |          |                                       |      |            |                   |                       |                     |                  |                |
|----------------------|----------|---------------------------------------|------|------------|-------------------|-----------------------|---------------------|------------------|----------------|
| Line No.             | Item     | Description                           | Unit | Unit Price | Contract Quantity | Quantity This Voucher | Amount This Voucher | Quantity To Date | Amount To Date |
| 15                   | 2123.610 | 1.5 CU YD BACKHOE                     | HOUR | \$220.00   | 20                | 0                     | \$0.00              | 0                | \$0.00         |
| 16                   | 2575.523 | WATER                                 | MGAL | \$21.50    | 50                | 0                     | \$0.00              | 0                | \$0.00         |
| 17                   | 2211.509 | AGGREGATE BASE CLASS 5                | TON  | \$30.70    | 100               | 932.53                | \$28,628.67         | 932.53           | \$28,628.67    |
| 18                   | 2221.509 | SHOULDER BASE AGGREGATE CLASS 1       | TON  | \$27.00    | 4000              | 951.71                | \$25,696.17         | 951.71           | \$25,696.17    |
| 19                   | 2231.509 | BITUMINOUS PATCHING MIXTURE           | TON  | \$110.00   | 20                | 59                    | \$6,490.00          | 59               | \$6,490.00     |
| 20                   | 2232.504 | MILL BITUMINOUS SURFACE (1.75")       | S Y  | \$2.50     | 12600             | 12738                 | \$31,845.00         | 12738            | \$31,845.00    |
| 21                   | 2232.604 | MILL BITUMINOUS SURFACE (SPECIAL)     | SY   | \$1.90     | 15880             | 9307                  | \$17,683.30         | 9307             | \$17,683.30    |
| 22                   | 2331.603 | JOINT ADHESIVE                        | L F  | \$0.65     | 9100              | 0                     | \$0.00              | 0                | \$0.00         |
| 23                   | 2357.506 | BITUMINOUS MATERIAL FOR TACK COAT     | GAL  | \$2.50     | 4700              | 5100                  | \$12,750.00         | 5100             | \$12,750.00    |
| 24                   | 2360.509 | TYPE SP 9.5 WEARING COURSE MIX (2,B)  | TON  | \$76.00    | 10700             | 10471.77              | \$795,854.52        | 10471.77         | \$795,854.52   |
| 25                   | 2360.509 | TYPE SP 12.5 WEARING COURSE MIX (2,B) | TON  | \$95.00    | 200               | 346                   | \$32,870.00         | 346              | \$32,870.00    |
| 26                   | 2501.502 | 18" RC PIPE APRON                     | EACH | \$1,800.00 | 1                 | 0                     | \$0.00              | 0                | \$0.00         |
| 27                   | 2503.503 | 15" RC PIPE SEWER DES 3006 CL V       | L F  | \$50.50    | 10                | 51                    | \$2,575.50          | 51               | \$2,575.50     |
| 28                   | 2503.503 | 18" RC PIPE SEWER DES 3006 CL V       | L F  | \$65.00    | 50                | 0                     | \$0.00              | 0                | \$0.00         |
| 29                   | 2504.602 | ADJUST GATE VALVE & BOX               | EACH | \$400.00   | 10                | 9                     | \$3,600.00          | 9                | \$3,600.00     |
| 30                   | 2506.502 | CHIMNEY SEAL                          | EACH | \$380.00   | 13                | 0                     | \$0.00              | 12               | \$4,560.00     |
| 31                   | 2506.502 | CONST DRAINAGE STRUCTURE DESIGN H     | EACH | \$4,000.00 | 1                 | 1                     | \$4,000.00          | 1                | \$4,000.00     |
| 32                   | 2506.502 | CASTING ASSEMBLY                      | EACH | \$1,050.00 | 2                 | 3                     | \$3,150.00          | 3                | \$3,150.00     |
| 33                   | 2506.502 | ADJUST FRAME & RING CASTING           | EACH | \$330.00   | 11                | 13                    | \$4,290.00          | 13               | \$4,290.00     |
| 34                   | 2506.503 | CONST DRAINAGE STRUCTURE DES 48-4020  | L F  | \$600.00   | 11                | 13.4                  | \$8,040.00          | 13.4             | \$8,040.00     |
| 35                   | 2521.518 | 6" CONCRETE WALK                      | S F  | \$12.00    | 2000              | 411                   | \$4,932.00          | 1000             | \$12,000.00    |
| 36                   | 2521.518 | 3" BITUMINOUS WALK                    | S F  | \$3.80     | 1000              | 2080                  | \$7,904.00          | 2080             | \$7,904.00     |
| 37                   | 2531.503 | CONCRETE CURB & GUTTER DESIGN B618    | L F  | \$34.75    | 2800              | -1743                 | (\$60,569.25)       | 1128             | \$39,198.00    |
| 38                   | 2531.504 | 8" CONCRETE DRIVEWAY PAVEMENT         | S Y  | \$85.50    | 50                | 0                     | \$0.00              | 66.5             | \$5,685.75     |
| 39                   | 2531.603 | 7" CONCRETE VALLEY GUTTER             | L F  | \$50.50    | 100               | 72                    | \$3,636.00          | 87               | \$4,393.50     |



| Contract Item Status |          |                                   |      |             |                   |                       |                     |                  |                       |
|----------------------|----------|-----------------------------------|------|-------------|-------------------|-----------------------|---------------------|------------------|-----------------------|
| Line No.             | Item     | Description                       | Unit | Unit Price  | Contract Quantity | Quantity This Voucher | Amount This Voucher | Quantity To Date | Amount To Date        |
| 40                   | 2531.618 | TRUNCATED DOMES                   | S F  | \$60.00     | 200               | 43                    | \$2,580.00          | 116.72           | \$7,003.20            |
| 41                   | 2563.601 | TRAFFIC CONTROL                   | LS   | \$12,000.00 | 1                 | 0.25                  | \$3,000.00          | 0.75             | \$9,000.00            |
| 42                   | 2573.501 | STABILIZED CONSTRUCTION EXIT      | LS   | \$2,500.00  | 1                 | 0                     | \$0.00              | 0                | \$0.00                |
| 43                   | 2573.502 | STORM DRAIN INLET PROTECTION      | EACH | \$150.00    | 40                | 0                     | \$0.00              | 44               | \$6,600.00            |
| 44                   | 2573.503 | SEDIMENT CONTROL LOG TYPE STRAW   | L F  | \$2.25      | 4000              | 0                     | \$0.00              | 0                | \$0.00                |
| 45                   | 2574.507 | COMMON TOPSOIL BORROW             | C Y  | \$25.00     | 500               | 0                     | \$0.00              | 0                | \$0.00                |
| 46                   | 2574.508 | FERTILIZER TYPE 3                 | LB   | \$1.25      | 230               | 75                    | \$93.75             | 75               | \$93.75               |
| 47                   | 2575.505 | SEEDING                           | ACRE | \$850.00    | 1                 | 0.25                  | \$212.50            | 0.25             | \$212.50              |
| 48                   | 2575.508 | SEED MIXTURE 25-131               | LB   | \$5.55      | 160               | 75                    | \$416.25            | 75               | \$416.25              |
| 49                   | 2575.508 | HYDRAULIC STABILIZED FIBER MATRIX | LB   | \$2.00      | 1800              | 800                   | \$1,600.00          | 800              | \$1,600.00            |
| 50                   | 2575.523 | RAPID STABILIZATION METHOD 3      | MGAL | \$350.00    | 20                | 0                     | \$0.00              | 0                | \$0.00                |
| 51                   | 2582.503 | 4" SOLID LINE PAINT               | L F  | \$0.16      | 28400             | 0                     | \$0.00              | 0                | \$0.00                |
| 52                   | 2582.503 | 24" SOLID LINE PAINT              | L F  | \$3.50      | 1260              | 0                     | \$0.00              | 0                | \$0.00                |
| 53                   | 2582.503 | 4" BROKEN LINE PAINT              | L F  | \$0.16      | 1000              | 0                     | \$0.00              | 0                | \$0.00                |
| 54                   | 2582.503 | 4" DBLE SOLID LINE PAINT          | L F  | \$0.32      | 12700             | 0                     | \$0.00              | 0                | \$0.00                |
| 55                   | 2582.518 | PAVT MSSG PAINT                   | S F  | \$3.00      | 280               | 0                     | \$0.00              | 0                | \$0.00                |
| 56                   | 2582.518 | CROSSWALK MULTI COMP              | S F  | \$11.00     | 920               | 0                     | \$0.00              | 0                | \$0.00                |
| 57                   | 2582.503 | 4" DOTTED LINE PAINT              | L F  | \$0.50      | 50                | 0                     | \$0.00              | 0                | \$0.00                |
| <b>Bid Totals:</b>   |          |                                   |      |             |                   |                       | <b>\$980,780.56</b> |                  | <b>\$1,162,294.03</b> |

| Project Category Totals          |                     |                |
|----------------------------------|---------------------|----------------|
| Category                         | Amount This Voucher | Amount To Date |
| 2024 STREET IMPROVEMENTS PROJECT | \$980,780.56        | \$1,162,294.03 |

| Contract Change Item Status |        |          |          |                                      |        |            |                   |                       |                     |                  |                |
|-----------------------------|--------|----------|----------|--------------------------------------|--------|------------|-------------------|-----------------------|---------------------|------------------|----------------|
| CC                          | CC No. | Line No. | Item     | Description                          | Units  | Unit Price | Contract Quantity | Quantity This Voucher | Amount This Voucher | Quantity To Date | Amount To Date |
| CO                          | 1      | 58       | 2531.503 | CONCRETE CURB AND GUTTER DESIGN B624 | LIN FT | \$37.05    | 2600              | 2397                  | \$88,808.85         | 2397             | \$88,808.85    |

**Contract Change Item Status**

| CC                             | CC No. | Line No. | Item     | Description                          | Units | Unit Price | Contract Quantity | Quantity This Voucher | Amount This Voucher | Quantity To Date | Amount To Date     |
|--------------------------------|--------|----------|----------|--------------------------------------|-------|------------|-------------------|-----------------------|---------------------|------------------|--------------------|
| CO                             | 1      | 59       | 2521.518 | 4" CONCRETE WALK                     | SF    | \$7.00     | 500               | 163                   | \$1,141.00          | 163              | \$1,141.00         |
| CO                             | 1      | 60       | 2531.503 | CONCRETE CURB AND GUTTER DESIGN B618 | L F   | (\$34.75)  | 1900              | 0                     | \$0.00              | 0                | \$0.00             |
| <b>Contract Change Totals:</b> |        |          |          |                                      |       |            |                   |                       | <b>\$89,949.85</b>  |                  | <b>\$89,949.85</b> |

**Contract Change Totals**

| No. | Contract Change | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Amount This Voucher | Amount To Date |
|-----|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|
| 1   | CO              | <p>In accordance with the terms of this Contract, you are hereby authorized and instructed to perform the work as altered by the following provisions.</p> <p>The Engineer in concurrence with the City of North Branch and the Contractor, have agreed that B624 curb is required for replacement to match existing, as well as 4" concrete walk due to existing conditions and to meet ADA requirements.</p> <p>This work will be considered "Contract Revisions" as provided for by Specification 1402. Payment for this work will be at negotiated unit prices.</p> | \$89,949.85         | \$89,949.85    |

**Material On Hand Additions**

| Line No. | Item | Description | Date | Added | Comments |
|----------|------|-------------|------|-------|----------|
|          |      |             |      |       |          |

**Material On Hand Balance**

| Line No. | Item | Description | Date | Added | Used | Remaining |
|----------|------|-------------|------|-------|------|-----------|
|          |      |             |      |       |      |           |



**Prepared By: Kim Lindquist, Director, Community Planning & Econ. Dev, Nathan Sondrol, Community Development Director**

**Presenter: Nathan Sondrol, Community Development Director, Kim Lindquist, Director, Community Planning & Econ. Dev**

**Date: 11/21/2024**

**Board & Commission: City Council**

**Subject: Resolution - R-113-2024 Meadows Ridge EAW**

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### **Recommended City Council Action**

Motion to approve the Negative Declaration on the Need for an Environmental Impact Statement (EIS) for the Meadows Ridge EAW and Approval of Distribution of the Findings of Fact and Conclusions

### **Overview/Background**

With the end of the comment period for the Meadows Ridge Environmental Assessment Worksheet (EAW), the City Council must respond to the comments received and establish findings of fact related to the comments. As part of this process, the Council must also decide on whether to require an Environmental Impact Statement (EIS) for the project. The City Council is being asked to approve response to comments, findings of fact, and record of decision for the Meadows Ridge EAW and to adopt a resolution finding no need for an Environmental Impact Statement and distribution of findings of fact and conclusions.

### **BACKGROUND**

The Environmental Assessment Worksheet (EAW) was prepared, published, and distributed by the City of North Branch for the Meadows Ridge subdivision pursuant to Minnesota Rules, Chapter 4410. The completed EAW was distributed to the Environmental Quality Board (EQB) and persons and agencies listed on the official EQB EAW Distribution List in accordance with Minnesota Rules 4410.1500. The notification was published in the EQB Monitor on October 1, 2024, initiating the 30-day comment period. The 30-day comment period ended on October 31, 2024. The City Council held a public hearing on October 22<sup>nd</sup> for residents to make comments and ask questions about the EAW.

The EAW and comments on it have been reviewed in accordance with Minnesota Rules 4410.1700 to determine if the project has the potential for significant environmental effects. The attached document includes the Response to Comments for all comments received by the City of North Branch, the Findings of Fact supporting the decision, and the Record of Decision.

The purpose of the EAW, comments and comment responses are to provide the record on which the RGU can base a decision about whether an EIS needs to be prepared for a project. EIS need is described in the rules: "An EIS shall be ordered for projects that have the potential for significant environmental effects" (part 4410.1700, subpart 1). An EAW is not to be used to justify a decision, nor do indications of adverse environmental effects necessarily require that a project be disapproved. EAWs are used as guides in issuing, amending, and denying permits and carrying out other responsibilities of governmental units to avoid or minimize adverse environmental effects and to restore and enhance environmental quality (Minnesota Rules 4410.0300, Subp. 3).

The City of North Branch received four written comments concerning the Meadows Ridge EAW within the 30-day comment period, and several residents spoke regarding issues relating to the EAW and the city approvals. The later included concerns about project density, impacts on the schools, and the use of a PUD rather than traditional R-1 zoning standards. None of the comments received indicated the potential for significant environmental impacts as further described in the findings of fact. Initial indications from the noise study indicate the development site is slightly over the daytime and nighttime noise standards due to its proximity to I-35. A condition of approval requires the applicant to modify the proposed landscaping and grading plan to increase berming and landscape quantities along the eastern site border. Future residents should also be notified that the City and State will not be constructing a sound wall in this area in the future.

Staff will send the response to comments to the four respondents upon approval of the record of decision.

## **CONCLUSION & RECOMMENDATION**

Based upon the above background information and Staff report, it is recommended that the City Council adopt the attached document establishing a response to comments, findings of fact, and a record of the decision for the Meadows Ridge EAW and adopt a resolution declaring no need for an EIS.

## **Voting Requirements:**

**Voting Options**                      **Simple Majority**

**STATE OF MINNESOTA**

**COUNTY OF CHISAGO**

**CITY OF NORTH BRANCH**

**CITY COUNCIL RESOLUTION NO. R-113-2024**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH BRANCH  
MAKING A NEGATIVE DECLARATION ON THE NEED FOR AN  
ENVIRONMENTAL IMPACT STATEMENT FOR THE MEADOWS RIDGE EAW  
AND APPROVAL OF DISTRIBUTION OF FINDINGS OF FACTS AND  
CONCLUSIONS**

**WHEREAS**, the City of North Branch is the Responsible Government Unit (RGU) for the Meadows Ridge Project EAW, herein referred to as the “project”; and,

**WHEREAS**, Minnesota Rule 4410.4300 Subp. 19(D) requires that an Environmental Assessment Worksheet (EAW) be prepared for the project; and,

**WHEREAS**, an EAW has been prepared as part of the state environmental review process to fulfill the requirements of Minnesota Statutes Chapter 116D, and has been circulated for review and comment; and,

**WHEREAS**, the preparation of the EAW and comments received on the EAW have generated information adequate to determine whether the proposed project has the potential for significant environmental impacts; and

**WHEREAS**, the Project is expected to comply with all the City of North Branch and review agency standards; and

**WHEREAS**, based on the criteria established in Minnesota Rules 4410.1700, the project does not have the potential for significant environmental effects; and

**WHEREAS**, based on the Findings of Fact and Conclusions, the project does not have the potential for significant environmental impacts.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH BRANCH;**

that the EAW for the project is adequate and a negative declaration is made on the need for an EIS.

**BE IT FURTHER RESOLVED THAT;**

the Findings of Fact and Conclusions documenting this decision be distributed as required by Minnesota Rule 4410.1700 Subp. 5.

Adopted by the City Council of the City of North Branch this 26th day November 2024.

**Responses to Comments, Findings of Fact and Conclusions, and Record of  
Decision**

**for**

**Meadows Ridge  
Environmental Assessment Worksheet**

**Responsible Governmental Unit (RGU)**

**City of North Branch**

6408 Elm Street

North Branch, MN 55056

Nathan Sondrol

Phone: (651) 277-5226

[nathans@ci.north-branch.mn.us](mailto:nathans@ci.north-branch.mn.us)

**Proposer**

**LGI Homes – Minnesota, LLC**

2850 Cutters Grove Avenue, Suite 207

Anoka, MN 55303

Jay Roos

Phone: (612) 840-3438

[Jay.roos@lgihomes.com](mailto:Jay.roos@lgihomes.com)

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### **Appendix A:** Comments Submitted to City of North Branch

## INTRODUCTION

The Meadows Ridge residential/commercial development (herein referred to as “the Project”) proposes a residential/commercial development on approximately 120 acres of cultivated land in northwest North Branch, Chisago County, Minnesota. The project will include 342 residential lots and a commercial parcel. In communication with the City, the Proposer will likely be reducing the total number of units by six (6) residential units. The project will include an extension of City trunk water and sewer lines, installation of minor utilities, and construction of interior roads, and new homes.

The Project would include development on the existing cultivated fields. Other components of the Project include the construction of storm ponds and infiltration basins to meet stormwater requirements (water quality, volume, and rate).

The Project is anticipated to be constructed in several phases, based on market demand. The Project Proposer is working with the City through the preliminary plat process. At a later date, the Project will go through the City's final plat review processes.

## EAW NOTIFICATION, DISTRIBUTION, AND COMMENT PERIOD

In accordance with Minnesota Rules 4410.1500, the EAW was completed and distributed to persons and agencies on the official Environmental Quality Board (EQB) distribution list. The EQB published notice of availability of the EAW in the *EQB Monitor* on October 1<sup>st</sup>, 2024, initiating a 30-day comment period that concluded on October 31<sup>st</sup>, 2024. A hard copy of the EAW was made available for review during the comment period at North Branch City Hall located at 6408 Elm Street North Branch, MN 55056. A public hearing was held on October 22<sup>nd</sup>, 2024 at North Branch City Hall. **Appendix A** includes copies of the comment letters and emails received. A copy of the published EAW is available at: <https://webapp.pca.state.mn.us/eqb-search/project-detail/261130?sild=261130-PROJ0000000001>.

## COMMENTS RECEIVED

The following comment letters or emails were sent to LGI Homes, Minnesota LLC:

**Letter 1: Minnesota Pollution Control Agency**

Letter dated October 22<sup>nd</sup>, 2024 from Chris Green, Project Manager.

**Letter 2: Public Comment**

Letter dated October 22<sup>nd</sup>, 2024 from Ann Bergquist, North Branch Resident.

**Letter 3: Public Comment**

Letter dated October 29<sup>th</sup>, 2024 from Bob Streater, North Branch Resident.

**Letter 4: Minnesota Department of Natural Resources**

Letter dated October 31<sup>st</sup>, 2024, from Melissa Collins, Regional Environmental Assessment Ecologist.



## RESPONSES TO COMMENTS

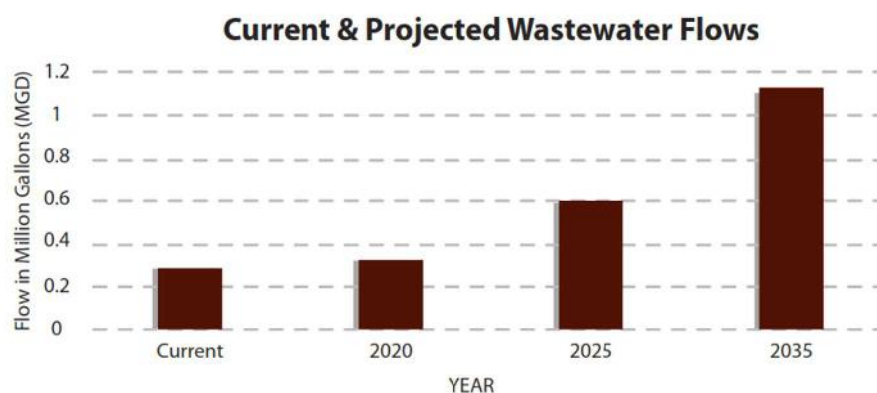
The following information and clarifications are provided in response to all EAW comments received during the 30-day comment period. Comment responses are provided in italicized text.

### Letter 1: Minnesota Pollution Control Agency

**Comment 1:** Wastewater - The design average wet weather flow for the North Branch Wastewater Treatment Facility is 0.812 million gallons per day (MGD) and the average daily flow for the treatment facility for the last three years is 0.401 MGD. The accuracy of the “current” flow in Table 13 should be reviewed.

**Response:** *The 2018 City of North Branch Comprehensive Plan states, “the treatment plant capacity is 0.812 MGD wet weather flow and has a current flow of 0.290 MGD.” Table 7-E on page 84 of the Comprehensive Plan shows the current and projected wastewater flows from the City of North Branch, these values were used to populate Table 13. According to North Branch’s Director of Public Works & Utilities the City’s treatment plant currently has the capacity for 0.715 MGD and a current flow rate of 0.44 MGD.*

**TABLE 7-E. CURRENT AND PROJECTED WASTEWATER FLOWS**



**Comment 2:** Wastewater - The referenced Figure 7-5 from the 2018 North Branch Comprehensive Plan that illustrates the existing sanitary sewer system for the northwest area of the City of North Branch should be a Figure that is included in the EAW.

**Response:** *Figure 7-5 is included on the following page.*

Project Area

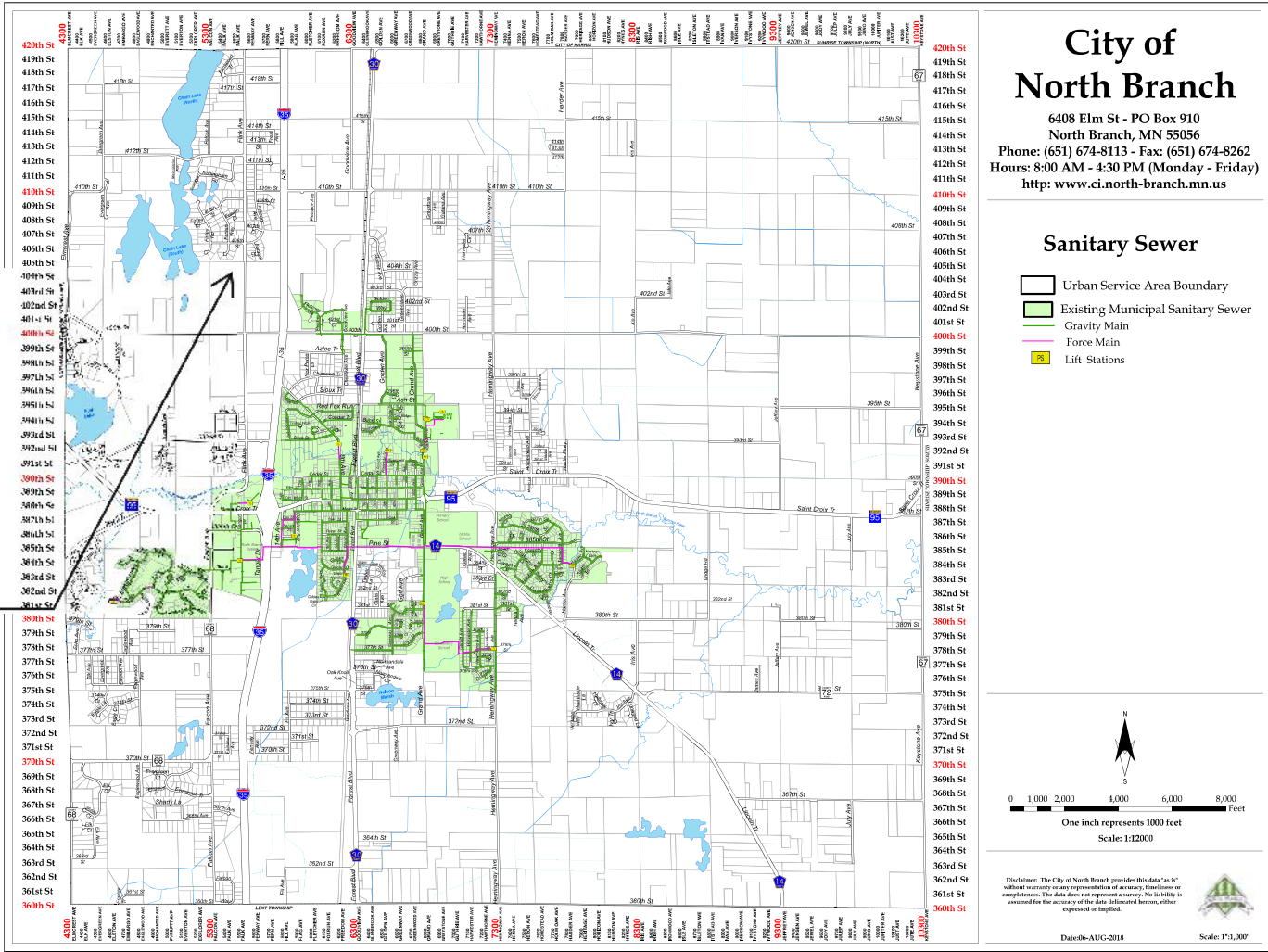


Figure 7-5:  
Existing Sanitary  
Sewer Map

**Comment 3:** Wastewater - A table should be provided to identify the wastewater design flow estimates for each of the proposed land use types identified for the project area.

**Response:** The North Branch Comprehensive Sanitary Sewer Plan (dated January 2004) utilizes twelve different land use categories and associated wastewater flow rates to determine future needs. At that time, the area with existing sanitary sewer service was approximately 1,500 acres (6.5% of the total 23,040-acre City limits). Each land use section's total acreage was calculated (subtracting existing serviced, developed unserved, and undevelopable areas (wetlands, lakes, parks, open space, etc.)). Then the gross developable acres were divided by when said development was anticipated (0-20 years and 20 years+). An average conversion factor of 2.89 people per household was used to convert units/year to people/year. To determine the residential flow generation rates in gallons per net acre per day, a population density for each land use category was applied (based on the minimum lot criteria found in the zoning requirements). The Project area was shown planned for Single-Family Residential in the 2004 Plan.

The 2018 North Branch Comprehensive Plan shows the planned future land uses as single-family residential (R-1), medium-density residential (R-2), and business neighborhood (BN). R-1 has a maximum base density of 1-4 units per acre and R-2 has a maximum base density of 1-6 units per acre.

**Table 1. Wastewater Flow Generation Rate Summary**

| Land Use <sup>1</sup> | Description               | Units/Net Acre | People/Unit | Gallons/Person/Day | Gallons/Acre/Day |
|-----------------------|---------------------------|----------------|-------------|--------------------|------------------|
| LU-1                  | Single-Family Residential | 3              | 3.16        | 85                 | 800              |
| LU-2                  | Medium Family Residential | 5              | 2.50        | 80                 | 1,000            |
| LU-3                  | High Density Residential  | 16             | 2.20        | 65                 | 2,280            |
| C                     | Commercial                | -              | -           | -                  | 1,200            |
| CB                    | Central Business          | -              | -           | -                  | 1,000            |
| CL                    | Commercial Limited        | -              | -           | -                  | 1,000            |
| CN                    | Neighborhood Commercial   | -              | -           | -                  | 1,000            |

<sup>1</sup> The zoning naming convention has changed since 2003. The four business/commercial land uses have wastewater flow generation rates ranging from 1,000 to 1,200 gallons/acre/day.

**Table 2. Ultimate Wastewater Flow Projections**

| Sanitary Sewer District | Average Flow (MGD <sup>2</sup> ) | Peak Design Flow (MGD <sup>2</sup> ) |
|-------------------------|----------------------------------|--------------------------------------|
| Northwest <sup>1</sup>  | 0.752                            | 2.48                                 |

<sup>1</sup>The Project Area is located within the northwest major sanitary sewer district, specifically the NW-100 subdistrict.

<sup>2</sup>Million gallons per day.

**Table 3. Summary of NW-100 Subdistrict Land Use and Sewer Flows**

| Land Use          | Gross Developable Acres | Net Acres | Flow Rate (gpad <sup>1</sup> ) | Average Flow Added (MGD <sup>2</sup> ) | Total Average Subdistrict Flow (MGD <sup>2</sup> ) |
|-------------------|-------------------------|-----------|--------------------------------|----------------------------------------|----------------------------------------------------|
| LU-1 <sup>3</sup> | 240                     | 161       | 800                            | 0.129                                  | 0.139                                              |
| IP <sup>4</sup>   | 75                      | 55        | 1,200                          | 0.066                                  |                                                    |
| EX <sup>5</sup>   | 50                      | 37        | 270                            | 0.010                                  |                                                    |

<sup>1</sup> Gallons per acre per day.

<sup>2</sup> million gallons per day.

<sup>3</sup> Single-Family Residential

<sup>4</sup> Planned industrial

<sup>5</sup> Existing Developed Unserved

**Comment 4:** Wastewater - The accuracy of the description of the North Branch Wastewater Treatment Facility should be reviewed. The treatment facility has aerated sludge storage tanks, not aerated ash holding tanks.

**Response:** Page 82 of the Comprehensive Plan states, "The type of plant is an activated sludge extended aeration with aerated ash holding tanks and sludge storage tanks."

**Comment 5:** Noise - The current description of noise effects, in Section 19, does not provide enough information to determine whether the project will conform with state noise standards. MPCA is particularly concerned about night-time noise standards at the proposed residential buildings because sleep disturbance can result in detrimental health effects. The proposer inappropriately cites MNDOT guidance for road projects, as justification for not conducting a noise study for a residential development project. The proposer should conduct a noise study or modeling to characterize existing noise levels in the area, assess compliance with state noise standards, and whether a noise barrier or other measures would minimize or mitigate the effects of noise at the proposed residential buildings which would be located very close to I-35. Noise barriers could decrease both noise and air quality effects from traffic on I-35. The RGU and any other land-use decision makers, should consider language in Minn. R. 7030.0030 that reads “[...] Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part 7030.0040 will be violated immediately upon establishment of the land use.” The Noise section of the EAW does not provide enough detail regarding current sound levels in the project area to determine whether an immediate violation of the state noise standards would occur if the project were approved, and the proposed residential buildings were constructed. The MPCA strongly recommends the proposer conduct a noise study and potentially evaluate methods to mitigate noise impacts to the proposed residential buildings.

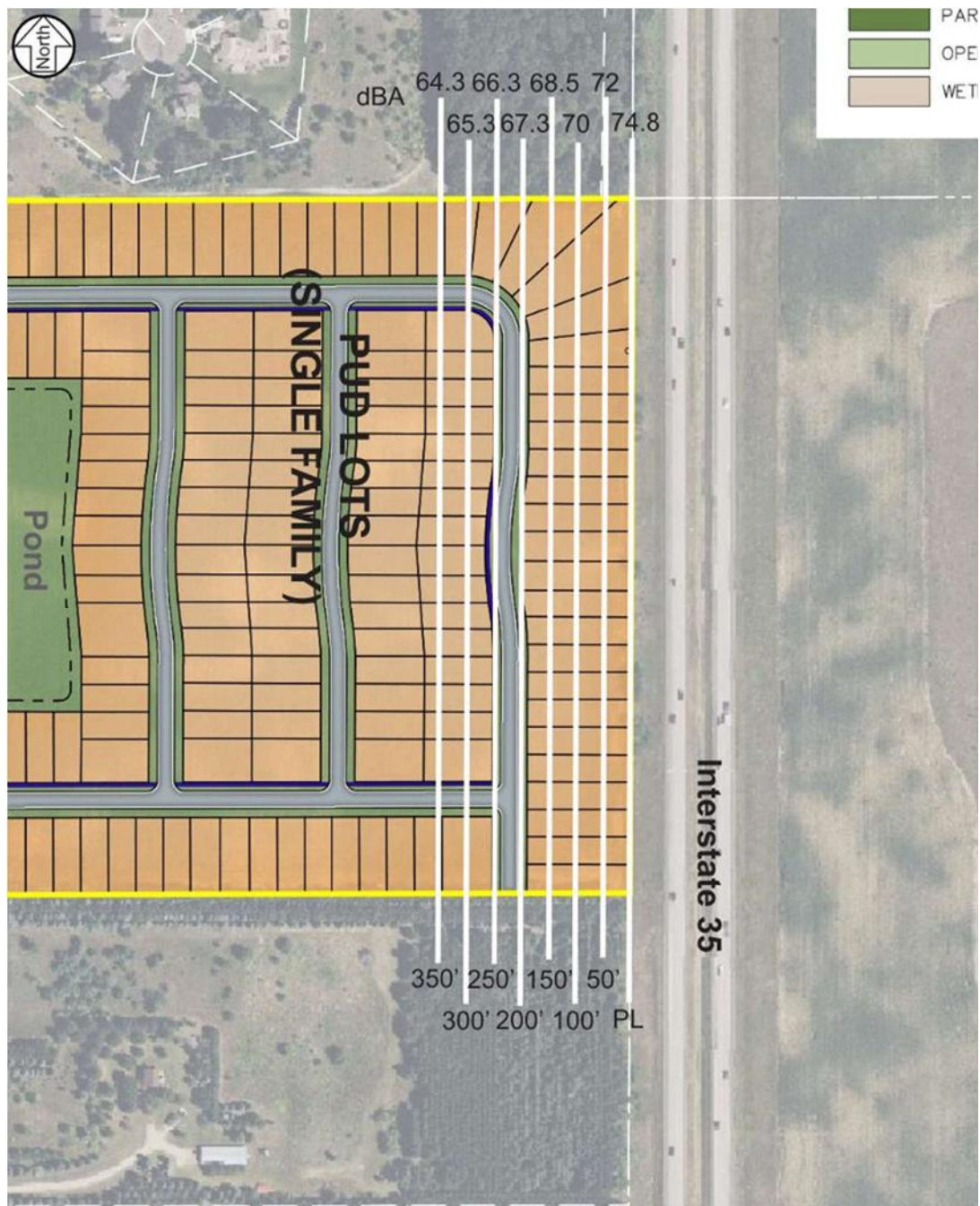
**Response:** *The Proposer has contracted SRF Consulting to conduct an existing conditions noise study to understand the sound levels on the existing site adjacent to I-35. This noise study will include an existing sound level measurement on site which will include both a daytime and nighttime sound level measurement.*

*Based on this noise study, it was determined that existing sound levels on site exceed the state noise standards under both nighttime and daytime conditions. The existing sound level measurement was taken approximately 200’ from the southbound I-35 travel lanes. The nighttime and daytime L10 sound levels were 67.1 dBA and 67.3 dBA respectively.*

*In order to understand potential mitigation options for the proposed site, sound level contours were created using MnDOT’s flat earth noise model spreadsheet. Based on the sound level contours it was determined that the first-row homes would need to be set back 300’ to 350’ from the property line in order to meet the daytime L10 state noise threshold of 65 dBA. **Exhibit 1** below illustrates the sound level contours overlayed on the existing site plan. The first contour is located on the property line and each contour is set 50’ back from the previous contour line. Both the existing measurements as well as the sound level contours will be described in more detail in the Noise Study Memorandum to be completed at a later date.*

*Understanding that this setting the first-row of homes back is not necessarily feasible, there are mitigation measures that could be implemented. The Proposer will explore mitigation options.*

# EXHIBIT 1. SOUND LEVEL CONTOURS



**Comment 6:** Watershed - In table 11 of impaired waters: 07030005-797 does not include the Mercury in fish tissue or Fecal coliform impairments that both have TMDLs. With the high density of homes, having planned areas to store snow and plan for snow melt so it doesn't melt and refreeze on driving/walking areas may decrease the amount of salt used on roads.

**Response:** Please see the revised Table 11 on the following page. The Proposer will consider having a planned area to store snow to decrease the amount of salt used on roads. The development's interior roads will be City roads and therefore salted by the City.

**Table 11. Impaired Waters Near the Project Area.**

| Within One Mile               |                                   |                         |                                           |                                        |
|-------------------------------|-----------------------------------|-------------------------|-------------------------------------------|----------------------------------------|
| Water Body Name               | Assessment Unit Identified (AUID) | Affected Designated Use | Pollutant or Stressor                     | Total Maximum Daily Load (TMDL) ID     |
| Sunrise River, North Branch   | 07030005-797                      | Aquatic Consumption     | Mercury in fish tissue                    | PRJ07770-001                           |
|                               |                                   | Aquatic Life            | Fish bioassessments                       | Impaired and a TMDL study is required¹ |
|                               |                                   | Aquatic Recreation      | Fecal coliform                            | PRJ07629-001                           |
| Within Two Miles              |                                   |                         |                                           |                                        |
| Beaver Creek (County Ditch 3) | 07030005-546                      | Aquatic Life            | Benthic macroinvertebrates bioassessments | Impaired and a TMDL study is required¹ |

<sup>1</sup> TMDL studies were not required or connected to the proposed development

## **Letter 2: Public Comment, Ann Bergquist**

**Comment 1:** I will not be able to attend the meeting tonight but I do have concerns about the amount of traffic on Flink Ave and the traffic noise. Our back yard is next to Flink Ave and during high traffic times, it is impossible to sit in our back yard and have a conversation. It also wakes us up in the morning starting about 5-6AM. It will get much worse as the new developments are built. I hope there might be some sort of answers to this problem.

**Response:** To account for traffic impacts associated with the proposed development, SRF generated trip estimates for the weekday a.m. and p.m. peak hours and a daily basis. Trip generation estimates were also developed for adjacent developments such as the Larry Beach development (to the west) and Meadow North development (to the south).

- **Meadows North:** 286 a.m. and 340 p.m. peak hour trips.
- **Larry Beach:** 71 a.m. and 96 p.m. peak hour trips.

**Table 30. Proposed Development Trip Generation Estimate<sup>1</sup>**

| Land Use Type (ITE Code)    | Size   | A.M. Peak Hour |            | P.M. Peak Hour |            | Daily Trips  |
|-----------------------------|--------|----------------|------------|----------------|------------|--------------|
|                             |        | In             | Out        | In             | Out        |              |
| Single-Family Housing (210) | 347 DU | 61             | 182        | 205            | 121        | 3,272        |
| Retail (821)                | 50 KSF | 54             | 33         | 127            | 133        | 3,376        |
| <b>Total Site Trips</b>     |        | <b>115</b>     | <b>215</b> | <b>332</b>     | <b>254</b> | <b>6,648</b> |

<sup>1</sup> The estimates were developed using the ITE Trip Generation Manual, 11th Edition

The study evaluated existing, 2040 no build, and 2040 build conditions to identify the impacts associated with the proposed development. Results of the analysis, indicate that all study intersections are expected to operate at an acceptable overall LOS (level of service) C or better during the weekday a.m. and p.m. peak hours. No significant side-street stop delay or queuing issues are expected.

The Meadows North and Meadows Ridge developments are anticipated to construct six (6) or more full access locations along Flink Avenue within a one-mile span. In addition, most site trips are expected to be destined to/from the South, and some intersections are expected to have over 100 northbound left-turn movements within a peak hour. This increase in northbound left-turning vehicles along the high-speed roadway (i.e., 55-mph) could present safety issues as area development occurs. Therefore, the traffic study recommended that Flink Avenue be converted from a 2-lane undivided to a 3-lane roadway with a two-way left-turn lane, from 392nd Street to the North Residential Access. While the recommended improvement is primarily intended for long-term development, and may not be needed in the immediate term.



*The Proposer has contracted SRF Consulting to conduct an existing conditions noise study to understand the potential change in traffic related noise generated along Flink Avenue due to the full build out of the proposed development. Existing noise measurements were conducted along Flink Avenue under nighttime and daytime conditions. These measurements were used to validate the sound levels calculated by MnDOT's Flat Earth noise model spreadsheet. Based on the traffic information gathered during the measurement and the L10 sound levels, it was determined that the Flat Earth noise model spreadsheet was accurately representing existing sound levels. Existing L10 sound levels were estimated along Flink Avenue to be 68.5 dBA based on the P.M. peak hour volumes outlined in the traffic impact study. Taking into account the background traffic increases as well as the site generated trips, the future 2040 conditions were modeled using the Flat Earth noise model for the L10 sound level during the P.M. peak hour. It was estimated that the L10 under future build conditions will be 71.3 dBA. This represents an anticipated increase of 2.8 dBA. This value is an insignificant increase as sound level changes less than 3 dBA are barely perceptible to the human ear. The Federal Highway Administration (FHWA) notes in FHWA report HEP-18-067 titled "Techniques for Reviewing Noise Analyses and Associated Noise Reports" that "Doubling the number of sources (i.e., vehicles) increases the hourly equivalent sound level by approximately 3 dB, which is usually the smallest change that people can detect without specifically listening for the change." Based on the noise study, the future build conditions are not anticipated to significantly increase sound levels along Flink Avenue. The full noise study is still being completed.*

### **Letter 3: Public Comment, Bob Streater**

**Comment 1:** Fire Safety is compromised. Concerned about the Fire safety issues with density proposed vs the level of service from a rurally based volunteer fire department response time to control spread between houses. 12 feet between houses, in a rural community, is a fundamental mistake in spacing. In 2023 we witnessed 1st hand a house on fire on Elm Street and with the response time in mind, if the house to the east would have been 12 feet away, it would have caught on fire.

**Response:** *So noted, thank you for the comment. Section 66-210 of the North Branch City Code outlines design standards for each zoning district. The required side set-back for an interior lot is 6ft. The Project is still subject to preliminary and final plat review with the City.*

**Comment 2:** Density of 42' lots is too dense. Concerned about the high-density issues in general vs the current general developed area layout. Proposed density has a negative impact on adjacent areas already developed. It would be more fitting to have 1/4 to 1/3 acre lot sizes for fire safety, runoff and general rural living environments.

**Response:** *The 2018 North Branch Comprehensive Plan shows the planned future land uses as single-family residential (R-1), medium-density residential (R-2), and business neighborhood (BN). R-1 has a maximum base density of 1-4 units per acre and R-2 has a maximum base density of 1-6 units per acre. The Project's gross density is 2.87 units per acre. The Project is within the required density.*

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<sup>1</sup> [https://www.fhwa.dot.gov/Environment/noise/resources/reviewing\\_noise\\_analysis/](https://www.fhwa.dot.gov/Environment/noise/resources/reviewing_noise_analysis/)

**Comment 3:** Flink Ave. speed limit controls. The current speed limit, with increasing the population in this area, doesn't allow for safe adjustment from the increasing the distracted driving dangers. Roundabout would slow traffic for that short area only as drivers accelerate out of the roundabout. A 45-mph speed limit should be considered, as that limit is currently used on Co.14 SE of NB schools. Any roundabout should be paid for by the sales of the new Subdivision lots. Safety should be the primary concern. My wife and I had to take to the ditch to avoid being hit, head on, a couple weeks ago.

**Response:** *Results of SRF's traffic analysis, indicate that all study intersections are expected to operate at an acceptable overall LOS (level of service) C or better during the weekday a.m. and p.m. peak hours. No significant side-street stop delay or queuing issues are expected.*

*The Meadows North and Meadows Ridge developments are anticipated to construct six (6) or more full access locations along Flink Avenue within a one-mile span. In addition, most site trips are expected to be destined to/from the South, and some intersections are expected to have over 100 northbound left-turn movements within a peak hour. This increase in northbound left-turning vehicles along the high-speed roadway (i.e., 55-mph) could present safety issues as area development occurs. Therefore, the traffic study recommended that Flink Avenue be converted from a 2-lane undivided to a 3-lane roadway with a two-way left-turn lane, from 392nd Street to the North Residential Access. While the recommended improvement is primarily intended for long-term development and may not be needed in the immediate term.*

#### **Letter 4: Minnesota Department of Natural Resources**

**Comment 1:** Page 21, Wastewater. The proposed plan to add 342 residential units would presumably add a significant number of residential water softeners due to the water hardness levels of the City of North Branch municipal water supply. Chloride is one of the components of salt, which is used in forms such as sodium chloride (table salt), calcium chloride and magnesium chloride (road salts). Sodium chloride is commonly used in home water softeners and by water treatment plants to treat "hard" water. Minnesota generally has groundwater with high levels of calcium and magnesium that must be removed through softening in order to improve taste and prevent lime scale buildup in appliances, pipes and water fixtures. The majority of home water softeners use sodium chloride (NaCl) in a softening process that replaces calcium and magnesium ions with sodium, while the chloride ions are discharged in the wastewater and eventually end up in the environment. Each community needs to determine which tool is appropriate for their situation. This website suggests ways for homeowners to optimize their water softener salt use, while the Minnesota Pollution Control's website provides many great resources for cities to use in addressing their high chloride levels. We suggest that as this development moves forward, the City of North Branch consider what strategies can be used to minimize chloride use.

**Response:** *So noted, thank you.*

**Comment 2:** Page 23, Stormwater. We recommend that BWSR-approved, weed-free, native seed mixes be used to the greatest degree possible in project landscaping and stormwater features in order to provide pollinator habitat.

**Response:** *The most recent landscaping plan includes 153,304 sf of BWSR Stormwater Pond Pollinator NE mix. The use of BWSR-approved, weed-free, native seed mixes to the greatest extent possible will be considered by the Proposer.*

**Comment 3:** Page 24, Stormwater: Post-Construction Site Runoff. The planned increase in impervious surfaces will also increase the amount of road salt used in the project area. Chloride released into local lakes and streams does not break down, and instead accumulates in the environment, potentially reaching levels that are toxic to aquatic wildlife and plants. Consider promoting local business and city participation in the Smart Salting Training offered through the Minnesota Pollution Control Agency. There are a variety of classes available for road applicators, sidewalk applicators, and property managers. More information and resources can be found at this website. Many winter maintenance staff who have attended the Smart Salting training — both from cities and counties and from private companies — have



used their knowledge to reduce salt use and save money for their organizations. We also encourage cities and counties to consider how they may participate in the Statewide Chloride Management Plan and provide public outreach to reduce the overuse of chloride. We also encourage the development of chloride management plans for developers who propose to significantly increase impervious surfaces. Here are some educational resources for residents as well as a sample ordinance regarding chloride use.

**Response:** *So noted, thank you.*

**Comment 4:** Page 35, Rare Features: State-listed Endangered or Threatened Species. The discussion of the state-threatened Blanding's turtle in this section describes habitat suitability during agricultural operations and after the site has been developed but ignores potential impacts during construction. Presumably, sparsely vegetated bare soil will be present between when the site is mass graded and when turf grass, houses, streets, etc. are installed. This seems like suitable nesting habitat and, assuming it will exist during a nesting season for Blanding's, then they may be attracted to the site. There are many records in the area and good overwintering habitat very nearby, therefore they may also pass through the site on their way somewhere else. After construction is completed, turtles may be harmed when crossing the site. In particular, Blanding's may be trapped on roads or swept into storm sewers, if not properly designed. Section 14.d. does mention the Blanding's turtle avoidance plan that is required for the project. The DNR does not have a template for avoidance plans but as stated in the NH Review letter, the plan needs to:

- Provide a description of the project activities and construction methods,
- Identify measures that will be taken to avoid take and minimize disturbance to the species, and
- Include a map of disturbance areas. This can include a map of potential Blanding's turtle summer, winter, and nesting habitat overlayed with timing of project impacts.

Measures to avoid or minimize disturbance include, but are not limited to, the following:

- Preventing turtle access to areas where construction activities will occur during the nesting season,
- Timing the impacts to avoid incidental take,
- Follow best practices for Species Protection listed in the Best Practices for Meeting DNR General Public Waters Work Permit manual,
- The recommendations listed in the Blanding's turtle fact sheet,
- Training for construction crew.

The completed avoidance plan should be submitted to the NH Review Team ([Reports.NHIS@state.mn.us](mailto:Reports.NHIS@state.mn.us)).

**Response:** *The Blanding's turtle avoidance plan will be developed to the required specifications and submitted to the NH Review Team.*

**Comment 5:** Page 40, Dust and Odors. Please do not use products containing chloride for dust suppression in areas that drain to public waters.

**Response:** *So noted. The Proposer will consider not use products containing chloride for dust suppression in areas that drain to public waters. Following the initial grading, contractors will likely utilize water trucks for dust suppression.*

## FINDINGS OF FACT

### Proposed Project

The Project includes the development of approximately 119 acres within the City of North Branch, Chisago County, Minnesota. The Project Area is located west of Interstate 35 and north of 400<sup>th</sup> Street, along Flink Avenue (County Road 64). The site is located northwest of North Branch. The Project proposes 342 residential lots and a commercial parcel. The total number of units is anticipated to be reduced by six (6) residential lots.

An EAW was prepared pursuant to Minnesota Rules Part 4410.4300, Subp. 19 (D). The EAW and the respective comments have been reviewed in accordance with Minnesota Rules 4410.1700 to determine if the project has potential for significant environmental effects.

### Site Description and Existing Conditions

Under existing conditions, the Project Area consists of two undeveloped and cultivated fields, with a forested windbreak, and a small, forested section in the northwest corner. A portion of the existing trees and shrubs would be removed to conduct site grading.

### Decision Regarding the Potential for Significant Environmental Effects

Minnesota Rules 4410.1700, Subp. 7 lists four criteria that shall be considered in deciding whether a project has the potential for significant environmental effects. Those criteria and the City's findings are presented below.

#### Criteria A: Type, Extent, and Reversibility of Environmental Effects

Minnesota Rules 4410.1700 Subp. 7 (A) indicates the first factor that the RGU must consider is the "type, extent, and reversibility of environmental effects." The City of North Branch's findings are set forth below.

- Cover Types.** The site has been consistently cropped since at least the 1930s. According to the U.S. Geologic Survey's National Land Cover Dataset, the project area currently consists of the following [119 acres total]; cultivated cropland (106.24 acres), deciduous forest (7.51 acres), mixed forest (0.30 acres), developed open space (1.01 acres; corresponds to 400<sup>th</sup> Street), and low-intensity developed land (3.94 acres; corresponds to Flink Avenue). The deciduous forest consists of bitternut hickory, sugar maple, white oak, and Siberian elm trees with an understory of common buckthorn and prickly ash shrubs. Based on the current Tree Preservation Plan, 5.80 acres of trees will be removed, and 796 trees will be planted as part of the site development.
- Shorelands and Floodplains.** The North Branch 2040 Comprehensive Plan identified the northwestern corner of the Project Area as within the Shoreline Management District. This portion of the site is located within 1,000 feet of a DNR Public Water (13-63-02 P (Chain (South Portion))). The Federal Emergency Management Area (FEMA) 100-year and 500-year floodplain zones for Chain Lake are 100 feet northwest of the site. There is no floodplain mapped within the Project Area. The Project will be in compliance with the terms of the City's and County's shoreland management ordinance.
- Land Use.** The Project Area is located within the Urban Service Area Boundary. The Project Area currently consists of cultivated fields and woodland. The City of North Branch currently has the Project Area zoned for "Single-Family Residential" (northern half), "Medium Density Residential" (southwest), and "Business Neighborhood" (southeast). The future land use is designated as "R-1 – Single-Family Residential", "R-2 – Medium Density Residential", and "BN - Business Neighborhood." The Project concept Plan is aligned with the guided land uses. It plans to offer a mixture of residential units, service retail, and a trail connection. Meadows North Park is located in the Meadows North

development. There is an existing trail on the west side of Flink Avenue adjacent to the Meadows North development with an extension along Flink Avenue planned for 2025.

4. **Geology and Soils.** The Project Area is primarily flat with steeper slopes along the road ditches. Grading of the site would be required during construction. Soils within the Project Area limits are not overly susceptible to erosion and are suitable for the proposed uses. The soil borings documented soils with moderate infiltration rates and water transmission. Mitigation based on typical erosion control and sedimentation regulations will be provided.
5. **Water Quality.** Runoff currently drains to Chain Lake and likely contains pollutants like sediment, pesticides, fertilizers, and other nutrients due to the current agricultural operation. No permanent surface waters are present within the Project Area. DNR Public Water (13-63-02 P (Chain (South Portion))) is 350 feet northwest of the Project Area. The North Branch of the Sunrise River is listed as an impaired water by the MPCA and within one mile of the Project Area. The Project Area is not within a Wellhead Protection Area. During construction compliance with an approved Stormwater Management Plan and the National Pollutant Discharge Elimination System (NPDES) permit will minimize adverse impacts on Chain Lake and other receiving waters. The Project would increase impervious surface area compared to existing conditions by constructing homes, interior roads, sidewalks, and a trail. Compliance with stormwater requirements will minimize and mitigate potential adverse effects on receiving waters. The Project will be designed to meet the stormwater quantity and quality standards and requirements set by the City of North Branch. The site will be graded to promote surface water drainage and to maximize the runoff that is treated before leaving the site.
6. **Wetlands and Surface Waters.** No permanent waters (lakes, streams, or wetlands) are present within the Project Area. The south portion of Chain Lake (DNR Public Water Basin (13-063 P)) is 350 feet northwest of the site. There are no County ditches within 8,000 feet of the Project Area. In 2021 the Project Area was reviewed for the presence and extent of wetlands; no features were delineated. The Local Government Unit (Chisago County Environmental Services) concurred on the no-wetland determination on October 27th, 2021.
7. **Wastewater.** The current sanitary sewer system extends to the intersection of Flink Avenue and 400th Street. The development intends to extend a public sanitary sewer from the existing stub. The Project Area is located within the northwest major sanitary sewer district, specifically the NW-100 subdistrict. The City's treatment plant currently has the capacity for 0.715 million gallons per day (MGD) and a current flow rate of 0.44 MGD. Project wastewater flows appear to be appropriate for the planning of local infrastructure planning needs. The waste loading from the development is expected to closely match the composition of the existing wastewater loading to the treatment plant. The treatment plant discharges to the North Branch of the Sunrise River. The plant utilizes activated sludge extended aeration with aerated ash holding tanks and sludge storage tanks to remove pollutants before discharging. This wastewater treatment plant has a capacity of 0.275 MGD per day. Pretreatment measures only consist of those prior to treatment at the wastewater treatment facility.
8. **Water Appropriation.** The existing water supply system consists of six wells, two water treatment plants, one ground reservoir, and three water towers. The system has one million gallons of elevated storage capacity and one million gallons of ground storage capacity. The total capacity of the six North Branch wells is approximately 3,850 gallons per minute. A 20-inch watermain is currently present at the intersection of Flink Avenue and 400th Street North that continues east on 400th Street North under Interstate 35 (I-35) into the city's industrial park. This line is anticipated to be extended for the development. Planned future 12-inch watermain crossing I-35 at the north end of the proposed development south of 406th Street. The 12-inch watermain crossing of I-35 is shown on Figure 8 of the Comprehensive Water System Plan. This crossing will provide redundant transmission under I-35 in the event of a watermain break at one of the other crossings. The development will require a DNR water appropriation permit for temporary dewatering and groundwater appropriation if withdrawal exceeds 10,000 gallons per day or one million gallons per year. The current extent of dewatering is not known at this time. Due to the lack of surface water features onsite and topography, it is not anticipated that dewatering will continue long enough to affect nearby domestic water wells. If dewatering is required an appropriations permit from the MnDNR will be obtained.

9. **Hazardous Materials.** A Phase 1 Environmental Site Assessment was completed in June 2022. The assessment revealed no evidence of recognized environmental conditions or controlled recognized environmental conditions in connection with the Project Area. The current site configuration has been present since at least 1938. Both the Minnesota Pollution Control Agency and the Minnesota Department of Agriculture “What’s in My Neighborhood” databases were reviewed to identify active hazardous waste generators and sources of agricultural chemical soil/groundwater contamination within one mile of the Project area. No instances of existing contamination or potential environmental hazards were identified in the Project Area. Past land use activities may have included the application of pesticides and herbicides; however, no soil or groundwater contamination is anticipated.
10. **Ecological Resources.** The Project Area is primarily row crops with a small, wooded portion. The wildlife habitat has been diminished due to historic cultivation and annual tillage. While no aquatic resources are onsite, offsite Chain Lake does provide habitat for fish. The surrounding cultivated fields and rural/low-density residential areas provide some wildlife habitat for deer, birds, and small mammals. The industrial and commercial areas nearby along with roads (I-35, Flink Avenue, and 400th Street) create limitations for wildlife. The Minnesota DNR shows the northwestern corner of the Project Area as within a Metro Conservation Corridor.

A review of the DNR Natural Heritage Information System (NHIS) database was conducted to determine if any rare natural features could be impacted by the Project. Correspondence dated March 6th, 2024 (Correspondence MCE No. 2023-00942) required a Blanding’s turtle avoidance plan. Similarly, because all seven of Minnesota’s bats, including the federally listed endangered northern long-eared bat, can be found throughout the state, the DNR recommended that tree removal be avoided during the active season (June 1st through August 15th) to minimize impacts. The northern long-eared bat is a federally listed species, see the discussion below.

The U.S. Fish and Wildlife Service’s (USFWS) Information for Planning and Consultation (IPaC) tool was used to identify other potential sensitive resources near the project. The IPaC identifies the northern long-eared bat (*Myotis septentrionalis*) (NLEB), the tricolored bat (*Perimyotis subflavus*), the whooping crane (*Grus Americana*), salamander mussel (*Simpsonaias ambrigua*) and the monarch butterfly (*Danaus plexippus*) as potentially being within the vicinity of the Project Area. The NLEB Range wide Determination Key was completed and it was determined the Project is not likely to result in unauthorized take of the northern long-eared bat.” This determination was made on December 29th, 2023, and specified unless the service advises you within 15 days of the date of this letter that your IPaC-assisted determination was incorrect, “this letter verifies that the Action is not likely to result in unauthorized take of the northern long-eared bat.” No follow-up communication was received by the USFWS. Based on the MN-WI determination key evaluations, it was determined that the Project will have no effect on the tricolored bat, monarch butterfly, salamander mussel, or the whooping crane.

11. **Historic Resources.** A project review request was submitted to the State Historic Preservation Office (SHPO) on December 11th, 2023. Based on the nature and location of the Project Area, a Phase 1 archeological survey was recommended by SHPO. In Situ Archaeological Consulting was contracted to complete the Phase 1 assessment. The review of previous studies concluded no previous cultural resource surveys and recorded archeological sites within the Project Area boundaries. Two previously recorded resources identified within one mile of the project area were not eligible for the National Register of Historic Places (NRHP).

The wooded portion of the Project Area was subject to shovel testing. No cultural materials were observed or recorded during the archaeological assessment. Additional field work was completed after the fields were tilled to achieve optimal residue cover. One newly recorded cultural resource was observed and recorded but it was deemed unlikely to yield any important information from the past. In Situ recommended a ‘findings of No Historic Properties Affected for the proposed project.’

12. **Visual Resources.** Any change from undeveloped to developed land will have an impact on the visual look of the property, but the Meadows Ridge development is not anticipated to have an impact on specific scenic views or vistas within the community. The potential visual effects consist of tree

removal and the loss of open space. The Proposer is committed to adhering to the tree replacement requirements. The project is not anticipated to produce any intense lights (glare) or include industries that would emit vapor plumes.

13. **Air.** The development is not anticipated to include any stationary source emissions from sources such as boilers or exhaust stacks. Hazardous air pollutants are not anticipated to be generated onsite post development. The residential homes will include natural gas heating and cooling systems. These systems may result in direct or indirect sources of stationary greenhouse gas emissions, but emissions will be in alignment with the planned future land use outlined in the City's Comprehensive Plan.

Minor emissions generated from construction equipment will occur during the construction phase. Contractors will be responsible for ensuring equipment is properly maintained and not contributing to excess emissions. Following project completion, vehicle-related air emissions in the area - including carbon monoxide levels - will see a relatively small increase due to the increase in traffic to and from the site.

The Project will not generate significant odors during construction or operation. Odors generated during construction will be mitigated by maintenance of the construction equipment to the manufacturers' specifications and by using appropriate fuel additives when necessary. Grading and construction will temporarily generate dust. BMPs and other standard construction methods will be used to reduce construction impacts such as intermittent applications of water to exposed soils as needed to reduce dust during dry weather.

14. **Greenhouse Gas Emissions (GHG)/ Carbon Footprint.** Average annual GHG emissions were calculated for construction and operation phases of the Project. Two phases of the project were quantified, the construction phase and the homeowner annual operation phase. The GHGs quantified were carbon dioxide, methane, and nitrous oxide. Three types of emissions were evaluated; direct emissions released from the property, emissions associated with offsite generation of purchased electricity, and emissions from offsite provision of waste management. All estimated/projected GHG emissions are provided on an average lifetime (50-year) annualized basis using the CO<sub>2</sub> equivalent (CO<sub>2</sub>eq). A portion of the emissions quantified are not easily reversible, for example the emissions associated with the conversion of cultivated land. Whereas a portion of the operation emissions are likely already occurring elsewhere (future residents commuting to work etc.) Emission estimates were based on current methodologies and included several assumptions. GHG emissions are anticipated to be of a typical residential development.

15. **Noise.** Construction will result in a temporary increase in noise levels. The different phases of development will result in varying noise levels depending on the amount of construction that occurs simultaneously, the time of operation, and the distance between construction equipment and receptors. Development would adhere to the City Code (Section 30-120) limits construction activities to specific times/days. The project is expected to minimize disturbances caused by construction noise and conform to Minnesota noise rule and standards (Minnesota State Statue 7030.0030). Construction equipment will be properly muffled and maintained in working order.

The Proposer contracted SRF Consulting to conduct an existing conditions noise study to understand the potential change in traffic related noise generated along Flink Avenue due to the full build out of the proposed development. Comparing existing and future sound levels (based on the anticipated traffic volumes estimated in the traffic study), the anticipated increase was 2.8 dBA. This value is an insignificant increase as sound level changes less than 3 dBA are barely perceptible to the human ear. Based on the noise study, the future build conditions are not anticipated to significantly increase sound levels along Flink Avenue.

SRF Consulting also conducted an existing conditions noise study to understand the sound levels on the existing site adjacent to I-35. Based on this noise study, it was determined that existing sound

levels on site exceed the state noise standards under both nighttime and daytime conditions. The Proposer will explore mitigation options. The full noise study is still being completed.

16. **Transportation.** A Traffic Study was completed for the Project that evaluated a No-Build and Build condition for two design years, the existing conditions and 2040 as the long-range planning horizon. The traffic operation analysis indicates there is sufficient capacity on the surrounding roadways to accommodate the traffic from this development. The Traffic Study recommended that Flink Avenue be converted from a 2-lane undivided to a 3-lane roadway with a two-way left-turn lane, from 392nd Street to the north residential access. While the recommended improvement is primarily intended for long-term development and may not be needed in the immediate term. Other improvements such as roadway shoulders, right-turn lanes, and pedestrian/bicycle facilities were also identified for consideration. Finally, a westbound right turn lane at 400th Street/west access/Meadows North access was identified for consideration to provide safety and operational benefits.

### **Criteria B: Cumulative Potential Effects**

Minnesota Rules 4410.1700 Subp. 7 (B) indicates the second factor the City must consider is “whether the cumulative potential effect is significant; whether the contribution from the project is significant when viewed in connection with other contributions to the cumulative potential effect; the degree to which the project complies with approved mitigation measures specifically designed to address the cumulative potential effect; and the efforts of the proposer to minimize the contributions from the project.” The City’s findings are set forth below.

The potential cumulative effects on public infrastructure would include municipal water supply systems, sanitary sewer conveyance and treatment systems, stormwater management systems, and traffic and transportation systems. The City of North Branch has planned for growth and increased capacity to address these cumulative effects. The 2018 Comprehensive Plan proposes that this area of the City will develop into single-family residential, medium density residential, and business based on the zoning map dated March 2024. Due to the predicted increase in public infrastructure and infrastructure in place to accommodate growth in the City of North Branch, cumulative effects on public infrastructure are not expected to be significant.

The parcel adjacent to the Project is also set for development, the Chain Lake Shores residential development was still in the concept plan phase at the time of the EAW preparation. The development timeline is dependent on the extension of City trunk water and sewer lines west on 400th Street. The 79+ acre site is anticipated to have 102 residential units and 6,690 linear feet of interior roads. The adjacent parcel is guided for single-family residential (R-1). The development timeline is dependent on the Meadows Ridge development timeline. Utilities must be extended, and the interior roadway must be constructed.

The conversion of farmland to developed land uses would likely impact greenhouse gas emissions due to the loss of carbon sequestration potential with the increased impervious surface. The cumulative potential effects of greenhouse gases are anticipated to increase as the City of North Branch grows and nearby land is converted, removing potential carbon sinks from the landscape. The adjacent development will likely include additional impervious surfaces and would result in an increase in runoff to Chain Lake. The parcel currently does not have any stormwater treatment. When the site is developed, treatment would need to meet or exceed NPDES permanent stormwater management requirements and local stormwater requirements. Likewise, construction activities may overlap with the Meadows Ridge construction and contribute to additional soil erosion and sedimentation. Both drainage and erosion control plans would need to meet the MPCA NPDES construction stormwater permitting process. Best management practices would be required to be implemented to limit soil erosion and sedimentation. Based on the local requirements, the cumulative potential effects to water quality would likely be minimal.

Cumulative effects of land development on natural resources may include the loss of agricultural land and the loss and fragmentation of wildlife habitat including woodlands. Surface water runoff from the Project Area will be treated prior to discharge to receiving waters. Stormwater regulations and water quality BMPs are expected to minimize cumulative effects of post-development runoff on downstream waters.

### Criteria C: Extent to Which the Environmental Effects are Subject to Mitigation

Minnesota Rules 4410.1700 Subp. 7 (C) indicates the third factor the City must consider is the “extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority.” The City’s findings are set forth below.

Environmental effects on water quality and traffic are subject to additional approvals and/or mitigation through requirements of local, state, and federal regulations, ordinances, management plans, and permitting processes. The following permits and approvals are required for the Project addressed under the EAW. These processes will provide additional opportunities to require mitigation.

Potential environmental effects associated with this project will be mitigated in accordance with applicable rules and regulations. The City of North Branch therefore finds that potential environmental effects of the project are less than significant and “subject to mitigation by ongoing public regulatory authority.”

**Table 8. Permit Approvals, Applications, and Certifications**

| Unit of Government                                | Type of Application                                            | Status                                  |
|---------------------------------------------------|----------------------------------------------------------------|-----------------------------------------|
| <b>Federal</b>                                    |                                                                |                                         |
| U.S. Army Corps of Engineers                      | Wetland Delineation Concurrence                                | Approved- No wetlands delineated onsite |
| <b>State</b>                                      |                                                                |                                         |
| Minnesota Department of Natural Resources (MnDNR) | Water Appropriation Permit                                     | To be obtained, if needed.              |
|                                                   | Blanding’s Turtle Avoidance Plan                               | To be submitted                         |
| Minnesota Pollution Control Agency (MPCA)         | National Pollution Discharge Elimination System (NPDES) Permit | To be applied for                       |
| MPCA                                              | Sewer Extension Permit                                         | To be applied for                       |
| Minnesota Department of Health (MDH)              | Watermain Extension Permit                                     | To be applied for                       |
| <b>County</b>                                     |                                                                |                                         |
| Chicago County                                    | County Road Access Permit                                      | To be applied for                       |
|                                                   | Wetland Conservation Act (Boundary Approval)                   | Approved                                |
| <b>Local</b>                                      |                                                                |                                         |
| City of North Branch                              | EAW/EIS Need Decision                                          | Pending                                 |
|                                                   | Preliminary and Final Plat                                     | Pending                                 |
|                                                   | Development Application/Land Disturbance Permit                | To be applied for                       |
|                                                   | Building Permits                                               | To be applied for                       |

### Criteria D: Extent to Which Environmental Effects can be Anticipated and Controlled

Minnesota Rules 4410.1700 Subp. 7 (D) indicates the final factor the RGU must consider is the “extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the project proposer, including other EISs.” The City of North Branch’s findings are set forth below.

1. The proposed project design, plans, EAW, related studies, and mitigation measures apply knowledge, approaches, standards, and best management practices gained from previous

experience and projects that have, in general, successfully mitigated potential offsite environmental effects.

2. The EAW, in conjunction with this document, contains or references the known studies that provide information or guidance regarding environmental effects that can be anticipated and controlled.
3. Other projects studied under environmental reviews in Minnesota have included studies and mitigation measures comparable to those included in this EAW.
4. There are no elements of the project that pose the potential for significant environmental effects that cannot be addressed by the project design, assessment, permitting and development processes, and by ensuring conformance with regional and local plans.
5. The environmental effects of this development can be anticipated and controlled by the permit application and review processes of the state and local regulatory authorities.
6. Considering the results of environmental review and permitting processes for similar projects, the City of North Branch finds that the environmental effects of the project can be adequately anticipated and controlled.

## **RECORD OF DECISION**

Based on the EAW, the Response to Comments and the Findings of Fact, the City of North Branch concludes the following:

1. All requirements for environmental review of the Project have been met.
2. The EAW and the permit development processes related to the Project have generated information which is adequate to determine whether the Project has the potential for significant environmental effects.
3. Areas where potential environmental effects have been identified have included proper mitigative responses to be included within the final design of the Project. Mitigation will be required to be provided where impacts are expected to result from Project construction, operation, or maintenance. Mitigative measures will be required to be incorporated into project design and have been or will be coordinated with state and federal agencies during the applicable permit process.
4. Based on the criteria in Minnesota Rules part 4410.1700, the Project does not have the potential for significant environmental effects.
5. North Branch makes a "Negative Declaration;" and
6. An Environmental Impact Statement (EIS) is not required.



## **Appendix A: Comment Letters and Emails**

October 22, 2024

Nathan Sondrol, Parks Director  
The City of North Branch  
2408 Elm Street  
North Branch, Minnesota 55056  
[nathans@ci.north-branch.mn.us](mailto:nathans@ci.north-branch.mn.us)

RE: Meadows Ridge EAW – Environmental Assessment Worksheet

Dear Nathan Sondrol,

Thank you for the opportunity to review and comment on the Environmental Assessment Worksheet (EAW) for the Meadows Ridge project (Project) located in North Branch, Chisago County, Minnesota. The Project consists of approximately 120 acres of cultivated land northwest of North Branch, Chisago County, Minnesota. The project will include 342 residential lots and a commercial parcel. Development will consist of an extension of City trunk water and sewer lines, installation of minor utilities, and construction of interior roads, storm ponds, infiltration basins, and new homes. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility and other interests, the MPCA staff has the following comments for your consideration.

### **Wastewater**

The design average wet weather flow for the North Branch Wastewater Treatment Facility is 0.812 million gallons per day (MGD) and the average daily flow for the treatment facility for the last three years is 0.401 MGD. The accuracy of the “current” flow in Table 13 should be reviewed.

The referenced Figure 7-5 from the 2018 North Branch Comprehensive Plan that illustrates the existing sanitary sewer system for the northwest area of the City of North Branch should be a Figure that is included in the EAW.

A table should be provided to identify the wastewater design flow estimates for each of the proposed land use types identified for the project area.

The accuracy of the description of the North Branch Wastewater Treatment Facility should be reviewed. The treatment facility has aerated sludge storage tanks, not aerated ash holding tanks.

### **Noise**

The current description of noise effects, in Section 19, does not provide enough information to determine whether the project will conform with state noise standards. MPCA is particularly concerned about night-time noise standards at the proposed residential buildings because sleep disturbance can result in detrimental health effects.

The proposer inappropriately cites MNDOT guidance for **road projects**, as justification for not conducting a noise study for a **residential development project**.

The proposer should conduct a noise study or modeling to characterize existing noise levels in the area, assess compliance with state noise standards, and whether a noise barrier or other measures would minimize or mitigate the effects of noise at the proposed residential buildings which would be located very close to I-35. Noise barriers could decrease both noise and air quality effects from traffic on I-35.

The RGU and any other land-use decision makers, should consider language in Minn. R. 7030.0030 that reads “[...] Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part 7030.0040 will be violated immediately upon establishment of the land use.” The Noise section of the EAW does not provide enough detail regarding current sound levels in the project area to determine whether an immediate violation of the state noise standards would occur if the project were approved, and the proposed residential buildings were constructed.

The MPCA strongly recommends the proposer conduct a noise study and potentially evaluate methods to mitigate noise impacts to the proposed residential buildings.

#### **Watershed**

In table 11 of impaired waters: 07030005-797 does not include the Mercury in fish tissue or Fecal coliform impairments that both have TMDLs.

With the high density of homes, having planned areas to store snow and plan for snow melt so it doesn't melt and refreeze on driving/walking areas may decrease the amount of salt used on roads.

We appreciate the opportunity to review this Project. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit actions by the MPCA. Ultimately, it is the responsibility of the Project proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this EAW, please contact me by email at [Chris.Green@state.mn.us](mailto:Chris.Green@state.mn.us) or by telephone at 507-476-4258.

Sincerely,



*This document has been electronically signed.*

Chris Green, Project Manager  
Environmental Review Unit  
Resource Management and Assistance Division

CG:rs

Sent Via Email

cc: Dan Card, MPCA  
Miranda Nichols, MPCA

Nicole Peterson, MPCA  
Lauren Dickerson, MPCA  
Innocent Eyoh, MPCA  
Deepa deAlwis, MPCA  
David Sahli, MPCA  
Julie Henderson, MPCA  
Nicole Peterson, MPCA

## Mary Clare McAleer

---

**From:** Nathan Sondrol <nathans@ci.north-branch.mn.us>  
**Sent:** Tuesday, October 22, 2024 3:40 PM  
**To:** Mary Clare McAleer; Kim Lindquist; Jay Roos; Justin Messner; Jeff Oliver; Shawn Williams  
**Subject:** Fwd: Traffic concerns on Flink Ave

fyi -

### Nate Sondrol

City of North Branch  
Community Development Director  
[nathans@ci.north-branch.mn.us](mailto:nathans@ci.north-branch.mn.us)  
651-277-5226 (o) 651-497-0155 (c)

----- Forwarded message -----

**From:** Michael Louis Bergquist <[bergquistfour@msn.com](mailto:bergquistfour@msn.com)>  
**Date:** Tue, Oct 22, 2024 at 3:35 PM  
**Subject:** Traffic concerns on Flink Ave  
**To:** [nathans@ci.north-branch.mn.us](mailto:nathans@ci.north-branch.mn.us) <[nathans@ci.north-branch.mn.us](mailto:nathans@ci.north-branch.mn.us)>

Sent from my iPhone

I will not be able to attend the meeting tonight but I do have concerns about the amount of traffic on Flink Ave and the traffic noise. Our back yard is next to Flink Ave and during high traffic times, it is impossible to sit in our back yard and have a conversation. It also wakes us up in the morning starting about 5-6AM. It will get much worse as the new developments are built. I hope there might be some sort of answers to this problem.

Thank you!

Ann Bergquist  
30623 Fawn Ave.

**Confidentiality Note:** The information contained in this e-mail and document(s) attached are for the exclusive use of the addressee and may contain confidential, privileged and non-disclosable information. If the recipient of this e-mail is not the addressee, such recipient is strictly prohibited from reading, photocopying, distributing or otherwise using this e-mail or its contents in any way.

10.29.24

Meadows Ridge Subdivision

EAW "Public Hearing Comment Period through Oct 31st" Comments

Submitted by

Bob Streater, 38928 10<sup>th</sup> Ave., North Branch, MN 55056

1. Fire Safety is compromised

Concerned about the Fire safety issues with density proposed vs the level of service from a rurally based volunteer fire department response time to control spread between houses.

12 foot between houses, in a rural community, is a fundamental mistake in spacing. In 2023 we witnessed 1<sup>st</sup> hand a house on fire on Elm street and with the response time in mind, if the house to the east would have been 12 feet away, it would of caught on fire.

2. Density of 42' lots is too dense.

Concerned about the high density issues in general vs the currrent general developed area layout. Proposed density has a negative impact on adjacent areas already developed. It would be more fitting to have 1/4 to 1/3 acre lot sizes for fire safety, runoff and general rural living environments.

3. Flink Ave. speed limit controls.

The current speed limit, with increasing the population in this area, doesn't allow for safe adjustment from the increasing the distracted driving dangers. Roundabout would slow traffic for that short area only as drivers accelerate out of the roundabout. A 45 mph speed limit should be considered, as that limit is currently used on Co.14 SE of NB schools.

Any roundabout should be paid for by the sales of the new Subdivision lots.

Safety should be the primary concern. My wife and I had to take to the ditch to avoid being hit, head on, a couple weeks ago.

Division of Ecological and Water Resources  
Region 3 Headquarters  
1200 Warner Road  
Saint Paul, MN 55106  
October 31, 2024

Transmitted by Email

Nathan Sondrol  
GIS Specialist/Parks Director  
City of North Branch  
6408 Elm Street  
North Branch, MN 55056

Dear Nathan Sondrol,

Thank you for the opportunity to review the Meadows Ridge Environmental Assessment Worksheet (EAW) for the development project located in Chisago County. The Department of Natural Resources (DNR) has reviewed the document and respectfully submits the following comments for your consideration:

1. Page 21, Wastewater. The proposed plan to add 342 residential units would presumably add a significant number of residential water softeners due to the water hardness levels of the City of North Branch municipal water supply. Chloride is one of the components of salt, which is used in forms such as sodium chloride (table salt), calcium chloride and magnesium chloride (road salts). Sodium chloride is commonly used in home water softeners and by water treatment plants to treat “hard” water. Minnesota generally has groundwater with high levels of calcium and magnesium that must be removed through softening in order to improve taste and prevent lime scale buildup in appliances, pipes and water fixtures. The majority of home water softeners use sodium chloride (NaCl) in a softening process that replaces calcium and magnesium ions with sodium, while the chloride ions are discharged in the wastewater and eventually end up in the environment.

Each community needs to determine which tool is appropriate for their situation. This [website](#) suggests ways for homeowners to optimize their water softener salt use, while the Minnesota Pollution Control’s [website](#) provides many great resources for cities to use in addressing their high chloride levels. We suggest that as this development moves forward, the City of North Branch consider what strategies can be used to minimize chloride use.

2. Page 23, Stormwater. We recommend that BWSR-approved, weed-free, native [seed mixes](#) be used to the greatest degree possible in project landscaping and stormwater features in order to provide pollinator habitat.

3. Page 24, Stormwater: Post-Construction Site Runoff. The planned increase in impervious surfaces will also increase the amount of road salt used in the project area. Chloride released into local lakes and streams does not break down, and instead accumulates in the environment, potentially reaching levels that are toxic to aquatic wildlife and plants. Consider promoting local business and city participation in the Smart Salting Training offered through the Minnesota Pollution Control Agency. There are a variety of classes available for road applicators, sidewalk applicators, and property managers. More information and resources can be found at this [website](#). Many winter maintenance staff who have attended the Smart Salting training — both from cities and counties and from private companies — have used their knowledge to reduce salt use and save money for their organizations.

We also encourage cities and counties to consider how they may participate in the [Statewide Chloride Management Plan](#) and provide public outreach to reduce the overuse of chloride. We also encourage the development of [chloride management plans](#) for developers who propose to significantly increase impervious surfaces. Here are some [educational resources](#) for residents as well as a [sample ordinance](#) regarding chloride use.

4. Page 35, Rare Features: State-listed Endangered or Threatened Species. The discussion of the state-threatened Blanding's turtle in this section describes habitat suitability during agricultural operations and after the site has been developed, but ignores potential impacts during construction. Presumably, sparsely vegetated bare soil will be present between when the site is mass graded and when turf grass, houses, streets, etc. are installed. This seems like suitable nesting habitat and, assuming it will exist during a nesting season for Blanding's, then they may be attracted to the site. There are many records in the area and good overwintering habitat very nearby, therefore they may also pass through the site on their way somewhere else. After construction is completed, turtles may be harmed when crossing the site. In particular, Blanding's may be trapped on roads or swept into storm sewers, if not properly designed. Section 14.d. does mention the Blanding's turtle avoidance plan that is required for the project. The DNR does not have a template for avoidance plans but, as stated in the NH Review letter, the plan needs to:
- Provide a description of the project activities and construction methods,
  - Identify measures that will be taken to avoid take and minimize disturbance to the species, and
  - Include a map of disturbance areas. This can include a map of potential Blanding's turtle summer, winter, and nesting habitat overlaid with timing of project impacts.

Measures to avoid or minimize disturbance include, but are not limited to, the following:

- Preventing turtle access to areas where construction activities will occur during the nesting season,
- Timing the impacts to avoid incidental take,
- Follow best practices for [Species Protection](#) listed in the [Best Practices for Meeting DNR General Public Waters Work Permit manual](#),
- The recommendations listed in the [Blanding's turtle fact sheet](#),
- Training for construction crew.



The completed avoidance plan should be submitted to the NH Review Team ([Reports.NHIS@state.mn.us](mailto:Reports.NHIS@state.mn.us)).

5. Page 40, Dust and Odors. Please do not use products containing chloride for dust suppression in areas that drain to public waters.

Thank you again for the opportunity to review this document. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Melissa Collins". The signature is written in a cursive style and is set against a light blue rectangular background.

Melissa Collins

Regional Environmental Assessment Ecologist | Ecological and Water Resources

Minnesota Department of Natural Resources

Phone: 651-259-5755

Email: [melissa.collins@state.mn.us](mailto:melissa.collins@state.mn.us)

CC: Jay Roos, LGI Homes – Minnesota, LLC

*Equal Opportunity Employer*



**Prepared By: Nathan Sondrol, Community Development Director, Kim Lindquist, Director, Community Planning & Econ. Dev**

**Presenter: Nathan Sondrol, Community Development Director, Kim Lindquist, Director, Community Planning & Econ. Dev**

**Date: 11/22/2024**

**Board & Commission: City Council**

**Subject: Meadows Ridge Comprehensive Plan, Rezoning, CUP and Preliminary Plat**

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#### **Recommended City Council Action**

Motion to approve the following resolutions and ordinances relating to the Meadows Ridge development:

Resolution R-114-2024 Comprehensive Plan Amendment LUB to LUR-2 and LUR-2 to LUB

Ordinance 390-2024 Rezoning – BN to R2 and R2 to BN

Resolution R-116 Meadows Ridge Planned Unit Development Conditional Use Permit

Resolution R-117-2024 Meadows Ridge Preliminary Plat

#### **Background /Overview**

LGI Homes – Minnesota (Developer) attended the September 12, 2023 City Council meeting to review the Concept Plan for its proposed Meadows Ridge residential subdivision (Development). The subdivision represents the continuation of the next phase of the Developer’s ongoing home construction plans in the northwest corner of the City. Meadows Ridge is to the north of the Meadows North and Meadows North Townhomes developments, and specifically located on the northwest corner of Flink Avenue-400<sup>th</sup> Street intersection.

The Developer met with the City Council as the development requires a Comprehensive Plan slight adjustment to the 2018 Comprehensive Plan Land Use Map for that area. The Land Uses

will remain the same post-approval – Low Density Residential, Medium Density Residential and Business (or Commercial) – but smaller Low Density Residential and Business areas and a larger Medium Density Residential footprint. However, all residential units are planned as detached single-family residential. Although no vote was taken, the City Council generally responded in support of the development and proposed Comprehensive Plan amendment.

The Developer has since submitted applications, seeking approval to an amendment to the Comprehensive Plan Land Use Map, rezoning of the Medium Density Residential areas to Planned Unit Development, and Preliminary Plat. The Developer has also completed a required Environmental Assessment Worksheet (EAW), which State Statute requires as the subdivision has more than 250 unattached units. The Development proposes 336 unattached residential units. A portion of the Development does fall within the Chain Lake Shoreland Overlay District.

The Planning Commission held a public hearing on July 9, 2024 and received testimony from the public and recommended approval of the amend

The City Council held a public hearing for the EAW on October 22, 2024 and received testimony from the public at that time.

The applicant has made a modification to the proposal based upon the discussions at the Commission and Council meetings. The main change is to remove 6 lots in the northeast, along Street G1, with three lots removed from each side of the street. This impacts the overall density of the project and of the 40 acres on the east side. Additionally, the change allows an increase on lot width (and lot size) from the initial 18 lots of 52' wide lots to 15 lots of 64-65 wide lots on each side of the G1 roadway. The applicant has asked for some flexibility on the lots sizes of these lots so the minimum would be 64' with some being slightly over that width.

The applicant has also provided additional information to the City regarding a variety of topics that have been raised by the public. Some of the information, such as the traffic study was located within the voluminous EAW and is synthesized down with recommendations below. Other items are new information such as providing similar housing styles for the proposed project.

In response to concerns, Staff has explored provision of additional landscaping and fencing within the project and along the perimeter of portions of the project.

Public comments:

### **Traffic Concern-Traffic Volumes**

Several residents spoke about traffic concerns along Flink Avenue and within adjoining neighborhoods. The applicant has provided a traffic study which measures the impact of additional traffic in the area and its impact on intersections. Generally, traffic impacts are

uncovered when reviewing level of service at intersections. The following provides a quick overview of the SRF Traffic Study found within the EAW. This excerpt deals with stated traffic concerns relating to traffic generation, or volume.

The current development plan consists of 336 single-family detached housing units and one 5.27 acre commercial site. As noted above the current housing count is reduced from the initial application and what was used by the EAW for examination. However, a reduction in units would result in a reduction in traffic generation and therefore the EAW information would reflect a “worse case scenario” than the present proposal. The concept within the EAW indicates the commercial development would have approximately 229 parking stalls. The developer conducted a traffic study which included the existing condition and full build-out of the Meadows North and Larry Beach developments along with the Meadows Ridge project.

The traffic generation estimates for the Meadow Ridge project are as follows, based upon the Institute of Traffic Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition:

| Land Use Type (ITE Code)    | Size   | A.M. Peak Hour |            | P.M. Peak Hour |            | Daily Trips  |
|-----------------------------|--------|----------------|------------|----------------|------------|--------------|
|                             |        | In             | Out        | In             | Out        |              |
| Single-Family Housing (210) | 347 DU | 61             | 182        | 205            | 121        | 3,272        |
| Retail (821)                | 50 KSF | 54             | 33         | 127            | 133        | 3,376        |
| <b>Total Site Trips</b>     |        | <b>115</b>     | <b>215</b> | <b>332</b>     | <b>254</b> | <b>6,648</b> |

| Land Use Type (ITE Code)    | Size   | A.M. Peak Hour |            | P.M. Peak Hour |            | Daily Trips  |
|-----------------------------|--------|----------------|------------|----------------|------------|--------------|
|                             |        | In             | Out        | In             | Out        |              |
| Single-Family Housing (210) | 347 DU | 61             | 182        | 205            | 121        | 3,272        |
| Retail (821)                | 50 KSF | 54             | 33         | 127            | 133        | 3,376        |
| <b>Total Site Trips</b>     |        | <b>115</b>     | <b>215</b> | <b>332</b>     | <b>254</b> | <b>6,648</b> |

| Land Use Type (ITE Code)    | Size   | A.M. Peak Hour |            | P.M. Peak Hour |            | Daily Trips  |
|-----------------------------|--------|----------------|------------|----------------|------------|--------------|
|                             |        | In             | Out        | In             | Out        |              |
| Single-Family Housing (210) | 347 DU | 61             | 182        | 205            | 121        | 3,272        |
| Retail (821)                | 50 KSF | 54             | 33         | 127            | 133        | 3,376        |
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| Land Use Type (ITE Code)    | Size   | A.M. Peak Hour |            | P.M. Peak Hour |            | Daily Trips  |
|-----------------------------|--------|----------------|------------|----------------|------------|--------------|
|                             |        | In             | Out        | In             | Out        |              |
| Single-Family Housing (210) | 347 DU | 61             | 182        | 205            | 121        | 3,272        |
| Retail (821)                | 50 KSF | 54             | 33         | 127            | 133        | 3,376        |
| <b>Total Site Trips</b>     |        | <b>115</b>     | <b>215</b> | <b>332</b>     | <b>254</b> | <b>6,648</b> |

A traffic study was conducted that compared the existing “no build option” along with the 2040 “build “ option and identified traffic impacts. The Study assumed the Flink Avenue resurfacing project and signal optimization at Flink Ave/MN-95 intersection. It did not include

improvements such as an interchange at I-35/400<sup>th</sup> Street or roundabouts at Flink Avenue/392<sup>nd</sup> Street and Flink Ave/400<sup>th</sup> Street intersections.

The results of the "2040 Build" traffic study are as follows:

| Intersection                                           | A.M. Peak Hour |         | P.M. Peak Hour |         |
|--------------------------------------------------------|----------------|---------|----------------|---------|
|                                                        | LOS            | Delay   | LOS            | Delay   |
| Flink Avenue and North Access                          | A/A            | 5 sec.  | A/A            | 7 sec.  |
| Flink Avenue and South Access                          | A/A            | 6 sec.  | A/A            | 8 sec.  |
| Flink Avenue and Commercial Lot Access                 | A/A            | 4 sec.  | A/A            | 8 sec.  |
| Flink Avenue and 400 <sup>th</sup> Street              | A/A            | 4 sec.  | A/B            | 15 sec. |
| Flink Avenue and 392 <sup>nd</sup> Street              | A/A            | 6 sec.  | A/B            | 13 sec. |
| Flink Avenue and MN-95                                 | C              | 20 sec. | C              | 23 sec. |
| 400 <sup>th</sup> Street and West Access/Meadows North | A/A            | 5 sec.  | A/A            | 7 sec.  |

Most intersections are projected to function at a high level of service, being level of service (LOS) A. The most impacted intersection would be Flink Avenue and MN-95 which is projected to operate at a level C. This is the only intersection that is signal controlled. It should be noted that this intersection operates at a Level of Service B currently.

The Traffic Study conducted for the Meadows North project had anticipated higher overall traffic volumes than what is anticipated in the new Traffic Study. This could be due to less intensive development assumptions (less units in the Meadows North project and no assisted living component) and lower baseline volumes. In the Meadows North Study, it was recommended to add roundabouts at Flink Avenue/392<sup>nd</sup> Street and Flink Ave/400<sup>th</sup> Street intersections and to adjust traffic signal timing at Flink Avenue and MN-95. The roundabout improvements are not currently programmed or planned for future construction.

Here are some itemized conclusions from the Traffic Study:

- There will be six additional full access locations along Flink Avenue and most of the traffic will be from the south.
- Full development of the Meadows Ridge project, including previously approved Meadows North and Larry Beach will maintain LOS A/A for all intersections along Flink with the exception of the Flink Ave/N-95 Street intersection which is projected at a LOS C in 2040.
- Northbound right-turn lanes at the proposed north and south access locations along Flink will provide safety and operational benefits.
- To improve overall safety, it is recommended that Flink Avenue be updated to a 3-lane roadway with a two-way left-turn lane from 392<sup>nd</sup> Street to north residential access.

- Flink Avenue is designated as a Major Collector and is constructed as a 4-lane divided/2-lane undivided roadway with speed limits of 30/55 mph. (Tanger Drive is the dividing line). The projected volumes are consistent for collector roadway systems.

### **Traffic Concerns-Traffic Speeds**

Residents expressed strong concern about the vehicular and pedestrian safety along Flink Avenue, generally relating to the posted speed limits.

The City recently overlaid Flink Avenue (Fall 2024) and included 5' wide gravel shoulder, included a double yellow no passing zone from the river to 412th Street and installed right and left turn lanes at 392nd Street as part of the project to help address safety concerns.

The City placed a speed trailer on Flink Avenue at 400<sup>th</sup> Street and took readings from 10am September 3, 2024 to 9am September 9, 2024. The tracking was from Tuesday morning to Monday morning of the following week. It encompassed most of the first week of school which started on Wednesday September 4<sup>th</sup>.

The speed inventory found the following:

- The posted speed is 55 mph and the average speed was 44 mph.
- The highest speed was 94 mph.
- The 50<sup>th</sup> percentile speed was 50 mph, and the 85<sup>th</sup> percentile was 56 mph.
- 12,747 vehicles were counted and 2500 were over the posted 55 mph speed limit which is 19.6 percent of the total number of vehicles.
- Traffic counts were highest from 9am to 5pm.

Conclusion: The recent speed trailer indicates that almost 20 percent of people using Flink Avenue are above the 55 mph speed limit. The City can choose to set a policy for determining appropriate local road speeds taking into consideration safety, engineering, and traffic analysis and use information such as national urban speed limit guidance and studies and local traffic crashes information. Adoption of a policy and ensuing traffic study may result in a reduction in the posted speed limit. To address speeding, a reduction in the speed limit should be coupled with more enforcement to address residents not compliance with posted speed limits.

Residents also expressed concern over traffic safety which was generally related to concerns about traffic speeds among other reasons. To provide information about traffic safety, the Police Department pulled a call list relating to Flink Avenue. The information is from 2016 to the present. The following reflects the various calls aggregated over each calendar year by accident type:

**Accident Type: Crash-Personal Injury**

| Year | Amount |
|------|--------|
| 2016 | 3      |
| 2017 | 0      |
| 2018 | 1      |
| 2019 | 1      |
| 2020 | 1      |
| 2021 | 2      |
| 2022 | 0      |
| 2023 | 1      |
| 2024 | 2      |

**Accident Type: Crash-Vehicle vs Animal (Deer)**

| Year | Amount |
|------|--------|
| 2016 | 2      |
| 2017 | 1      |
| 2018 | 0      |

|                                     |        |
|-------------------------------------|--------|
| 2019                                | 3      |
| 2020                                | 3      |
| 2021                                | 0      |
| 2022                                | 2      |
| 2023                                | 0      |
| 2024                                | 1      |
| Accident Type: Property Damage Only |        |
| Year                                | Amount |
| 2016                                | 3      |
| 2017                                | 1      |
| 2018                                | 0      |
| 2019                                | 3      |
| 2020                                | 1      |
| 2021                                | 0      |
| 2022                                | 3      |
| 2023                                | 2      |



|                                            |        |
|--------------------------------------------|--------|
| 2024                                       | 3      |
| Accident Type: Hit & Run (not in progress) |        |
| Year                                       | Amount |
| 2016                                       | 0      |
| 2017                                       | 0      |
| 2018                                       | 0      |
| 2019                                       | 1      |
| 2020                                       | 0      |
| 2021                                       | 0      |
| 2022                                       | 3      |
| 2023                                       | 0      |
| 2024                                       | 1      |
| Accident Type: Vehicle off Road            |        |
| Year                                       | Amount |
| 2016                                       | 2      |
| 2017                                       | 1      |

|      |   |                                                                                                                                                                                                                                                                                                                                                                                                          |
|------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2018 | 1 | <b>Noise</b><br><br>Due to the comments raised during the Public Hearing and based upon the EAW, staff directed the developer to conduct a noise study. The EAW response provides some update for the Council's information regarding the findings of the noise study. It appears that the current noise situation on the property, adjacent to I-35, slightly exceeds the PCA standards for daytime and |
| 2019 | 2 |                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2020 | 2 |                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2021 | 1 |                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2022 | 1 |                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2023 | 2 |                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2024 | 0 |                                                                                                                                                                                                                                                                                                                                                                                                          |

nighttime readings. Staff is recommending as part of the project approval that the applicant provide mitigation on site that could reduce the impact of noise from the interstate, which would include an increase in the proposed berm height, increased landscaping, installation of a fence, or a combination of all three. Additionally, staff is recommending that there be information recorded against these properties that the City and State will not be building a sound wall in this location.

### **Contamination and Potential Impacts on Local Wells**

As part of the EAW, the applicant is required to address potential contamination, Hazardous Materials, and Waste. This is Section 13 in the EAW. During the meeting there was a resident who expressed concern about potential contamination and any effects on surrounding wells or the aquifer.

A Phase 1 environmental site assessment was conducted in June 2022 for the entire development site. At that time there was no environmental concerns found on the two properties which comprise the entire development site. Additionally, the developer conducted a historical use analysis to determine whether hazardous substances or petroleum products have been used on the site or adjoining properties. There was no documentation of any pipelines or groundwater contamination within the vicinity of the site.

After development, the site should not pose a risk to neighboring wells or the aquifer as this project will be using the public sewer and water system, reducing the potential interface with existing wells in the area.

## SITE PLAN ISSUES:

### PUD Planning Approval Process

As noted in the staff report, the City allows use of a PUD to “encourage a more creative and efficient development of land and its improvements through preservations of natural features and amenities than is possible under the more restrictive application of the zoning requirements. This section may allow modifications such as non-standard lot sizes, private driveway, reduced rights-of-way and street widths, housing types, zero lot lines and building setbacks.” The applicant is proposing a variety of housing styles and differing lot widths. The variation means different size units and different price points within the community.

The ordinance also notes the purpose of a PUD is to allow a potential mixture of uses, to ensure concentration of open space into more useable areas and preservation of natural resources, to facilitate economical provision of streets and public utilities; to facilitate mixes use development, and /or affordable housing recreational uses and institutional uses, and to allow minimal development of lots zoned RR or R1 located within the Urban Service Area.

The applicant is proposing to meet the lot dimensional requirements of the R-1 and R-1 Shoreland lots in width and area in the northeast. These lots, along with the commercial outlot are not included in the PUD. The remaining areas will be single family residential and there are no attached housing units proposed. The amount of open space that has been proposed for dedication to the City is 16.98 acres located within six different outlots. Many of the outlots contain some ponding but also include additional open space which includes an internal trail and sidewalk system that will connect to sidewalks outside of the neighborhood. Outlot A is a 1.17 acre parcel and will be part of a larger park associated with Chain Lake.

Approval of a PUD is through a Conditional Use Permit and the City shall find the following standards are met:

1. The planned unit development is consistent with the comprehensive plan of the city.

*The Comprehensive Plan designates the majority of the site as Residential with 79.2 acres of LUR-1 Single-Family Residential and 28.6 acres designated LUR-2 Medium Density Residential. The remainder of the site is currently designed (11.2 acres) as commercial. The applicant is requesting the commercial area be reduced to a 5.27 acres with the remaining 5.7 acres be designed to LUR-2 Medium-Density Residential. Due to the proposed densities proposed, there is no need to rezone the approximate 40 acres on the east to Medium Density Residential.*

2. The planned unit development is an effective and unified treatment of the development possibilities on the project site and the development plan provides for the preservation or creation of unique amenities such as natural streams, stream banks, wooded cover, rough terrain, manmade landforms or landscaping and similar areas.

*The Meadows Ridge project reflects a wholistic approach to development of two adjoining parcels. The development pattern permits a variety of differing lot sizes and housing styles which allows for different price points within the same neighborhood. The plan illustrates larger lots within the shoreland area and within the north central portion of the site. Smaller lots are located adjacent to the commercial site and along I-35. The combining of the two properties permits clearer internal circulation patterns and provides the opportunity to create an internal trail and sidewalk system that links the two sides of the project.*

3. The planned unit development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site.

*The site will be an urbanized development while the property surrounding the site is currently rural. Therefore, larger lots are located both to the north and southeast. It is anticipated that redevelopment, particularly in the south may occur over time and the ability for a public road extension has been provided from this project for future access and internal circulation. Similarly there is a roadway that can be extended to the north should future development occur.*

4. The tract under consideration is under single ownership or control.

*The project is comprised of two lots that are under single control.*

5. The tract is at least ten acres in size unless the applicant can show that a PUD of less acreage meets the standards and purposed of the comprehensive plan and preserves the health, safety and welfare of the citizens of the city and that all of the following conditions exist:

1. The proposal better adapts itself to the physical and aesthetic setting of the site and with the surrounding land uses than could be developed using strict standards and land uses allowed within the underlying zoning district.
2. The proposal would benefit the area surrounding the project to greater degree than development allowed within the underlying zoning district(s).
3. The proposal would provide mixed land use and/or site design flexibilities while enhancing site or building aesthetics to achieve an overall, workable higher quality of development than would otherwise occur in the underlying zoning district.
4. The proposal would ensure the concentration of open space into more workable or useable areas and would preserve the natural resources of the site than would otherwise occur in the underlying zoning district.

*Development of the site under the R-1 and R-2 zoning would result in less versatility in the housing opportunities provided by the project both from a structure and price standpoint. The need to meet strict ordinance standards, without the PUD, would most likely result in platting of drainage areas to increase lot sizes and meet other ordinance dimensional standards without necessarily increasing the usable space on individual lots. This is often not beneficial for the city as providing ownership of public easement areas,*

*particularly drainage areas, may lead to encroachment into areas designed for drainage purposes or preservation and open space.*

6. A minimum of 15 percent of the project area is preserved for open space. It may be determined that portions of this open space will be dedicated to the city for general public recreation or open space purposes. This will not be credited towards the park dedication requirements.

*The applicant meets the 15 % open space requirement and has provided additional recreational amenities by installation of an internal trails system that links into roadway sidewalks and dedication of some designated park land.*

### **Comprehensive Plan Amendment and Project density**

The applicant is requesting a Comprehensive Plan Amendment for a portion of the commercial site to be reguided to medium-density residential. It has been indicated by the applicant that there may be too much commercial currently designated at 11.2 acres and they are proposing 5.27 acres for commercial development. The amount of developable land may be slightly less due to some existing soil conditions but there should be enough land designated commercial for a smaller convenience commercial project.

The applicant had also initially indicated they were requesting reguiding of the eastern site to LUR-2 Medium Density Residential. This was also discussed with the Commission and during the public hearing for the EAW at the Council meeting. However, the eastern portion of the site does not need to be reguided as the density on the east side is 3.65 units per acre (145 units/39.68 acres) The density range for LUR-1 Single-Family Residential is 1-4 units per acre with this being at the top end of the low-density range. Further, the entire site is 119 acres, including the currently 11.2 acres of designated commercial. With the change from commercial to residential, the amount of residential development would be 113.73 acres of residential with 336 residential units for an overall project density of 2.95 acres; also, consistent with the low-density residential range. As the Council is aware, the property on the west side of Flink contains both low and medium density residential property and therefore the 2.95 units/acre would be consistent with the comprehensive plan designations for that portion of the site.

### **Housing style and type:**

During the EAW public hearing residents questioned what type of housing could be located on smaller lots, like those proposed that are 42' in width. The applicant has provided renderings which indicate the type of house proposed throughout the project. The Council could review residences built within Meadows North in North Branch, or houses constructed in Cambridge Cove, Cambridge MN to see housing styles similar to what is expected for the project. Attached are images of home styles.

The City of North Branch Comprehensive Plan has identified a goal of providing a full range of housing choice that meet residents needs at every stage of their lives.

The Meadows Ridge project construction will be phased over several years depending upon market and demand. Given that some house construction may not occur until 2030, it is difficult to state exactly what housing styles will be constructed. On the other hand, the applicant intends that new housing styles could evolve that are similar to the renderings provided since any changes would be incremental to maintain the character of the neighborhood.

Along with the similar housing styles in Meadows North, there are also similarly sized lots in Meadows North. The lots along Fawn Avenue, in the north, near 399<sup>th</sup> Street also have lot widths in the 40' range with lot sizes down to .12 acres (5,227 sq ft).

The 42' wide lots will have homes that range in size from 1,100 square feet to 1,623 square feet and at present range in price from \$310k to \$395k for the larger units with basements. Other pictures show housing for the larger lots, some of which will have 3-car garages. The house styles also vary depending upon the lot and may be slab on grade, lookouts or walkouts. At present, the larger lot products would sell in the range of \$320,000-\$450,000 depending upon the lot, residence style and size, and garage size. Pricing will change when housing in this project would become available given the time gap from approval to sale. The sale price information is provided so the public and Council can see that the developed lots will be consistent with other new development in the community and are not cheaper or marginal given the size of some of the proposed smaller lots.

#### **Fencing and Landscaping:**

Existing residents expressed concern about encroachment into their properties upon development on the Meadows Ridge site. The area to the north is developed with rural residential lots surrounded by HOA owned lands. Within the HOA property there is an ATV trail that is immediately adjacent to the north property line of the Meadows Ridge site, and based upon the aerial, may be partially on the applicants property. Staff has discussed the idea of fencing a portion of the northeast lot line, to provide separation between the two neighborhoods and delineate the lot line. The applicant is open to providing a fence, or additional landscaping that would also provide a buffer between the two areas, and would like feedback from the Council whether they have a preference on which mitigation solution would be preferable. At this time, staff is recommending as a condition of approval installation of an opaque fence along the entire northeast border and more landscaping to be located along the northwest lot line. The Council should modify those recommended conditions if there is not support for the requests.

#### **School district population:**

During the EAW discussion there were several members of the public that expressed concern about the capacity of the locals schools and the impact of additional families on the class size and school services. The City does have conversations with the School District so they are aware of development approvals and the number of units anticipated. It should also be noted that this

project will be phased over several years, as much as 8 years, which means there would be incremental increases to the school population caused by this project rather than an influx at one time.

**Requested Action:**

Motion to approve the following resolutions and ordinances relating to the Meadows Ridge development:

Resolution R-114-2024 Comprehensive Plan Amendment LUB to LUR-2 and LUR-2 to LUB

Ordinance 390-2024 Rezoning – BN to R2 and R2 to BN

Resolution R-116 Meadows Ridge Planned Unit Development Conditional Use Permit

Resolution R-117-2024 Meadows Ridge Preliminary Plat

>

**Voting Requirements:**

**Voting Options**                      **Simple Majority**

### **Recommended Planning Commission Action**

Motion to recommend to the City Council approval of the Comprehensive Plan Land Use Map Amendment as proposed by LGI Homes – Minnesota for the Meadows Ridge Subdivision, with conditions typical to Preliminary Plat approvals and the following added conditions:

1. The Developer shall work with the Engineer to address any Engineering concerns or revisions; and,
2. The Developer shall work with the Planner to address any Planning concerns or revisions listed in the Planning Review Memo dated June 19, 2024; and,
3. The Developer shall address any comments received on the Environmental Assessment Worksheet (EAW); and,
4. The Developer and City shall partner on an in-depth study to develop a Transportation Plan Study for required transportation improvements to Flink Avenue and 400<sup>th</sup> Streets, the cost for such improvements, and cost-responsibility for those improvements as required by the Development; the Developer and City shall develop a scope of services and cost-share agreement prior to Final Plat approval of Phase 1 of the Development; and,
5. The Developer, at its own expense, will be responsible for constructing the required improvements to Flink Avenue and 400<sup>th</sup> Street with future phases of the Meadows Ridge Development as to be described in the Master Development Agreement and agreed with future Subdivision Agreements. Construction of those improvements shall be required with each applicable future phase of the Development, which shall be outlined in each subsequent Subdivision Agreement for each future phase. If agreed by the City, the Developer may pay to the City the lump sum of those identified Development-specific construction costs, as identified by the Transportation Plan Study; and,
6. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

### **Overview / Background**

LGI Homes – Minnesota (Developer) attended the September 12, 2023 City Council meeting to review the Concept Plan for its proposed Meadows Ridge residential subdivision (Development). The subdivision represents the continuation of the next phase of the Developer's ongoing home construction plans in the northwest corner of the City. Meadows Ridge is to the north of the Meadows North and Meadows North Townhomes developments, and specifically located on the northwest corner of Flink Avenue-400<sup>th</sup> Street intersection.

The Developer met with the City Council as the development requires a Comprehensive Plan slight adjustment to the 2018 Comprehensive Plan Land Use Map for that area. The Land Uses will remain the same post-approval – Low Density Residential, Medium Density Residential and Business (or Commercial) – but smaller Low Density Residential and Business areas and a larger Medium Density Residential footprint. However, all residential units are planned as detached single-family residential. Although no vote was taken, the City Council generally responded in support of the development and proposed Comprehensive Plan amendment.

The Developer has since submitted applications, seeking approval to an amendment to the Comprehensive Plan Land Use Map, rezoning of the Medium Density Residential areas to Planned Unit Development, and Preliminary Plat. The Developer has also completed a required Environmental Assessment Worksheet (EAW), which State Statute requires as the subdivision has



more than 250 unattached units. The Development proposes 342 unattached residential units. A portion of the Development does fall within the Chain Lake Shoreland Overlay District.

### **Issue(s) to Consider**

1. Land Use and Zoning
2. Development Plan
3. Plat Standards
4. Environmental Assessment Worksheet / Transportation Plan

### **Analysis of Issue(s)**

#### **1. Land Use & Zoning**

The Subject Property currently has a mix of land use classifications: **Low Density Residential, Medium Density Residential and Business**, per the 2018 Comprehensive Plan. The corresponding zoning is: **R-1 – Single-Family Residential, R2 – Medium Density Residential and B - Business**. The northwest area of the development site falls within the City's Shoreland Overlay District for Chain Lake, which requires an additional sub-set of zoning standards. The Developer is seeking to follow the zoning standards for **R-1 and R-1 Shoreland** rules for lots within the shoreland zone, and rezone the **Medium Density** areas to **Planned Unit Development (PUD)**.

*Land Use and Zoning standards are satisfied, pending approval of the Comprehensive Plan amendment and rezoning to Planned Unit Development.*

#### **1. Development Plan**

The Developer is proposing a total of 342 residential units on 119.24 acres. The development plan shows all single-family home lots on varying sizes. Officially, approximately 83 of the units are considered detached townhome units with the remaining (259) as more traditional single-family lots. The overall Development Plan currently has a gross density of 2.87 units per acre. The Comprehensive Plan requires a net residential density for Low Density Residential areas between 2.0 and 4.0 units per acre, and no more than 6.0 units per acre for Medium Density Residential areas. Thus, the development density is within the target ranges.

All of the detached townhome product would be located adjacent to 400<sup>th</sup> Street. The entire 40 acres on the east side of Flink Avenue and next to Interstate 35 is shown as single-family homes on smaller lots. The Developer is proposing a four (4) phase build out plan, with hopes of commencing public improvements yet this fall (2024).

As noted above, the Developer is proposing to amend the 2018 Comprehensive Plan to reduce the amount of land guided as Business on the northwest corner of 400<sup>th</sup> Street and Flink Avenue. The land along 400<sup>th</sup> Street from Interstate 35 to Flink Avenue was planned as a potential commercial node, assuming a future interchange at 400<sup>th</sup> and I-35. Staff has supported this amendment, noting there is sufficient land to accommodate commercial development between I-35 and the 400<sup>th</sup>-Flink intersection. The 40-acre parcel between Flink Avenue and I-35 is proposed

to change to Medium Density Residential. This would conform to transitional zoning practices with more dense residential development located adjacent to busier roadways.

Planned Unit Development (PUD) zoning and Shoreland Overlay District both require land to be set aside as open space. PUD areas require 15% of the land to be set aside as open space; shoreland areas require 50%. The latter is necessary to ensure protection of the lake (and streams). Based on those percentages and total acres for each area, the open space requirement for Meadows Ridge is as stated in the table, which exceeds minimum standards.

|                     | PUD   | Shoreland | Totals |
|---------------------|-------|-----------|--------|
| Total Acres         | 62.47 | 15.46     | 77.93  |
| Open Space Required | 15%   | 50%       |        |
| Open Space Acres    | 9.37  | 7.73      | 17.10  |
| Open Space Provided | 9.65  | 7.75      | 17.40  |

The far northwestern outlot is proposed as a future, smaller neighborhood park for the development, giving the area two (2) parks – this one and Meadows North Park off 399<sup>th</sup> Street. As part of the PUD request, City staff also worked with the Developer to improve the walkability of the development by increasing pedestrian areas using typical sidewalks along City streets, per City policy, and an enhanced the trail system.

The PTOS Commission recommended approval of the Meadows Ridge preliminary layout and recommended the acceptance of cash for units above the park credit utilization area. The current plan shows there would be 60 units over at full buildout.

#### Lot Coverage

The Stormwater Management Plan determined the Development will create 38.33 acres of new impervious surfaces, resulting in a total lot coverage of 32.15%. Residential standards limit lot coverage to not more than 50% of the development area and each lot individually.

***Lot Coverage standards are satisfied.***

#### Home Types & Lot Sizes

The Developer is proposing a mix of lookout (55), walkout (21) and slab-on-grade (266) home sites. The City does not have specific material standards for single-family residential developments. The Development plan shows the smallest residential lot as 4,667 square feet; the largest as 19,660 square feet.

#### Landscape Plan & Tree Preservation/Replacement

The City does not presently require a tree inventory and identification of significant trees and total trees to be removed due to development. The Developer did identify 6.82 acres of total tree areas, with 1.02 acres of trees to be saved. City Code §66-974 does require a minimum of one

(1) tree per dwelling unit; ornament trees do not count toward this. The Developer is a mix of deciduous and evergreen trees total 796; 342 trees are required.

***Landscape requirements are satisfied.***

#### Parking Requirements

City Code §125-86 requires a minimum of two (2) parking spaces per dwelling unit, each of which are enclosed in the attached garages. All roadways through the Development are public streets, which are designed to standard street widths and rights of way, per the City's engineering and design standards. There are no required or proposed parking restrictions on the City streets at this time.

***Parking requirements are satisfied.***

#### Street Names

The plans denote proposed street names. City staff will review and confer prior to final plat approval.

#### Utility & Stormwater Management Design

The Developer and City Engineer are working on revisions to civil plans.

#### Phasing Plan

The Developer is proposing the following four (4) phase build out plan.

|         | R-1* | PUD | Total |
|---------|------|-----|-------|
| Phase 1 | 7    | 108 | 115   |
| Phase 2 | 11   | 71  | 82    |
| Phase 3 | 27   | 50  | 77    |
| Phase 4 | 21   | 47  | 68    |
| Totals  | 66   | 276 | 342   |

*\* R-1 equals lots constructed in the straight R-1 zoning and R-1 Shoreland areas.*

### 1. **Plat Standards**

As noted above, the Developer is proposing to meet **R1** and **R1 Shoreland** dimensional standards for those lots zoned as such. The **PUD** zoning areas will follow the proposed dimensional standards for those areas as stated. PUD areas must still conform to the Comprehensive Plan for its underlying Land Use designation, but they are distinct zoning districts with lot standards created specifically for the development. Areas zoned to PUD will be done via Ordinance.

| Lot      |          |         | Setbacks |         |           |         |           |
|----------|----------|---------|----------|---------|-----------|---------|-----------|
| Width/ft | Depth/ft | Area/sf | Front/fs | Side/ft | Street/ft | Rear/ft | Height/ft |

|                 |    |     |        |    |   |    |    |    |
|-----------------|----|-----|--------|----|---|----|----|----|
| R1              | 80 | 100 | 12,000 | 30 | 6 | 30 | 30 | 35 |
| R1<br>Shoreland | 75 |     | 15,000 | 30 | 6 | 30 | 30 | 35 |
| PUD 1           |    |     | 4,667  | 25 | 6 | 20 | 50 | 35 |
| PUD 2           |    |     | 4,667  | 25 | 6 | 20 | 30 | 35 |

As it relates to the above table, R1 Shoreland zoning does not specify a minimum lot depth, only minimum width and area; setbacks are the same as straight R1 zoning. The PUD lots are proposed to have variable lot widths, including 42 feet, 47 feet, 52 feet and 62 feet wide. The setbacks also vary depending on location, with the only noted difference with rear yard setbacks – 50 feet vs. 30 feet. The larger, 50-foot rear yard setback is required for lots adjacent to I-35, Flink Avenue and 400<sup>th</sup> Street. These standards may change with the future results of the traffic study. If the results of that study show more right-of-way is necessary, the rear yard setbacks on Flink and 400<sup>th</sup> Street may need to be amended. The smaller, 30-foot rear yard are for lots internal to the Development area.

The purpose with PUD zoning is to grant Developers flexibility of design with their development plans, so as work their plan on land that may be difficult for straight zoning (i.e. topography or other physical constraints), or to meet certain City standards (i.e. density, open space requirements, etc.), or they are looking to create a variety of housing options within their development area. The public gets greater benefits with PUDs through enhanced open space, parks, improved pedestrian access, etc. Because this Development had two (2) open space requirements – PUD (15%) and Shoreland (50%) – the Developer needed some flexibility as to lot sizes to be able to account for the additional open space.

*Plat standards are satisfied, pending approval of the Planned Unit Development (PUD) rezoning.*

## 1. **Environmental Assessment Worksheet / Transportation Study**

As noted above, the size of the Development triggers the need for the Developer to complete an Environmental Assessment Worksheet (EAW). City staff have met with the Developer's team to review and provide comment on the EAW. In addition to the typical environmental review related to impacts caused by the Development, the topic of greatest interest to City staff were the results of the traffic analysis and any recommendations presented for consideration. Based on the traffic analysis, the following improvement considerations were identified:

- Consider reconstructing Flink Avenue from a 2-lane undivided to a 3-lane roadway with a two-way left-turn lane as part of the future roundabout construction projects at the Flink Avenue/400<sup>th</sup> Street and Flink Avenue/392<sup>nd</sup> Street intersections. As part of the reconstruction project, shoulders and pedestrian/bicycle facilities should also be considered.
- While not needed from an operational perspective, a right-turn lanes at the proposed access locations could also be considered to provide safety and operational benefits.

It has been previously understood that the long-range needs of Flink Avenue from Highway 95 north would require a 3-lane road section, coupled with a roundabout at 400<sup>th</sup> Street and likely a second roundabout at 392<sup>nd</sup> Street. The question is whether this Development causes the need for that improvement or if the Development contributes to the need – the latter of which is more

likely. However, it is agreed by City staff and Developer that the Development does cause the need for improvements to Flink Avenue and 400<sup>th</sup> Street. The Preliminary Plat, does identify a right turn lane into the Development off 400<sup>th</sup> Street on to the extension of Fallbrook Avenue to the north. That is a Development expense. However, the development plan does not currently show any other improvements – yet.

Determining those improvements, the cost for those improvements, and who is financially responsible will take greater effort and additional study. As Phase 1 does include a the right turn lane (north) into the Development, and as Phase 1 does not immediately require access onto Flink Avenue, it can be determined that no other roadway enhancements are required at this time. However, City staff concur we do need to define the work, costs and cost-share, and that should not hold up the development, but such requirements need to be outlined as conditions of approval, as well as defined in the Master Development Agreement.

Thus, City staff are recommending the following conditions to be added to the recommendation of Preliminary Plat approval.

1. The Developer and City shall partner on an in-depth study to develop a Transportation Plan for required transportation improvements to Flink Avenue and 400<sup>th</sup> Streets, the cost for such improvements, and cost-responsibility for those improvements as required by the Development; the Developer and City shall develop a scope of services and cost-share agreement prior to Final Plat approval of Phase 1 of the Development; and,
2. The Developer, at its own expense, will be responsible for constructing the required improvements to Flink Avenue and 400<sup>th</sup> Street with future phases of the Meadows Ridge Development as to be described in the Master Development Agreement and agreed with future Subdivision Agreements. Construction of those improvements shall be required with each applicable future phase of the Development, which shall be outlined in each subsequent Subdivision Agreement for each future phase. If agreed by the City, the Developer may pay to the City the lump sum of those identified Development-specific construction costs, as identified by the Transportation Plan and Feasibility Study.

In summary, these two (2) recommendations require the Developer to help fund the further planning and also allows for any required improvements to be deferred to a future date when the construction of new homes requires roadway improvements to mitigate the impact of development. These strategies are not an uncommon approach. Although the City could withhold approval of the Preliminary Plat until those items are resolved, City staff feel the added conditions of approval and stipulations in the Master Development Agreement and future subsequent Subdivision Agreements will still obligate the Developer and protect the City.

Note: The full EAW is 619 pages and can be made available upon request.

### **Staff Recommendation**

City staff recommend approval of the Comprehensive Plan amendment, rezoning to Planned Unit Development and Preliminary Plat for Meadows Ridge.

### **Recommended Planning Commission Action**

Motion to recommend to the City Council approval of the Comprehensive Plan Land Use Map Amendment as proposed by LGI Homes – Minnesota for the Meadows Ridge Subdivision, with conditions typical to Preliminary Plat approvals and the following added conditions:

1. The Developer shall work with the Engineer to address any Engineering concerns or revisions; and,
2. The Developer shall work with the Planner to address any Planning concerns or revisions listed in the Planning Review Memo dated June 19, 2024; and,
3. The Developer shall address any comments received on the Environmental Assessment Worksheet (EAW); and,
4. The Developer and City shall partner on an in-depth study to develop a Transportation Plan Study for required transportation improvements to Flink Avenue and 400<sup>th</sup> Streets, the cost for such improvements, and cost-responsibility for those improvements as required by the Development; the Developer and City shall develop a scope of services and cost-share agreement prior to Final Plat approval of Phase 1 of the Development; and,
5. The Developer, at its own expense, will be responsible for constructing the required improvements to Flink Avenue and 400<sup>th</sup> Street with future phases of the Meadows Ridge Development as to be described in the Master Development Agreement and agreed with future Subdivision Agreements. Construction of those improvements shall be required with each applicable future phase of the Development, which shall be outlined in each subsequent Subdivision Agreement for each future phase. If agreed by the City, the Developer may pay to the City the lump sum of those identified Development-specific construction costs, as identified by the Transportation Plan Study; and,
6. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.











**Prepared By: Kim Lindquist, Director, Community Planning & Econ. Dev, Nathan Sondrol, Community Development Director**

**Presenter: Nathan Sondrol, Community Development Director, Kim Lindquist, Director, Community Planning & Econ. Dev**

**Date: 11/21/2024**

**Board & Commission: City Council**

**Subject: Resolution R-114-2024 Meadows Ridge Comprehensive Plan Amendment**

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Approval of Resolution R-114-2024 amending the Comprehensive Plan Amendment for the Meadows Ridge development

**Voting Requirements:**

**Voting Options          Simple Majority**

**STATE OF MINNESOTA**

**COUNTY OF CHISAGO**

**CITY OF NORTH BRANCH**

**CITY COUNCIL RESOLUTION NO. R-114-2024**

**A RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO AMEND THE LAND USE DESIGNATION ON 5.7 ACRES FROM LUB - BUSINESS TO LUR-2 MEDIUM DENSITY RESIDENTIAL AND LUR-2 MEDIUM DENSITY RESIDENTIAL TO LU-B BUSINESS FOR LGI HOMES MINNESOTA, LLC**

**WHEREAS**, LGI Homes Minnesota, LLC (“Applicant”) has submitted an application for a Comprehensive Plan Amendment to amend the existing land use of Commercial to Medium Density Residential for a 5.93 acre site within the City of North Branch, Minnesota; and

**WHEREAS**, the property is being reguided from LU-B Business to LUR-2 Medium Density Residential and LUR-2 Medium Density Residential to LU-B Business as shown in Exhibit A:

**WHEREAS**, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on July 9, 2024, and has recommended approval to the City Council; and

**WHEREAS**, the City Council for the City of North Branch has considered the Planning Commission’s recommendation at its November 26, 2024, City Council Meeting;

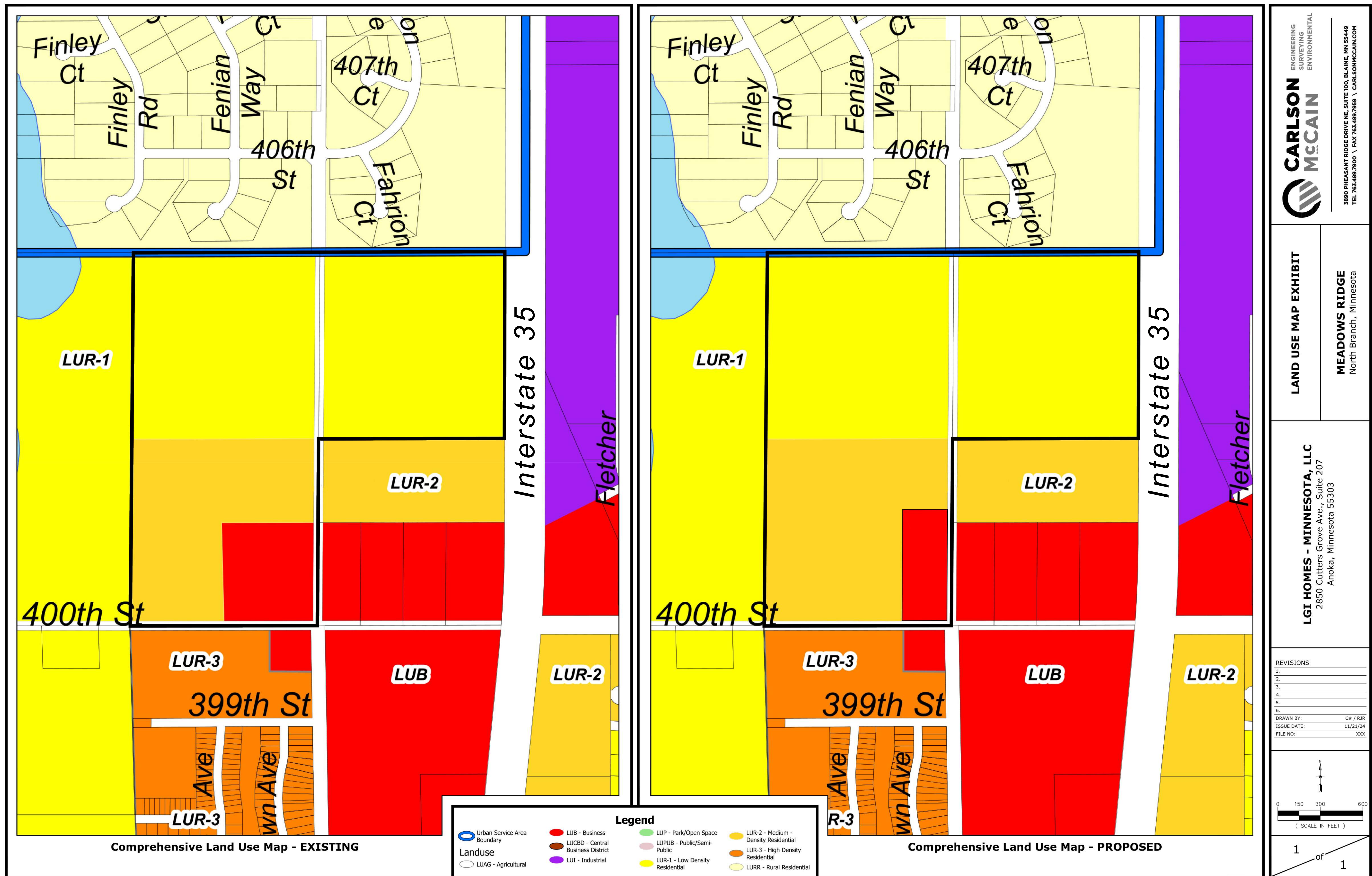
**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH BRANCH, MINNESOTA;**

that it does hereby approve the request of the Applicant for a reguiding of the Comprehensive Land Use designation for the 5.7 acre site from LUB - Business to LUR-2 Medium Density Residential based upon the following findings pursuant to MN Statute and North Branch Zoning Ordinance. The City Council’s approval is based upon the following findings:

1. The Comprehensive Plan amendment will not impair the supply of light and air to adjacent properties.
2. The Comprehensive Plan amendment will not depreciate the surrounding area.
3. The Comprehensive Plan amendment will not place an undue financial burden on the city.
4. The Comprehensive Plan amendment will not increase the congestion in the public right -of-way.
5. The Comprehensive Plan amendment is consistent with the spirit and intent of the zoning ordinance section for plan amendments.



## Exhibit A







**Prepared By: Kim Lindquist, Director, Community Planning & Econ. Dev, Nathan Sondrol, Community Development Director**

**Presenter: Nathan Sondrol, Community Development Director**

**Date: 11/21/2024**

**Board & Commission: City Council**

**Subject: Ordinance 390-2024 - Meadows Ridge Rezoning**

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Approval of Ordinance Amendment 390-2024 - Meadows Ridge Rezoning BN - Business Neighborhood to R2 - Medium-Density Residential and R2 - Medium Density Residential to BN - Business referring to the Meadows Ridge development memo

**Voting Requirements:**

**Voting Options          Simple Majority**

**STATE OF MINNESOTA**

**COUNTY OF CHISAGO**

**CITY OF NORTH BRANCH**

**ORDINANCE NO. 390-24**

**THE CITY COUNCIL OF THE CITY OF NORTH BRANCH DOES ORDAIN THAT**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF NORTH BRANCH**

**SECTION #1: Rezoning B Business to R-2 Medium Density Residential and R-2 Medium Density Residential to B Business**

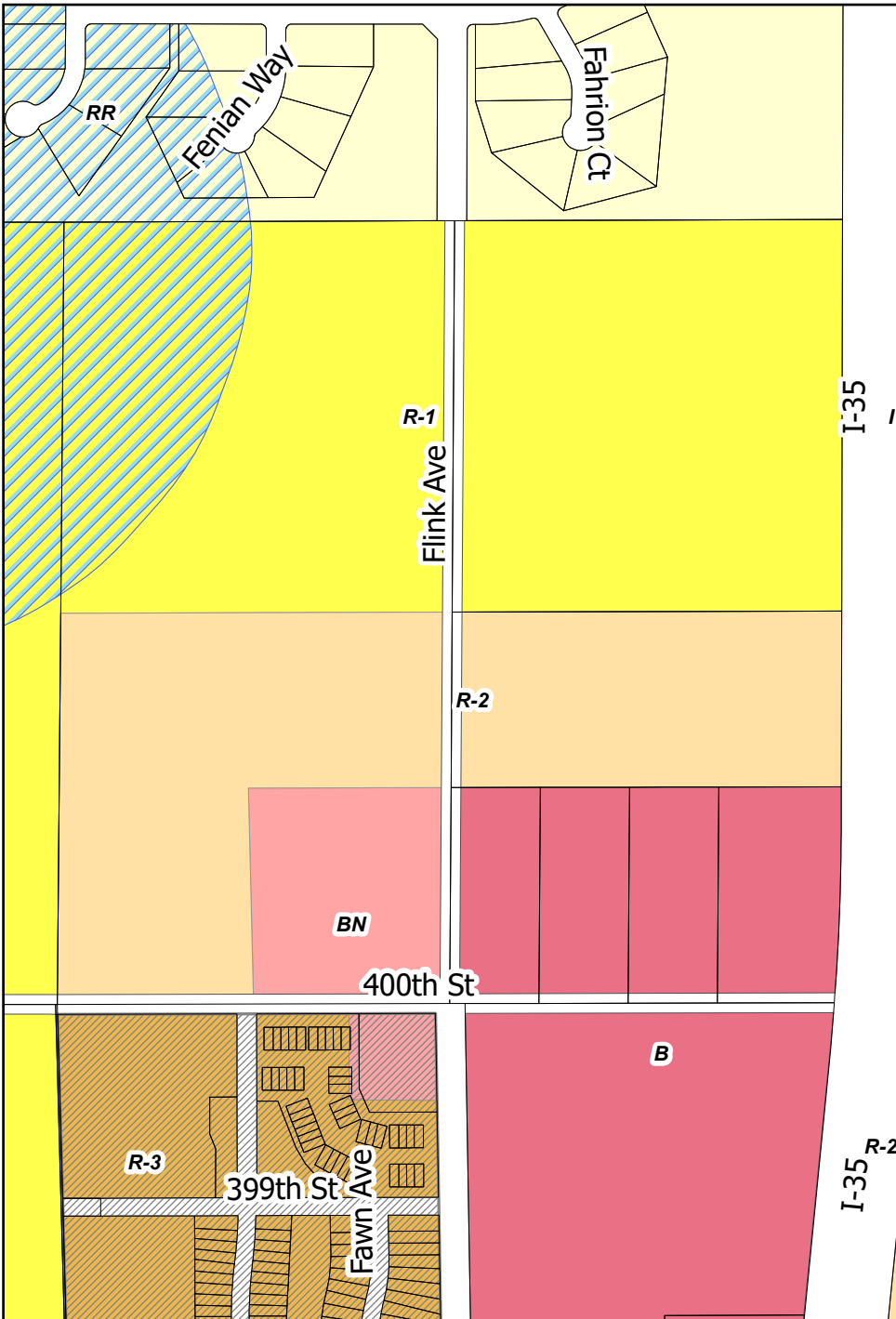
The official zoning map of the City of North Branch is hereby amended as follows:

The Subject Property depicted in Exhibit A is hereby rezoned from BN - Business Neighborhood to R2 - Medium Density Residential and from R2-Medium Density Residential to BN - Business Neighborhood. The rezoning is consistent with the amended Land Use Plan guiding of the Subject Properties.

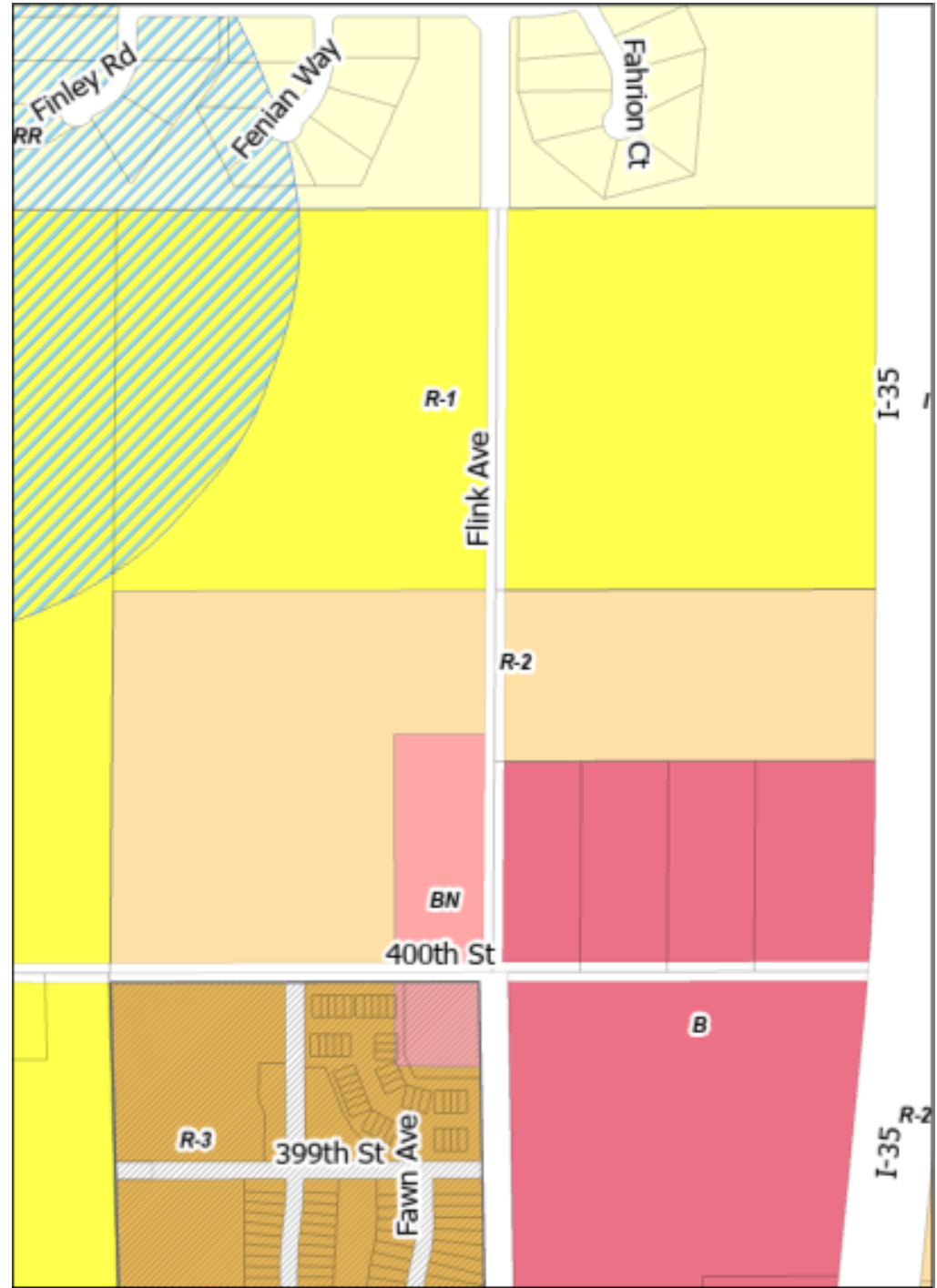
**SECTION #2: Effective Date**

The City Clerk is hereby directed to revise the Official Zoning Map consistent with this ordinance.

This ordinance shall take effect following its passage and publication.



Existing



Proposed

# Exhibit A



**Prepared By: Kim Lindquist, Director, Community Planning & Econ. Dev, Nathan Sondrol, Community Development Director**

**Presenter: Nathan Sondrol, Community Development Director, Kim Lindquist, Director, Community Planning & Econ. Dev**

**Date: 11/21/2024**

**Board & Commission: City Council**

**Subject: Resolution - R-116-2024 - Meadows Ridge Conditional Use Permit - Planned Unit Development**

---

Approving Resolution R-116-2024 to approve Conditional Use Permit for a Planned Unit Development for the Meadows Ridge development

**Voting Requirements:**

**Voting Options          Simple Majority**

**STATE OF MINNESOTA**

**COUNTY OF CHISAGO**

**CITY OF NORTH BRANCH**

**CITY COUNCIL RESOLUTION NO. R-116-2024**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT FOR LGI HOMES MINNESOTA, LLC**

**WHEREAS**, LGI Homes Minnesota, LLC (“Applicant”) has submitted an application for a Conditional Use Permit for a Planning Unit Development for the Meadows Ridge in the City of North Branch, Minnesota; and

**WHEREAS**, the location is as shown in Exhibit A; and

**WHEREAS**, the Planning Commission has considered the Applicant’s request at a duly noticed Public Hearing which took place on July 9, 2024, and has recommended approval to the City Council; and

**WHEREAS**, the City Council for the City of North Branch has considered the Planning Commission’s recommendation at its November 26, 2024, City Council Meeting;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTH BRANCH, MINNESOTA, that it does hereby approve the request of the Applicant for a Conditional Use Permit for a Planning Unit Development, based upon the following findings pursuant to MN Statute and North Branch Zoning Ordinance. The City Council’s approval is based upon the following findings:

1. The proposed CUP/PUD is consistent with the City’s Comprehensive Plan.
2. The proposed CUP/PUD is an effective and unified treatment of the development possibilities on the project site and provides for preservation and creation of unique amenities.
3. The proposed CUP/PUD can be developed to harmonize with any existing and proposed development in the areas surrounding the project site.
4. The proposed CUP/PUD is under single ownership or control and at least ten acres in size.
5. The proposed CUP/PUD contains a minimum of 15% of the project area preserved as open space.

BE IT FURTHER RESOLVED, that the following conditions of the Conditional Use Permit shall be met:

1. The Developer and City shall partner on an in-depth study to develop a Transportation Plan Study for required transportation improvements to Flink Avenue and 400<sup>th</sup> Streets, the cost for such improvements, and cost-responsibility for those improvements as required by the Development; the Developer and City shall develop a scope of services and cost-share agreement prior to Final Plat approval of Phase 1 of the Development; and,
2. The Developer, at its own expense, will be responsible for constructing the required



improvements to Flink Avenue and 400<sup>th</sup> Street with future phases of the Meadows Ridge Development as to be described in the Master Development Agreement and agreed with future Subdivision Agreements. Construction of those improvements shall be required with each applicable future phase of the Development, which shall be outlined in each subsequent Subdivision Agreement for each future phase. If agreed by the City, the Developer may pay to the City the lump sum of those identified Development-specific construction costs, as identified by the Transportation Plan Study.

3. The applicant will submit final grading and drainage plans for final City Engineer and Public works and obtain city approval prior to issuance of a grading permit.
  4. The applicant shall submit final utility plans for each phase of development prior to commencement of any utility installation activity subject to city staff review and approval.
  5. The applicant is responsible for all required permitting associated with site grading, utility installation and building construction prior to commencement of any specific activity occurring.
  6. The applicant dedicate Outlots A, B C E, F, G to the City prior to issuance of a building permit within the associated development phase.
  7. The applicant shall submit park dedication fee for the development at the time of exceeding the approved number of credits approved through the park credit utilization agreement from the Meadows North developments to the city prior to release of the corresponding final plat for recording.
  8. The applicant shall submit a final plat for approval within 1 year of the preliminary plat approval or receive an extension approved by the City Council.
  9. The applicant submit a Letter of Credit or cash for 125% of the utility installation cost, the site grading cost and the proposed landscaping that will be required prior to initiation of each phase of construction.
10. Title work for the Plat shall be provided to and conform to any requirements resulting from City staff and the City Attorney's review of the title work and plat opinion.
11. Owner shall enter into and execute a Development Agreement with the City governing the Development in conjunction with City approvals of which said Development Agreement shall outline the terms and conditions and financial obligations of the Owner for the Development as stated below.
12. Owner shall pay to the City all applicable fees and expenses incurred by the City as related to the Development.
13. Except as otherwise expressly authorized by City resolution or ordinance, all aspects of the Development shall comply with all applicable state laws and city codes, ordinance, and regulations.
14. The applicant is required to obtain site plan approval for the commercial site prior to construction. A sign indicating this is a commercial site shall be posted on the site to notify future property owners in the neighborhood.
15. The applicant shall install a sign at each of the deadend roads indicating that the road is intended to be extended for future development.
16. Access to the commercial site is restricted to one curbcut from Flink and one from 400<sup>th</sup> Street.
17. The applicant shall dedicate standard drainage and utility easement on each residential

lot and over all public stormwater ponds and designated wetlands.

18. The applicant shall install an opaque fence along the northeast property line including Outlot G, Lots 1-15, Block 10, and Lot 1, Block 11 prior to receiving a certificate of occupancy for any of the listed lots.

19. The applicant shall install temporary turn-arounds each end of Street G2, which will be removed at the applicants expense upon extension of the road to the north or to the south. The applicant may make a cash deposit that will be held by the City for removal of and restoration of the turn-around area prior to final plat approval of the last project phase.

20. The applicant shall provide mitigation on site to reduce the impact of noise from the interstate, which would include an increase in the proposed berm height, increased landscaping, installation of a fence, or a combination of all three along the eastern property line (lots 1-30, Block 11). The revised plans are subject to City staff review and approval prior to receiving any permits for the Block 11 properties.

21. The applicant will record against the title for all lots along the eastern property line, lots 1-30, Block 11 that the City, County and State will not install a sound wall along I-35 in this area.

22. The applicant increase the number of trees to two (2) within the rear yards of properties adjacent to the future commercial site; Lots 15-30 Block 3.

23. The required setbacks for the residential units are:

|                                                                                                                      | Lot      |          | Area/sf | Setbacks |         |           |         |           |
|----------------------------------------------------------------------------------------------------------------------|----------|----------|---------|----------|---------|-----------|---------|-----------|
|                                                                                                                      | Width/ft | Depth/ft |         | Front/fs | Side/ft | Street/ft | Rear/ft | Height/ft |
| R1                                                                                                                   | 80       | 100      | 12,000  | 30       | 6       | 30        | 30      | 35        |
| R1<br>Shoreland                                                                                                      | 75       |          | 15,000  | 30       | 6       | 30        | 30      | 35        |
| Lots that<br>have their<br>rear lot<br>adjacent to<br>roadways<br>Flink Ave,<br>400 <sup>th</sup> Street,<br>or I-35 |          |          | 4,667   | 25       | 6       | 20        | 50      | 35        |
| All other<br>PUD lots<br>except<br>above                                                                             |          |          | 4,667   | 25       | 6       | 20        | 30      | 35        |

BE IT FURTHER RESOLVED, thatThe Developer, at its own expense, will be responsible for constructing the required improvements to Flink Avenue and 400<sup>th</sup> Street with future phases of the Meadows Ridge Development as to be described in the Master Development Agreement and agreed with future Subdivision Agreements. Construction of those improvements shall be required with each applicable future phase of the Development, which shall be outlined in each subsequent Subdivision Agreement for each future phase. If agreed by the City, the Developer may pay to the City the lump

sum of those identified Development-specific construction costs, as identified by the Transportation Plan Study.





| SITE DATA                      |                      |
|--------------------------------|----------------------|
| <div></div> 85' Shoreland Lots | 19                   |
| <div></div> 85' R1 Lots        | 47                   |
| <div></div> 62' PUD Lots       | 40                   |
| <div></div> 52' PUD Lots       | 157                  |
| <div></div> 47' PUD Lots       | 6                    |
| <div></div> 42' PUD Lots       | 67                   |
| Total Lots                     | 336                  |
| Total Site Area (AC.)          | ±119.00 ac           |
| Lot Areas                      | ±70.33 ac            |
| ROW Areas                      | ±26.42 ac            |
| Outlot Areas                   | ±22.25 ac            |
| - Outlot A                     | ±1.17 ac             |
| - Outlot B                     | ±8.02 ac             |
| - Outlot C                     | ±3.11 ac             |
| - Outlot D (Commercial)        | ±5.27 ac             |
| - Outlot E                     | ±0.17 ac             |
| - Outlot F                     | ±4.39 ac             |
| - Outlot G                     | ±0.12 ac             |
| Gross Density (Units / AC.)    | 2.95                 |
| Excluding Commercial           | 336 lots / 113.73 ac |
| - - - PUD Area Boundary        |                      |





**Prepared By: Kim Lindquist, Director, Community Planning & Econ. Dev, Nathan Sondrol, Community Development Director**

**Presenter: Nathan Sondrol, Community Development Director, Kim Lindquist, Director, Community Planning & Econ. Dev**

**Date: 11/21/2024**

**Board & Commission: City Council**

**Subject: Resolution - R-117-2024 - Meadows Ridge Preliminary Plat**

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**Voting Requirements:**

**Voting Options          Simple Majority**

**STATE OF MINNESOTA**

**COUNTY OF CHISAGO**

**CITY OF NORTH BRANCH**

**CITY COUNCIL RESOLUTION NO. R-117-2024**

**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR MEADOWS RIDGE**

**WHEREAS**, LGI Homes Minnesota, LLC (“Applicant”) has submitted an application for a Preliminary Plat approval for the Meadows Ridge in the City of North Branch, Minnesota; and

**WHEREAS**,

the property is legally described as follows:

Parcel 1: The West Half of the Southwest Quarter, Section 8, Township 35, Range 21, Chisago County Minnesota

Parcel 2: The Northeast Quarter of the Southwest Quarter of Section 8, Township 35, Range 21, Chisago County Minnesota, except that part thereof heretofore deeded to the State of Minnesota for highway purposes; and

**WHEREAS**, the property subject to the Plat is a 119.00-acre vacant parcel, generally located at north of 400<sup>th</sup> Street and west of I-35 (PIN: 11.00142.10 & 11.00143.00) (“Subject Property”); and,

**WHEREAS**, the Plat proposes to create 336 single family lots and seven outlots for public access, drainage and open space with the exception of Outlot D which is a 5.27 acre parcel designated for future commercial development, and associated right of way, and

**WHEREAS**, the Subject Property is guided for LUR-1 Single-Family Residential, LUR-2 Medium-Density Residential and LUB Business per the 2018 Comprehensive Plan (“Land Use”), and zoned a combination of R-1 Single-Family Residential, R-2 Medium-Density Residential, and B Business District; and,

**WHEREAS**, pursuant to Minnesota Statute §462.357 the Planning Commission (“Commission”) held a Public Hearing (“Hearing”) on July 9, 2024 to consider and receive public comment regarding the proposed Plat; and,

**WHEREAS**, notice of the Hearing was posted, published in the City’s official newspaper, and mailed to any and all owners of affected properties, as required by State Statute; and,

**WHEREAS**, There was public comment provided; and

**WHEREAS**, following the Hearing, the Commission found the Plat satisfies all Land Use and Zoning standards and City platting requirements, and unanimously recommended approval of the Plat for Meadows Ridge subject to conditions.

**BE IT FURTHER RESOLVED**, that the following conditions of the Conditional Use Permit shall be met:

1. The Developer and City shall partner on an in-depth study to develop a Transportation Plan Study for required transportation improvements to Flink Avenue and 400<sup>th</sup> Streets, the cost for such improvements, and cost-responsibility for those

improvements as required by the Development; the Developer and City shall develop a scope of services and cost-share agreement prior to Final Plat approval of Phase 1 of the Development; and,

2. The Developer, at its own expense, will be responsible for constructing the required improvements to Flink Avenue and 400<sup>th</sup> Street with future phases of the Meadows Ridge Development as to be described in the Master Development Agreement and agreed with future Subdivision Agreements. Construction of those improvements shall be required with each applicable future phase of the Development, which shall be outlined in each subsequent Subdivision Agreement for each future phase. If agreed by the City, the Developer may pay to the City the lump sum of those identified Development-specific construction costs, as identified by the Transportation Plan Study.
3. The applicant will submit final grading and drainage plans for final City Engineer and Public works and obtain city approval prior to issuance of a grading permit.
4. The applicant shall submit final utility plans for each phase of development prior to commencement of any utility installation activity subject to city staff review and approval.
5. The applicant is responsible for all required permitting associated with site grading, utility installation and building construction prior to commencement of any specific activity occurring.
6. The applicant dedicate Outlots A, B C E, F, G to the City prior to issuance of a building permit within the associated development phase.
7. The applicant shall submit park dedication fee for the development at the time of exceeding the approved number of credits approved through the park credit utilization agreement from the Meadows North developments to the city prior to release of the corresponding final plat for recording.
8. The applicant shall submit a final plat for approval within 1 year of the preliminary plat approval or receive an extension approved by the City Council.
9. The applicant submit a Letter of Credit or cash for 125% of the utility installation cost, the site grading cost and the proposed landscaping that will be required prior to initiation of each phase of construction.
10. Title work for the Plat shall be provided to and conform to any requirements resulting from City staff and the City Attorney's review of the title work and plat opinion.
11. Owner shall enter into and execute a Development Agreement with the City governing the Development in conjunction with City approvals of which said Development Agreement shall outline the terms and conditions and financial obligations of the Owner for the Development as stated below.
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13. Except as otherwise expressly authorized by City resolution or ordinance, all aspects of the Development shall comply with all applicable state laws and city codes, ordinance, and regulations.
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15. The applicant shall install a sign at each of the deadend roads indicating that the road is intended to be extended for future development.

16. Access to the commercial site is restricted to one curbcut from Flink and one from 400<sup>th</sup> Street.
17. The applicant shall dedicate standard drainage and utility easement on each residential lot and over all public stormwater ponds and designated wetlands.
18. The applicant shall install an opaque fence along the northeast property line including Outlot G, Lots 1-15, Block 10, and Lot 1, Block 11 prior to receiving a certificate of occupancy for any of the listed lots.
19. The applicant shall install temporary turn-arounds each end of Street G2, which will be removed at the applicants expense upon extension of the road to the north or to the south. The applicant may make a cash deposit that will be held by the City for removal of and restoration of the turn-around area prior to final plat approval of the last project phase.
20. The applicant shall provide mitigation on site to reduce the impact of noise from the interstate, which would include an increase in the proposed berm height, increased landscaping, installation of a fence, or a combination of all three along the eastern property line (lots 1-30, Block 11). The revised plans are subject to City staff review and approval prior to receiving any permits for the Block 11 properties.
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23. The required setbacks for the residential units are:

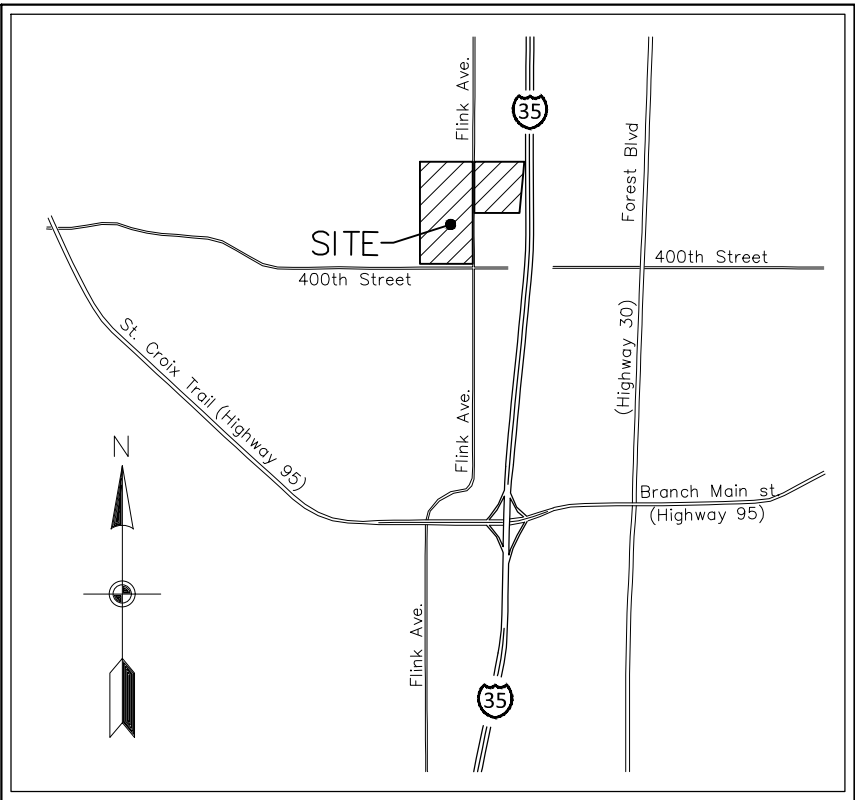
|                                                                                                                          | Lot      |          |         | Setbacks |         |           |         | Height/ft |
|--------------------------------------------------------------------------------------------------------------------------|----------|----------|---------|----------|---------|-----------|---------|-----------|
|                                                                                                                          | Width/ft | Depth/ft | Area/sf | Front/fs | Side/ft | Street/ft | Rear/ft |           |
| R1                                                                                                                       | 80       | 100      | 12,000  | 30       | 6       | 30        | 30      | 35        |
| R1<br>Shoreland                                                                                                          | 75       |          | 15,000  | 30       | 6       | 30        | 30      | 35        |
| Lots that<br>have their<br>rear lot<br>adjacent to<br>roadways<br>Flink Ave,<br>400 <sup>th</sup><br>Street, or I-<br>35 |          |          | 4,667   | 25       | 6       | 20        | 50      | 35        |
| All other<br>PUD lots<br>except<br>above                                                                                 |          |          | 4,667   | 25       | 6       | 20        | 30      | 35        |

BE IT FURTHER RESOLVED, thatThe Developer, at its own expense, will be responsible for



constructing the required improvements to Flink Avenue and 400<sup>th</sup> Street with future phases of the Meadows Ridge Development as to be described in the Master Development Agreement and agreed with future Subdivision Agreements. Construction of those improvements shall be required with each applicable future phase of the Development, which shall be outlined in each subsequent Subdivision Agreement for each future phase. If agreed by the City, the Developer may pay to the City the lump sum of those identified Development-specific construction costs, as identified by the Transportation Plan Study.

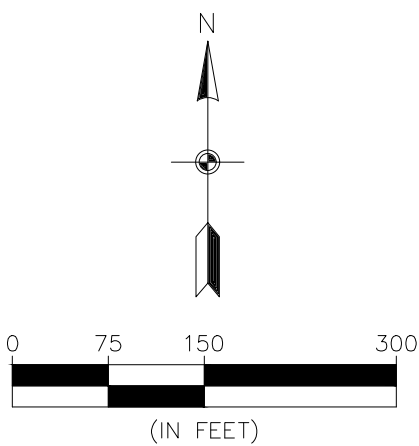
MEADOWS RIDGE  
NORTH BRANCH, MINNESOTA



VICINITY MAP  
NOT TO SCALE

SHEET INDEX

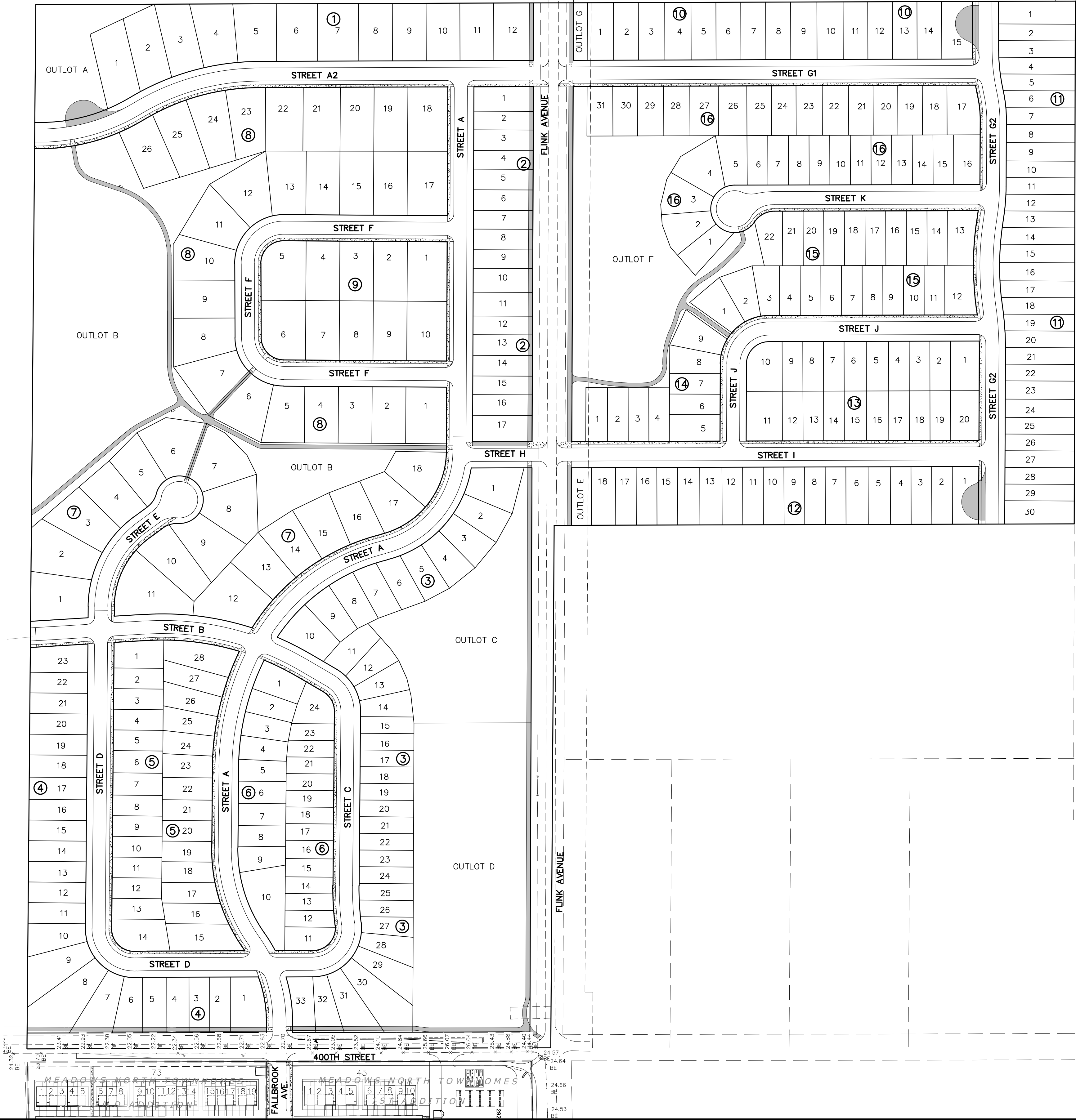
- 1. COVER
- 2. EXISTING CONDITIONS
- 3. PRELIMINARY PLAT INDEX
- 4-9. PRELIMINARY PLAT
- 10-11. PRELIMINARY SITE & UTILITY PLAN
- 12. GRADING INDEX
- 13-18. PRELIMINARY GRADING & EROSION CONTROL PLANS
- 19-20. DETAILS
- L1-L4. LANDSCAPE PLANS
- T1. TREE PRESERVATION PLAN
- P1. PHASING PLAN



| BENCHMARK                                                                                                                                   |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. Minnesota Department of Transportation<br>Geodetic GSID Station No. 4775 (MnDot<br>Name BEV MNDT) - Elevation 921.028 ft.<br>(NAVD88)    |  |
| 2. Minnesota Department of Transportation<br>Geodetic GSID Station No. 85681 (MnDot<br>Name OTTERNESS 2) - Elevation 902.87 ft.<br>(NAVD88) |  |



The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of C/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



3890 PHEASANT RIDGE DR NE  
SUITE 100  
BLAINE, MN 55449  
TEL 763.489.7900  
FAX 763.489.7959  
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.  
Signature: *Brian J. Krystofiak*  
Date: 5/3/24 License #: 25063

Drawn: LOC  
Designed: BJK  
Date: 5/3/24

Revisions:  
1. 8/19/24 per City Comments.  
2. 9/23/24 per City Comments.  
3. 11/20/24 per Owner Comments.

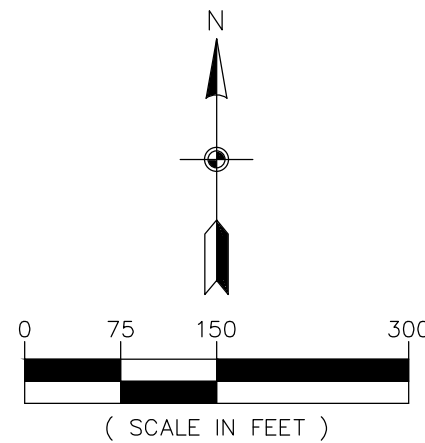
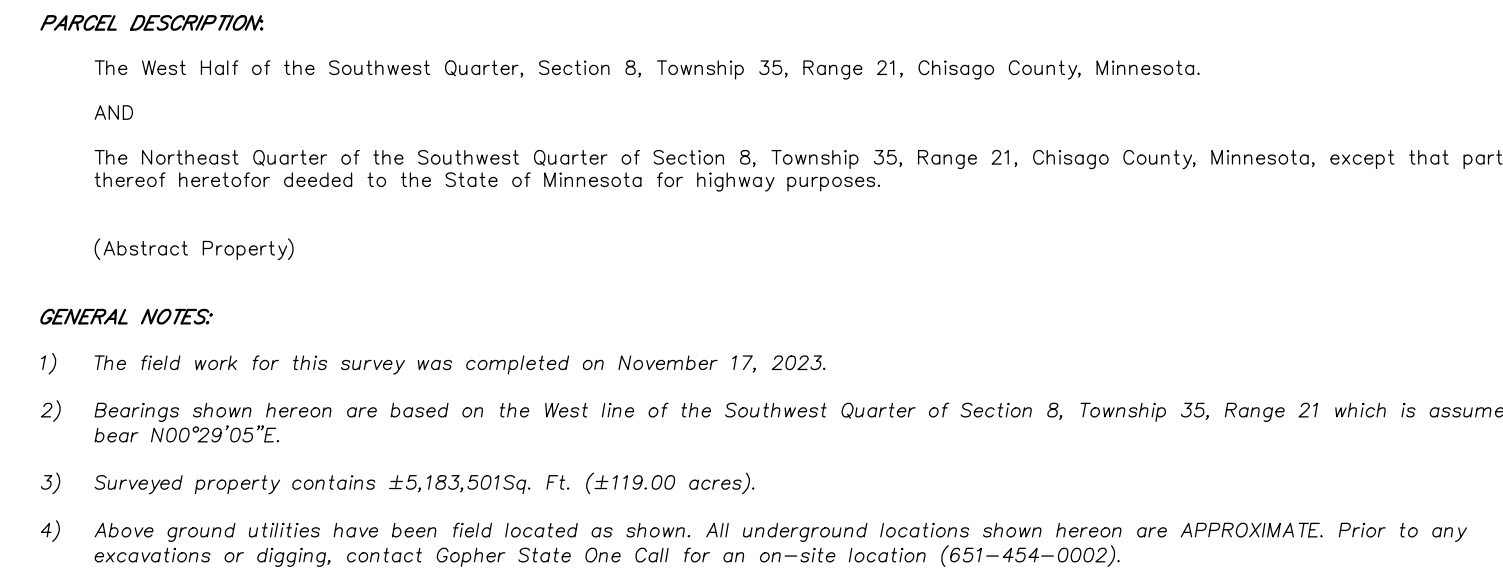
LGI HOMES - MINNESOTA, LLC  
2850 Cutters Grove Avenue, Suite 207  
Anoka, Minnesota 55303

MEADOWS RIDGE  
NORTH BRANCH, MINNESOTA

COVER

1  
of  
20



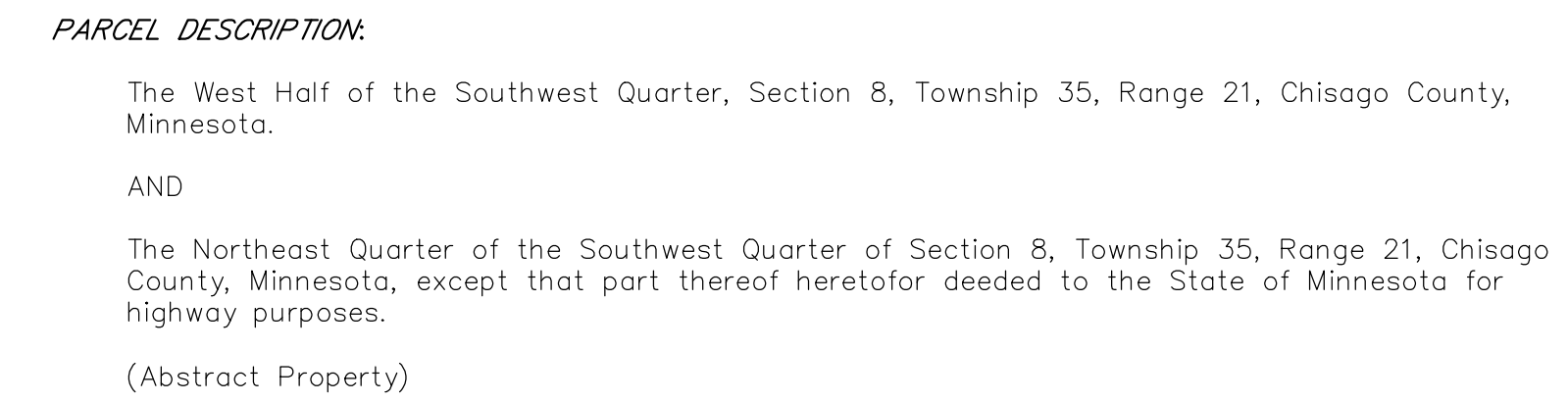


| BENCHMARK                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Minnesota Department of Transportation<br>Geodetic GSID Station No. 4775 (MnDot<br>Name BEV MNDT) – Elevation 921.028 ft.<br>(NAVD88)    |
| 2. Minnesota Department of Transportation<br>Geodetic GSID Station No. 85681 (MnDot<br>Name OTTERNESS 2) – Elevation 902.87 ft.<br>(NAVD88) |

## LEGEND

|                                                                                       |                                                            |
|---------------------------------------------------------------------------------------|------------------------------------------------------------|
|  | - Denotes Chisago County Section Monument, as noted        |
|  | - Denotes Found Iron Monument                              |
|  | - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361 |
|  | - Denotes Miscellaneous Sign                               |
|  | - Denotes Existing Spot Elevation                          |
| X 000.0                                                                               | - Denotes Existing Spot Elevation                          |
|  | - Denotes Sanitary Manhole                                 |
|  | - Denotes Guy Wire                                         |
|  | - Denotes Utility Pole                                     |
|  | - Denotes Telephone Box                                    |
|  | - Denotes Television Box                                   |
|  | - Denotes Hand Hole                                        |
|  | - Denotes Soil Boring/Test Hole                            |
|  | - Denotes Underground Telephone                            |
| —— u1                                                                                 | - Denotes Underground Gas                                  |
| —— u2                                                                                 | - Denotes Underground Gas                                  |
| —— u10                                                                                | - Denotes Underground Fiber Optic                          |
| —— ohe                                                                                | - Denotes Overhead Utility Line(s)                         |
| - - - - -   -                                                                         | - Denotes Watermain                                        |
| —— —>                                                                                 | - Denotes Sanitary Sewer                                   |
| —— —>>                                                                                | - Denotes Storm Sewer                                      |
| —— Δ ——                                                                               | - Denotes Right of Access Line                             |
| —— x ——                                                                               | - Denotes Existing Fence as noted                          |
|  | - Denotes Gravel Surface                                   |
|  | - Denotes Bituminous Surface                               |
|  | - Denotes Existing 2 Ft. Contour                           |
|  | - Denotes Existing 10 Ft. Contour                          |





|                       |             |
|-----------------------|-------------|
| TOTAL SITE AREA       | ±119.00 AC. |
| TOTAL ROW AREA        | ±26.42 AC.  |
| TOTAL OUTLOT AREA     | ±22.25 AC.  |
| OUTLOT A              | ±1.17 AC.   |
| OUTLOT B              | ±8.02 AC.   |
| OUTLOT C              | ±3.11 AC.   |
| OUTLOT D (COMMERCIAL) | ±5.27 AC.   |
| OUTLOT E              | ±0.17 AC.   |
| OUTLOT F              | ±4.39 AC.   |
| OUTLOT G              | ±0.12 AC.   |

|                      |         |      |
|----------------------|---------|------|
| TOTAL LOT AREA       | ±70.33  | AC.  |
| SMALLEST LOT         | ±4,667  | S.F. |
| LARGEST LOT          | ±19,660 | S.F. |
| AVERAGE LOT          | ±9,118  | S.F. |
| TOTAL NUMBER OF LOTS | 336     |      |

GROSS DENSITY-----2.95 LOTS/AC.  
EXCLUDING COMMERCIAL (336 LOTS/113.73 AC.)

EXISTING ZONING—COMM./SHORELAND/R1  
PROP. ZONING—COMM./SHORELAND/R1/PUD

UTILITIES \_\_\_\_\_ AVAILABLE

LOTS 1-7, BLOCK 1; LOTS 8-13  
 LOTS 21-26, BLOCK 8

|                |               |
|----------------|---------------|
| FRONT          | 30 FT.        |
| SIDE           | 6 FT.         |
| SIDE CORNER    | 30 FT.        |
| REAR SETBACK   | 30 FT.        |
| MIN. AREA      | 15,000 SQ.FT. |
| MIN. LOT WIDTH | 75 FT.        |

LOTS 8-12, BLOCK 1; BLOCK 7; LOTS 1-7  
& LOTS 14-21, BLOCK 8; BLOCK 9

|                |                |
|----------------|----------------|
| FRONT          | 30 FT.         |
| SIDE           | 6 FT.          |
| SIDE CORNER    | 30 FT.         |
| REAR SETBACK   | 30 FT.         |
| MIN. AREA      | 12,000 SQ. FT. |
| MIN. LOT WIDTH | 80 FT.         |

(42 FT, 47 FT, 52 FT, & 62 FT WIDE LOTS)

|                          |        |
|--------------------------|--------|
| BLOCK 2                  |        |
| FRONT                    | 25 FT. |
| SIDE                     | 6 FT.  |
| SIDE CORNER              | 20 FT. |
| REAR SETBACK (FLINK AVE) | 50 FT. |

LOTS 30-33, BLOCK 3 & LOTS 1-8, BLOCK 4  
FRONT \_\_\_\_\_ 25 FT.  
SIDE \_\_\_\_\_ 6 FT.  
SIDE CORNER \_\_\_\_\_ 20 FT.  
REAR SETBACK (400TH STREET) \_\_\_\_\_ 50 FT.

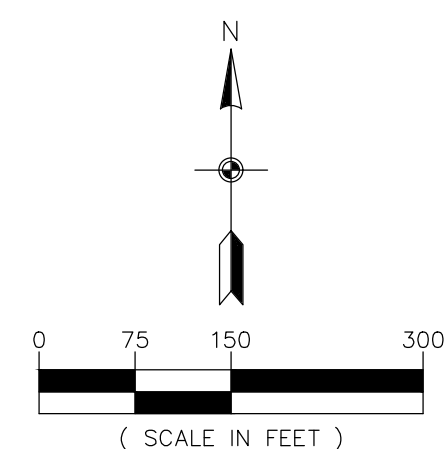
LOTS 1-29, BLOCK 3; LOTS 9-23, BLOCK 4;  
BLOCKS 5, 6, 10, 12, 13, 14, 15, 16

|              |        |
|--------------|--------|
| FRONT        | 25 FT. |
| SIDE         | 6 FT.  |
| SIDE CORNER  | 20 FT. |
| REAR SETBACK | 30 FT. |

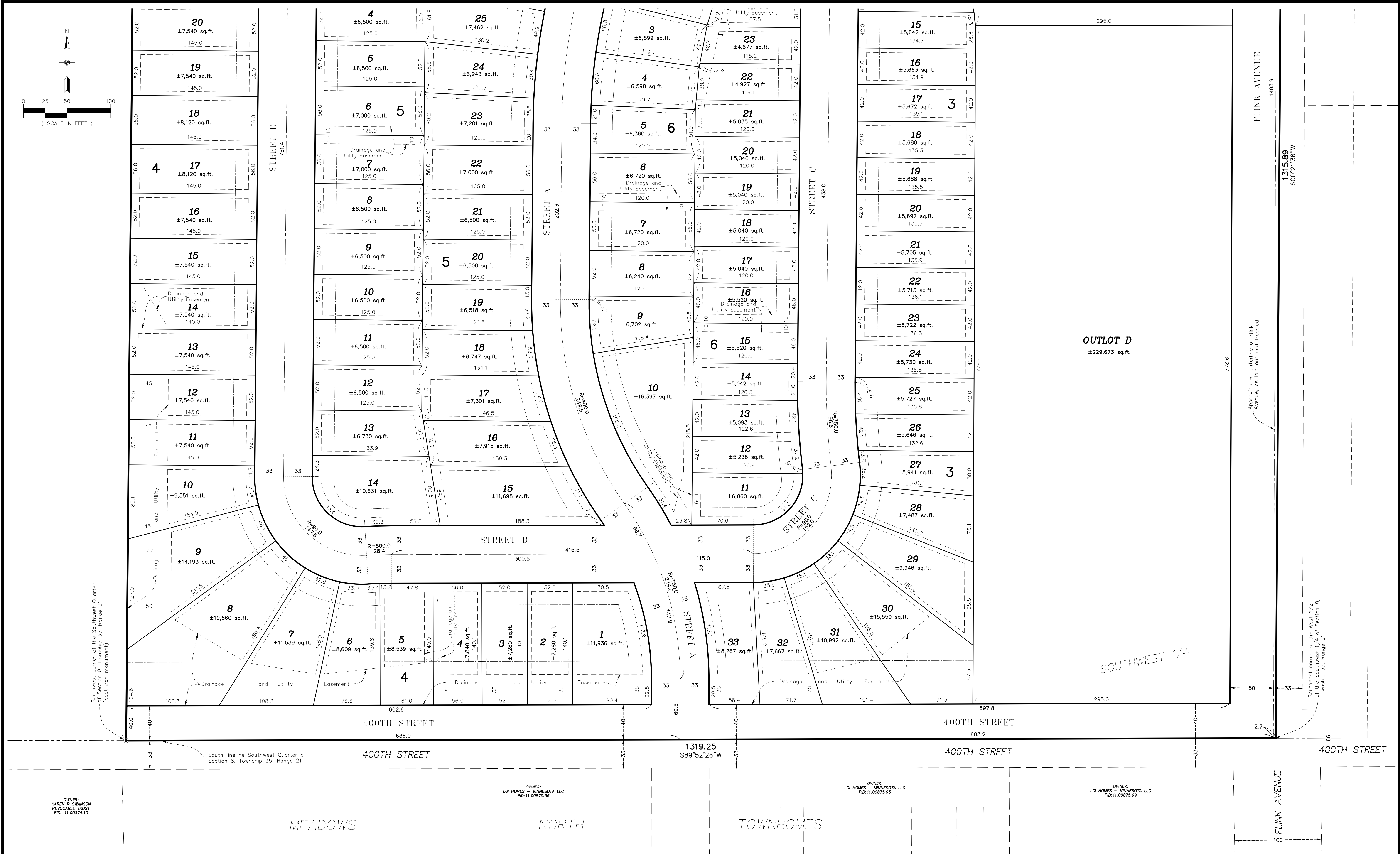
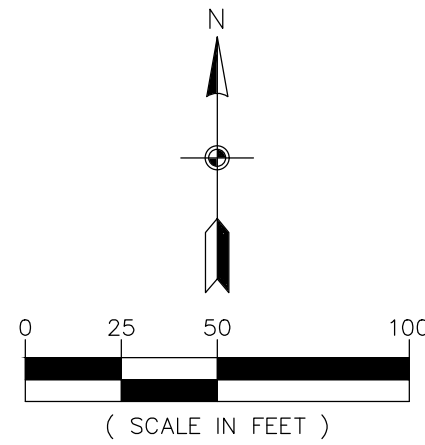
|                              |        |
|------------------------------|--------|
| BLOCK 11                     |        |
| FRONT                        | 25 FT. |
| SIDE                         | 6 FT.  |
| SIDE CORNER                  | 20 FT. |
| REAR SETBACK (INTERSTATE 35) | 50 FT. |

Diagram illustrating a street layout with a 5-foot wide alleyway between a rear lot line and an adjoining side lot line. The alleyway is 10 feet wide, and the side lot line is 10 feet wide. The rear lot line is 5 feet wide.

- - Denotes Chisago County Section Monument, as noted
- - Denotes Found Iron Monument, marked with RLS 20262
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361







|                                                                              |                                                                                                                                     |                                                                                                                                                                                                 |                                                                                                                      |                                                               |                                                                                                                        |                                                                                                              |                                                         |                                |                        |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------|------------------------|
| <p><b>CARLSON MCCAIN</b><br/>ENGINEERING<br/>SURVEYING<br/>ENVIRONMENTAL</p> | <p>3890 PHEASANT RIDGE DR NE<br/>SUITE 100<br/>BLAINE, MN 55449<br/>TEL 763.489.7900<br/>FAX 763.489.7959<br/>CARLSONMCCAIN.COM</p> | <p>I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota</p> | <p>Print Name: Thomas R. Balluff, L.S.<br/>Signature: <i>Thomas R. Balluff</i><br/>Date: 5/3/24 License #: 40361</p> | <p>DRAWN BY: NJS<br/>ISSUE DATE: 5/3/24<br/>FILE NO: 1619</p> | <p>Revisions:<br/>1. 8/19/24 per City Comments<br/>2. 9/23/24 per City Comments<br/>3. 11/20/24 per Owner Comments</p> | <p><b>LGI HOMES - MINNESOTA, LLC</b><br/>2850 Cutters Grove Avenue, Suite 207<br/>Anoka, Minnesota 55303</p> | <p><b>MEADOWS RIDGE</b><br/>NORTH BRANCH, MINNESOTA</p> | <p><b>PRELIMINARY PLAT</b></p> | <p>4<br/>of<br/>20</p> |
|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------|------------------------|







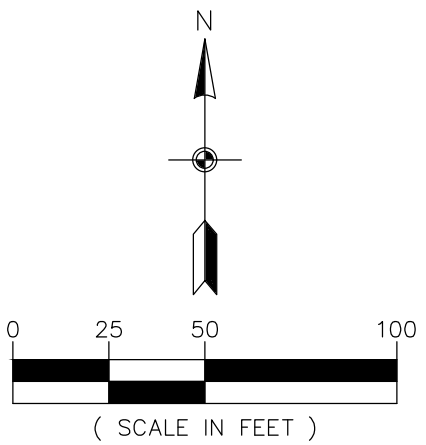




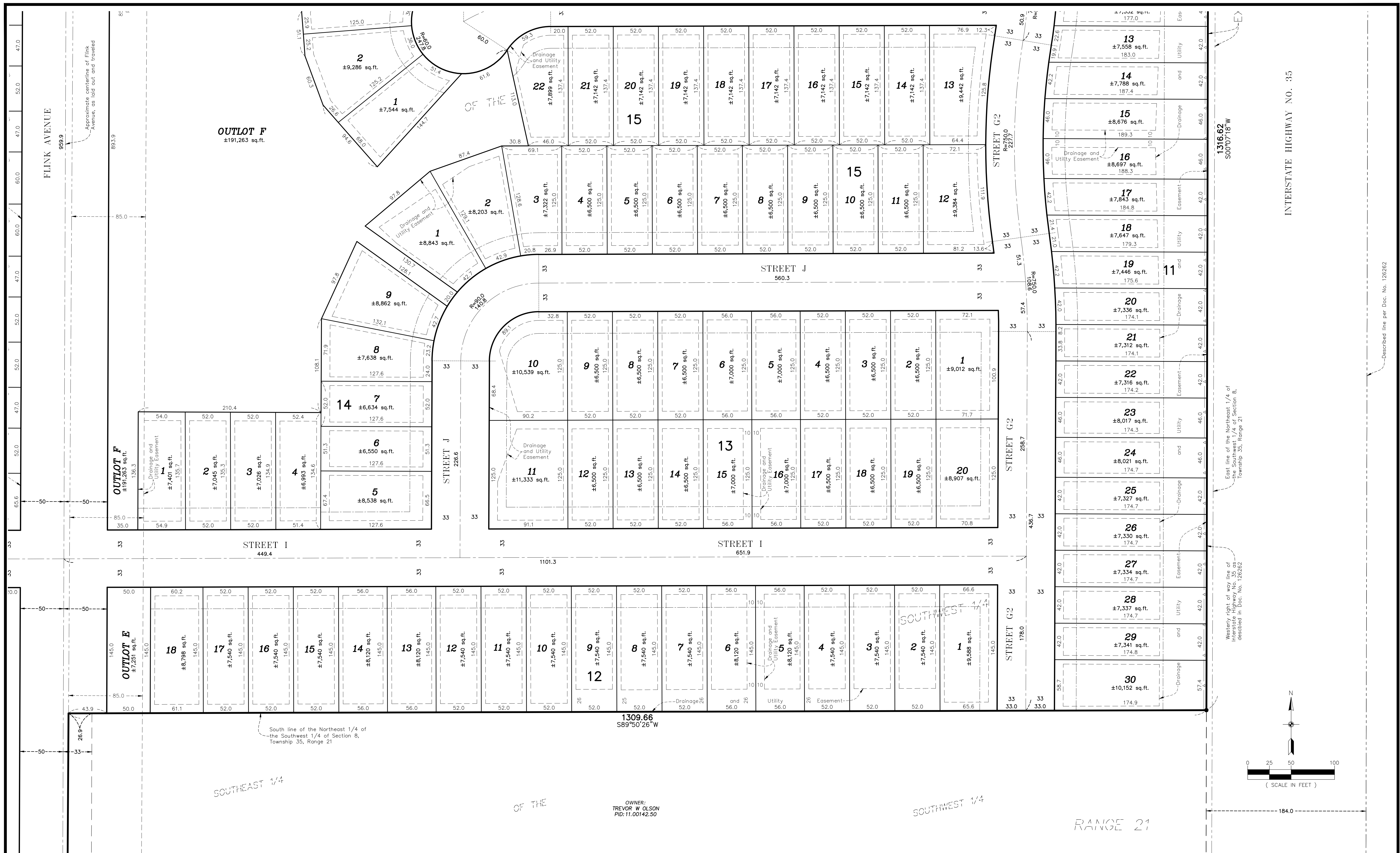


|                                                                                                                                                        |                                                                                                                                     |                                                                                                                                                                                                                                                                                                         |                                                      |                                                                                                              |                                                                                                     |                                                 |                         |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------|---------------|
|  <b>CARLSON MCCAIN</b><br>ENGINEERING<br>SURVEYING<br>ENVIRONMENTAL | <b>3890 PHEASANT RIDGE DR NE<br/>SUITE 100<br/>BLAINE, MN 55449<br/>TEL 763.489.7900<br/>FAX 763.489.7959<br/>CARLSONMCCAIN.COM</b> | I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota<br>Print Name: Thomas R. Balluff, L.S.<br>Signature: <i>Thomas R. Balluff</i><br>Date: 5/3/24 License #: 40361 | DRAWN BY: NJS<br>ISSUE DATE: 5/3/24<br>FILE NO: 1619 | Revisions:<br>1. 8/19/24 per City Comments<br>2. 9/23/24 per City Comments<br>3. 11/20/24 per Owner Comments | <b>LGI HOMES - MINNESOTA, LLC</b><br>2850 Cutters Grove Avenue, Suite 207<br>Anoka, Minnesota 55303 | <b>MEADOWS RIDGE</b><br>NORTH BRANCH, MINNESOTA | <b>PRELIMINARY PLAT</b> | 7<br>of<br>20 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------|-------------------------|---------------|





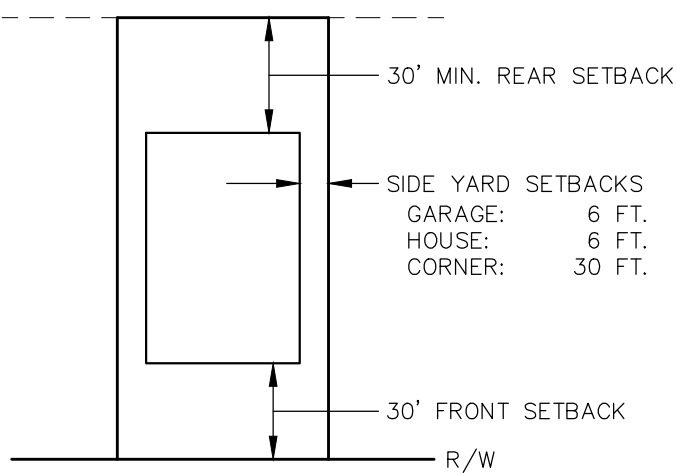






SHORELAND & STANDARD R1 LOTS

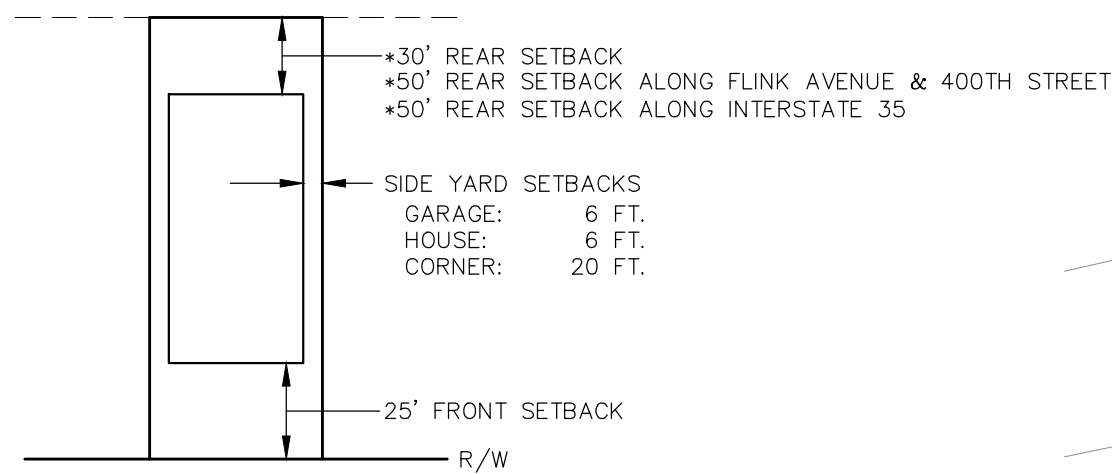
SHORELAND: (MIN LOT WIDTH 75', MIN LOT AREA 15,000 S.F.)  
STANDARD R1: (MIN LOT WIDTH 80', MIN LOT AREA 12,000 S.F.)



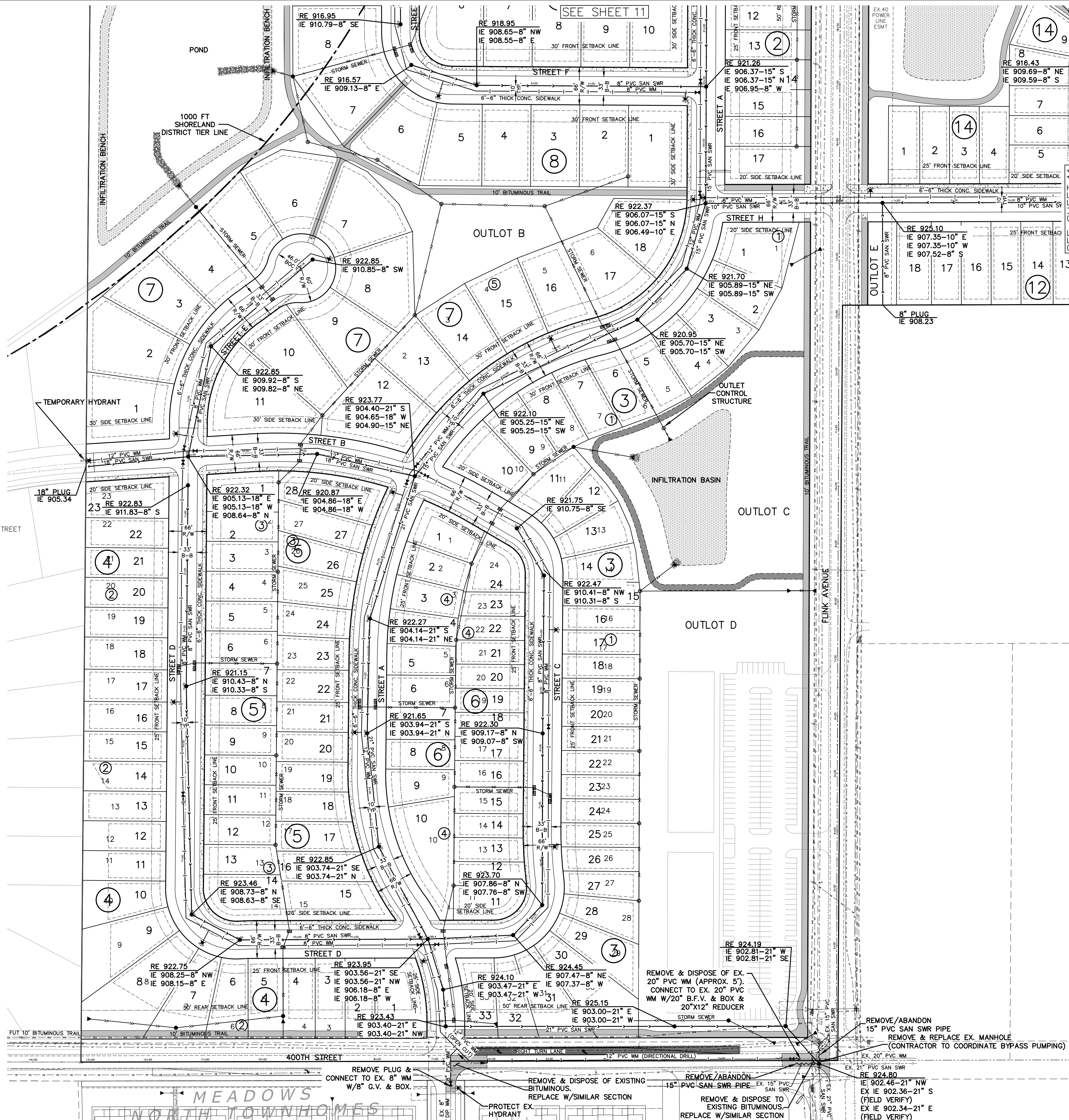
TYPICAL SERVICES SHALL BE:  
WATER: 1" COPPER TYPE K  
SEWER: 4" PVC SDR 26  
CURB STOP TO BE PLACED AT THE R/W

PUD LOTS

(42', 47', 52', & 62' WIDE LOTS)

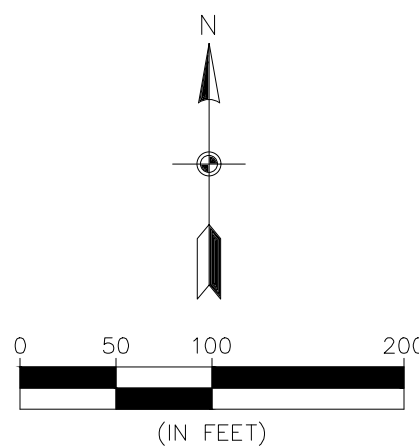


TYPICAL SERVICES SHALL BE:  
WATER: 1" COPPER TYPE K  
SEWER: 4" PVC SDR 26  
CURB STOP TO BE PLACED AT THE R/W



SITE PLAN LEGEND

| EXISTING                | PROPOSED |
|-------------------------|----------|
| LIGHT POLE              |          |
| SANITARY MANHOLE        |          |
| MISCELLANEOUS SIGN      |          |
| EXISTING SPOT ELEVATION |          |
| EXISTING TREE           |          |
| TELEVISION BOX          |          |
| FIRE HYDRANT            |          |
| FLUSHING HYDRANT        |          |
| GATE VALVE              |          |
| CLEANOUT                |          |
| ELECTRIC BOX            |          |
| GAS METER               |          |
| CATCH BASIN             |          |
| RAIN GUARDIAN           |          |
| ELECTRIC METER          |          |
| TELEPHONE BOX           |          |
| UTILITY POLE            |          |
| FLARED END SECTION      |          |
| STORM MANHOLE           |          |
| SERVICE                 |          |
| SOIL BORING/TEST HOLE   |          |
| RETAINING WALL          |          |
| WATERMAIN               |          |
| SANITARY SEWER          |          |
| FORCEMAIN               |          |
| STORM SEWER             |          |
| PROPERTY LINE           |          |
| SETBACK LINE            |          |
| CURB                    |          |
| WETLAND                 |          |
| DITCH                   |          |
| UNDERGROUND TELEPHONE   |          |
| UNDERGROUND ELECTRIC    |          |
| UNDERGROUND GAS         |          |
| UNDERGROUND FIBEROPTIC  |          |
| FENCE                   |          |
| OVERHEAD ELECTRIC       |          |
| CONCRETE SURFACE        |          |
| BITUMINOUS SURFACE      |          |



| BENCHMARK                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Minnesota Department of Transportation<br>Geodetic GSD Station No. 4775 (MnDot<br>Name BEV MND1) - Elevation 921.028 ft.<br>(NAVD88)    |
| 2. Minnesota Department of Transportation<br>Geodetic GSD Station No. 65681 (MnDot<br>Name OTTERNESS 2) - Elevation 902.87 ft.<br>(NAVD88) |



3890 PHEASANT RIDGE DR NE  
SUITE 100  
BLAINE, MN 55449  
TEL 763.489.7900  
FAX 763.489.7959  
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofski, P.E.  
Signature: *Brian J. Krystofski*  
Date: 5/3/24 License #: 25063

Drawn: LOC  
Designed: BJK  
Date: 5/3/24

Revisions:  
1. 8/19/24 per City Comments.  
2. 9/23/24 per City Comments.  
3. 11/20/24 per Owner Comments.

LGI HOMES - MINNESOTA, LLC  
2850 Cutters Grove Avenue, Suite 207  
Anoka, Minnesota 55303

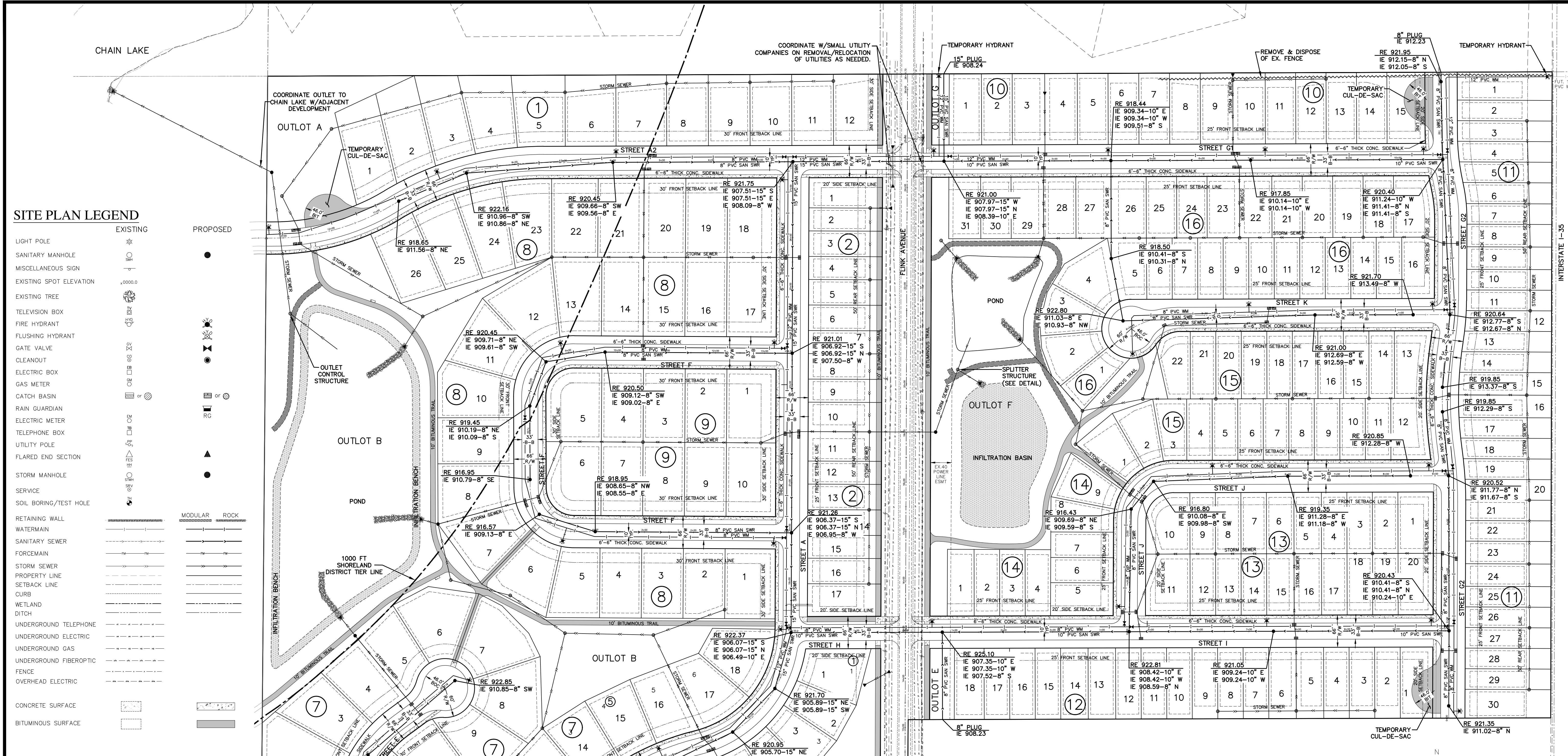
MEADOWS RIDGE  
NORTH BRANCH, MINNESOTA

PRELIMINARY SITE  
& UTILITY PLAN

10  
of  
20

#7226-03

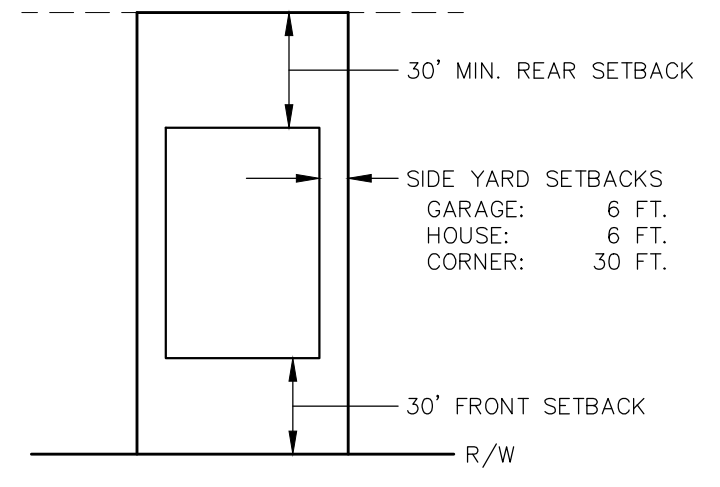




SITE PLAN LEGEND

- EXISTING
- LIGHT POLE
  - SANITARY MANHOLE
  - MISCELLANEOUS SIGN
  - EXISTING SPOT ELEVATION
  - EXISTING TREE
  - TELEVISION BOX
  - FIRE HYDRANT
  - FLUSHING HYDRANT
  - GATE VALVE
  - CLEANOUT
  - ELECTRIC BOX
  - GAS METER
  - CATCH BASIN
  - RAIN GUARDIAN
  - ELECTRIC METER
  - TELEPHONE BOX
  - UTILITY POLE
  - FLARED END SECTION
  - STORM MANHOLE
  - SERVICE
  - SOIL BORING/TEST HOLE
- PROPOSED
- RETAINING WALL
  - WATERMAIN
  - SANITARY SEWER
  - FORCEMAIN
  - STORM SEWER
  - PROPERTY LINE
  - SETBACK LINE
  - CURB
  - WETLAND
  - DITCH
  - UNDERGROUND TELEPHONE
  - UNDERGROUND ELECTRIC
  - UNDERGROUND GAS
  - UNDERGROUND FIBEROPTIC
  - FENCE
  - OVERHEAD ELECTRIC
  - CONCRETE SURFACE
  - BITUMINOUS SURFACE
- MODULAR
- ROCK

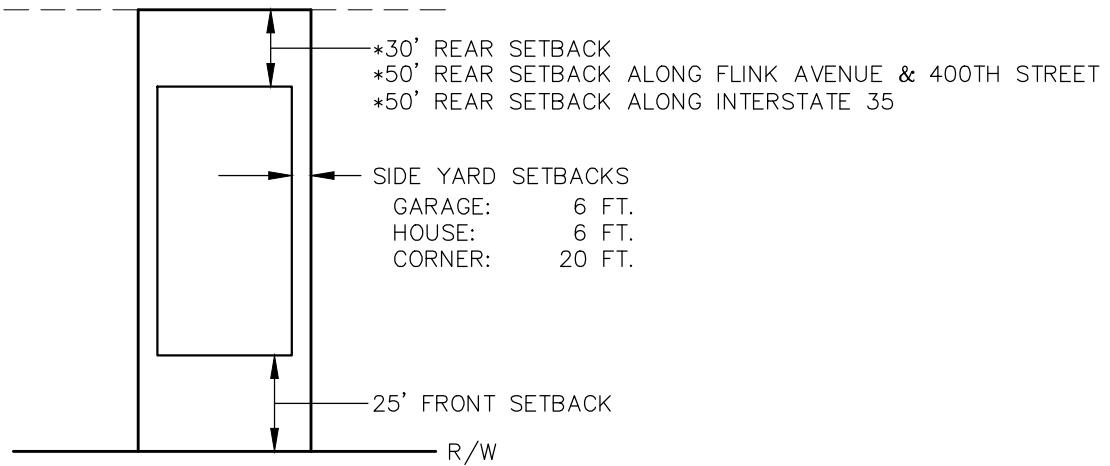
SHORELAND & STANDARD R1 LOTS  
SHORELAND: (MIN LOT WIDTH 75', MIN LOT AREA 15,000 S.F.)  
STANDARD R1: (MIN LOT WIDTH 80', MIN LOT AREA 12,000 S.F.)



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PUD LOTS

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**CARLSON MCCAIN**  
ENGINEERING  
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ENVIRONMENTAL

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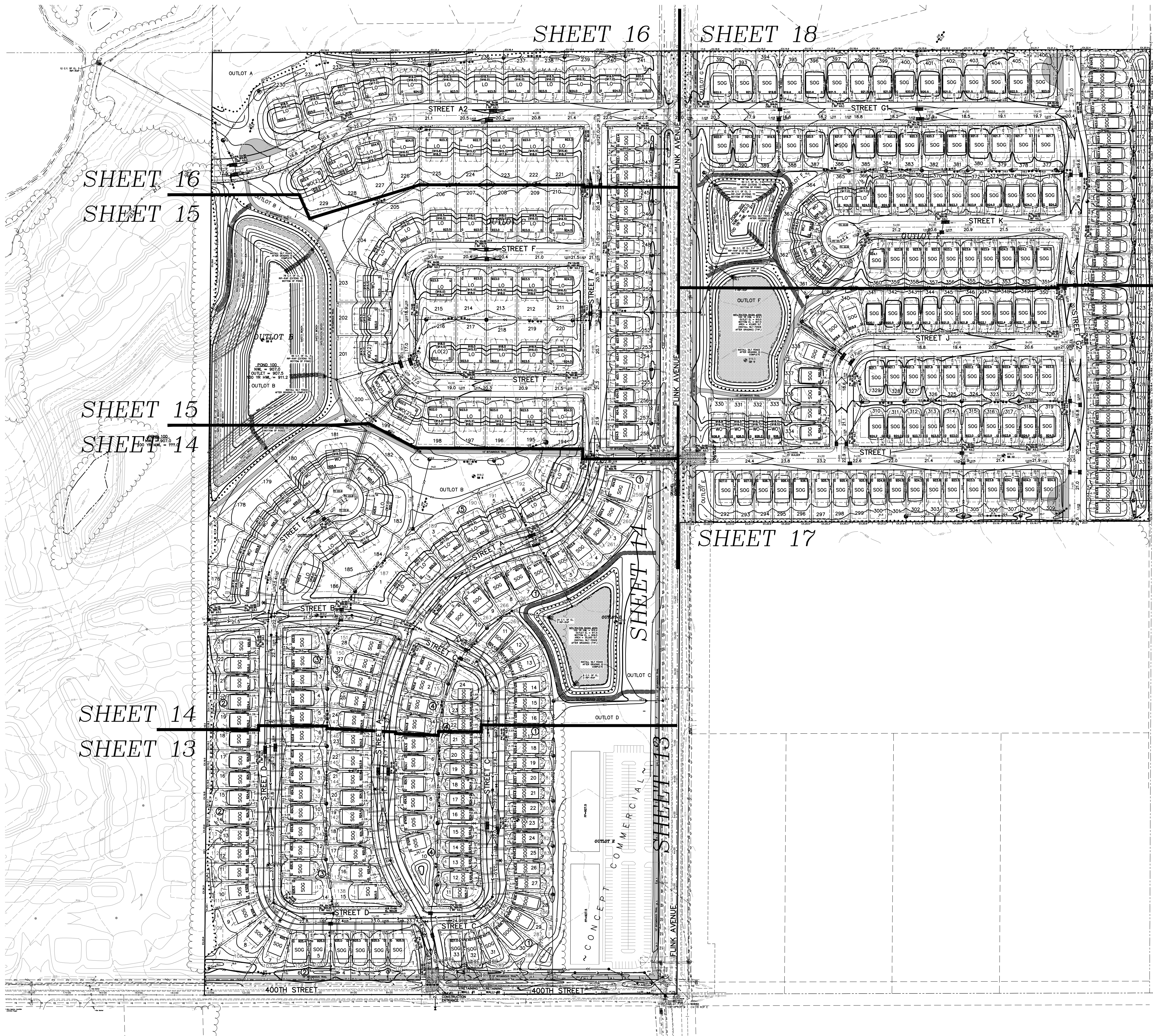
**LGI HOMES - MINNESOTA, LLC**  
2850 Cutters Grove Avenue, Suite 207  
Anoka, Minnesota 55303

**MEADOWS RIDGE**  
NORTH BRANCH, MINNESOTA

**PRELIMINARY SITE & UTILITY PLAN**

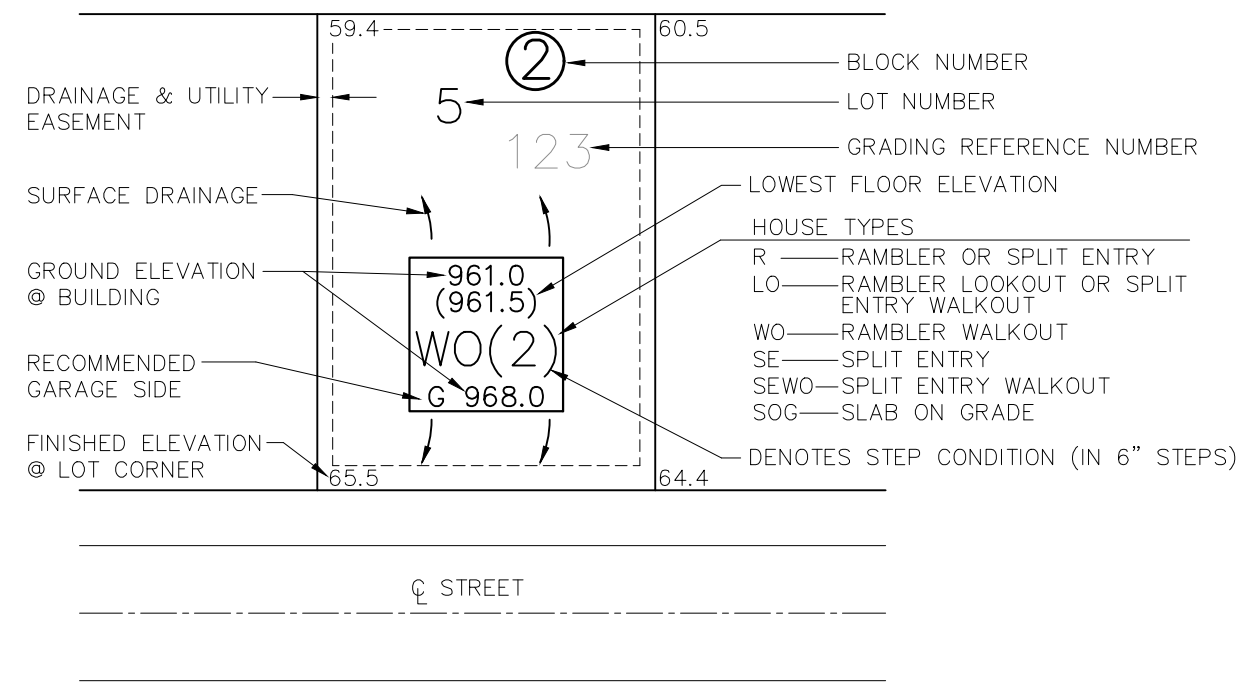
11 of 20





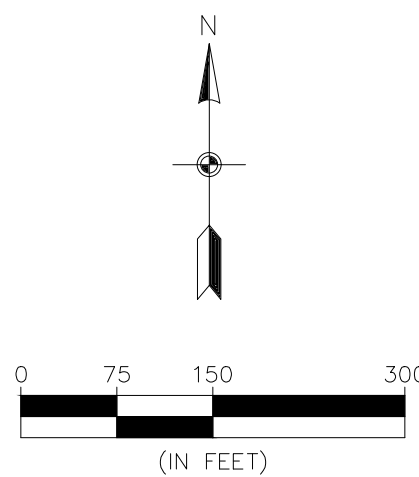
| LEGEND                          |          |
|---------------------------------|----------|
| EXISTING                        | PROPOSED |
| PROPERTY LINE                   | -----    |
| EASEMENT LINE                   | -----    |
| CURB LINE                       | =====    |
| BITUMINOUS                      | =====    |
| CONCRETE                        | =====    |
| SANITARY SEWER                  | -----    |
| STORM SEWER                     | -----    |
| WATER MAIN                      | -----    |
| OVERHEAD UTILITY                | -----    |
| STORM CATCH BASIN               | -----    |
| STORM MANHOLE                   | -----    |
| OUTLET CONTROL STRUCTURE        | -----    |
| MANHOLE                         | -----    |
| HYDRANT                         | -----    |
| GATE VALVE                      | -----    |
| TELEVISION BOX                  | -----    |
| TELEPHONE BOX                   | -----    |
| UTILITY POLE                    | -----    |
| RETAINING WALL                  | -----    |
| FENCE                           | -----    |
| 10' CONTOUR                     | -----    |
| 2' CONTOUR                      | -----    |
| FEMA FLOOD PLAIN                | -----    |
| WETLAND LINE                    | -----    |
| SPOT ELEVATION                  | -----    |
| EMERGENCY OVERFLOW              | -----    |
| SILT FENCE (STANDARD DTL #2001) | -----    |
| TREE FENCE                      | -----    |
| TREELINE                        | -----    |
| SOIL BORING                     | -----    |

#### GRADING PLAN LOT KEY



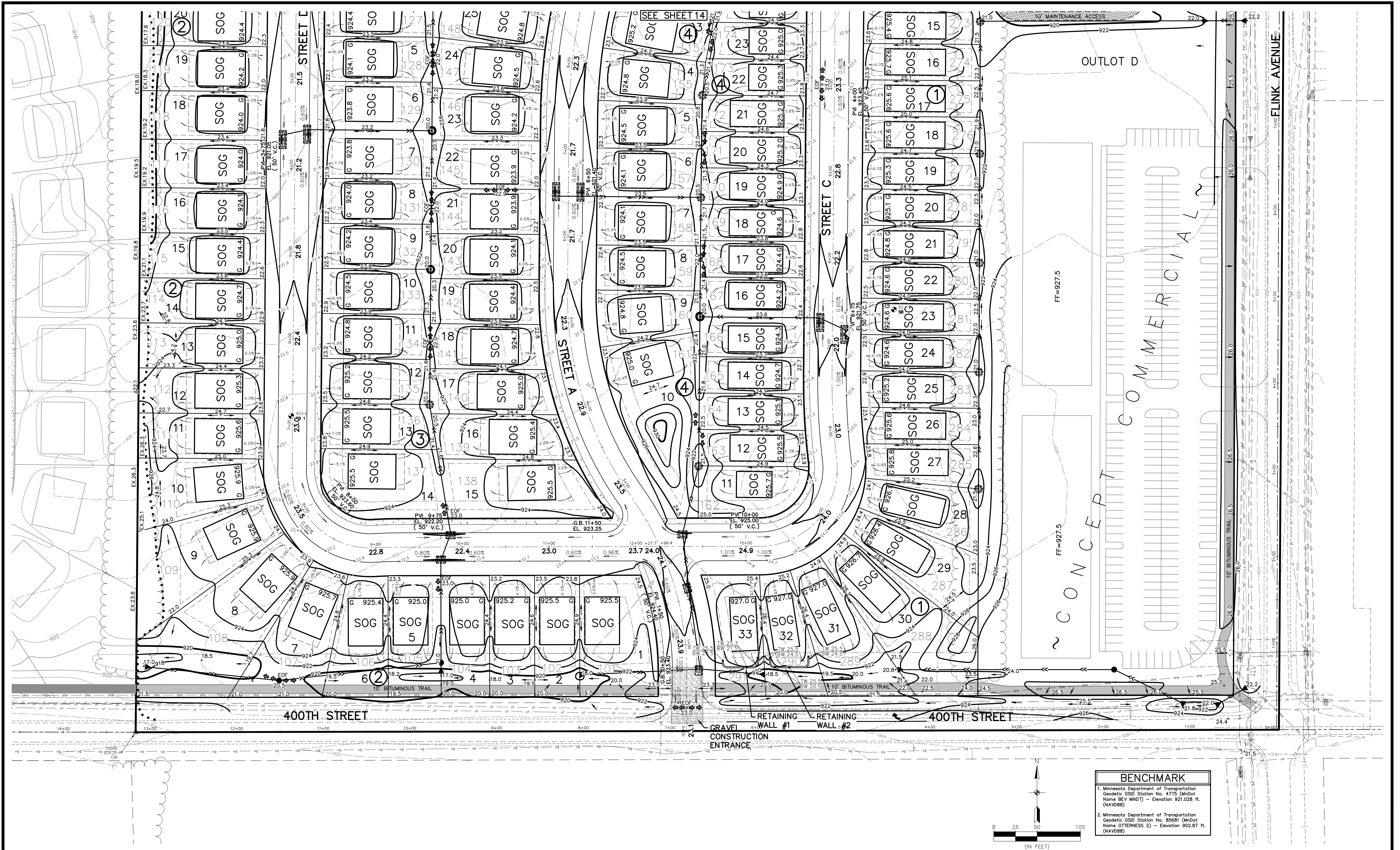
#### WETLAND SUMMARY

THERE ARE NO PROPOSED WETLAND IMPACTS.



| BENCHMARK                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Minnesota Department of Transportation<br>Geodetic GSD Station No. 4775 (MnDot<br>Name BEV MND1) - Elevation 921.028 ft.<br>(NAVD88)    |
| 2. Minnesota Department of Transportation<br>Geodetic GSD Station No. 85691 (MnDot<br>Name OTTERNESS 2) - Elevation 902.87 ft.<br>(NAVD88) |

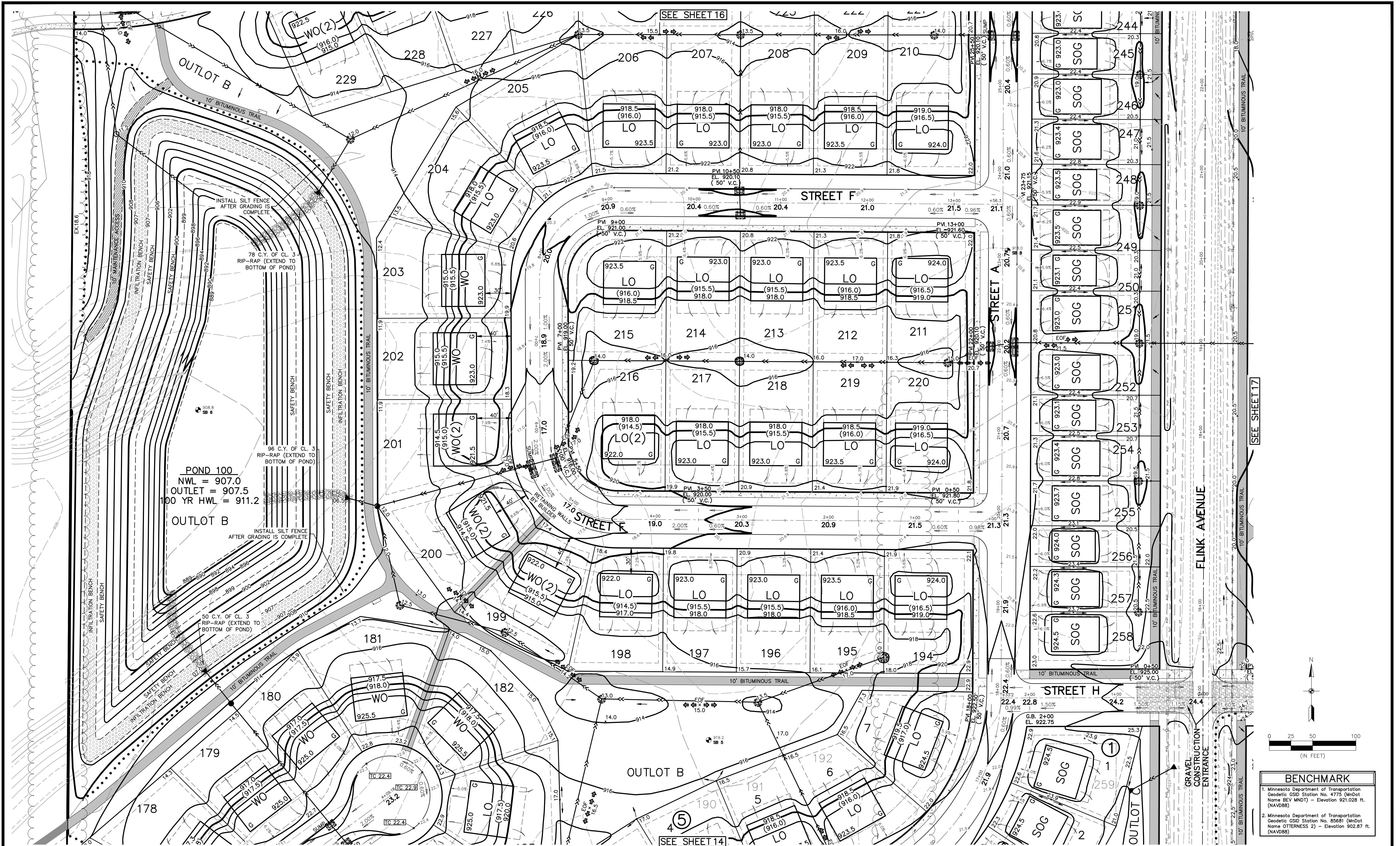




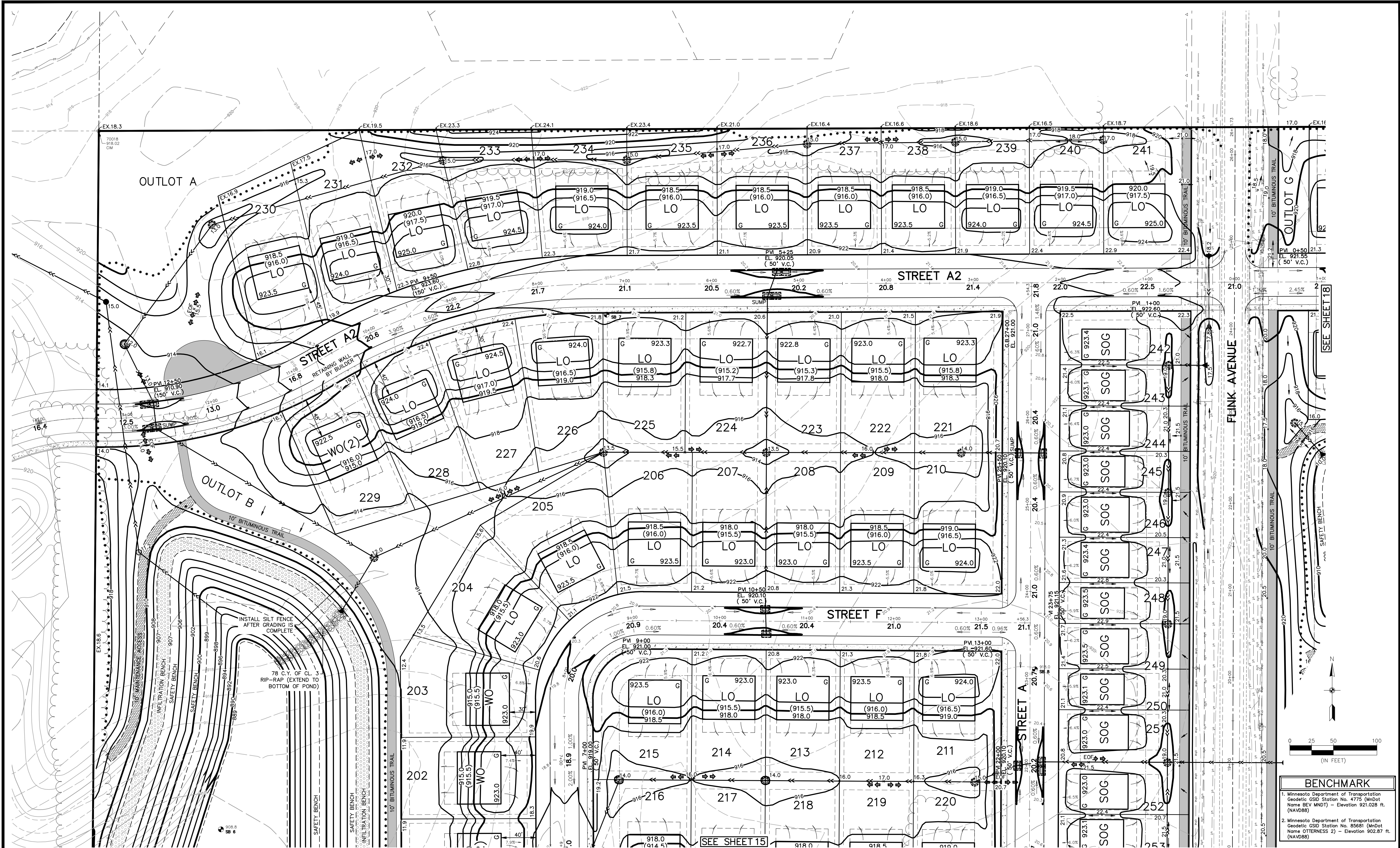




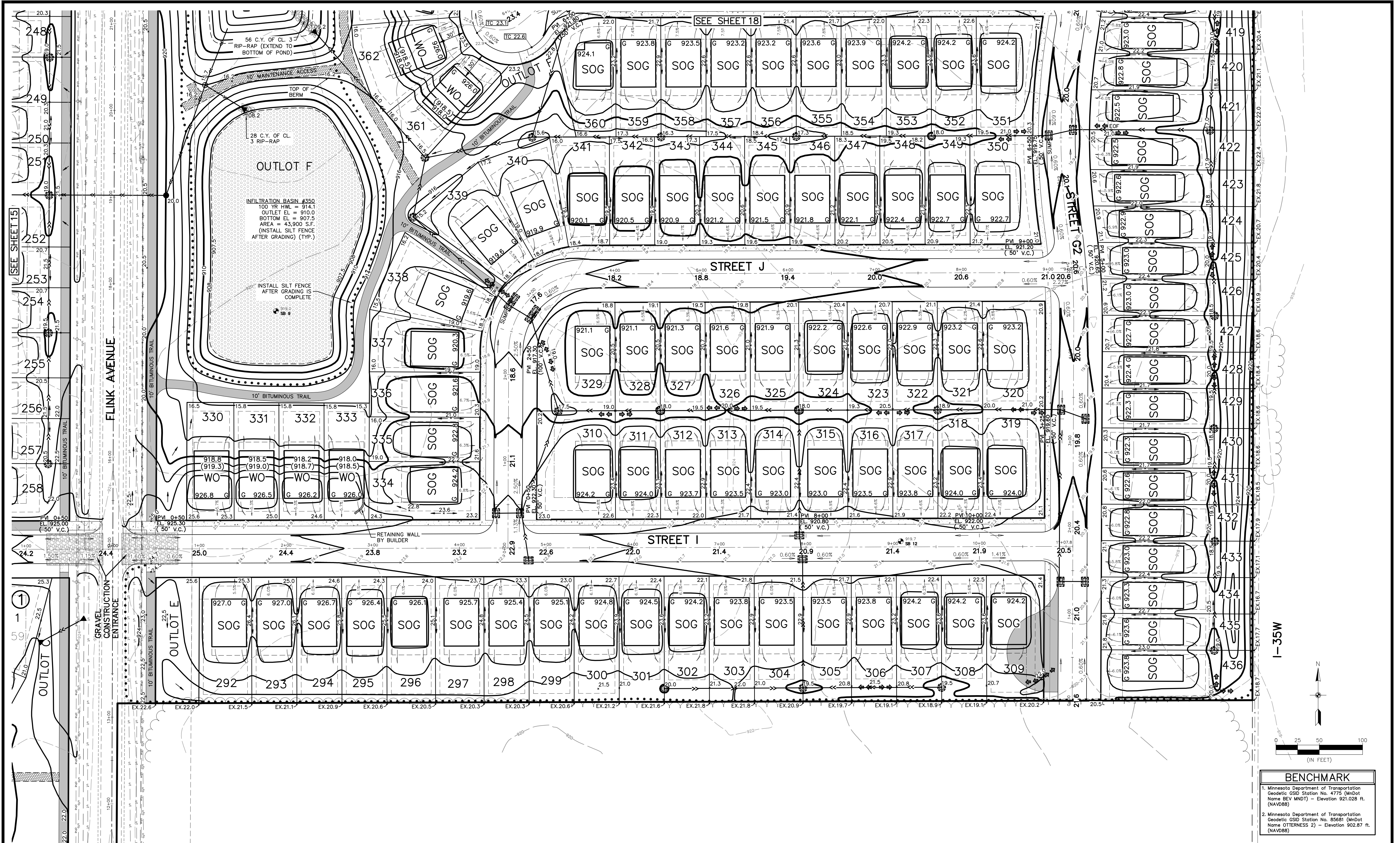










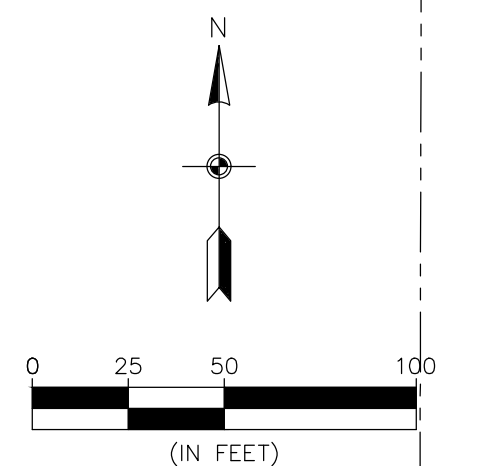
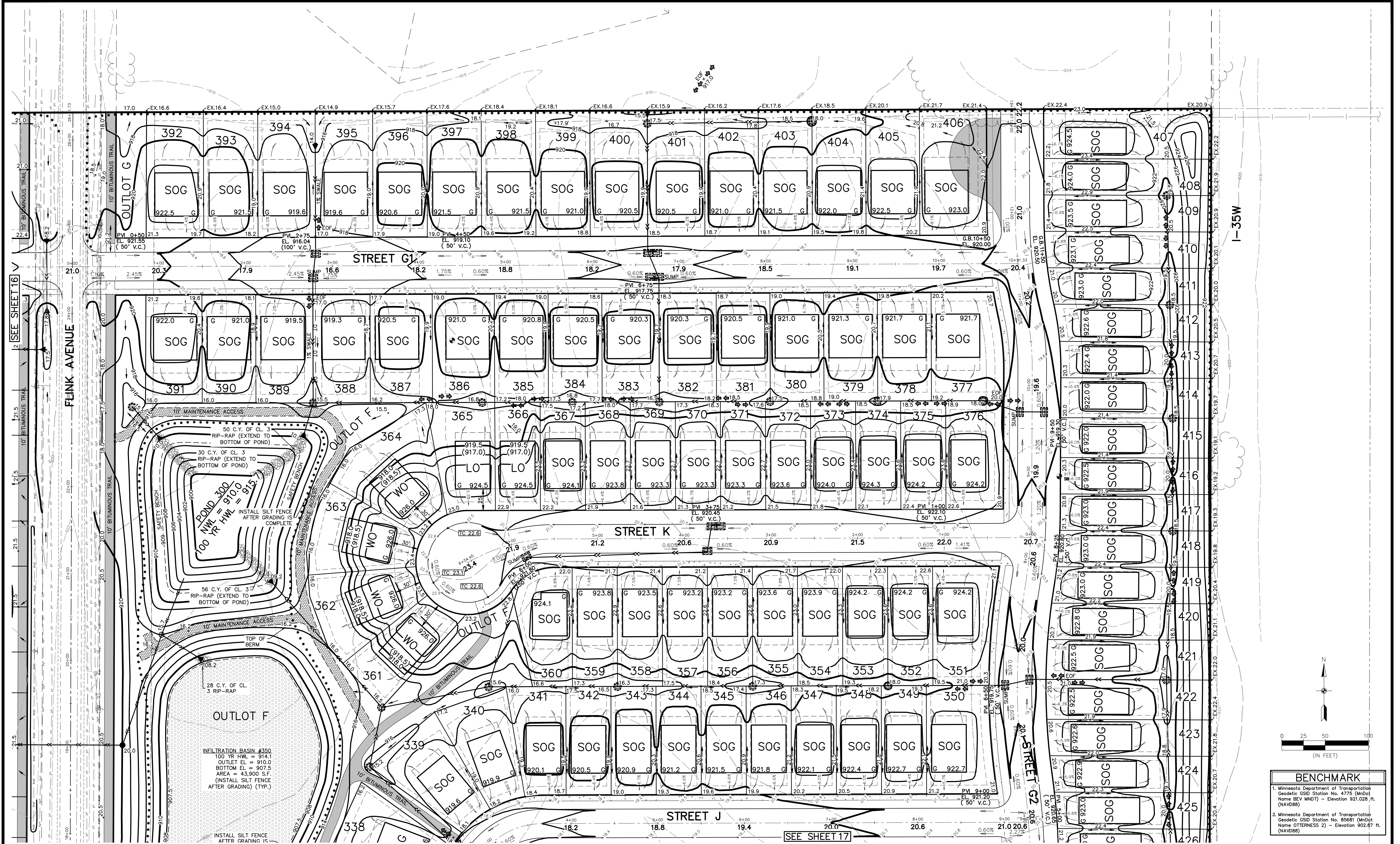


**BENCHMARK**

1. Minnesota Department of Transportation  
Geodetic GSID Station No. 4775 (MnDOT  
Name BEV MNDT) - Elevation 921.028 ft.  
(NAVD88)

2. Minnesota Department of Transportation  
Geodetic GSID Station No. 85681 (MnDOT  
Name OTTERNESS 2) - Elevation 902.87 ft.  
(NAVD88)





**BENCHMARK**

1. Minnesota Department of Transportation  
Geodetic GSID Station No. 4775 (MnDOT  
Name BEV MNDT) - Elevation 921.028 ft.  
(NAVD88)

2. Minnesota Department of Transportation  
Geodetic GSID Station No. 85681 (MnDOT  
Name OTTERNESS 2) - Elevation 902.47 ft.  
(NAVD88)



**CARLSON  
McCain**

ENGINEERING  
SURVEYING  
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Print Name: Brian J. Krystofiak, P.E.  
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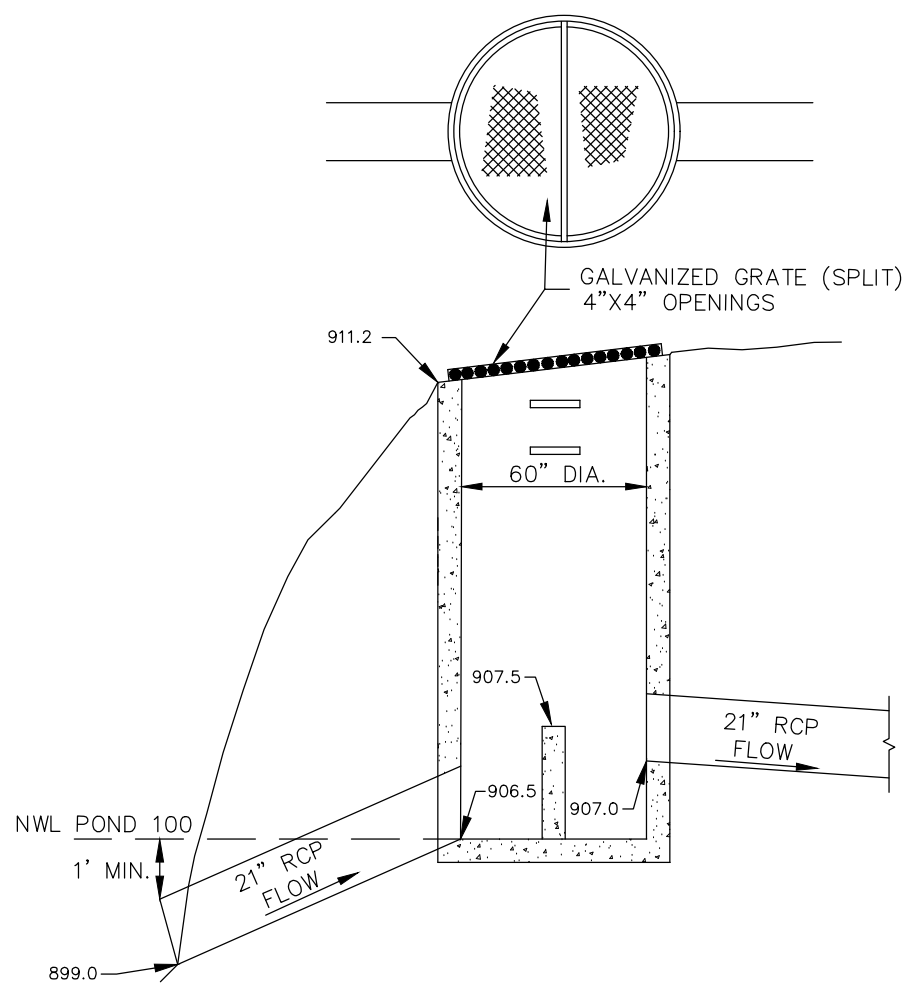
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**MEADOWS RIDGE**  
NORTH BRANCH, MINNESOTA

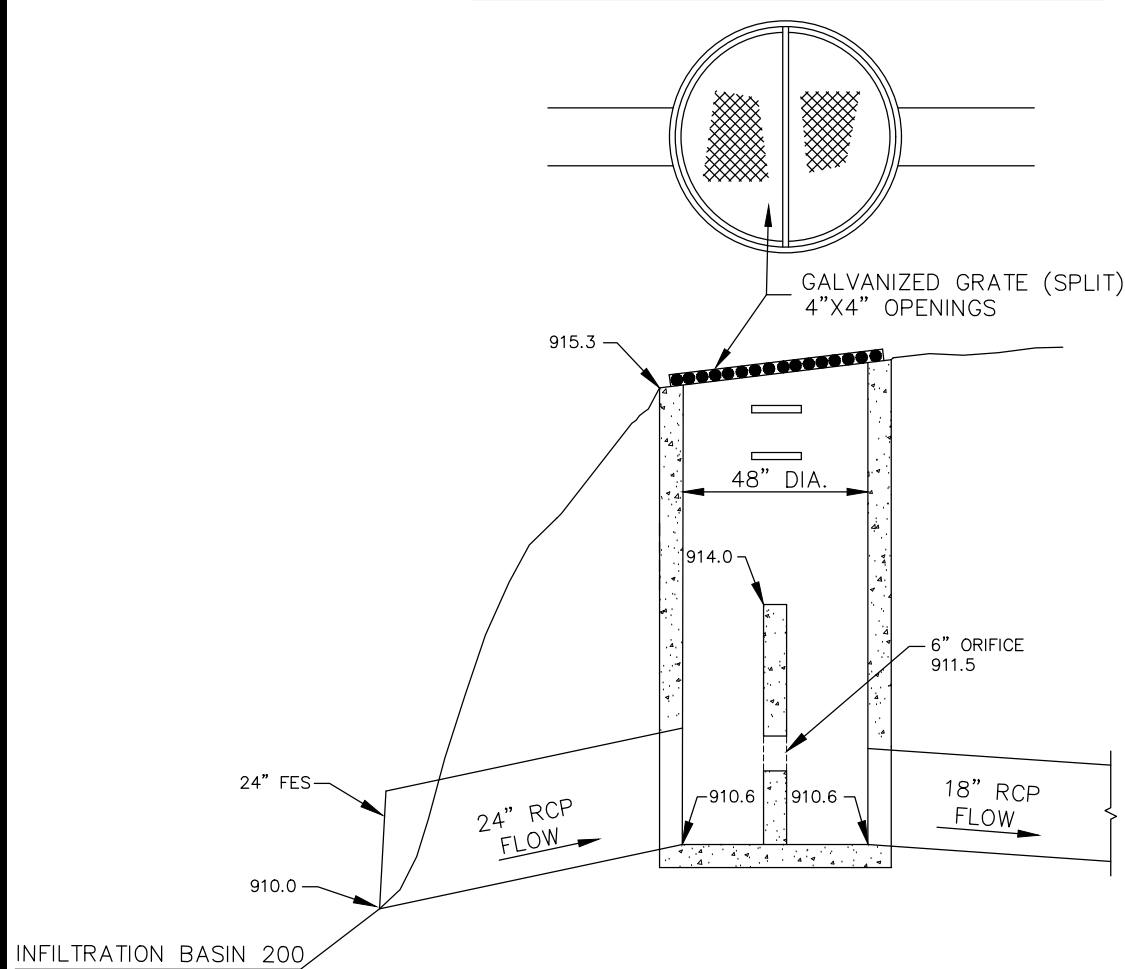
**PRELIMINARY GRADING  
& EROSION CONTROL PLAN**



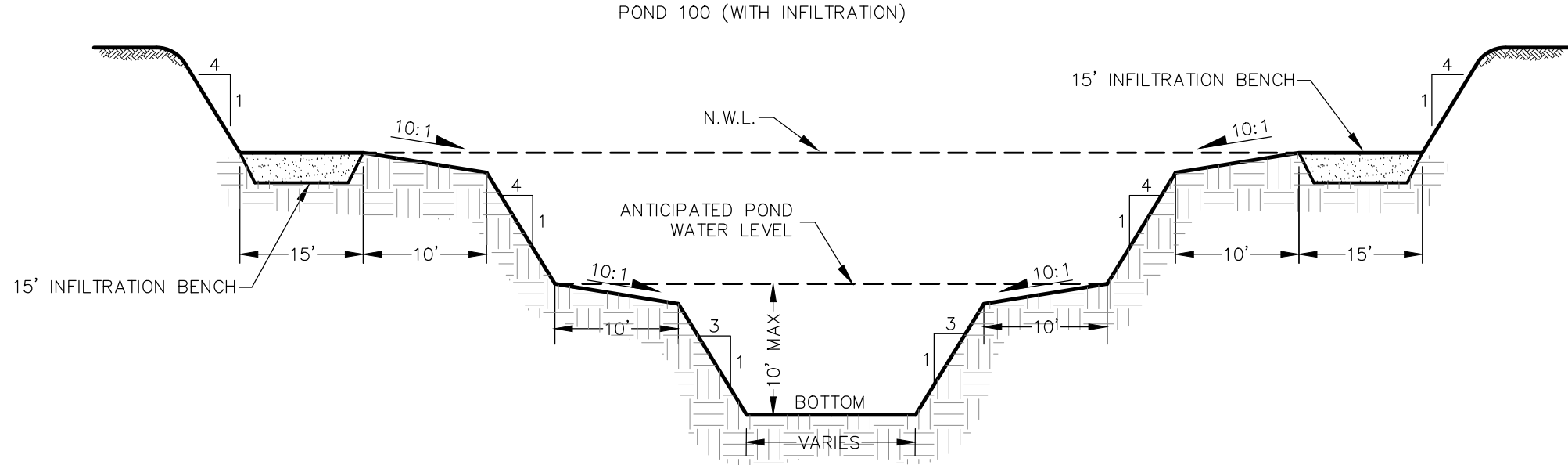
OUTLET CONTROL STRUCTURE POND 100



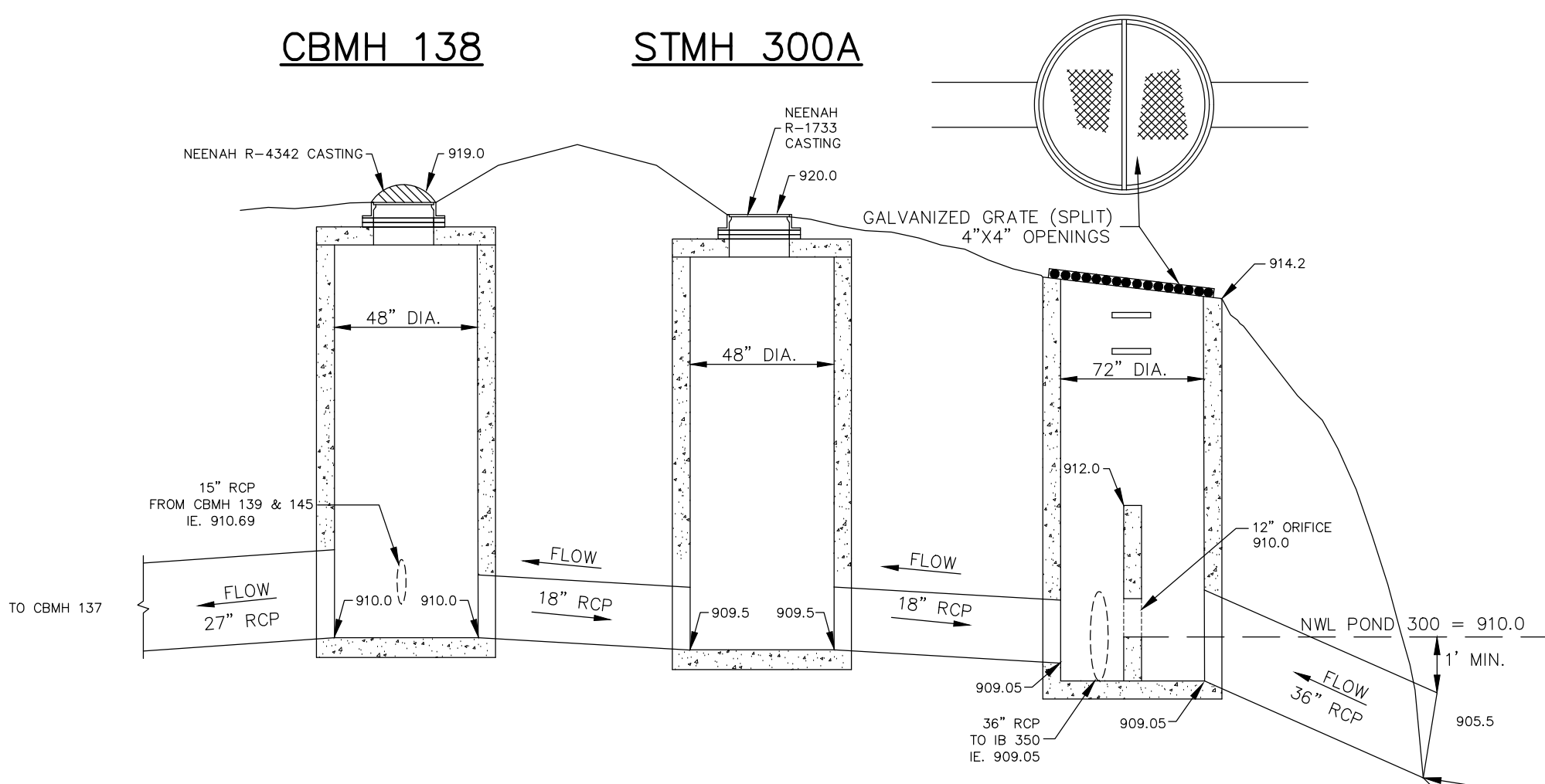
OUTLET CONTROL STRUCTURE INFILTRATION BASIN 200



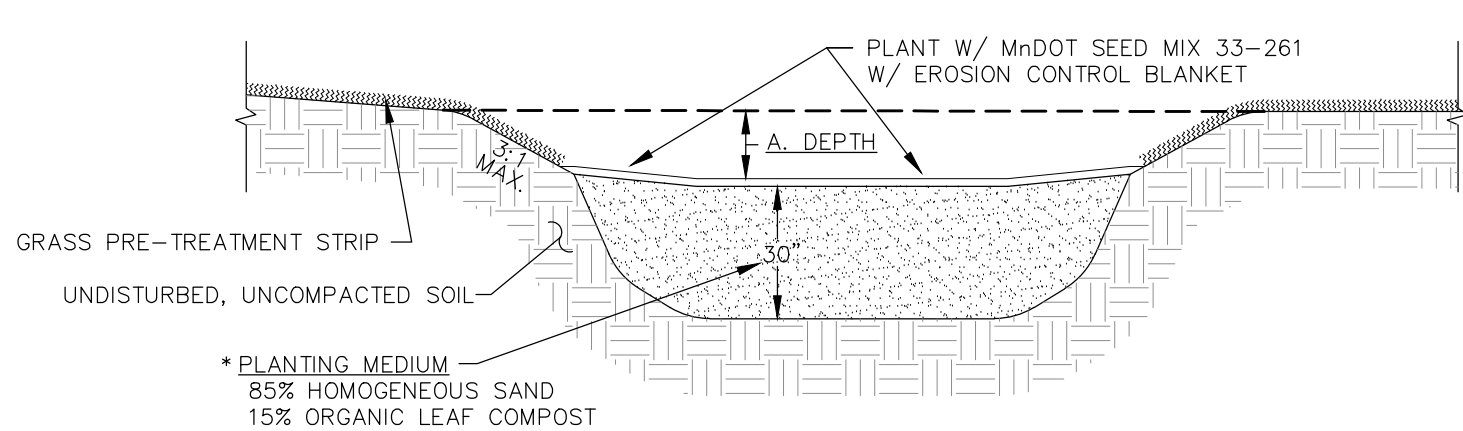
TYPICAL POND SECTION



OUTLET CONTROL STRUCTURE POND 300

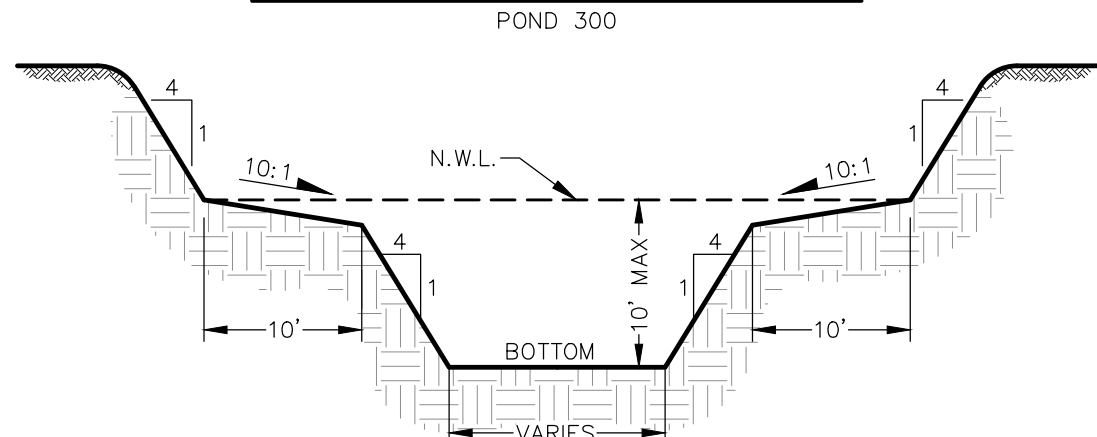


INFILTRATION BASIN

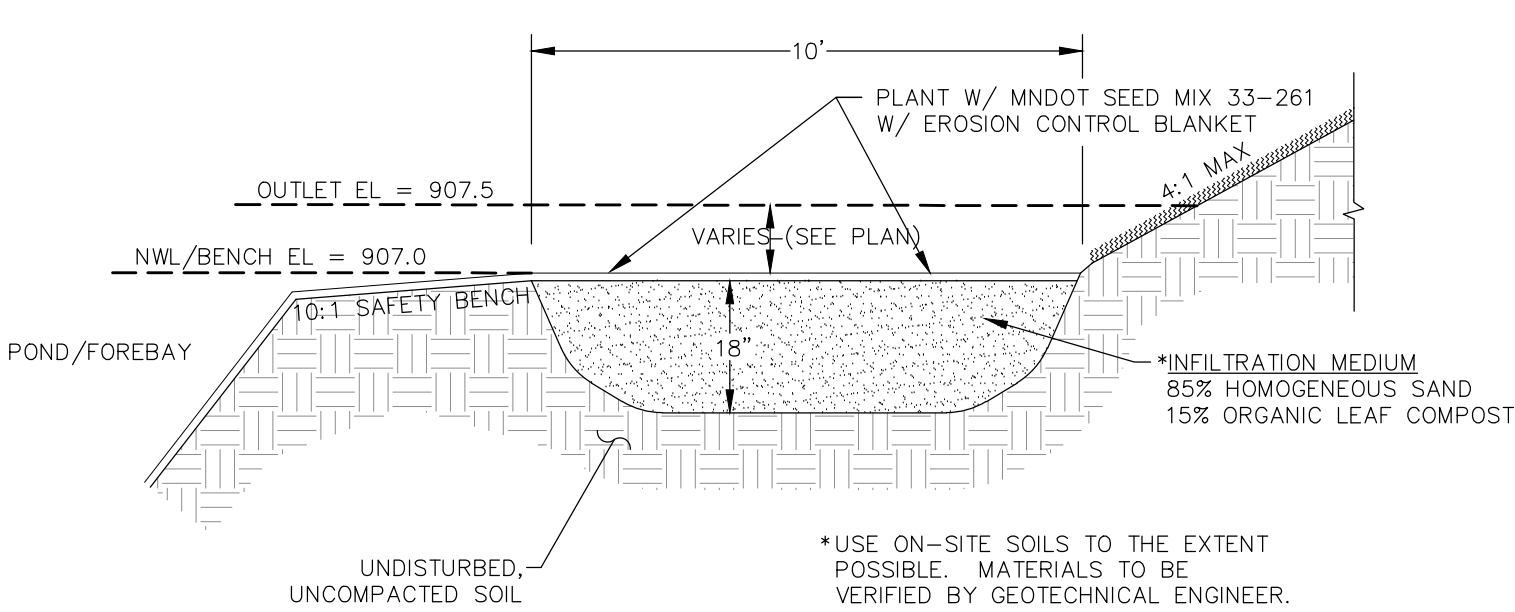


\*USE ON-SITE SOILS TO THE EXTENT POSSIBLE. MATERIALS TO BE VERIFIED BY GEOTECHNICAL ENGINEER.

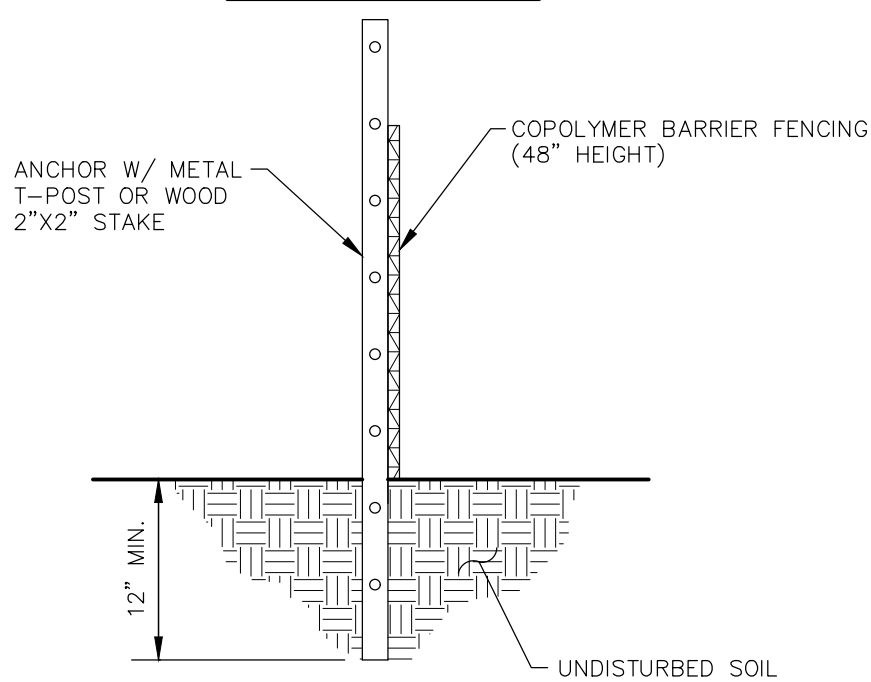
TYPICAL POND SECTION



INFILTRATION BENCH

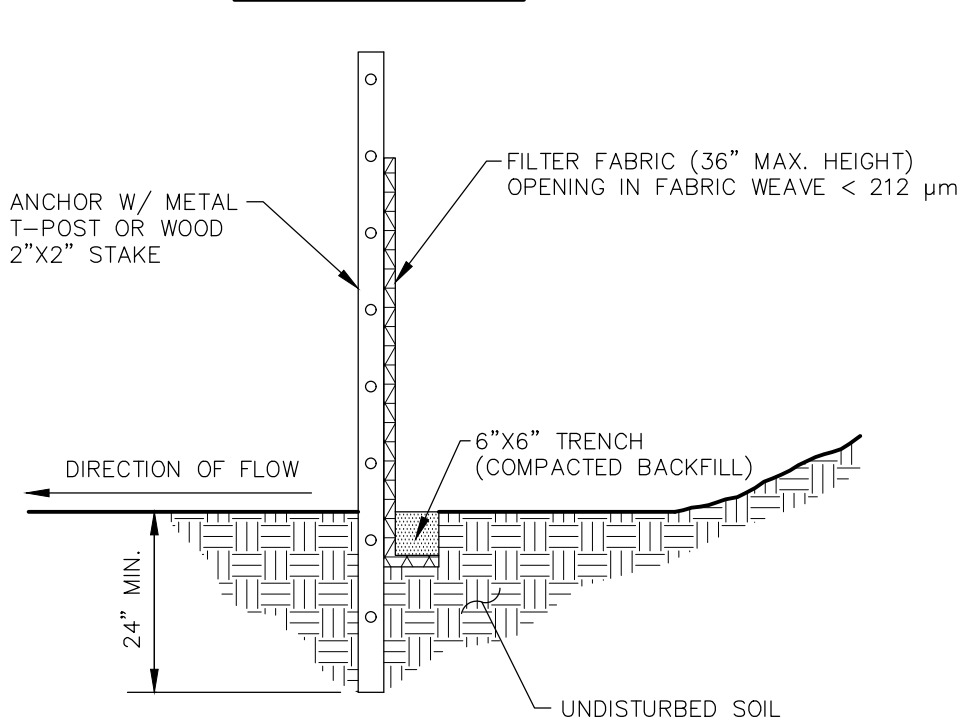


TREE FENCE



- NOTES:
1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
  2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
  3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
  4. SEE MNDOT SPECIFICATION 2572.

SILT FENCE



- NOTES:
1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
  2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
  3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
  4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
  5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
  6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 14 DAYS.

SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

|                                                   |                        |                                                                           |                        |                                              |                        |
|---------------------------------------------------|------------------------|---------------------------------------------------------------------------|------------------------|----------------------------------------------|------------------------|
| CITY OF NORTH BRANCH<br>NORTH BRANCH<br>EST. 1881 |                        | CITY OF NORTH BRANCH<br>HAND PLACED RIP RAP AT RCP<br>OUTLETS<br>NO SCALE |                        | 2024 - STANDARD DETAIL<br>DETAIL NO. STM-007 |                        |
| CLASS III<br>D <sub>50</sub> = 9"                 |                        | CLASS IV<br>D <sub>50</sub> = 12"                                         |                        | CLASS V<br>D <sub>50</sub> = 15"             |                        |
| DIA<br>ROUND<br>PIPE                              | 15"<br>DEPTH<br>RIPRAP | 7.5"<br>DEPTH<br>GRANULAR<br>FILTER                                       | 18"<br>DEPTH<br>RIPRAP | 9"<br>DEPTH<br>GRANULAR<br>FILTER            | 24"<br>DEPTH<br>RIPRAP |
| (N)                                               | (CU YD)                | (CU YD)                                                                   | (CU YD)                | (CU YD)                                      | (CU YD)                |
| 12                                                | 2.1                    | 1.1                                                                       | 2.6                    | 1.3                                          | 3.4                    |
| 15                                                | 2.9                    | 1.4                                                                       | 3.5                    | 1.7                                          | 4.8                    |
| 18                                                | 3.6                    | 1.8                                                                       | 4.4                    | 2.2                                          | 5.9                    |
| 21                                                | 4.6                    | 2.3                                                                       | 5.6                    | 2.8                                          | 7.4                    |
| 24                                                | 5.6                    | 2.8                                                                       | 6.8                    | 3.3                                          | 8.9                    |
| 27                                                | 6.9                    | 3.4                                                                       | 8.3                    | 4.1                                          | 11.0                   |
| 30                                                | 8.3                    | 4.1                                                                       | 9.9                    | 5.0                                          | 13.2                   |
| 36                                                | 11.0                   | 5.5                                                                       | 13.2                   | 6.6                                          | 17.6                   |
| 42                                                | 13.6                   | 6.8                                                                       | 16.4                   | 8.2                                          | 21.8                   |
| 48                                                | 16.8                   | 8.4                                                                       | 20.1                   | 10.1                                         | 26.8                   |
| 54                                                | 19.8                   | 9.9                                                                       | 23.7                   | 11.9                                         | 31.6                   |
| 60                                                | 23.0                   | 11.5                                                                      | 27.6                   | 13.8                                         | 36.8                   |
| 66                                                | 27.0                   | 13.5                                                                      | 32.4                   | 16.2                                         | 43.2                   |
| 72                                                | 31.1                   | 15.6                                                                      | 37.4                   | 18.7                                         | 49.6                   |
| 84                                                | 40.0                   | 20.0                                                                      | 48.0                   | 24.0                                         | 64.0                   |
| 90                                                | 45.5                   | 22.6                                                                      | 54.6                   | 27.3                                         | 72.8                   |

|                                   |                        |                                     |                        |                                   |                        |
|-----------------------------------|------------------------|-------------------------------------|------------------------|-----------------------------------|------------------------|
| CLASS III<br>D <sub>50</sub> = 9" |                        | CLASS IV<br>D <sub>50</sub> = 12"   |                        | CLASS V<br>D <sub>50</sub> = 15"  |                        |
| SPAN<br>ROUND<br>PIPE             | 15"<br>DEPTH<br>RIPRAP | 7.5"<br>DEPTH<br>GRANULAR<br>FILTER | 18"<br>DEPTH<br>RIPRAP | 9"<br>DEPTH<br>GRANULAR<br>FILTER | 24"<br>DEPTH<br>RIPRAP |
| (N)                               | (CU YD)                | (CU YD)                             | (CU YD)                | (CU YD)                           | (CU YD)                |
| 22                                | 3.6                    | 1.6                                 | 4.4                    | 2.2                               | 5.8                    |
| 26                                | 5.8                    | 2.5                                 | 6.9                    | 3.5                               | 9.2                    |
| 36                                | 8.1                    | 4.1                                 | 9.8                    | 4.9                               | 13.0                   |
| 43                                | 11.0                   | 5.5                                 | 13.2                   | 6.6                               | 17.6                   |
| 51                                | 13.6                   | 6.8                                 | 16.4                   | 8.2                               | 21.8                   |
| 58                                | 16.5                   | 8.3                                 | 19.8                   | 9.9                               | 26.4                   |
| 65                                | 19.8                   | 9.9                                 | 23.7                   | 11.9                              | 31.6                   |
| 73                                | 23.3                   | 11.5                                | 27.6                   | 14.0                              | 37.2                   |
| 80                                | 26.4                   | 13.2                                | 30.9                   | 16.2                              | 41.8                   |
| 102                               | 43.5                   | 21.8                                | 52.2                   | 26.1                              | 69.6                   |
| 115                               | 44.0                   | 22.0                                | 52.8                   | 26.4                              | 70.4                   |
| 123                               | 49.3                   | 24.6                                | 59.1                   | 29.5                              | 78.9                   |
| 136                               | 61.3                   | 30.6                                | 73.5                   | 36.8                              | 98.0                   |
| 154                               | 74.4                   | 37.2                                | 89.3                   | 44.6                              | 119.0                  |

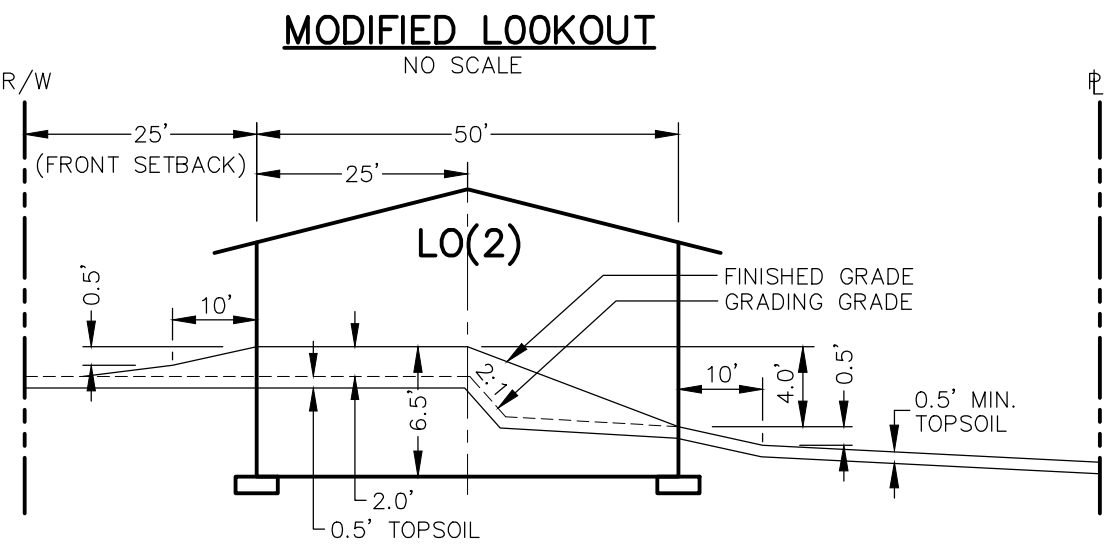
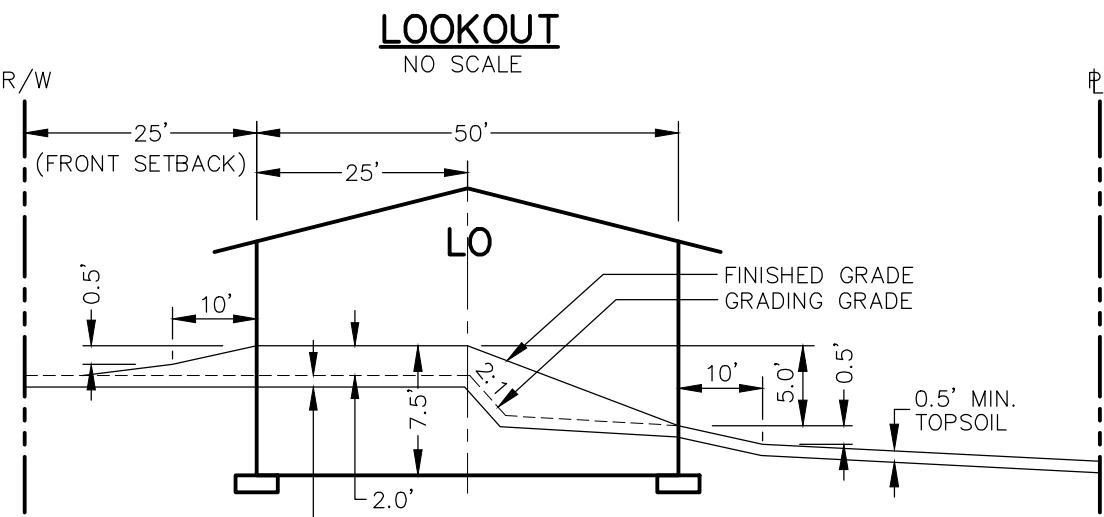
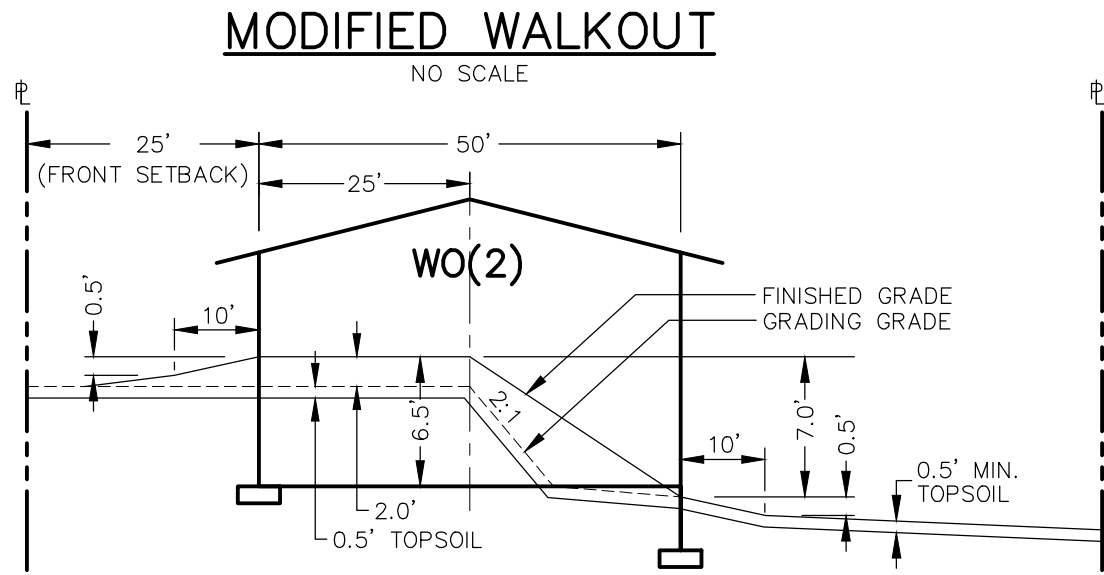
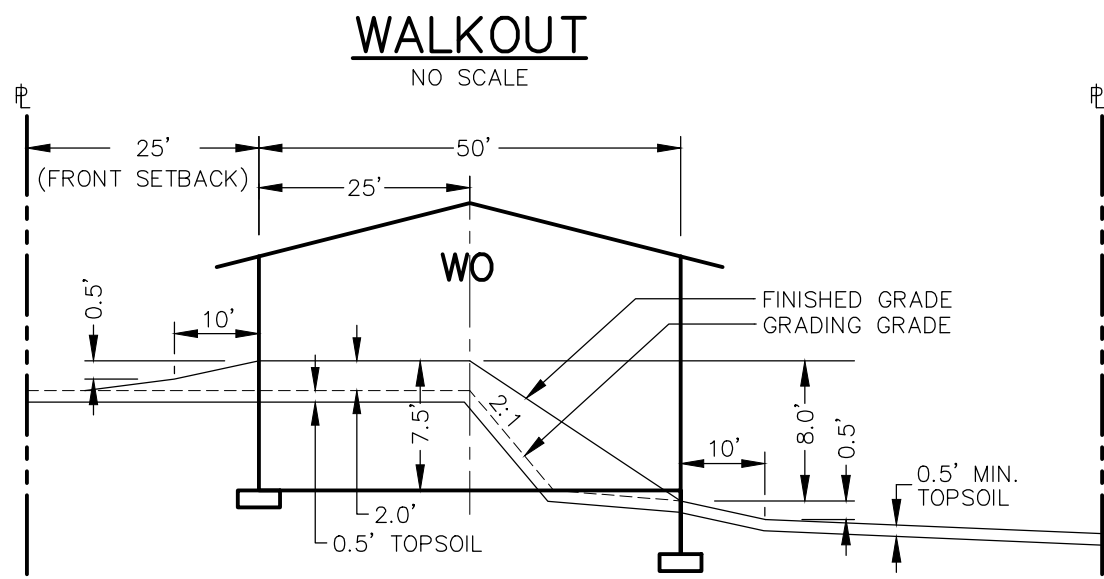
NOTE: REQUIREMENTS FOR RIPRAP SIZE, THICKNESS, AND FILTER BLANKET WILL BE DESIGNATED IN PLANS.

① FOR PIPES GREATER THAN OR EQUAL TO 48", USE 2.0'

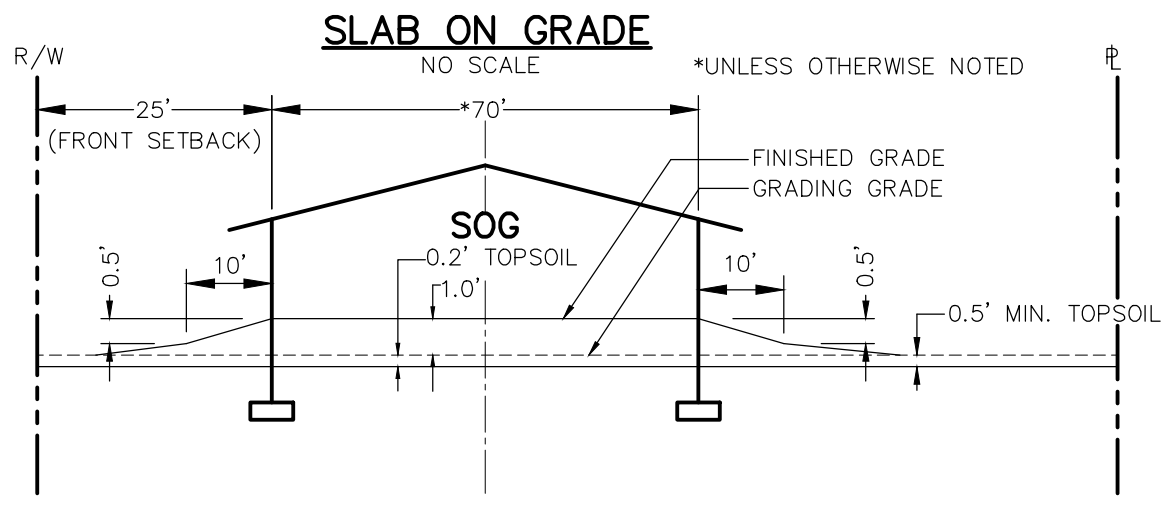
② THE CONTRACTOR, AT HIS OPTION, MAY SUBSTITUTE A GEOTEXTILE FABRIC, SPEC 3601 FOR THE GRANULAR FILTER BLANKET UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE FABRIC SHOULD COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT APRON 3 FEET.



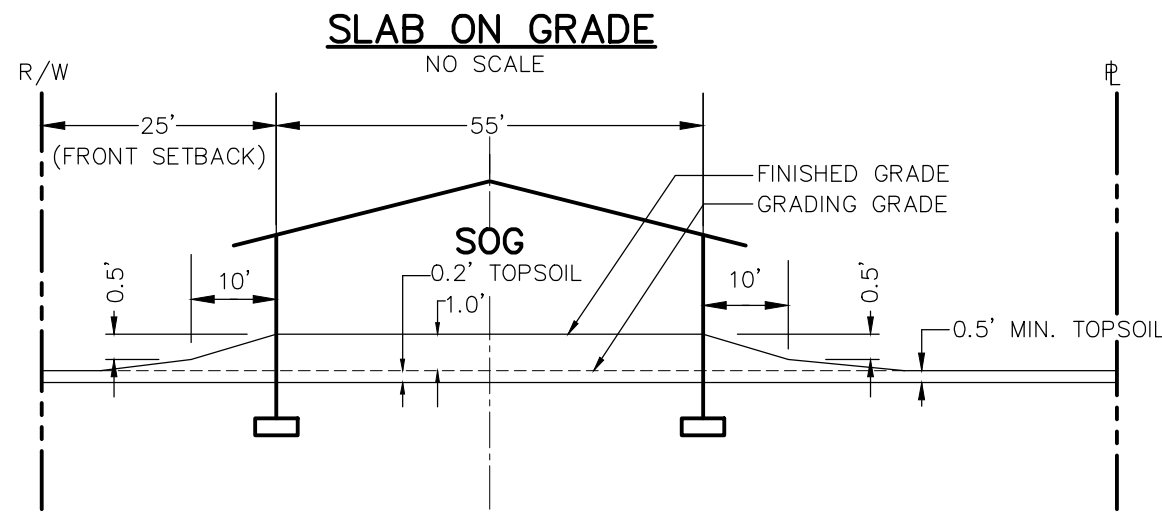
SHORELAND & R1 LOTS



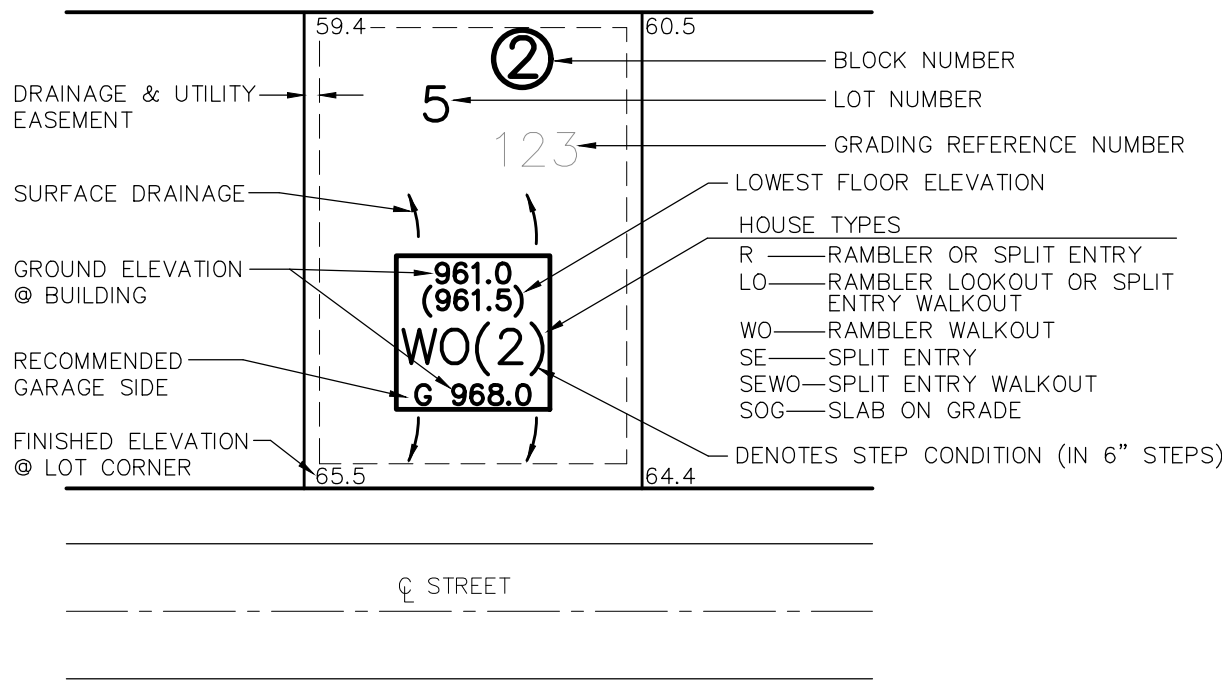
42' LOTS



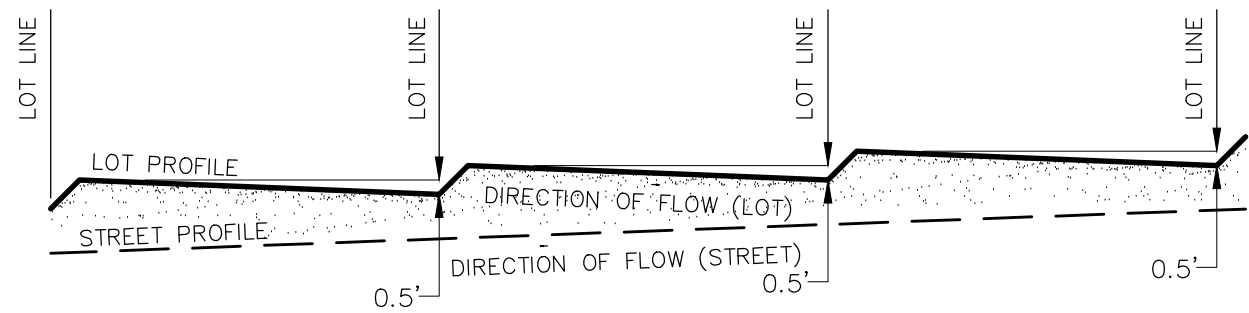
47', 52', & 62' LOTS



GRADING PLAN LOT KEY

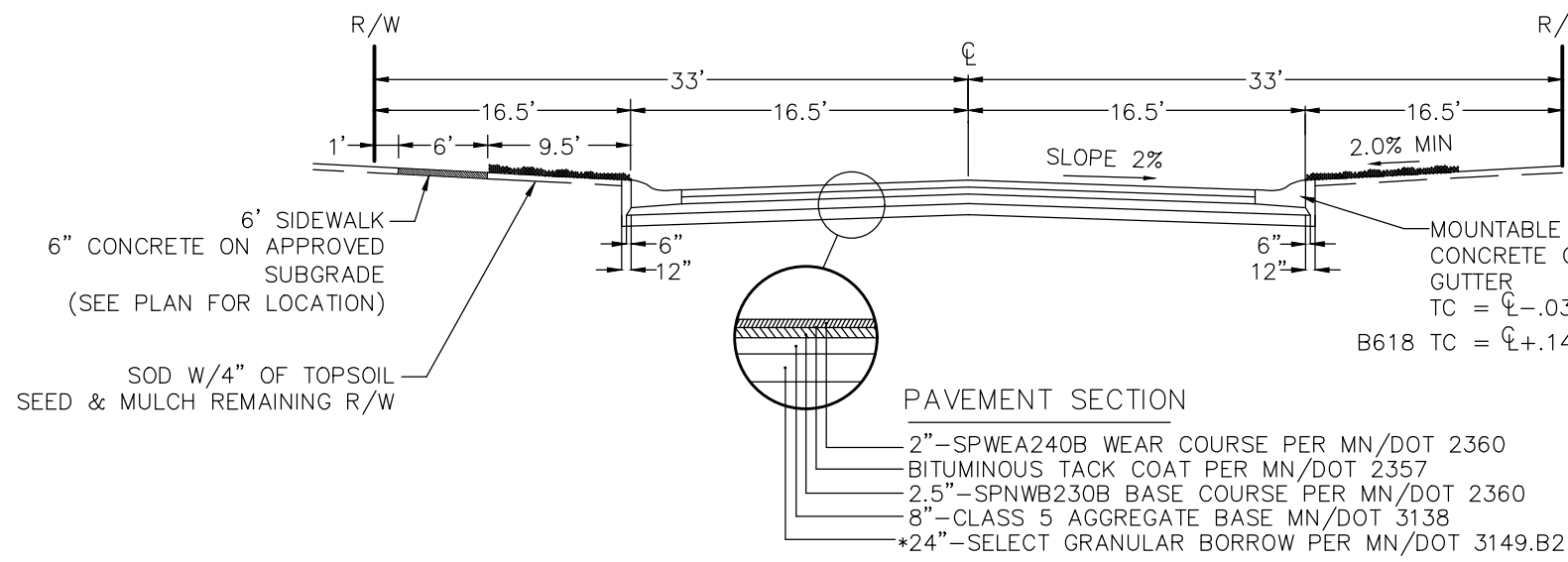


LOT BENCHING DETAIL



TYPICAL STREET SECTION

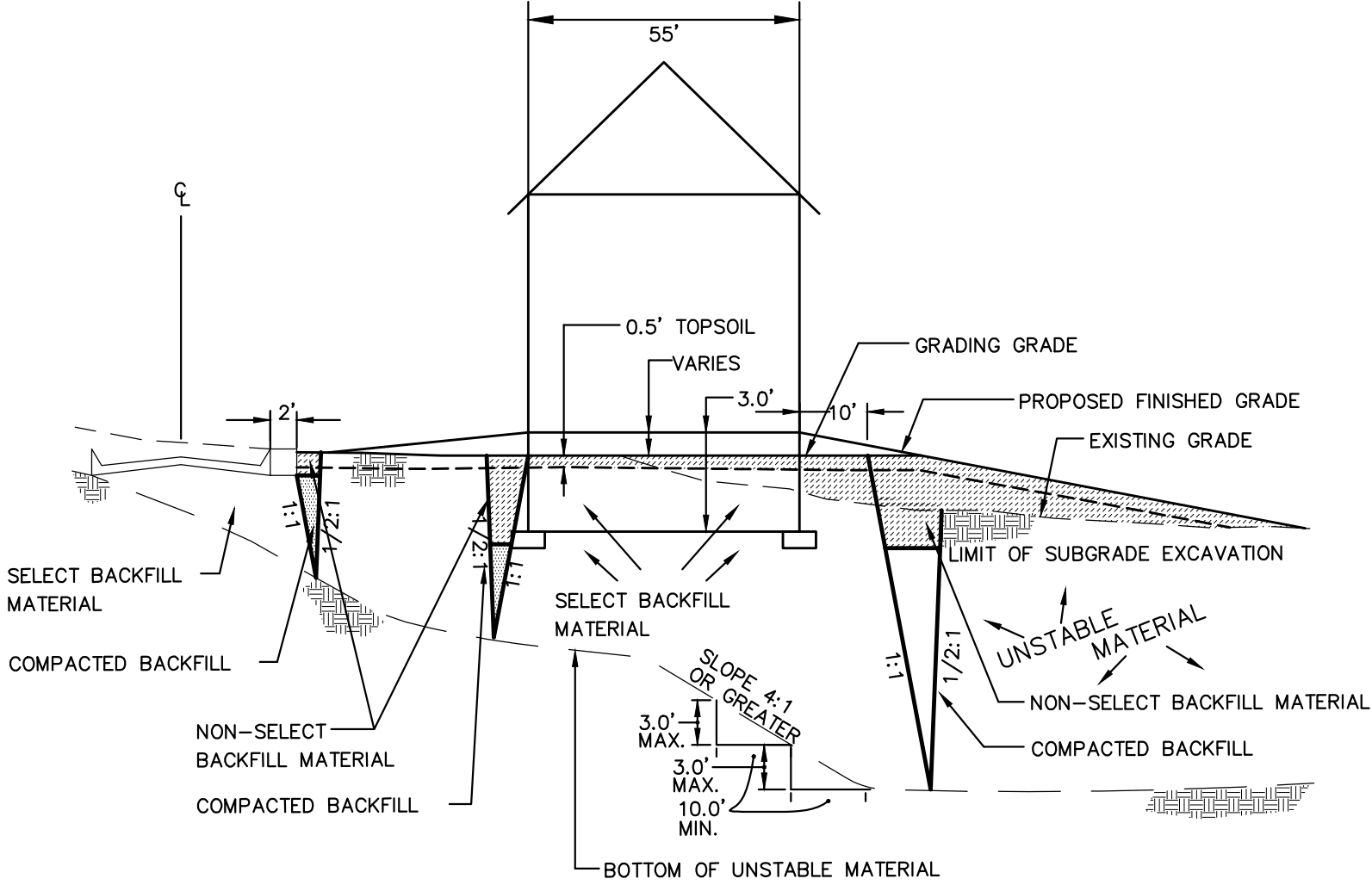
66' R/W - 33' B/B



NOTE: SECTION TO BE VERIFIED BY CITY ENGINEER

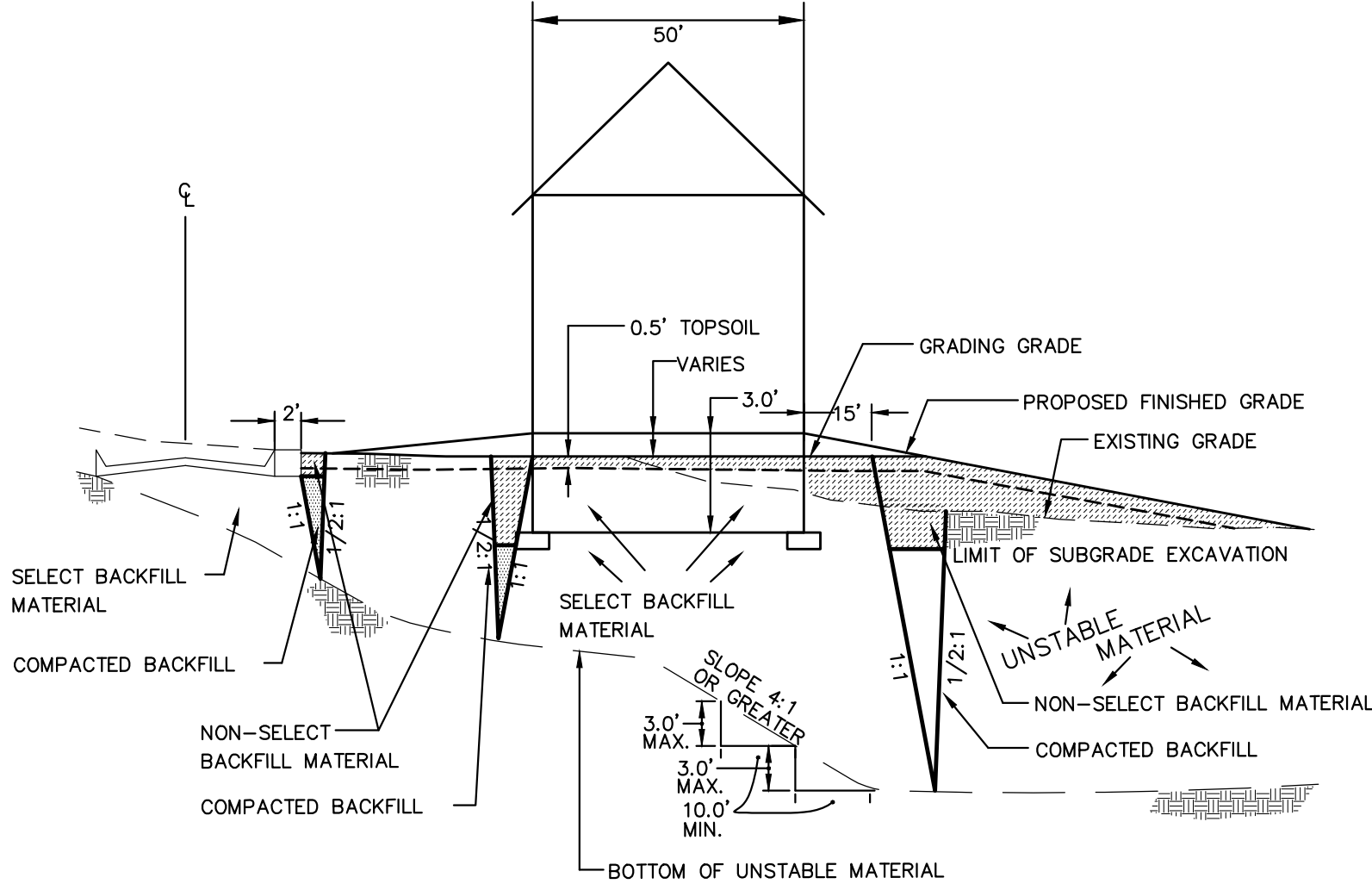
SUBGRADE CORRECTION

(47', 52' & 62' LOTS)



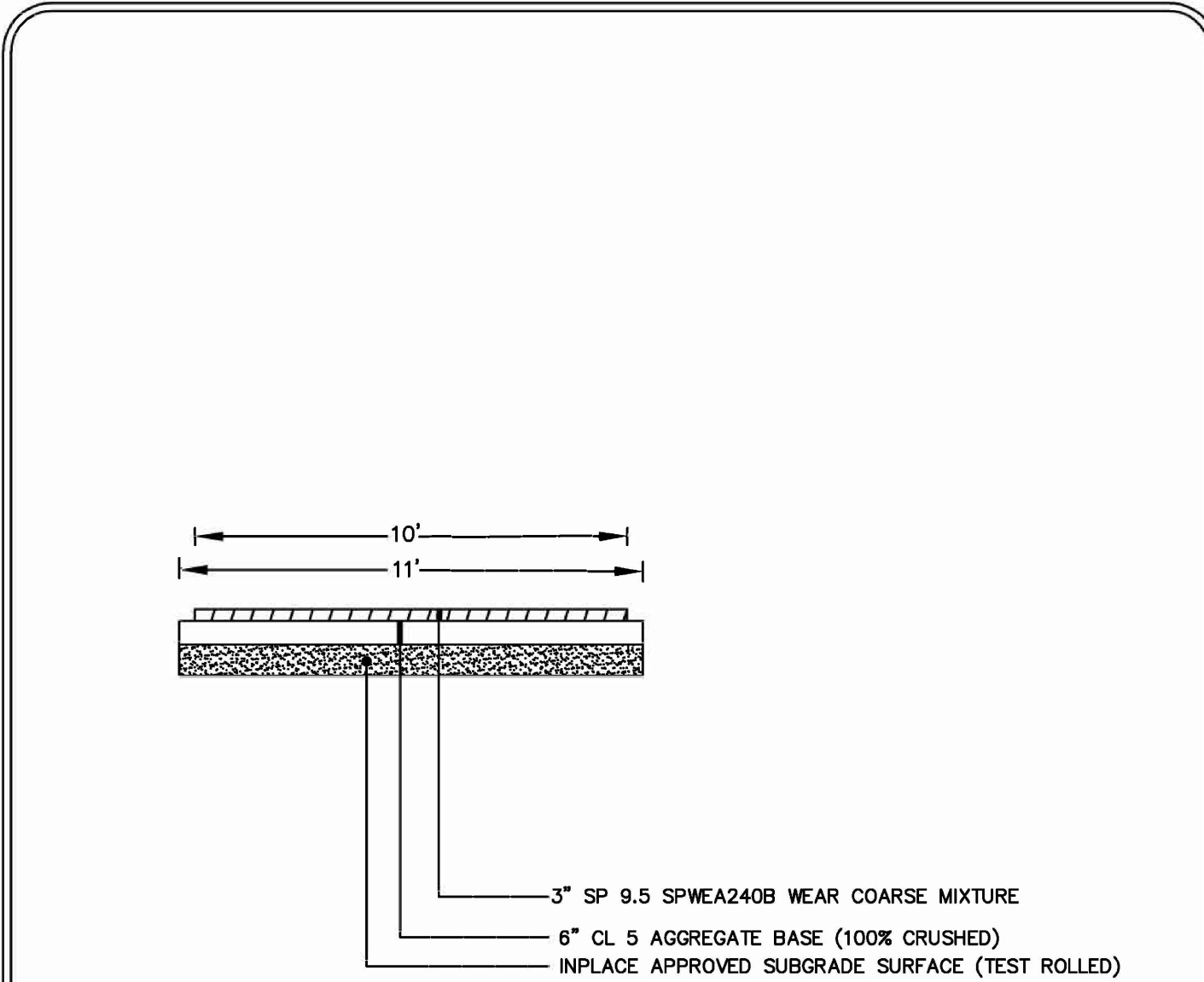
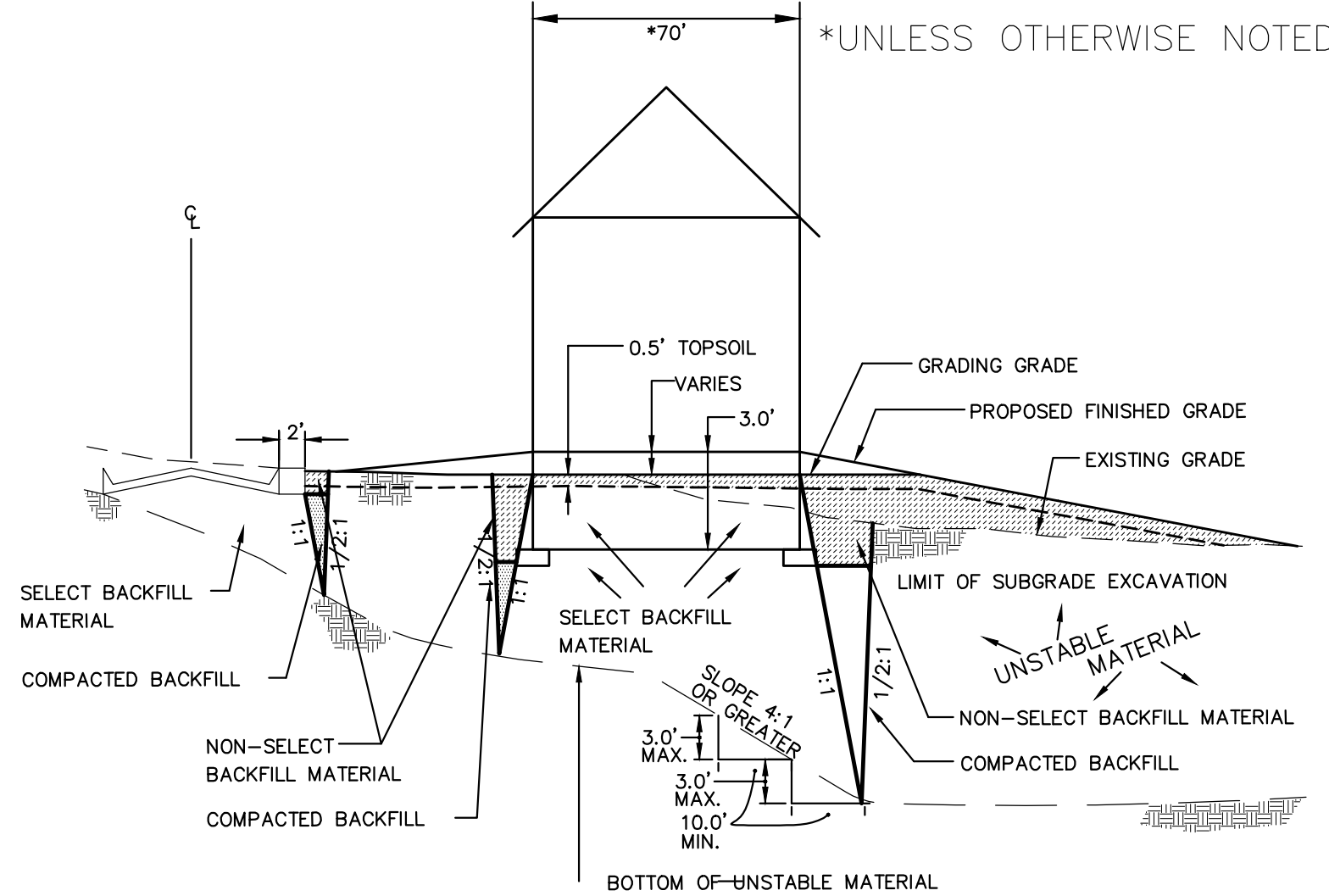
SUBGRADE CORRECTION

(SHORELAND & R1 LOTS)

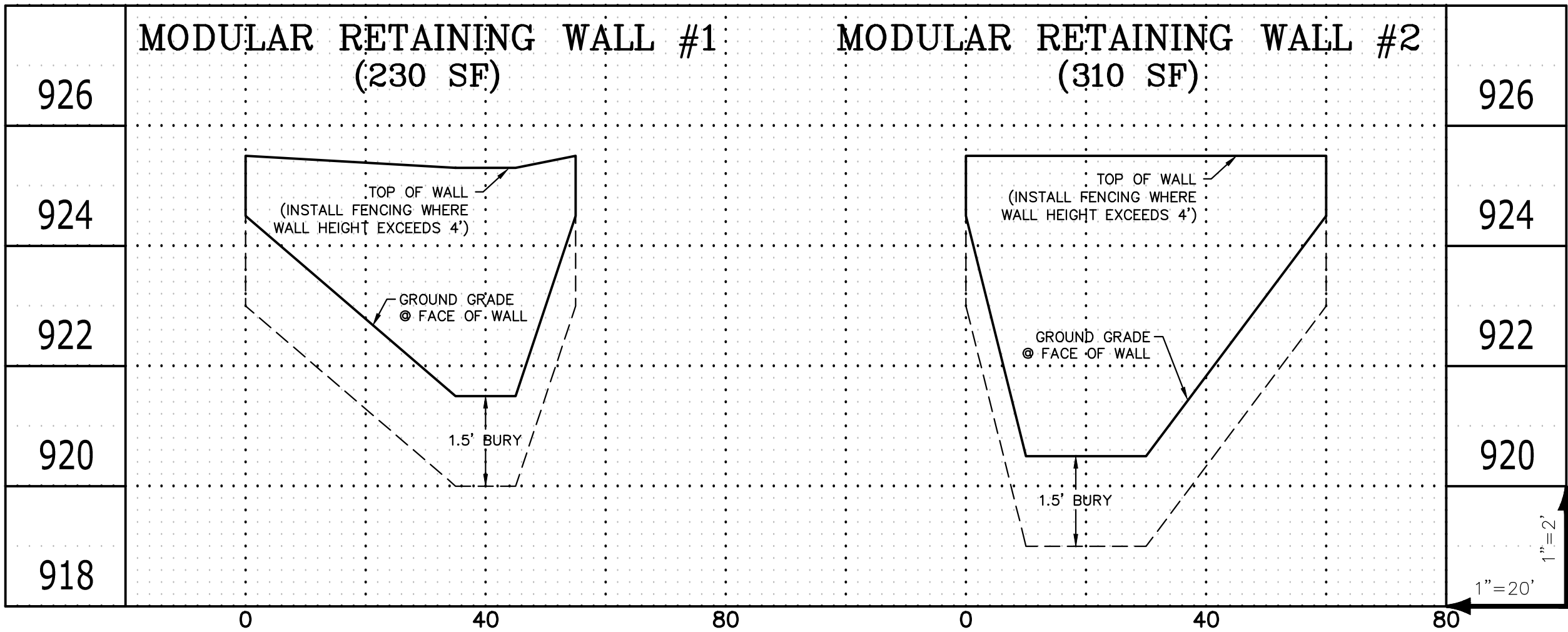


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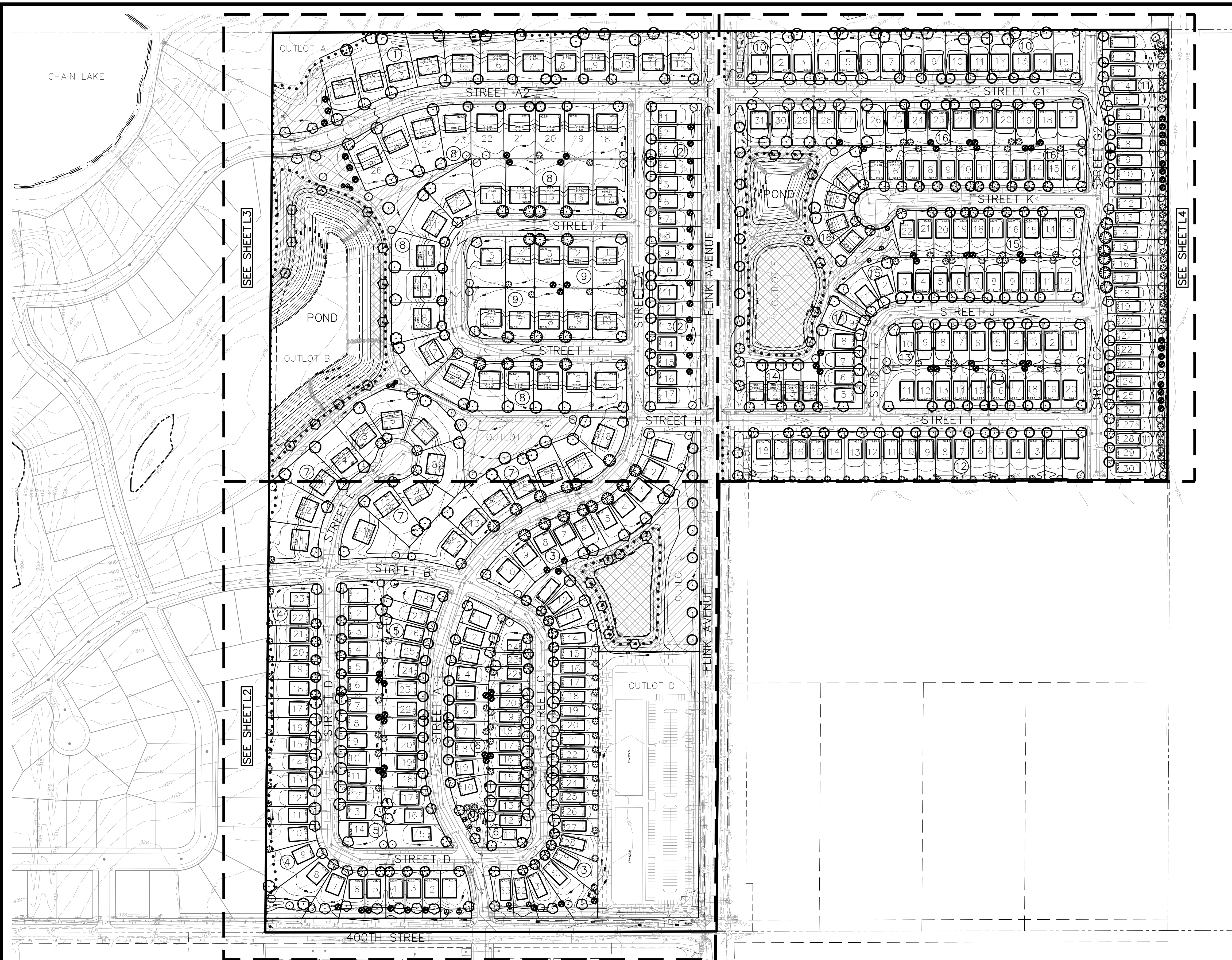
(42' LOTS)



10' WIDE TRAIL TYPICAL SECTION







**NORTH BRANCH LANDSCAPE REQUIREMENTS**

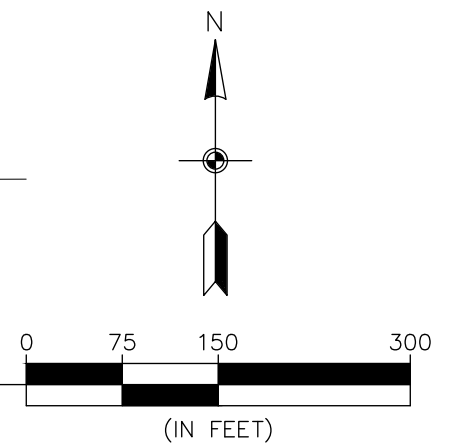
1. TREES, MINIMUM ONE (1) OVERSTORY DECIDUOUS OR CONIFEROUS TREE PER DWELLING UNIT REQUIRED. THE COMPLEMENT OF TREES FULFILLING THE REQUIREMENTS OF THIS SECTION SHALL BE NOT LESS THAN 25 PERCENT DECIDUOUS AND NOT LESS THAN 25 PERCENT CONIFEROUS.

TREES REQUIRED = 336 (336 UNITS)  
TREES PROVIDED = 785 (64% DEC. / 36% CON. - EXCLUDES 16 ORNAMENTAL TREES)

**LANDSCAPE PLAN NOTES**

1. **EXISTING CONDITIONS.** CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. **UTILITY LOCATES.** CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW, IN MINNESOTA, CALL Gopher STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. **PERMITS.** CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. **EXISTING ITEMS TO REMAIN.** CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. **CONSTRUCTION STAGING AND ACCESS.** CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. **SITE REMOVALS.** REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. **UTILITY COORDINATION.** REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. **CONSTRUCTION STAKING.** UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. **DIMENSIONS.** DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. **PLAN QUANTITIES.** CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. **REFERENCE SPECIFICATIONS.** THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
  1. ADDENDA, WITH THOSE OF A LATER DATE, HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
  2. LANDSCAPE SPECIFICATIONS.
  3. PLAN DRAWINGS.
  4. PLANT / MATERIAL SCHEDULES.
  5. CITY STANDARD SPECIFICATIONS AND DETAILS.
  6. MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

1 OVERALL LANDSCAPE PLAN  
L1

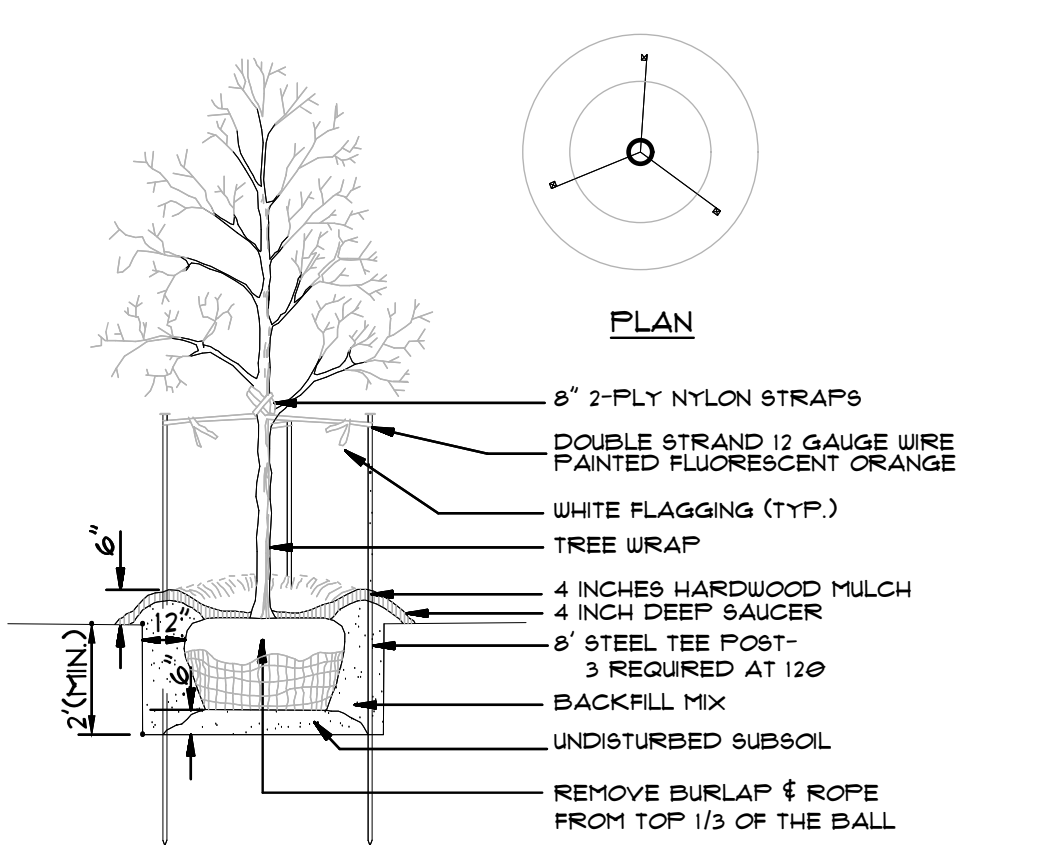
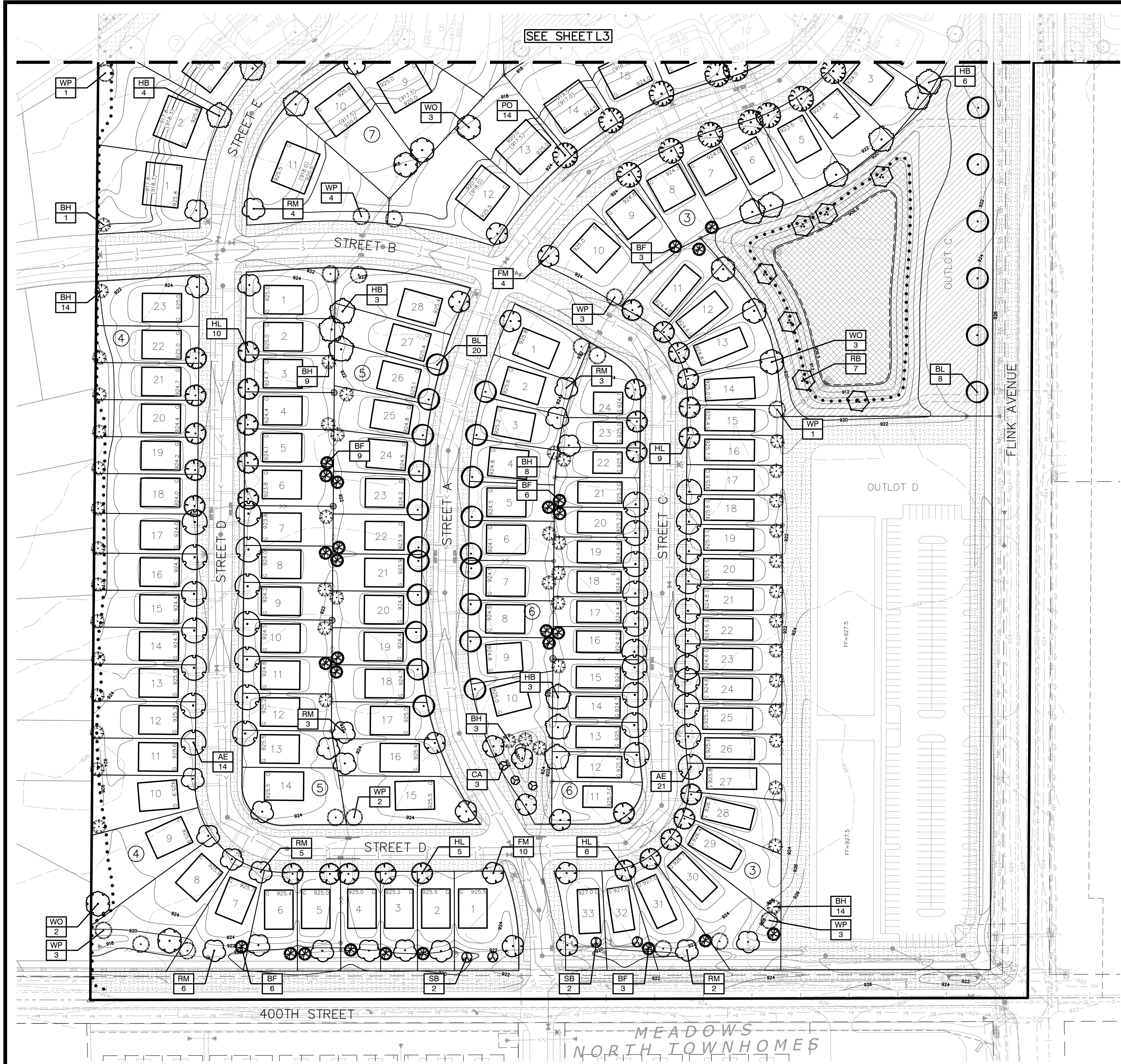


CALL BEFORE YOU DIG

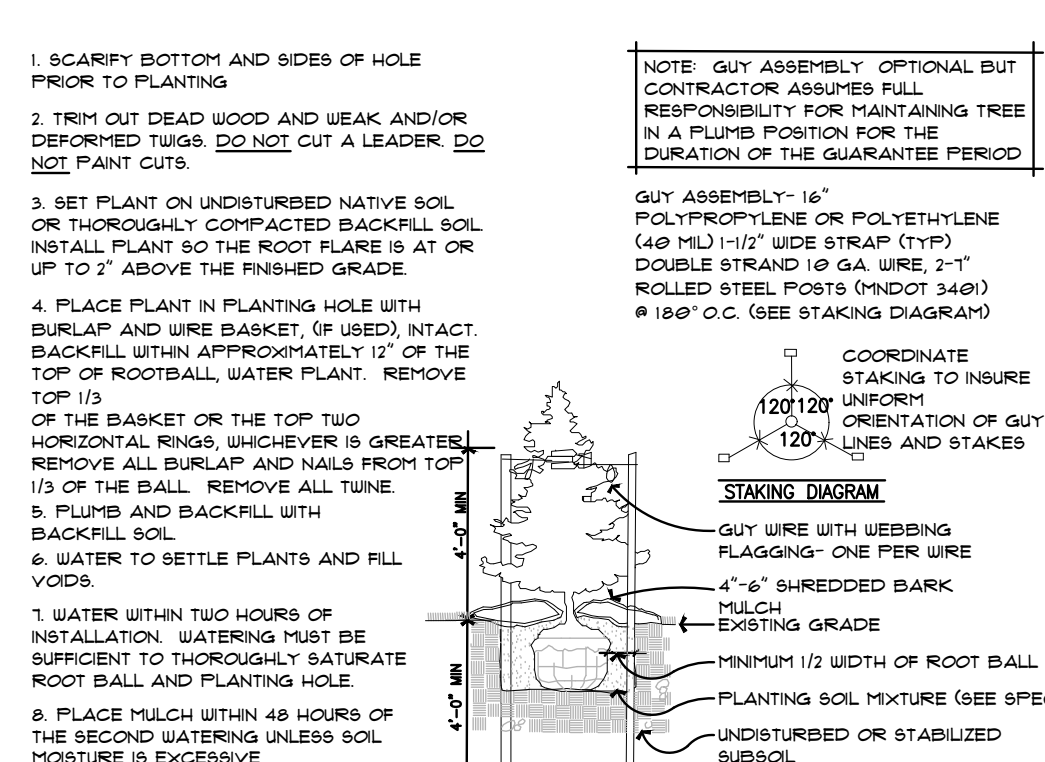
Know what's below.  
Call before you dig.

|                                                                        |                                                                                                                                     |                                                                                                                                                                                                                                                                                              |                                             |                                                                                                                 |                                                                                                     |                                                 |                                       |               |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------|---------------|
| <br><b>CARLSON MCCAIN</b><br>ENGINEERING<br>SURVEYING<br>ENVIRONMENTAL | <b>3890 PHEASANT RIDGE DR NE<br/>SUITE 100<br/>BLAINE, MN 55449<br/>TEL 763.489.7900<br/>FAX 763.489.7959<br/>CARLSONMCCAIN.COM</b> | 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 Landscape Architect under the laws of the State of Minnesota<br><br>Print Name: Ryan J. Rutgger, RLA<br>Signature:<br>Date: 5/3/24 License #: 56346 | Drawn: RJR<br>Designed: RJR<br>Date: 5/3/24 | Revisions:<br>1. 8/19/24 per City Comments.<br>2. 9/23/24 per City Comments.<br>3. 11/20/24 per Owner Comments. | <b>LGI HOMES - MINNESOTA, LLC</b><br>2850 Cutters Grove Avenue, Suite 207<br>Anoka, Minnesota 55303 | <b>MEADOWS RIDGE</b><br>NORTH BRANCH, MINNESOTA | <b>PRELIMINARY<br/>LANDSCAPE PLAN</b> | L1<br>of<br>4 |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------|---------------------------------------|---------------|





**A DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE



**B CONIFEROUS TREE PLANTING DETAIL**  
NOT TO SCALE

| LANDSCAPE LEGEND |                                         |
|------------------|-----------------------------------------|
| SYMBOL           | COMMON NAME                             |
| TREES            |                                         |
|                  | Northwood Red Maple                     |
|                  | Sienna Glen Maple                       |
|                  | River Birch Multi-Trunk                 |
|                  | Common Hackberry                        |
|                  | Northern Acclaim Thornless Honey Locust |
|                  | Kentucky Coffeetree                     |
|                  | Swamp White Oak                         |
|                  | Northern Pin Oak                        |
|                  | Red Oak                                 |
|                  | Heritage Oak                            |
|                  | Boulevard Linden                        |
|                  | American Elm                            |
| CONIFERO         |                                         |
|                  | Balsam Fir                              |
|                  | Black Hills Spruce                      |
|                  | White Pine                              |
| ORNAMENT         |                                         |
|                  | Autumn Brilliance Serviceberry          |
|                  | Marilee Crabapple                       |
|                  | Ivory Silk Japanese Tree Lilac          |
| GROUND C         |                                         |
|                  | MnDOT Seed Mix 25-151                   |
|                  | BWSR Stormwater Pond Pollinator NE      |
|                  | MnDOT Seed Mix 35-241                   |

1 LANDSCAPE PLAN - SOUTH  
L2

**CARLSON MCCAIN**  
ENGINEERING  
SURVEYING  
ENVIRONMENTAL

**3890 PHEASANT RIDGE DR NE  
SUITE 100  
BLAINE, MN 55449  
TEL 763.489.7900  
FAX 763.489.7959  
CARLSONMCCAIN.COM**

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA  
Signature:   
Date: 5/3/24 License #: 56346

Drawn: RJR  
Designed: RJR  
Date: 5/3/24

Revisions:  
1. 8/19/24 per City Comments.  
2. 9/23/24 per City Comments.  
3. 11/20/24 per Owner Comments.

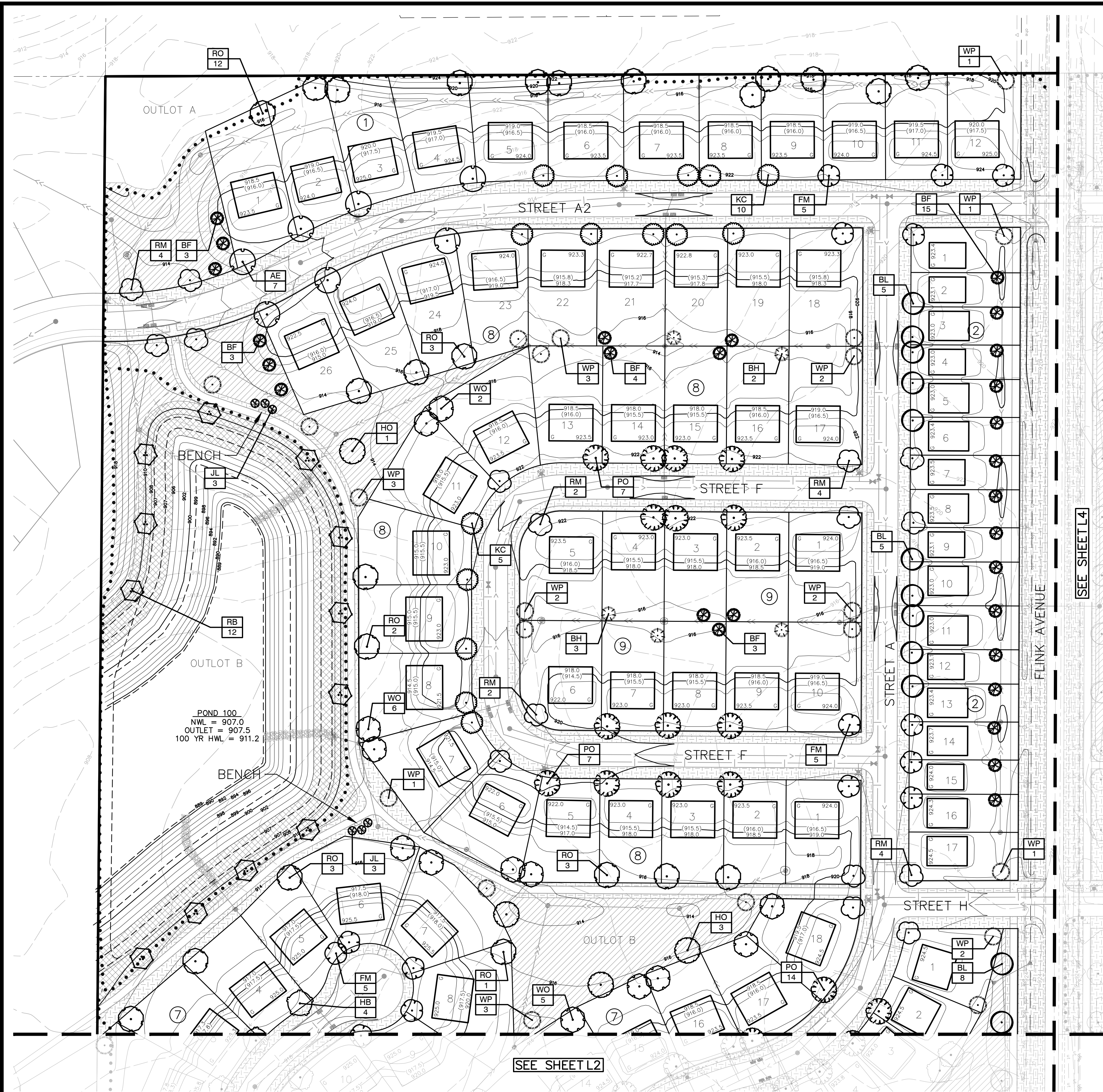
**LGI HOMES - MINNESOTA, LLC**  
2850 Cutters Grove Avenue, Suite 207  
Anoka, Minnesota 55303

**MEADOWS RIDGE**  
NORTH BRANCH, MINNESOTA

**PRELIMINARY  
LANDSCAPE PLAN**

L2  
of  
4





LANDSCAPE SPECIFICATIONS

- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6' STEEL FENCE POSTS SPACED 6' O.C. MAX.
- EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
- CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER, OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3A EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY. BEFORE, DURING, OR AFTER INSTALLATION, NO SUBSTITUTE OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
- PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
- MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4" MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
- IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPERS, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
- MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE. INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES, HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

LANDSCAPE LEGEND

| SYMBOL       | COMMON NAME                             |
|--------------|-----------------------------------------|
| TREES        |                                         |
|              | Northwood Red Maple                     |
|              | Sienna Glen Maple                       |
|              | River Birch Multi-Trunk                 |
|              | Common Hackberry                        |
|              | Northern Acclaim Thornless Honey Locust |
|              | Kentucky Coffeetree                     |
|              | Swamp White Oak                         |
|              | Northern Pin Oak                        |
|              | Red Oak                                 |
|              | Heritage Oak                            |
|              | Boulevard Linden                        |
|              | American Elm                            |
| CONIFERO     |                                         |
|              | Balsam Fir                              |
|              | Black Hills Spruce                      |
|              | White Pine                              |
| ORNAMENT     |                                         |
|              | Autumn Brilliance Serviceberry          |
|              | Marilee Crabapple                       |
|              | Ivory Silk Japanese Tree Lilac          |
| GROUND COVER |                                         |
|              | MnDOT Seed Mix 25-151                   |
|              | BWSR Stormwater Pond Pollinator NE      |
|              | MnDOT Seed Mix 35-241                   |

1 LANDSCAPE PLAN - NORTHWEST  
L3



3890 PHEASANT RIDGE DR NE  
SUITE 100  
BLAINE, MN 55449  
TEL 763.489.7900  
FAX 763.489.7959  
CARLSONMCCAIN.COM

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA  
Signature:   
Date: 5/3/24 License #: 56346

Drawn: RJR  
Designed: RJR  
Date: 5/3/24

Revisions:  
1. 8/19/24 per City Comments.  
2. 9/23/24 per City Comments.  
3. 11/20/24 per Owner Comments.

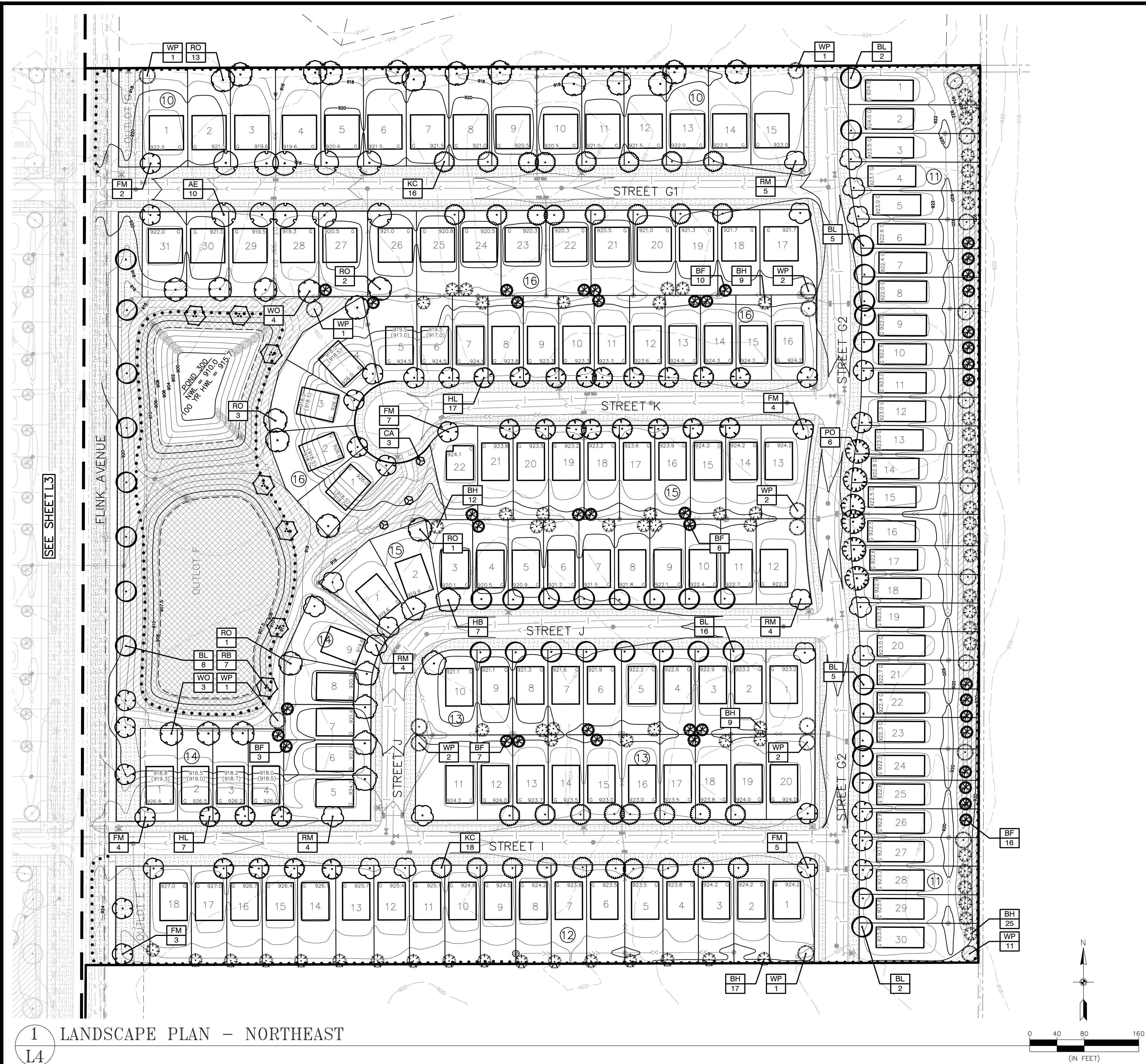
LGI HOMES - MINNESOTA, LLC  
2850 Cutters Grove Avenue, Suite 207  
Anoka, Minnesota 55303

MEADOWS RIDGE  
NORTH BRANCH, MINNESOTA

PRELIMINARY  
LANDSCAPE PLAN

L3  
of  
4





### PLANT SCHEDULE

| SYMBOL           | CODE | QTY        | BOTANICAL NAME                                                                                                             | COMMON NAME                             | SIZE      | CONTAINER |
|------------------|------|------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------|-----------|
| TREES            |      |            |                                                                                                                            |                                         |           |           |
|                  | RM   | 56         | Acer rubrum 'Northwood'                                                                                                    | Northwood Red Maple                     | 2.5" Cal. | B&B       |
|                  | FM   | 54         | Acer x freemanii 'Sienna'                                                                                                  | Sienna Glen Maple                       | 2.5" Cal. | B&B       |
|                  | RB   | 26         | Betula nigra Clump Form, 1.5" Cal Equivalent                                                                               | River Birch Multi-Trunk                 | 8' Ht.    | B&B       |
|                  | HB   | 23         | Celtis occidentalis                                                                                                        | Common Hackberry                        | 2.5" Cal. | B&B       |
|                  | HL   | 54         | Gleditsia triacanthos inermis 'Harve'                                                                                      | Northern Acclaim Thornless Honey Locust | 2.5" Cal. | B&B       |
|                  | KC   | 49         | Gymnocladus dioica 'Espresso'                                                                                              | Kentucky Coffeetree                     | 2.5" Cal. | B&B       |
|                  | WO   | 28         | Quercus bicolor                                                                                                            | Swamp White Oak                         | 2.5" Cal. | B&B       |
|                  | PO   | 34         | Quercus ellipsoidalis                                                                                                      | Northern Pin Oak                        | 2.5" Cal. | B&B       |
|                  | RO   | 44         | Quercus rubra                                                                                                              | Red Oak                                 | 2.5" Cal. | B&B       |
|                  | HO   | 4          | Quercus x macdanielii 'Clemons' TM                                                                                         | Heritage Oak                            | 2.5" Cal. | B&B       |
|                  | BL   | 76         | Tilia americana 'Boulevard'                                                                                                | Boulevard Linden                        | 2.5" Cal. | B&B       |
|                  | AE   | 52         | Ulmus americana 'Princeton'                                                                                                | American Elm                            | 2.5" Cal. | B&B       |
| CONIFEROUS TREES |      |            |                                                                                                                            |                                         |           |           |
|                  | BF   | 97         | Abies balsamea                                                                                                             | Balsam Fir                              | 6' Ht.    | B&B       |
|                  | BH   | 126        | Picea glauca densata                                                                                                       | Black Hills Spruce                      | 6' Ht.    | B&B       |
|                  | WP   | 62         | Pinus strobus                                                                                                              | White Pine                              | 6' Ht.    | B&B       |
| ORNAMENTAL TREES |      |            |                                                                                                                            |                                         |           |           |
|                  | SB   | 4          | Amelanchier x grandiflora 'Autumn Brilliance' Clump Form, 1.5" Cal Equivalent                                              | Autumn Brilliance Serviceberry          | 7' Ht.    | B&B       |
|                  | CA   | 6          | Malus x 'Jarmir' White Flowers, Upright, Fruitless                                                                         | Marilee Crabapple                       | 1.5" Cal. | B&B       |
|                  | JL   | 6          | Syringa reticulata 'Ivory Silk' White Flowers                                                                              | Ivory Silk Japanese Tree Lilac          | 1.5" Cal. | B&B       |
| GROUND COVERS    |      |            |                                                                                                                            |                                         |           |           |
|                  | TI   | 624,494 sf | Type I - Turf Seed Mix<br>Refer to notes for acceptable seeding methods<br>Seeding Rate 180 lb/ac                          | MnDOT Seed Mix 25-151                   | seed      |           |
|                  | TII  | 205,301 sf | Type II - Stormwater Pond Pollinator Seed Mix<br>Refer to notes for acceptable seeding methods.<br>Seeding Rate 47.5 lb/ac | BWSR Stormwater Pond Pollinator NE      | seed      |           |
|                  | TIII | 284,152 sf | Type III - Native Seed Mix<br>Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac                       | MnDOT Seed Mix 35-241                   | seed      |           |

1 LANDSCAPE PLAN - NORTHEAST  
L4

**CARLSON MCCAIN** ENGINEERING SURVEYING ENVIRONMENTAL  
3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSONMCCAIN.COM

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 Landscape Architect under the laws of the State of Minnesota  
Print Name: Ryan J. Ruttinger, RLA  
Signature:   
Date: 5/3/24 License #: 56346  
Drawn: RJR  
Designed: RJR  
Date: 5/3/24

Revisions:  
1. 8/19/24 per City Comments.  
2. 9/23/24 per City Comments.  
3. 11/20/24 per Owner Comments.

**LGI HOMES - MINNESOTA, LLC**  
2850 Cutters Grove Avenue, Suite 207  
Anoka, Minnesota 55303

**MEADOWS RIDGE**  
NORTH BRANCH, MINNESOTA

**PRELIMINARY  
LANDSCAPE PLAN**

L4  
of  
4



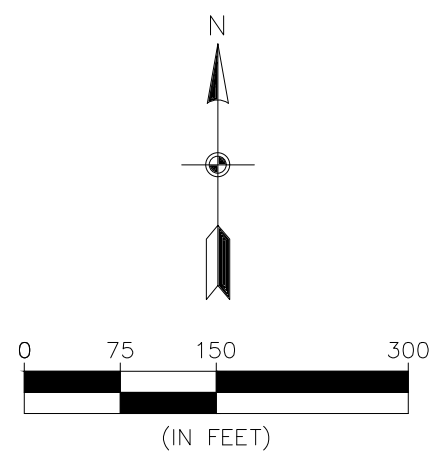


**LEGEND**

|                       | EXISTING | PROPOSED |
|-----------------------|----------|----------|
| PROPERTY LINE         | ---      | ---      |
| CURB                  | ---      | ---      |
| BUILDING SETBACK LINE | ---      | ---      |
| BITUMINOUS            | ---      | ---      |
| GRAVEL                | ---      | ---      |
| CONCRETE              | ---      | ---      |
| 10' CONTOUR           | 890      | 890      |
| 2' CONTOUR            | 892      | 892      |
| SILT FENCE            | ---      | ---      |
| TREE FENCE            | ---      | ---      |
| TREE LINE             | ---      | ---      |
| TREE SAVE AREA        |          | ---      |
| TREE REMOVE AREA      |          | ---      |
| TREE (CONIF./DECID.)  | ---      | ---      |

**TREE TOTALS**

|                         |         |
|-------------------------|---------|
| TOTAL TREE AREA REMOVED | 5.80 AC |
| TOTAL TREE AREA SAVED   | 1.02 AC |
| TOTAL TREE AREA         | 6.82 AC |



**BENCHMARK**

- Minnesota Department of Transportation  
Geodetic GSD Station No. 4775 (MnDot  
Name BEV MNDT) — Elevation 921.028 ft.  
(NAVD88)
- Minnesota Department of Transportation  
Geodetic GSD Station No. 85681 (MnDot  
Name OTTERNESS 2) — Elevation 902.87 ft.  
(NAVD88)



3890 PHEASANT RIDGE DR NE  
SUITE 100  
BLAINE, MN 55449  
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I hereby certify that this plan, specification  
or report was prepared by me or under my  
direct supervision and that I am a duly  
Licensed Professional Engineer under  
the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.  
Signature: *Brian J. Krystofiak*  
Date: 5/3/24 License #: 25063

Drawn: LOC  
Designed: BJK  
Date: 5/3/24

Revisions:  
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2. 9/23/24 per City Comments.  
3. 11/20/24 per Owner Comments.

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**MEADOWS RIDGE**  
NORTH BRANCH, MINNESOTA

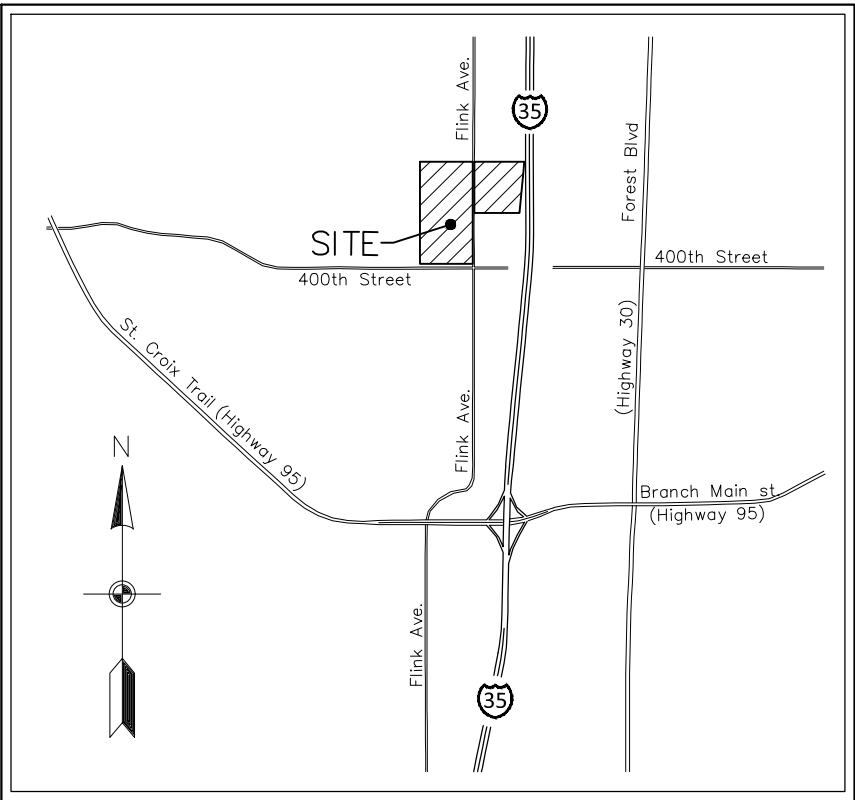
**TREE PRESERVATION PLAN**

T1  
of  
T1



# MEADOWS RIDGE

## NORTH BRANCH, MINNESOTA

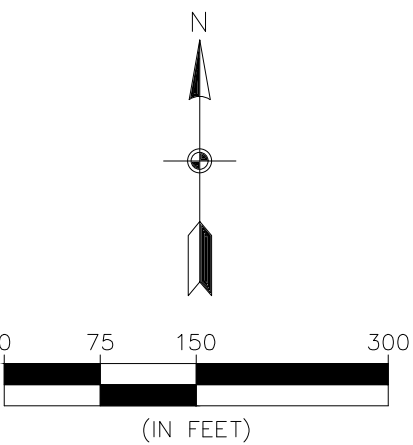


VICINITY MAP  
NOT TO SCALE

### SUMMARY

|                    |                                                         |
|--------------------|---------------------------------------------------------|
| PHASE I            | 7 SHORELAND/R-1 LOTS<br>108 PUD LOTS<br>115 LOTS        |
| PHASE II           | 11 SHORELAND/R-1 LOTS<br>71 PUD LOTS<br>82 LOTS         |
| PHASE III          | 27 SHORELAND/R-1 LOTS<br>50 PUD LOTS<br>77 LOTS         |
| PHASE IV           | 21 SHORELAND/R-1 LOTS<br>41 PUD LOTS<br>62 LOTS         |
| DEVELOPMENT TOTAL: | 66 SHORELAND/R-1 LOTS<br>270 PUD LOTS<br>336 TOTAL LOTS |

- NOTE:
- 1.) PHASING SUBJECT TO CHANGE DUE TO MARKET CONDITIONS
  - 2.) TEMPORARY CUL-DE-SACS SHALL BE INSTALLED AS REQUIRED AT PHASE LIMITS



### BENCHMARK

1. Minnesota Department of Transportation  
Geodetic GSID Station No. 4775 (MnDot  
Name BEV MNDT) - Elevation 921.028 ft.  
(NAVD88)
2. Minnesota Department of Transportation  
Geodetic GSID Station No. 85681 (MnDot  
Name OTTERNESS 2) - Elevation 902.87 ft.  
(NAVD88)

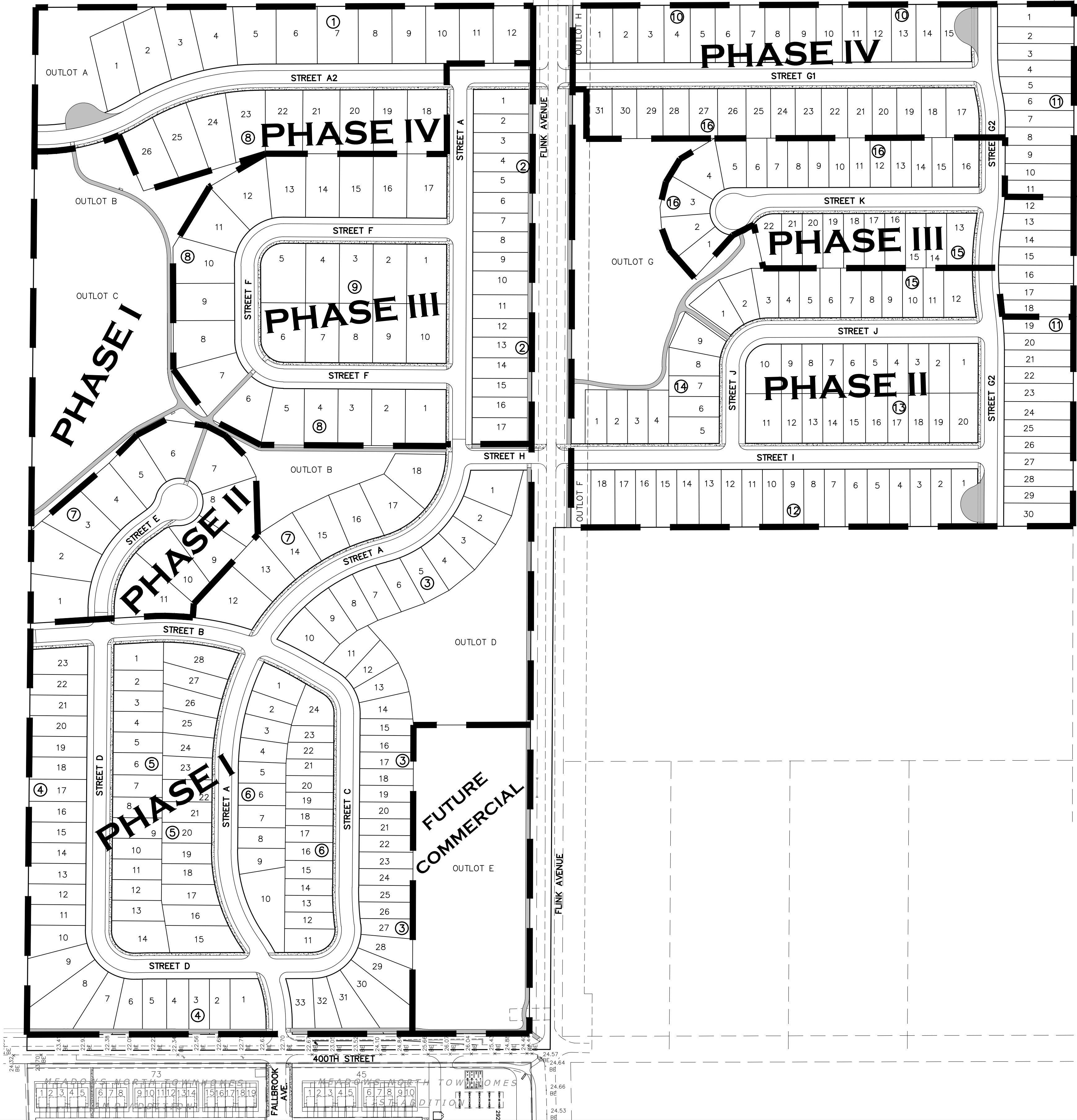
CALL BEFORE YOU DIG



811

Know what's below.  
Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."



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SUITE 100  
BLAINE, MN 55449  
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FAX 763.489.7959  
CARLSONMCCAIN.COM

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

Print Name: Brian J. Krystofiak, P.E.  
Signature: *Brian J. Krystofiak*  
Date: 5/3/24 License #: 25063

Drawn: LOC  
Designed: BJK  
Date: 5/3/24

Revisions:  
1. 8/19/24 per City Comments.  
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LGI HOMES - MINNESOTA, LLC  
2850 Cutters Grove Avenue, Suite 207  
Anoka, Minnesota 55303

MEADOWS RIDGE  
NORTH BRANCH, MINNESOTA

PHASING PLAN

P1  
of  
P1



**Prepared By: Kim Lindquist, Director, Community Planning & Econ. Dev, Nathan Sondrol, Community Development Director**

**Presenter: Nathan Sondrol, Community Development Director**

**Date: 11/20/2024**

**Board & Commission: Planning Commission**

**Subject: Resolution R-111-2024 Denying the 3 variances requested for the placement of accessory structure at 37595 Greenwich Ct**

---

#### **Overview / Background**

Michael, Deborah, and Aaron Wellage (Owner/Applicant) have requested 3 variances for the location of a recently constructed accessory shed on the property located at 37595 Greenwich Ct. The parcel is zoned R-1 Single-Family Residential and located at 37595 Greenwich Court; the PID is 11.00568.09. Variances are required for the 5 foot side yard setback when 6 feet is required; for the building separation of 2 feet between buildings when 10 feet is required, and because the accessory structure is built upon a drainage and utility easement.

The City Code requires the side yard setback for accessory structures to be at least 6 feet from the lot line, however, the accessory shed is 5 feet from the lot line. The City Code regarding all zoning districts requires accessory buildings to be located at least 10 feet from any other buildings on the same lot. The current accessory structure is 2 feet from the existing attached garage. The City Code also states that the placement of detached garages or accessory dwellings shall not be placed in drainage and utility easements. The variance requests would allow the accessory shed to stay in its current location and make an exception to the city code required side setback, distance from principal building, and allow the accessory to be maintained within the utility/drainage easement. If approved, access to the existing public utility pipe will need to be addressed by the applicant.

#### **Issue(s) to Consider**

1. Land Use and Zoning
2. Criteria for Granting a Variance
- 3.

#### **Analysis of Issue(s)**

1. Land Use & Zoning

The Subject Property is currently has a land use classification: **Single-Family Residential**. The corresponding zoning is **R-1 Single Family Residential**.

The proposed detached accessory structure, a shed, is an accessory use in the Single-Family Residential district. The accessory structure meets the building size and height requirements, and is compliant with the maximum number of accessory buildings allowed in R-1 (2). The building location is at issue; it does not meet the required side yard setback, distance from other buildings, and the placement of the accessory building is within a public drainage and utilities easement. The following sections in the code list the various requirements that are not met by the application:

Section 66-898 (d) requires the following setbacks for accessory structures:

| Zoning District                  | Front<br>Yard (Minimum) | Side<br>Yard (Minimum) | Rear<br>Yard (Minimum) | Sidewall<br>Height<br>(Maximum) |
|----------------------------------|-------------------------|------------------------|------------------------|---------------------------------|
| R1                               | 30 ft                   | 6 ft                   | 6 ft                   | 10 ft                           |
| Wellage<br>Accessory<br>Building | 30 ft                   | 5’*                    | 101.75 ft              | 7ft<br>(8 ft peak)              |

Section 66-898 (a) (2) states that an accessory building must be located at least ten feet from any other building on the same lot. The current accessory structure is two feet (2”) from the attached garage when ten feet (10’) is required.

Section 66-898 (c) states the placement of detached accessory building and garages shall not be allowed in a wetland, stormwater pond, or in a drainage/utility or other easement. The current accessory structure location is within a dedicated drainage and utility easement. The easement is overly wide because there is a stormwater pipe within the easement that the City will need to access from time to time for maintenance. Access to the pipe will require removal of the accessory structure which is a cost the city should not bear.

The applicant indicates that the contractor indicated the current location was desired due to the grades in the rear of the residence. The slab was installed without the benefit of permit, and the inspector indicated to the contractor upon seeing the cement slab that the accessory structure would not be permitted in that location. The contractor moved forward and installed the shed.

The applicant has provided information in support of the variance including the cost to relocate and the need for additional grading elsewhere for installation. Please note the submitted drawing does not accurately reflect the setbacks occurring on site. The submitted survey indicates a 20’ setback from the side property line and a 10’ setback between the shed and principal structure. These calculations on incorrect and as noted above the side yard setback is 5’ and the separation between buildings is 2’.

## 2. Variance Standards

Section 66-64 lists the ten findings of fact that should be determined when granting a variance.

1. Relationship to the city's comprehensive plan;
2. The geographical area involved;

3. The character of the surrounding area;
4. The availability and design capacities of existing or proposed utilities;
5. Whether such a request will tend to or actually depreciate the surrounding area;
6. Whether the request will place an undue financial burden on the city;
7. Whether the request will impair an adequate supply of light and air to adjacent property;
8. Whether the request will unreasonably increase the congestion in the public right-of-way;
9. Whether the request will increase the danger of fire or endanger the public safety;
10. Whether the request is consistent with the spirit and intent of this division.

Additionally, Section 66-65 lists the conditions for granting of a variance:

1. When they are in harmony with the general purposes and intent of the ordinance; and
2. When the variances are consistent with the comprehensive plan.
3. Variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance.

"Practical difficulties," as used in connection with the granting of a variance, means that:

1. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and
3. The variance, if granted, will not alter the essential character of the locality.

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems.

1. When they are in harmony with the general purposes and intent of the ordinance;  
*The request to approve an accessory building is consistent with the intent of the ordinance. However, the proposed location (existing) requires several variances which are inconsistent with the intent of the zoning ordinance to ensure there is separation between buildings and buildings are set back from property line. The placement of a building within a drainage and utility easement, over an existing pipe is inconsistent with the zoning ordinance and policies of the city.*
2. When the variances are consistent with the comprehensive plan.  
*Construction of an accessory garage is consistent with the comprehensive plan.*
3. The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance;  
*Construction of an accessory shed is a reasonable use of the property and consistent with the zoning ordinance and other properties in the neighborhood. The variances would permit construction in a location which is closer to the property line and closer to the principal structure on the site, out of compliance with the ordinance standards. The building is also placed in a drainage and utility easement which is overly wide to allow future city access to the existing stormwater pipe. To ensure proper access and maintenance of the pipe there should not be any structures within the drainage and utility easement.*
4. The plight of the landowner is due to circumstances unique to the property not created by the landowner; and  
*According to the Applicant, their concrete structural specialist informed them that the accessory structure location is in the safest place on the property. There is space available closer to the*



*house on the east, or behind the house, in the rear yard, where the accessory shed could be located without need for variances. These locations may require additional grading to accommodate the accessory structure but can be accommodated. The applicant also indicated that moving the shed would be costly and the contractor would not guarantee the structural integrity of the building after moving. The contractor was informed before the building was constructed, but the slab installed, that the shed could not be placed in its present location. There are other locations on the property for placement of the accessory shed without variance.*

5. The variance, if granted, will not alter the essential character of the locality.  
*Approval of the shed in the current location may prompt other property owners in the area to request similar treatment which will alter the essential character of the neighborhood. Allowing installation of the shed on the public drainage and utility easement is inconsistent with city practices and may encourage other residents to request similar treatment.*

The variances allows for the accessory structure to stay in its current location. Should the Planning Commission wish to approve the three requested variances, the property owner should sign a document acknowledging that the accessory structure is within the public drainage and utility easement and that any costs associated with public access to the easement or pipe will be borne by the property owner. This document should be recorded with the property for the knowledge of future owners.

#### **Planning Commission Meeting**

The Planning Commission held a public hearing on November 6, 2024, and made a recommendation to deny the 3 variance requests based on the finding of facts below and to provide 6 months to bring the building into compliance with city code.

1. The property owner has other locations on the site for placement of the accessory structure without the need for variances.
2. The variances are not prompted by the unique circumstances associated with the property but are based upon the property owners desires and economics related to relocation of the accessory structure, the shed, which will require additional cost.
3. Placement of a structure within a public drainage and utility easement may negatively affect the operations of the storm sewer and drainage in the area.
4. The building does not meet the minimum side yard setback, adjacent building setback and is located within a public drainage/utility easement.

#### **Requested Action**

The property owners are requesting approval of variances to allow for an accessory structure to be allowed within a public drainage/utility easement, have reduced side yard and adjacent building setbacks.

The Planning Commission and City Staff are recommending approval of Resolution R-111-2024 denying the 3 variance requests.

Below are possible actions for the City Council:

1. Recommend denial of the 3 variance requests and approving Resolution R-111-2024
2. Recommend approval of the 3 variance requests and to provide finding of fact and conditions of approval.
3. Table the request to the next meeting and provide direction to Staff and the applicant as to the additional information needed.

#### **Attachments**

1. Wellage Variance Application dated September 3, 2024

2. Site Photos
3. Planning Commission DRAFT Nov 6, 2024 Minutes

**Voting Requirements:**

**Voting Options          Simple Majority**

**STATE OF MINNESOTA**

**COUNTY OF CHISAGO**

**CITY OF NORTH BRANCH**

**CITY COUNCIL RESOLUTION NO. R-111-2024**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH BRANCH, MINNESOTA DENYING THE THREE VARIANCES REQUESTED FOR THE PLACEMENT OF AN ACCESSORY STRUCTURE AT 37595 GREENWICH COURT**

**WHEREAS**, Michael and Deborah Wellage (“Applicant”) have requested three variances to permit retention of an existing accessory structure, a shed, on the property at 37595 Greenwich Court (PID 11.00568.09), and

**WHEREAS**, the Subject Property is currently zoned R-1 Single-Family Residential, and

**WHEREAS**, the applicant has requested the three variances; a side yard setback from 6 feet to 5 feet, a 2 foot separation from the accessory structure to the principal structure when 10 feet is required, and the accessory structure is located within a drainage and utility easement which is contrary to the zoning ordinance location standards; and

**WHEREAS**, pursuant to Minnesota Statute §462.357 the Planning Commission (“Commission”) held a Public Hearing (“Hearing”) on October 6, 2024, to consider and receive public comment regarding the proposed comprehensive plan amendment; and,

**WHEREAS**, notice of the Hearing was posted and published in the City’s official newspaper as required by State Statute; and,

**WHEREAS**, all persons desiring to be heard concerning the variance requests were given the opportunity to speak thereon; and,

**WHEREAS**, following the Hearing, the Commission discussed the application and on a 5-0 vote, the Commission recommended denial of the requests due to the ability of the applicant to place the shed in other locations on the site without the need for variance, that there are not unique circumstances that warrant granting of the variance, and that the shed in the easement may negatively impact the operation of the neighborhood drainage, and

**WHEREAS**, the City Council of the City of North Branch, on November 26, 2024, considered the requested three variances and how they might affect public health, safety, or welfare of the community.

**NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF NORTH BRANCH, MINNESOTA:**

Recommends denial of the side yard setback variance from 6 feet to 5 feet, the separation of the accessory structure from the principal structure from 10 feet to 2 feet, and the placement of the accessory structure in the public drainage and utility easement for the property addressed 37595 Greenwich Court, PID 11.00568.09 for Michael and Deborah Wellage based upon the following findings of fact below and to allow up to 6 month under good faith to bring the accessory building into compliance:

1. The property owner has other locations on the site for placement of the accessory structure without the need of variances.
2. The variances are not prompted by the unique circumstances associated with the property but are based upon the property owners desires and economics related to relocation of the accessory structure, the shed, which will require additional cost.
3. Placement of a structure within a public drainage may negatively affect the operations fo the strum sewer and drainage in the area.
4. The building does not meet the minimum side yard setback, adjacent building setbacks and is located within a public drainage/utility easement.





# ZONING & LAND USE APPLICATION

## VARIANCE

### NORTH BRANCH

| PROPERTY INFORMATION |                                  |
|----------------------|----------------------------------|
| Property Address     | 37595 Greenwich Ct, North Branch |
| Parcel ID Number     | 11-00568.09                      |

| APPLICANT INFORMATION |                                   |
|-----------------------|-----------------------------------|
| Name                  | Michael + Deborah + Aaron Wellage |
| Address               | 37595 Greenwich Ct, North Branch  |
| Phone                 | 763-732-8346                      |
| Email                 | MichaelWell@Aol.com               |

| OWNER INFORMATION |                                                        |
|-------------------|--------------------------------------------------------|
| Name              | <input checked="" type="checkbox"/> Same as applicant. |
| Address           |                                                        |
| Phone             |                                                        |
| Email             |                                                        |

| VARIANCE REQUEST    |       |       |                        |            |        |
|---------------------|-------|-------|------------------------|------------|--------|
|                     | From  | To    |                        | From       | To     |
| Setback: Front Yard | 30 ft | 16 ft | Lot: Width/Depth       | 53 ft      | 245 ft |
| Setback: Rear Yard  | ft    | ft    | Lot: Area              | 2513 sq ft | sf     |
| Setback: Side Yard  | ft    | 10 ft | Height: Building/Fence | 10 ft      | ft     |
| Other:              |       |       |                        |            |        |

| APPLICATION FEES |       |        |     |
|------------------|-------|--------|-----|
| Application      | \$300 | Escrow | \$0 |

| ACKNOWLEDGEMENT |
|-----------------|
|-----------------|

#### APPLICANT STATEMENT

This application should be processed in my name, and I am the party whom the City of North Branch should contact about this application. I have completed all of the applicable filing requirements and, to the best of my knowledge, the documents and information I have submitted are true and correct.

*Michael Wellage*  
*Deborah Ann Wellage*  
Applicant Signature

\_\_\_\_\_  
Date

#### OWNER STATEMENT

I am the owner of the above described property and I agree to this application. By signing this application, I certify that all fees, charges, utility bills, taxes, special assessments, and other debts or obligations due to the City of North Branch by me or for this property are paid in full. I further certify that I am in compliance with all ordinance requirements and conditions regarding other City approvals that have been granted to me for any matter(s). (If corporation or partnership, a resolution authorizing this action from the board or partnership must be attached.)

*Deborah Ann Wellage*  
Applicant Signature

\_\_\_\_\_  
Date

### VARIANCE CONSIDERATION

State law enables cities to grant variances from zoning standards, if the request meets these requirements:

1. The proposed variance is in harmony with the general purpose and intent of zoning ordinances.
2. The proposed variance is consistent with the Comprehensive Plan.
3. An applicant establishes practical difficulties exist where compliance with zoning standards are not possible, resulting in the variance request. Practical difficulties means:
  - the proposed use is reasonable
  - the need is caused by circumstances unique to the property, not created by the property owner, and not solely based on economic conditions
  - the proposed use would not alter the essential character of the surrounding area(s).

As part of the Written Statement, applicants requesting a Variance from City zoning standards shall respond to each question individually, analyzing and describing in detail the purpose and reasonableness of the request and associated practical difficulties to be considered. Questions must be included with each response.

1. Describe how the request is in harmony with the general purpose and intent of zoning for the property.
2. Describe how the request is consistent with the Comprehensive Plan.
3. Describe why the proposed use is reasonable.
4. Describe the following: *circumstances unique to the property, why the need for the variance was not created by the property owner, and why the need is not solely based on economic considerations.*
5. Describe why the variance would not alter the essential character of the neighborhood.

### SUBMITTAL REQUIREMENTS

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Fee(s)                             | Non-refundable application fee and escrow.                                                                                                                                                                                                                                                                                                                                                                          |
| Legal Description                              | A full legal description, as documented on property deed or certificate of title.                                                                                                                                                                                                                                                                                                                                   |
| Boundary Survey                                | A Certificate of Survey prepared by a Registered Land Surveyor must be submitted. The survey must include: lot dimensions, platted and recorded easements and rights of way, existing and proposed structures or additions or other site improvements with dimensions to show size and location, structure setbacks from property lines, natural features, driveways and utilities.                                 |
| Written Statement                              | This narrative shall describe the requested Variance approval and the intended use of the property, compatibility to the surrounding land uses, and a detailed justification as to why the City should consider and approve the request.                                                                                                                                                                            |
| Variance Analysis                              | The Written Statement shall answer each question referenced above, analyzing and detailing the practical difficulties related to the Variance request.                                                                                                                                                                                                                                                              |
| Vicinity Map City                              | Aerial map showing the location of the property in relation to the City as a whole.                                                                                                                                                                                                                                                                                                                                 |
| Site Plan<br>- add to survey                   | The Site Plan must be drawn with a straight edge and to a standard engineering scale. It must include the following: north arrow, lot lines with dimensions, streets and trails, driveway locations, natural features (wetlands, lakes, creeks, woodlands, etc.), existing and proposed structures or additions with property line setbacks, and easements, rights of way and public land dedications, if required. |
| Building Plans & photo<br>- dimensions of shed | Scaled floor plans and four (4) sided architectural elevations and color renderings for each and legend showing the type and location of materials to be used.                                                                                                                                                                                                                                                      |
| Other Items<br>- TBD                           | Depending on the proposed development, and if deemed necessary, City staff reserve the right to require additional materials to allow a full review of the application.                                                                                                                                                                                                                                             |
| Mailing Labels City                            | Mailing list, tables and map of names and addresses of property owners located within 350 feet of the subject property. Labels are available through Chisago County at: <a href="https://gis.chisagocountymn.gov/Link/jsfe/index.aspx">https://gis.chisagocountymn.gov/Link/jsfe/index.aspx</a>                                                                                                                     |
| Submittal Format                               | One (1) Paper copy of application; three (3) full-size copies of plans and documents. Electronic copy (PDF and CAD) of application and documents.                                                                                                                                                                                                                                                                   |

*All documents are public information and may be used in written reports and distributed to the public.*



Subject: **Payment confirmation: Invoice #2945-(The Shed Shop USA)**  
Date: 7/2/2024 7:33:34 AM Central Daylight Time  
From: quickbooks@notification.intuit.com  
To: michaelwel@aol.com



[Manage payment](#)



**You paid \$5520.00**

to **The Shed Shop USA** on 07/02/2024

## Payment details

|                |                  |
|----------------|------------------|
| Invoice no.    | 2945             |
| Invoice amount | \$8020.00        |
| Total amount   | <b>\$5520.00</b> |

|                  |                             |
|------------------|-----------------------------|
| Status           | Paid                        |
| Payment method   | Personal checking *****0134 |
| Authorization ID | AA0BV9Q7                    |

Please don't reply to this email, if you need any help regarding this message, please contact the business directly.

Thank you,



The Shed Shop USA

+1 6517387433

[www.theshedshopusa.com](http://www.theshedshopusa.com) | [jessica@theshedshopusa.com](mailto:jessica@theshedshopusa.com)

US

No additional transfer fees or taxes apply.

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COLDWELL BANKER  
REALTY

## AMENDMENT TO PURCHASE AGREEMENT

This form approved by the Minnesota Association of REALTORS®,  
which disclaims any liability arising out of use or misuse of this form.  
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1. Date April 29th, 2024

2. Page \_\_\_\_\_ of \_\_\_\_\_ pages

3. The undersigned parties to a Purchase Agreement, dated January 23rd 2024  
4. (Date of this Purchase Agreement), pertaining to the purchase and sale of the Property at  
5. 37595 Greenwich Ct North Branch MN 55056

6. hereby mutually agree to amend said Purchase Agreement as follows:

7. **New purchase price to be: \$392,481 + \$3,200 = \$395,681**

8. **Add concrete slab (12 feet wide x 18 feet long) - \$3,200**

9. **Buyer to provide exact location for slab to Builder.**

11.

12.

13.

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29.

30. All other terms and conditions of the Purchase Agreement to remain the same.

31.  04/30/2024  
(Seller) (Date)

 04/29/2024  
(Buyer) (Date)

32.  04/30/2024 Page 201 of 278  
(Seller) (Date)



Bullet points for granting verence for our shed

- 1 We have consulted a concrete structural specialist we were told that where we have our shed is the safest place on our property for the shed
- 2 We where told by these specialists that if we tried to move the shed it would lose it structural integrity.
- 3 We where told also that with the steep grade of our backyard and the sand subserface it would definatly fail and collopse into the retaining pond in the backyard.
- 4 The cost to move the shed would cause financial hardship for our veteran family and the movers will not garentee the safe movement of the shed total cost 8500.00
- 5 We have scouted out our naborhood and found several sheds like ours within 1 foot of their houses.
- 6 Most of these sheds are not the same color as their houses.
- 7 We ask the counsel to help out a veterans family and grant our variance

\* Farmers Ins is ok with it.  
\* We are a military family. We are very proud  
he served and returned home.

We hereby certify to R&B Homes that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota, dated 02/05/24.

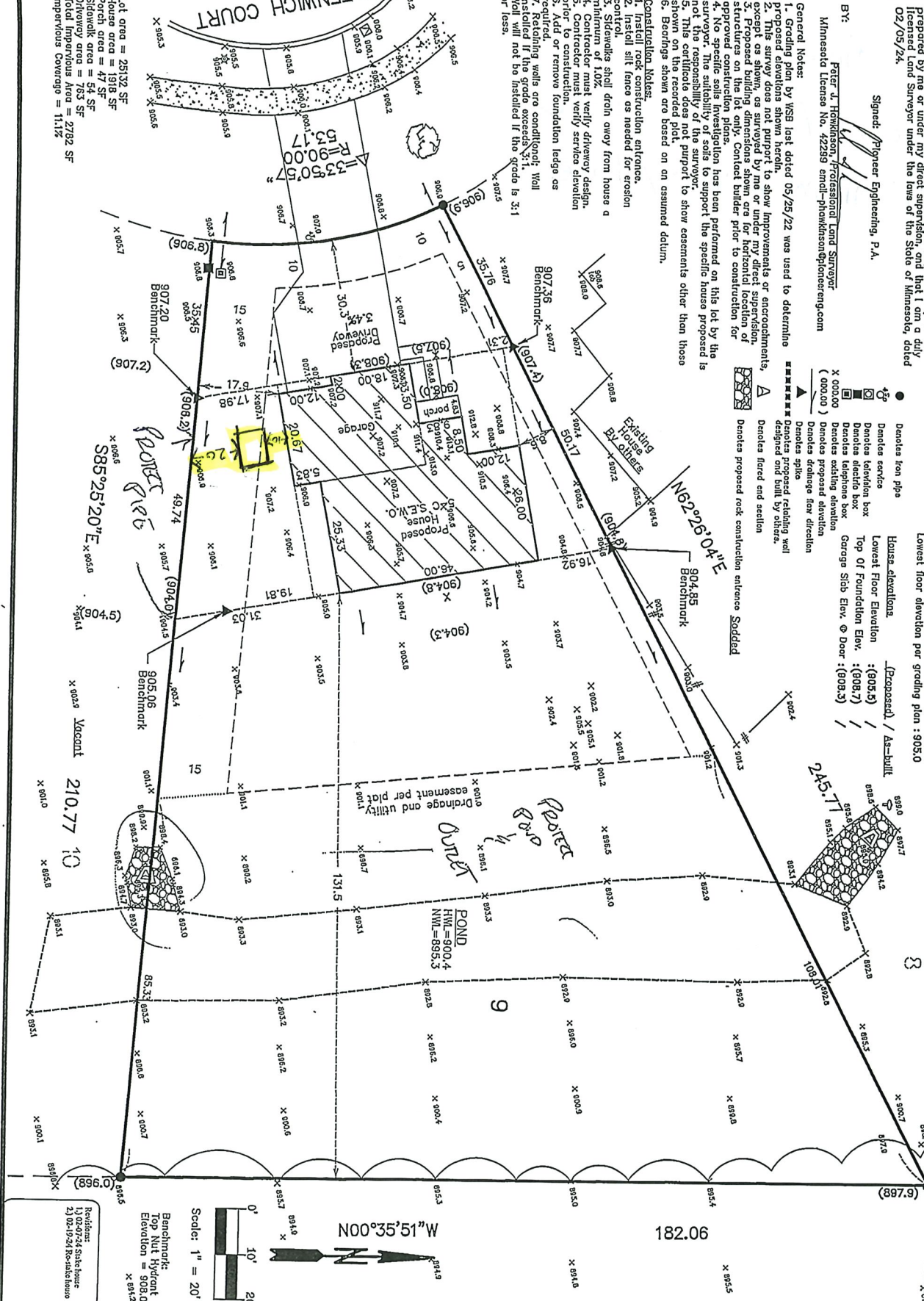
Signature: Pioneer Engineering, P.A.

By: Peter J. Hovkinson, Professional Land Surveyor  
Minnesota License No. 42239 email: phovkinson@pioneereng.com

- General Notes:
1. Grading plan by WSB last dated 05/25/22 was used to determine proposed elevations shown herein.
  2. This survey does not purport to show improvements or encroachments, but is intended to show the location of proposed structures on the lot only. Contact builder prior to construction for approved construction plans.
  3. Proposed building dimensions shown are for the location of structures on the lot only. Contact builder prior to construction for approved construction plans.
  4. No specific soils investigation has been performed on this lot by the surveyor. The suitability of soils to support the specific house proposed is not the responsibility of the surveyor.
  5. The certificate does not purport to show easements other than those shown on this plan.
  6. Bearings shown are based on an assumed datum.

- Construction Notes:
1. Install rock construction entrance.
  2. Install silt fence as needed for erosion control.
  3. Sidewalks shall drain away from house a minimum of 1.0%.
  4. Contractor must verify driveway design.
  5. Contractor must verify service elevation prior to construction.
  6. Add or remove foundation ledge as needed.
  7. Retaining walls are conditional. Wall included if the grade exceeds 3:1 or less.

Lot area = 28132 SF  
House area = 1918 SF  
Porch area = 47 SF  
Sidewalk area = 54 SF  
Driveway area = 763 SF  
Total Impervious Area = 2782 SF  
Impervious Coverage = 11.1%



**PIONEER** Engineering, P.A.  
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

2422 Enterprise Drive  
Mendota Heights, MN 55120

Ph: (651) 681-1914  
Fax: (651) 681-9488  
www.pioneereng.com

Project #: 124016000 Folder #: 89222 Drawn by: JWF

© Pioneer Engineering

Lot 9, Block 1,  
GRAND POINT 2ND ADDITION  
according to the recorded plat thereof  
Chisago County, Minnesota

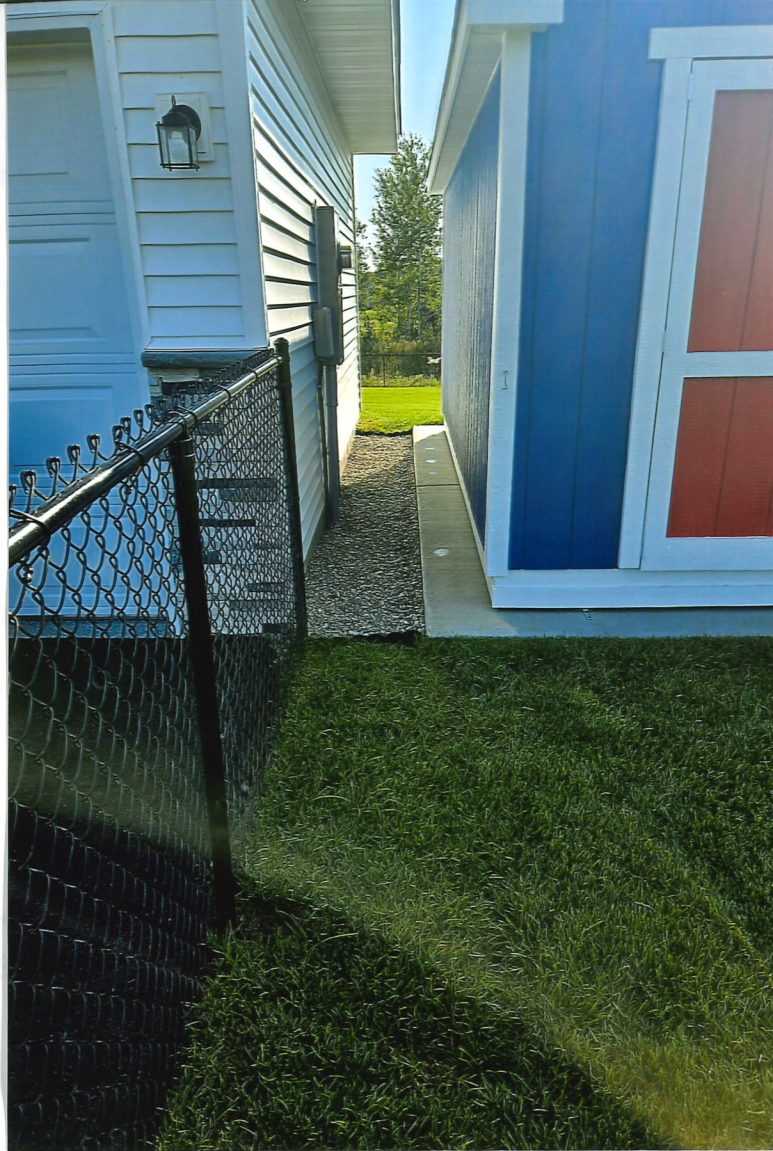
Address: 37595 Greenwich Court, North Branch, Minnesota  
House Model: N/A Elevation: N/A  
Buyer: R&B Homes LLC

Certificate of Survey for:  
**R & B HOMES, LLC**

- 2' from garage
- even w/ front of house
- 5' from property line

Dimensions provided via phone  
conversation with Deb and Colette on 8/27













Tall - 8 ft at peak  
walls - 7 ft  
2 ft house + shed

Paid for a Site  
Permit on  
7-17-2024



NE Corner



SE Corner







# NORTH BRANCH

## — Minnesota —

**PLANNING COMMISSION  
REGULAR AGENDA  
WEDNESDAY, NOVEMBER 6, 2024 @ 6:30 PM  
CITY HALL, 6408 ELM STREET  
NORTH BRANCH, MN 55056**

**Ka Bao Jennrich  
Chair**

**Steve Cich  
Commissioner**

**Jim Ibinger  
Commissioner**

**Patrick Meacham  
Commissioner**

**Gary Schaefer  
Commissioner**

### **MINUTES OF THE PROCEEDINGS OF THE CITY OF NORTH BRANCH IN THE COUNTY OF CHISAGO AND IN THE STATE OF MINNESOTA**

#### **REGULAR MEETING**

**Wednesday, November 6, 2024**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. AGENDA APPROVAL**

- a. Approve agenda – Motion made, Seconded by Jennrich, All voted AYE. Motion carried **ACTION**

**5. PUBLIC COMMENT**

- a. No public Comment

**6. CONSENT AGENDA**

- a. Approve Meeting Minutes – October 1, 2024 – Planning Commission Meeting **ACTION**

Page 4 of 55 correct name misspelling. Motion made to recommend correcting misspelling and approval of the minutes and Seconded. All voted AYE. Motion carried.

**7. PUBLIC HEARINGS**

- a. Public Hearing to Consider a Request for Three Variances for the Placement of an Accessory Structure on Property Zoned R-1 Single Family Residential. **ACTION**

Sondrol provided an overview of the Applicants request which is three variances to accommodate the placement of an accessory building. The Applicants are requesting variances for a side yard setback for an accessory structure, adjacent building setback, and placement in drainage/utility easement. The contractor installed a concrete slab without the benefit of permit which was not per code. The Applicants were told after speaking with a structural specialist that is best location for the structure.

Sondrol states that the staff opinion is that there are additional locations for structure without variance, this is not unique circumstance, but desire of Owners, and placement of structure in drainage/utility easement may negatively affect operation of storm sewer and drainage in area. Staff recommendation is the deny the variance requests.

Jennrich opens for discussion and questions for Sondrol.

Schaefer inquires if there are other structures in the neighborhood that do not meet code requirements. Sondrol stated the applicant indicated there were, however, they did not provide photos to show it.

Cich asks if the house plan survey included the concrete slab. Sondrol responded that the accessory building was not included in the submitted Certificate of Survey with the house plan. Meyers confirms that it was not included.

There was discussion between the planning commission on what is the requirement for a building permit. That was followed up with a question on if the Applicants ever applied for a permit for this accessory structure. Sondrol responded that there was no permit application for this accessory structure.

Jennrich opened the floor for public comment at 6:43 p.m.

Michael Wellage, the Applicant, stated that they were misled by their contractor. The Applicant Spent \$13,000 on structure and slab and was told by a city official that they would need to stop the building. They looked into hiring a lawyer and miscellaneous items were done wrong by contractor. Removing the accessory structure would be financial difficulty and he requested the variances be approved.

Debora Wellage, the Applicant, stated that they didn't know the slab couldn't be there. She further stated the issue of color requirement for accessory structure and explained slope problems in back yard if the structure was moved.

Motion by Jennrich to recommend denial of the 3 variances based on the following findings of fact below and to allow 6 months under good faith to obtain compliance:

1. The property owner has other locations on the site for placement of the accessory structure without the need for variances.
2. The variances are not prompted by the unique circumstances associated with the property but are based upon the property owners desires and economics related to relocation of the accessory structure, the shed, which will require additional cost.
3. Placement of a structure within a public drainage and utility easement may negatively affect the operations of the storm sewer and drainage in the area.
4. The building does not meet the minimum side yard setback, adjacent building setback and is located within a public drainage/utility easement.

Motion seconded by Schaefer. All voted AYE Motion carried.

b. Anderson Conditional Use Permit – Plumbing in Accessory Structure

ACTION

Sondrol provided an overview of the Applicants request for a conditional use permit at 4950 412<sup>th</sup> Street for an accessory structure with plumbing in the RR zoning district. Recommended conditions include the Applicant to obtain plumbing permit for work and the Applicant needs to ensure the capacity of septic system which can accommodate additional use.

Applicant requests approval of conditional use permit to allow installation of plumbing in pole building for personal resident use.

Uses were defined and staff recommended approval of Conditional Use Permit with conditions stated above. Jennrich opened the public hearing at 7:42PM.

Luke Anderson noted that he was the property owner and that he requesting the plumbing to allow for a place to his kids to use the building for recreational purposes not have to go outside during the winter.

Jennrich closed the public hearing at 7:45 pm.

Motion by Ibinger to recommend approval of the CUP based on the findings of fact.

1. The use of the property is a single family home and the applicant is planning to add plumbing to an accessory structure. The single family home is a permitted uses in the RR district and the use of plumbing in accessory structure requires a CUP in RR zoning.
2. The property and uses are consistent with the LURR Comprehensive Landuse.
3. Municipal utilities will not be impacted by the use.
4. The applicants are not proposing any uses that will affect the sound, light, or air quality of abutting properties.

Conditions

1. The applicant shall obtain a plumbing permit for the installation of the plumbing.
2. The applicant shall verify that the capacity of the existing septic system can accommodate the additional plumbing.
3. The accessory building shall not be converted into a dwelling unit.
4. The conditional use permit, once issued, may be revoked, following notice and hearing, upon a finding by the city council that the property and/or use is not in compliance with the conditions of approval.

, Motion seconded Jennrich. All voted AYE. Motion carried

8. REPORTS

a. Rethos Downtown Central Business District Presentation

INFO

City Council approved working with Rethos in a previous meeting. Rethos is a non-profit organization that specializes in all things downtown, to assist with hosting community conversations to conduct community visioning and planning related to Downtown North Branch this past summer. The goal of this agenda item for the Planning Commission was to review the process and findings and report on discussions.

Project outcome reported 10/29/2024 was presented. Key takeaways from the Planning Commission include:

- 1) A desire for community in downtown
- 2) Residents want basic services businesses
- 3) Business owners need additional support

- 4) There is more to community revitalization than tourism

Recommendations include:

- 1) Explore incentives for creating and converting areas downtown into housing
- 2) Creating a Historic Resource Survey for downtown
- 3) Continuing transparency work with the community
- 4) Work toward community wants and needs

9. NEXT MEETING – TUESDAY, DECEMBER 3, 2024 @ 6:30 PM

- a. Motion by Meachem for adjournment. Cich Seconded. All voted AYE. Meeting adjourned at 7:54pm

10. ADJOURNMENT





**Prepared By: Nathan Sondrol, Community Development Director, Shawn Williams, Public Works Director**

**Presenter: Nathan Sondrol, Community Development Director, Shawn Williams, Public Works Director**

**Date: 11/21/2024**

**Board & Commission: City Council**

**Subject: Resolution R-118-2024 SRTS CSAH 30 Improvent Project - Acceptance of Bid and Approval of Low Quote**

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### **Background**

The City has adopted a Safe Routes to School Plan that was completed in conjunction and with coordination with the North Branch Area School District and Chisago County. The goal of the SRTS plan is to instill walking and bicycling habits in school children by putting in place a safe and attractive walking and bicycling environment in and around school areas.

As part of the implementation of the plan, the City of North Branch submitted an application and was awarded a \$366,700 safe routes to school grant to provide trail and crosswalk improvements along the east side of CSAH 30/Forest Blvd (379th St - Maple St) and south side of Maple Street (Forest Blvd - 7th Ave).

The City is partnering with Chisago County for the construction of the trail and crosswalk improvements to be part of the reconstruction project of CSAH 30 from Maple Street to Co Rd 17 including a roundabout improvement project at 377th Street.

The City Council approved a letter of understanding (LOU) between Chisago County and the City for the project that outlined the roles and responsibilities for each entity for the project at the September 24, 2024, meeting and approved the plans and specs and authorized obtaining bids at the same meeting. The engineers opinion of probable cost (OPC) has the City of North Branch funding amount for the project at \$1,596,608.22, which consists of \$1,179,469.36 in roadway and storm sewer improvements and \$417,138.86 in CSAH 30 Safe Routes to School Trail improvements. The funding for the project was identified in the preliminary 2025 budget discussions and through srts grant funding.

There were 23 bids received and opened on October 29, 2024, with Knife RiverCorporatoin

being the apparent low quote in the amount of \$6,586,316.60. The bid tabulation was reviewed by the city's engineer, WSB, and the county's contracted engineer for the project, WSB, as well as the Chisago County Engineers Joe Triplett and Ben Hobert. Chisago County reviewed the bids and recommended approval of the low quote to Knife River Corporation on October 20, 2024.

The City's contribution for the project would be \$1,718,103.56 with a breakdown of the costs below. The project is bid on unit quantities and final project cost will be based on actual quantities used. The city requires a 5% contingency for all projects.

| CSAH 30 SRTS CITY COSTS |                       |                       |
|-------------------------|-----------------------|-----------------------|
| <b>Total</b>            | <b>\$1,718,103.56</b> | <b>Funding Source</b> |
| City                    | \$1,145,628.06        | Reserves              |
| SRTS                    | \$322,475.50          | Grant                 |
| Developer               | \$250,000.00          | Developer             |

### **Requested Action**

Recommend approval of Resolution R-118-2024 ACCEPTING THE BIDS AND APPROVING THE APPARENT LOW QUOTE FROM KNIFE RIVER CORPORATION FOR THE CSAH 30 CORRIDOR IMPROVEMENT PROJECT

### **Voting Requirements:**

**Voting Options            Simple Majority**

**STATE OF MINNESOTA**

**COUNTY OF CHISAGO**

**CITY OF NORTH BRANCH**

**CITY COUNCIL RESOLUTION NO. R-118-2024**

**A RESOLUTION APPROVING CSAH 30 IMPROVEMENT PROJECT AND AWARDING THE LOW BID TO KNIFE RIVER CORPORATION-NORTH CENTRAL CORPORATION**

**WHEREAS**, the city received a safe routes to school grant for the construction of a multi-use trail along the east side of County Road 30 from 379th St - Maple St and along the south side of Maple Street from Co Rd 30 to 7th Ave; and,

**WHEREAS**, the City is partnering with Chisago County for the construction of the trail and crosswalk improvements to be part of the reconstruction project of CSAH 30 from Maple Street to Co Rd 17 including a roundabout improvement project at 377th Street.

**WHEREAS**, the city council approved a letter of understanding between the City and Chisago County to outline roles and responsibilities of the project on September 24, 2024, and

**WHEREAS**, the city engineer, WSB, estimated the City of North Branch funding amount for the project at \$1,596,608.22, which consists of \$1,179,469.36 in roadway and storm sewer improvements and \$417,138.86 in CSAH 30 Safe Routes to School Trail improvements and the funding for the project was identified in the preliminary 2025 budget discussions and through SRTS grant funding.

**WHEREAS**, the City Council approved the plans and specs and authorized obtaining bids for the project at the September 24, 2024, and

**WHEREAS**, the county advertised bids in their legal paper and on Quest CDN for the 2024 overlay project and on October 29, 2024, 23 bids were received and read aloud. The low bid was received from Knife River Corporation-North Central for the amount of \$6,586,316.60

**WHEREAS**, the city portion of the project is \$1,718,103.50, with funds coming from reserves (\$1,145,628.06), SRTS grant (\$322.475.50) and the adjacent developer (\$250,000)

NOW, THEREFORE BE IT RESOLVED THAT: The City of North Branch Council approve the County Road 30 and Safe Routes to School Improvement Project and to award the low bid from Bid to Knife River Corporation-North Central and to authorize the city's portion of the project at \$1,718,103.50

| CSAH 30 Improvements - Low Bid Schedule I                                                                                                                                                                                                     |                                               |         |          |              |                    |                |                                |                |                    |                |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------|----------|--------------|--------------------|----------------|--------------------------------|----------------|--------------------|----------------|--------------------|----------------|--------------------------------------------------------------------------------|----------------|--------------------|----------------|-----------------------------------------|----------------|----------------------|----------------|
| <div>Project: CSAH 30 (Forest Blvd) Improvements</div> <div>Project Location: North Branch, Chisago County, MN</div> <div>Project No.: SAP 013-630-021, SAP 225-102-004, SAP 225-591-007</div> <div>Letting Date: 10/29/2024 10/30/2024</div> |                                               |         |          |              |                    |                |                                |                |                    |                |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| STATEMENT OF ESTIMATED QUANTITIES                                                                                                                                                                                                             |                                               |         |          |              |                    |                |                                |                |                    |                |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| Item No.                                                                                                                                                                                                                                      | Description                                   | Notes   | Unit     | Unit Price   | PROJECT TOTAL      |                | CHISAGO COUNTY SAP 013-630-021 |                |                    |                |                    |                | 50% CHISAGO COUNTY SAP 013-630-021<br>50% CITY OF NORTH BRANCH SAP 225-102-004 |                |                    |                | SAP 225-591-007<br>CITY OF NORTH BRANCH |                | CITY OF NORTH BRANCH |                |
|                                                                                                                                                                                                                                               |                                               |         |          |              |                    |                | ROADWAY                        |                |                    |                | STORM SEWER        |                | ROADWAY                                                                        |                | STORM SEWER        |                | SAFE ROUTES TO SCHOOL                   |                |                      |                |
|                                                                                                                                                                                                                                               |                                               |         |          |              |                    |                | RECONDITIONING                 |                | RECONSTRUCTION     |                |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
|                                                                                                                                                                                                                                               |                                               |         |          |              | Estimated Quantity | Estimated Cost | Estimated Quantity             | Estimated Cost | Estimated Quantity | Estimated Cost | Estimated Quantity | Estimated Cost | Estimated Quantity                                                             | Estimated Cost | Estimated Quantity | Estimated Cost | Estimated Quantity                      | Estimated Cost | Estimated Quantity   | Estimated Cost |
| 2021.501                                                                                                                                                                                                                                      | MOBILIZATION                                  |         | LUMP SUM | \$460,000.00 | 1                  | \$460,000.00   | 0.08                           | \$36,800.00    | 0.49               | \$225,400.00   | 0.17               | \$78,200.00    | 0.13                                                                           | \$59,800.00    | 0.03               | \$13,800.00    | 0.05                                    | \$23,000.00    | 0.05                 | \$23,000.00    |
| 2051.501                                                                                                                                                                                                                                      | MAINT AND RESTORATION OF HAUL ROADS           |         | LUMP SUM | \$10,500.00  | 1                  | \$10,500.00    |                                |                | 1                  | \$10,500.00    |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| 2101.502                                                                                                                                                                                                                                      | CLEARING                                      |         | EACH     | \$199.00     | 51                 | \$10,149.00    |                                |                |                    |                |                    |                | 1                                                                              | \$199.00       |                    |                | 50                                      | \$9,950.00     |                      |                |
| 2101.502                                                                                                                                                                                                                                      | GRUBBING                                      |         | EACH     | \$199.00     | 51                 | \$10,149.00    |                                |                |                    |                |                    |                | 1                                                                              | \$199.00       |                    |                | 50                                      | \$9,950.00     |                      |                |
| 2101.505                                                                                                                                                                                                                                      | CLEARING                                      |         | ACRE     | \$2,501.00   | 0.7                | \$1,750.70     |                                |                | 0.1                | \$250.10       |                    |                | 0.5                                                                            | \$1,250.50     |                    |                | 0.1                                     | \$250.10       |                      |                |
| 2101.505                                                                                                                                                                                                                                      | GRUBBING                                      |         | ACRE     | \$2,501.00   | 0.7                | \$1,750.70     |                                |                | 0.1                | \$250.10       |                    |                | 0.5                                                                            | \$1,250.50     |                    |                | 0.1                                     | \$250.10       |                      |                |
| 2104.502                                                                                                                                                                                                                                      | REMOVE BOX CULVERT                            |         | EACH     | \$3,700.00   | 2                  | \$7,400.00     |                                |                |                    |                | 2                  | \$7,400.00     |                                                                                |                |                    |                |                                         |                |                      |                |
| 2104.502                                                                                                                                                                                                                                      | REMOVE BOX CULVERT END                        |         | EACH     | \$3,700.00   | 4                  | \$14,800.00    |                                |                |                    |                | 4                  | \$14,800.00    |                                                                                |                |                    |                |                                         |                |                      |                |
| 2104.502                                                                                                                                                                                                                                      | REMOVE GATE VALVE AND BOX                     |         | EACH     | \$1,800.00   | 4                  | \$7,200.00     |                                |                |                    |                |                    |                | 2                                                                              | \$3,600.00     |                    |                | 2                                       | \$3,600.00     |                      |                |
| 2104.502                                                                                                                                                                                                                                      | REMOVE HYDRANT                                |         | EACH     | \$1,500.00   | 4                  | \$6,000.00     |                                |                |                    |                |                    |                | 2                                                                              | \$3,000.00     |                    |                | 2                                       | \$3,000.00     |                      |                |
| 2104.502                                                                                                                                                                                                                                      | REMOVE DELINEATOR / MARKER                    |         | EACH     | \$175.00     | 5                  | \$875.00       |                                |                | 5                  | \$875.00       |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| 2104.502                                                                                                                                                                                                                                      | REMOVE SIGN                                   |         | EACH     | \$25.00      | 25                 | \$625.00       |                                |                | 22                 | \$550.00       |                    |                | 1                                                                              | \$25.00        |                    |                |                                         |                | 2                    | \$50.00        |
| 2104.502                                                                                                                                                                                                                                      | REMOVE LIGHT FOUNDATION                       |         | EACH     | \$150.00     | 6                  | \$900.00       |                                |                | 5                  | \$750.00       |                    |                | 1                                                                              | \$150.00       |                    |                |                                         |                |                      |                |
| 2104.502                                                                                                                                                                                                                                      | SALVAGE LIGHTING UNIT                         |         | EACH     | \$635.32     | 6                  | \$3,811.92     |                                |                | 5                  | \$3,176.60     |                    |                | 1                                                                              | \$635.32       |                    |                |                                         |                |                      |                |
| 2104.502                                                                                                                                                                                                                                      | SALVAGE SIGN                                  |         | EACH     | \$25.00      | 5                  | \$125.00       |                                |                | 5                  | \$125.00       |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| 2104.502                                                                                                                                                                                                                                      | SALVAGE MAIL BOX SUPPORT                      |         | EACH     | \$200.00     | 14                 | \$2,800.00     |                                |                | 8                  | \$1,600.00     |                    |                | 2                                                                              | \$400.00       |                    |                |                                         |                | 4                    | \$800.00       |
| 2104.503                                                                                                                                                                                                                                      | SAWING CONCRETE PAVEMENT (FULL DEPTH)         |         | LIN FT   | \$6.00       | 695                | \$4,170.00     |                                |                | 671                | \$4,026.00     |                    |                | 24                                                                             | \$144.00       |                    |                |                                         |                |                      |                |
| 2104.503                                                                                                                                                                                                                                      | SAWING BITUMINOUS PAVEMENT (FULL DEPTH)       |         | LIN FT   | \$1.90       | 758                | \$1,440.20     |                                |                | 648                | \$1,231.20     |                    |                |                                                                                |                |                    |                | 70                                      | \$133.00       | 40                   | \$76.00        |
| 2104.503                                                                                                                                                                                                                                      | REMOVE PIPE CULVERTS                          |         | LIN FT   | \$17.00      | 914                | \$15,538.00    |                                |                | 806                | \$13,702.00    |                    |                | 108                                                                            | \$1,836.00     |                    |                |                                         |                |                      |                |
| 2104.503                                                                                                                                                                                                                                      | REMOVE WATER MAIN                             |         | LIN FT   | \$15.00      | 110                | \$1,650.00     |                                |                |                    |                |                    |                |                                                                                |                |                    |                |                                         |                | 110                  | \$1,650.00     |
| 2104.503                                                                                                                                                                                                                                      | REMOVE CURB AND GUTTER                        |         | LIN FT   | \$4.50       | 1120               | \$5,040.00     |                                |                | 1002               | \$4,509.00     |                    |                |                                                                                |                |                    |                | 78                                      | \$351.00       | 40                   | \$180.00       |
| 2104.503                                                                                                                                                                                                                                      | REMOVE GUARDRAIL-PLATE BEAM                   |         | LIN FT   | \$18.00      | 465                | \$8,370.00     |                                |                | 465                | \$8,370.00     |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| 2104.503                                                                                                                                                                                                                                      | REMOVE STEEL CASING                           |         | LIN FT   | \$10.00      | 100                | \$1,000.00     |                                |                |                    |                |                    |                |                                                                                |                |                    |                |                                         |                | 100                  | \$1,000.00     |
| 2104.503                                                                                                                                                                                                                                      | REMOVE TENSION CABLE GUARDRAIL                |         | LIN FT   | \$20.00      | 505                | \$10,100.00    |                                |                | 505                | \$10,100.00    |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| 2104.504                                                                                                                                                                                                                                      | REMOVE PAVEMENT                               | (3) (4) | SQ YD    | \$2.00       | 10531              | \$21,062.00    |                                |                | 8185               | \$16,370.00    |                    |                | 2346                                                                           | \$4,692.00     |                    |                |                                         |                |                      |                |
| 2104.504                                                                                                                                                                                                                                      | REMOVE CONCRETE DRIVEWAY PAVEMENT             |         | SQ YD    | \$2.75       | 431                | \$1,185.25     |                                |                | 431                | \$1,185.25     |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| 2104.504                                                                                                                                                                                                                                      | REMOVE BITUMINOUS DRIVEWAY PAVEMENT           |         | SQ YD    | \$2.00       | 710                | \$1,420.00     |                                |                | 540                | \$1,080.00     |                    |                |                                                                                |                |                    |                | 161                                     | \$322.00       | 9                    | \$18.00        |
| 2104.504                                                                                                                                                                                                                                      | REMOVE BITUMINOUS PAVEMENT                    | (4)     | SQ YD    | \$2.00       | 35469              | \$70,938.00    |                                |                | 32033              | \$64,066.00    |                    |                | 2861                                                                           | \$5,722.00     |                    |                |                                         |                | 575                  | \$1,150.00     |
| 2104.518                                                                                                                                                                                                                                      | REMOVE BITUMINOUS WALK                        |         | SQ FT    | \$2.00       | 10035              | \$20,070.00    |                                |                |                    |                |                    |                | 10035                                                                          | \$20,070.00    |                    |                |                                         |                |                      |                |
| 2104.518                                                                                                                                                                                                                                      | REMOVE CONCRETE WALK                          |         | SQ FT    | \$2.00       | 970                | \$1,940.00     |                                |                | 237                | \$474.00       |                    |                |                                                                                |                |                    |                |                                         |                | 733                  | \$1,466.00     |
| 2104.602                                                                                                                                                                                                                                      | REMOVE SIGN SPECIAL                           |         | EACH     | \$25.00      | 1                  | \$25.00        |                                |                |                    |                |                    |                | 1                                                                              | \$25.00        |                    |                |                                         |                |                      |                |
| 2104.602                                                                                                                                                                                                                                      | SALVAGE SIGN SPECIAL                          |         | EACH     | \$25.00      | 7                  | \$175.00       |                                |                | 7                  | \$175.00       |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| 2104.602                                                                                                                                                                                                                                      | SALVAGE SIGN PANEL SPECIAL                    |         | EACH     | \$25.00      | 3                  | \$75.00        |                                |                | 3                  | \$75.00        |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| 2106.507                                                                                                                                                                                                                                      | EXCAVATION - COMMON                           | (P)     | CU YD    | \$6.00       | 22005              | \$132,030.00   |                                |                | 13093              | \$78,558.00    |                    |                | 4649                                                                           | \$27,894.00    |                    |                | 3103                                    | \$18,618.00    | 1160                 | \$6,960.00     |
| 2106.507                                                                                                                                                                                                                                      | EXCAVATION - SUBGRADE                         | (P)     | CU YD    | \$8.50       | 20871              | \$177,403.50   |                                |                | 16511              | \$140,343.50   |                    |                | 3510                                                                           | \$29,835.00    |                    |                |                                         |                | 850                  | \$7,225.00     |
| 2106.507                                                                                                                                                                                                                                      | SELECT GRANULAR EMBANKMENT (CV)               | (P)     | CU YD    | \$11.50      | 24404              | \$280,646.00   |                                |                | 18751              | \$215,636.50   |                    |                | 4794                                                                           | \$55,131.00    |                    |                |                                         |                | 859                  | \$9,878.50     |
| 2106.507                                                                                                                                                                                                                                      | SELECT GRANULAR EMBANKMENT MOD 10% (CV)       | (P)     | CU YD    | \$11.50      | 1022               | \$11,753.00    |                                |                |                    |                | 1022               | \$11,753.00    |                                                                                |                |                    |                |                                         |                |                      |                |
| 2106.507                                                                                                                                                                                                                                      | COMMON EMBANKMENT (CV)                        | (P)     | CU YD    | \$8.00       | 13075              | \$104,600.00   |                                |                | 4181               | \$33,448.00    |                    |                | 1278                                                                           | \$10,224.00    |                    |                | 7277                                    | \$58,216.00    | 339                  | \$2,712.00     |
| 2106.601                                                                                                                                                                                                                                      | DEWATERING                                    | (2)     | LUMP SUM | \$42,000.00  | 1                  | \$42,000.00    |                                |                | 1                  | \$42,000.00    |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| 2130.523                                                                                                                                                                                                                                      | WATER                                         | (6)     | M GALLON | \$50.00      | 400                | \$20,000.00    |                                |                | 400                | \$20,000.00    |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| 2211.507                                                                                                                                                                                                                                      | AGGREGATE BASE (CV) CLASS 5                   | (P)     | CU YD    | \$42.00      | 12188              | \$511,896.00   |                                |                | 9420               | \$395,640.00   |                    |                | 1630                                                                           | \$68,460.00    |                    |                | 801                                     | \$33,642.00    | 337                  | \$14,154.00    |
| 2221.509                                                                                                                                                                                                                                      | SHOULDER BASE AGGREGATE CLASS 5 MOD           |         | TON      | \$44.50      | 494                | \$21,983.00    |                                |                | 494                | \$21,983.00    |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| 2232.504                                                                                                                                                                                                                                      | MILL BITUMINOUS SURFACE (2.0")                |         | SQ YD    | \$1.80       | 40837              | \$73,506.60    | 36863                          | \$66,353.40    | 3974               | \$7,153.20     |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| 2355.506                                                                                                                                                                                                                                      | BITUMINOUS MATERIAL FOR FOG SEAL              |         | GALLON   | \$6.00       | 2163               | \$12,978.00    | 2163                           | \$12,978.00    |                    |                |                    |                |                                                                                |                |                    |                |                                         |                |                      |                |
| 2357.506                                                                                                                                                                                                                                      | BITUMINOUS MATERIAL FOR TACK COAT             |         | GALLON   | \$2.50       | 11170              | \$27,925.00    | 3326                           | \$8,315.00     | 7319               | \$18,297.50    |                    |                | 403                                                                            | \$1,007.50     |                    |                |                                         |                | 122                  | \$305.00       |
| 2360.509                                                                                                                                                                                                                                      | TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) |         | TON      | \$67.00      | 5102               | \$341,834.00   |                                |                | 4799               | \$321,533.00   |                    |                | 303                                                                            | \$20,301.00    |                    |                |                                         |                |                      |                |
| 2360.509                                                                                                                                                                                                                                      | TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)     |         | TON      | \$82.00      | 17081              | \$1,400,642.00 | 4413                           | \$361,866.00   | 11693              | \$958,826.00   |                    |                | 605                                                                            | \$49,610.00    |                    |                | 36                                      | \$2,952.00     | 334                  | \$27,388.00    |
| 2360.509                                                                                                                                                                                                                                      | TYPE SP 12.5 WEARING COURSE MIXTURE (4,F)     |         | TON      | \$114.00     | 477                | \$54,378.00    |                                |                |                    |                |                    |                | 477                                                                            | \$54,378.00    |                    |                |                                         |                |                      |                |
| 2360.509                                                                                                                                                                                                                                      | TYPE SP 12.5 NON WEARING COURSE MIXTURE (4,F) |         | TON      | \$106.00     | 239                | \$25,334.00    |                                |                |                    |                |                    |                | 239                                                                            | \$25,334.00    |                    |                |                                         |                |                      |                |
| 2411.507                                                                                                                                                                                                                                      | STRUCTURE EXCAVATION CLASS E                  |         | CU YD    | \$10.00      | 2743               | \$27,430.00    |                                |                |                    |                | 2743               | \$27,430.00    |                                                                                |                |                    |                |                                         |                |                      |                |
| 2412.502                                                                                                                                                                                                                                      | 9X4 PRECAST CONCRETE BOX CULVERT END SECTION  | (9)     | EACH     | \$12,000.00  | 2                  | \$24,000.00    |                                |                |                    |                | 2                  | \$24,000.00    |                                                                                |                |                    |                |                                         |                |                      |                |
| 2412.503                                                                                                                                                                                                                                      | 9X4 PRECAST CONCRETE BOX CULVERT              | (9)     | LIN FT   | \$1,650.00   | 200                | \$330,000.00   |                                |                |                    |                | 200                | \$330,000.00   |                                                                                |                |                    |                |                                         |                |                      |                |
| 2451.507                                                                                                                                                                                                                                      | GRANULAR BEDDING (CV)                         |         | CU YD    | \$11.50      | 183                | \$2,104.50     |                                |                |                    |                | 183                | \$2,104.50     |                                                                                |                |                    |                |                                         |                |                      |                |



| CSAH 30 Improvements - Low Bid Schedule I                      |                                             |       |        |            |                    |                |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             |                      |                |                    |
|----------------------------------------------------------------|---------------------------------------------|-------|--------|------------|--------------------|----------------|--------------------------------|----------------|--------------------|----------------|-------------|--------------|--------------------------------------------------------------------------------|-------------|-------------|-------------|-----------------------------------------|-------------|----------------------|----------------|--------------------|
| Project: CSAH 30 (Forest Blvd) Improvements                    |                                             |       |        |            |                    |                |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             |                      |                |                    |
| Project Location: North Branch, Chisago County, MN             |                                             |       |        |            |                    |                |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             |                      |                |                    |
| Project No.: SAP 013-630-021, SAP 225-102-004, SAP 225-591-007 |                                             |       |        |            |                    |                |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             |                      |                |                    |
| Letting Date: 10/29/2024 10/30/2024                            |                                             |       |        |            |                    |                |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             |                      |                |                    |
| STATEMENT OF ESTIMATED QUANTITIES                              |                                             |       |        |            |                    |                |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             |                      |                |                    |
| Item No.                                                       | Description                                 | Notes | Unit   | Unit Price | PROJECT TOTAL      |                | CHISAGO COUNTY SAP 013-630-021 |                |                    |                |             |              | 50% CHISAGO COUNTY SAP 013-630-021<br>50% CITY OF NORTH BRANCH SAP 225-102-004 |             |             |             | SAP 225-591-007<br>CITY OF NORTH BRANCH |             | CITY OF NORTH BRANCH |                |                    |
|                                                                |                                             |       |        |            |                    |                | ROADWAY                        |                |                    |                | STORM SEWER |              | ROADWAY                                                                        |             | STORM SEWER |             | SAFE ROUTES TO SCHOOL                   |             |                      |                |                    |
|                                                                |                                             |       |        |            | Estimated Quantity | Estimated Cost | Estimated Quantity             | Estimated Cost | Estimated Quantity | Estimated Cost |             |              |                                                                                |             |             |             |                                         |             | Estimated Quantity   | Estimated Cost | Estimated Quantity |
| 2501.502                                                       | 18" GS PIPE APRON                           |       | EACH   | \$300.00   | 14                 | \$4,200.00     |                                |                | 14                 | \$4,200.00     |             |              |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2501.502                                                       | 15" RC PIPE APRON                           |       | EACH   | \$2,700.00 | 2                  | \$5,400.00     |                                |                |                    |                | 2           | \$5,400.00   |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2501.502                                                       | 18" RC PIPE APRON                           |       | EACH   | \$2,900.00 | 8                  | \$23,200.00    |                                |                | 8                  | \$23,200.00    |             |              |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2501.502                                                       | 24" RC PIPE APRON                           |       | EACH   | \$3,200.00 | 6                  | \$19,200.00    |                                |                | 6                  | \$19,200.00    |             |              |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2501.502                                                       | 30" RC PIPE APRON                           |       | EACH   | \$3,400.00 | 3                  | \$10,200.00    |                                |                |                    |                | 1           | \$3,400.00   |                                                                                |             | 2           | \$6,800.00  |                                         |             |                      |                |                    |
| 2501.502                                                       | 36" RC PIPE APRON                           |       | EACH   | \$3,800.00 | 1                  | \$3,800.00     |                                |                |                    |                | 1           | \$3,800.00   |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2501.502                                                       | 15" RC SAFETY APRON                         |       | EACH   | \$2,775.00 | 2                  | \$5,550.00     |                                |                |                    |                |             |              |                                                                                |             | 2           | \$5,550.00  |                                         |             |                      |                |                    |
| 2501.502                                                       | 18" RC SAFETY APRON                         |       | EACH   | \$2,950.00 | 2                  | \$5,900.00     |                                |                | 2                  | \$5,900.00     |             |              |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2501.503                                                       | 18" CAS PIPE CULVERT                        |       | LIN FT | \$38.00    | 320                | \$12,160.00    |                                |                | 320                | \$12,160.00    |             |              |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2501.503                                                       | 18" RC PIPE CULVERT DESIGN 3006 CLASS III   |       | LIN FT | \$46.00    | 376                | \$17,296.00    |                                |                | 367                | \$16,882.00    |             |              |                                                                                |             |             |             |                                         |             | 9                    | \$414.00       |                    |
| 2501.503                                                       | 24" RC PIPE CULVERT DESIGN 3006 CLASS III   |       | LIN FT | \$57.50    | 300                | \$17,250.00    |                                |                | 300                | \$17,250.00    |             |              |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2502.503                                                       | 4" PERF TP PIPE DRAIN                       |       | LIN FT | \$18.00    | 600                | \$10,800.00    |                                |                | 400                | \$7,200.00     |             |              | 200                                                                            | \$3,600.00  |             |             |                                         |             |                      |                |                    |
| 2503.503                                                       | 12" PVC PIPE SEWER                          |       | LIN FT | \$54.00    | 280                | \$15,120.00    |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             | 280                  | \$15,120.00    |                    |
| 2503.503                                                       | 15" RC PIPE SEWER DESIGN 3006 CLASS V       |       | LIN FT | \$38.10    | 3307               | \$125,996.70   |                                |                |                    |                | 1944        | \$74,066.40  |                                                                                |             | 1363        | \$51,930.30 |                                         |             |                      |                |                    |
| 2503.503                                                       | 18" RC PIPE SEWER DESIGN 3006 CLASS III     |       | LIN FT | \$42.40    | 1012               | \$42,908.80    |                                |                |                    |                | 1012        | \$42,908.80  |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2503.503                                                       | 24" RC PIPE SEWER DESIGN 3006 CLASS III     |       | LIN FT | \$52.50    | 2054               | \$107,835.00   |                                |                |                    |                | 2054        | \$107,835.00 |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2503.503                                                       | 30" RC PIPE SEWER DESIGN 3006 CLASS III     |       | LIN FT | \$73.00    | 947                | \$69,131.00    |                                |                |                    |                | 477         | \$34,821.00  |                                                                                |             | 470         | \$34,310.00 |                                         |             |                      |                |                    |
| 2503.503                                                       | 36" RC PIPE SEWER DESIGN 3006 CLASS III     |       | LIN FT | \$101.40   | 267                | \$27,073.80    |                                |                |                    |                | 267         | \$27,073.80  |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2503.602                                                       | CONNECT TO EXISTING MANHOLES (SAN)          |       | EACH   | \$4,500.00 | 1                  | \$4,500.00     |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             | 1                    | \$4,500.00     |                    |
| 2503.603                                                       | 20" STEEL CASING PIPE                       |       | LIN FT | \$140.00   | 90                 | \$12,600.00    |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             | 90                   | \$12,600.00    |                    |
| 2504.602                                                       | CONNECT TO EXISTING WATER MAIN              |       | EACH   | \$4,000.00 | 4                  | \$16,000.00    |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             | 4                    | \$16,000.00    |                    |
| 2504.602                                                       | HYDRANT                                     |       | EACH   | \$7,600.00 | 4                  | \$30,400.00    |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             | 4                    | \$30,400.00    |                    |
| 2504.602                                                       | ADJUST HYDRANT AND GATE VALVE               |       | EACH   | \$1,500.00 | 1                  | \$1,500.00     |                                |                |                    |                |             |              |                                                                                |             |             |             | 1                                       | \$1,500.00  |                      |                |                    |
| 2504.602                                                       | ADJUST GATE VALVE AND BOX                   |       | EACH   | \$500.00   | 2                  | \$1,000.00     |                                |                |                    |                |             |              | 2                                                                              | \$1,000.00  |             |             |                                         |             |                      |                |                    |
| 2504.602                                                       | 6" GATE VALVE AND BOX                       |       | EACH   | \$2,884.00 | 4                  | \$11,536.00    |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             | 4                    | \$11,536.00    |                    |
| 2504.603                                                       | 6" WATERMAIN DUCTILE IRON CL 52             |       | LIN FT | \$54.00    | 44                 | \$2,376.00     |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             | 44                   | \$2,376.00     |                    |
| 2504.603                                                       | 10" WATERMAIN DUCTILE IRON CL 52            |       | LIN FT | \$84.00    | 170                | \$14,280.00    |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             | 170                  | \$14,280.00    |                    |
| 2504.603                                                       | 16" STEEL CASING PIPE                       |       | LIN FT | \$100.00   | 150                | \$15,000.00    |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             | 150                  | \$15,000.00    |                    |
| 2506.502                                                       | CASTING ASSEMBLY                            | (13)  | EACH   | \$1,000.00 | 70                 | \$70,000.00    |                                |                |                    |                | 50          | \$50,000.00  |                                                                                |             | 18          | \$18,000.00 |                                         |             | 2                    | \$2,000.00     |                    |
| 2506.502                                                       | ADJUST FRAME AND RING CASTING               |       | EACH   | \$950.00   | 2                  | \$1,900.00     |                                |                | 1                  | \$950.00       |             |              |                                                                                |             |             |             |                                         |             | 1                    | \$950.00       |                    |
| 2506.503                                                       | CONSTRUCT DRAINAGE STRUCTURE DESIGN G       |       | LIN FT | \$960.00   | 94.2               | \$90,432.00    |                                |                |                    |                | 82          | \$78,720.00  |                                                                                |             | 12.2        | \$11,712.00 |                                         |             |                      |                |                    |
| 2506.503                                                       | CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020 |       | LIN FT | \$705.00   | 276.7              | \$195,073.50   |                                |                |                    |                | 188.3       | \$132,751.50 |                                                                                |             | 88.4        | \$62,322.00 |                                         |             |                      |                |                    |
| 2506.503                                                       | CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020 |       | LIN FT | \$600.00   | 26.9               | \$16,140.00    |                                |                |                    |                | 16          | \$9,600.00   |                                                                                |             | 10.9        | \$6,540.00  |                                         |             |                      |                |                    |
| 2506.602                                                       | ADJUST FRAME AND RING CASTING (SPECIAL)     |       | EACH   | \$650.00   | 2                  | \$1,300.00     |                                |                | 1                  | \$650.00       |             |              | 1                                                                              | \$650.00    |             |             |                                         |             |                      |                |                    |
| 2506.603                                                       | CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL | (10)  | LIN FT | \$600.00   | 10.5               | \$6,300.00     |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             | 10.5                 | \$6,300.00     |                    |
| 2506.603                                                       | RECONSTRUCT DRAINAGE STRUCTURE SPECIAL      |       | LIN FT | \$516.00   | 6.2                | \$3,199.20     |                                |                |                    |                |             |              |                                                                                |             |             |             |                                         |             | 6.2                  | \$3,199.20     |                    |
| 2511.504                                                       | GEOTEXTILE FILTER TYPE 7                    |       | SQ YD  | \$3.80     | 398                | \$1,512.40     |                                |                |                    |                | 398         | \$1,512.40   |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2511.507                                                       | RANDOM RIPRAP CLASS I                       |       | CU YD  | \$125.00   | 7                  | \$875.00       |                                |                |                    |                | 7           | \$875.00     |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2511.507                                                       | RANDOM RIPRAP CLASS II                      | (1)   | CU YD  | \$125.00   | 62.8               | \$7,850.00     |                                |                | 35.8               | \$4,475.00     | 18.8        | \$2,350.00   |                                                                                |             | 8.2         | \$1,025.00  |                                         |             |                      |                |                    |
| 2511.507                                                       | RANDOM RIPRAP CLASS III                     |       | CU YD  | \$120.00   | 400                | \$48,000.00    |                                |                |                    |                | 400         | \$48,000.00  |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2521.518                                                       | 4" CONCRETE WALK                            |       | SQ FT  | \$5.79     | 19101              | \$110,594.79   |                                |                | 485                | \$2,808.15     |             |              | 14310                                                                          | \$82,854.90 |             |             | 3546                                    | \$20,531.34 | 760                  | \$4,400.40     |                    |
| 2521.518                                                       | 7" CONCRETE WALK                            | (8)   | SQ FT  | \$13.35    | 3525               | \$47,058.75    |                                |                |                    |                |             |              | 3525                                                                           | \$47,058.75 |             |             |                                         |             |                      |                |                    |
| 2521.518                                                       | 3" BITUMINOUS WALK                          |       | SQ FT  | \$1.75     | 49336              | \$86,338.00    |                                |                |                    |                |             |              | 11408                                                                          | \$19,964.00 |             |             | 37928                                   | \$66,374.00 |                      |                |                    |
| 2521.602                                                       | DRILL AND GROUT REINF BAR (EPOXY COATED)    | (7)   | EACH   | \$8.50     | 93                 | \$790.50       |                                |                |                    |                |             |              | 33                                                                             | \$280.50    |             |             | 60                                      | \$510.00    |                      |                |                    |
| 2521.618                                                       | CONCRETE CURB RAMP WALK                     |       | SQ FT  | \$9.50     | 4449               | \$42,265.50    |                                |                | 528                | \$5,016.00     |             |              | 1619                                                                           | \$15,380.50 |             |             | 2302                                    | \$21,869.00 |                      |                |                    |
| 2531.503                                                       | CONCRETE CURB AND GUTTER DESIGN B612        |       | LIN FT | \$24.50    | 270                | \$6,615.00     |                                |                | 163                | \$3,993.50     |             |              |                                                                                |             |             |             |                                         |             | 107                  | \$2,621.50     |                    |
| 2531.503                                                       | CONCRETE CURB AND GUTTER DESIGN B624        |       | LIN FT | \$20.25    | 9892               | \$200,313.00   |                                |                | 9004               | \$182,331.00   |             |              | 286                                                                            | \$5,791.50  |             |             | 32                                      | \$648.00    | 570                  | \$11,542.50    |                    |
| 2531.503                                                       | CONCRETE CURB AND GUTTER DESIGN R424        |       | LIN FT | \$26.50    | 374                | \$9,911.00     |                                |                |                    |                |             |              | 374                                                                            | \$9,911.00  |             |             |                                         |             |                      |                |                    |
| 2531.503                                                       | CONCRETE CURB AND GUTTER DESIGN S524        |       | LIN FT | \$22.75    | 3687               | \$83,879.25    |                                |                |                    |                |             |              | 3687                                                                           | \$83,879.25 |             |             |                                         |             |                      |                |                    |
| 2531.504                                                       | 6" CONCRETE DRIVEWAY PAVEMENT               |       | SQ YD  | \$71.00    | 340                | \$24,140.00    |                                |                | 340                | \$24,140.00    |             |              |                                                                                |             |             |             |                                         |             |                      |                |                    |
| 2531.504                                                       | 8" CONCRETE DRIVEWAY PAVEMENT               |       | SQ YD  | \$84.00    | 628                | \$52,752.00    |                                |                | 503                | \$42,252.00    |             |              |                                                                                |             |             |             |                                         |             | 125                  | \$10,500.00    |                    |
| 2531.618                                                       | TRUNCATED DOMES                             |       | SQ FT  | \$50.00    | 580                | \$29,000.00    |                                |                |                    |                |             |              | 160                                                                            | \$8,000.00  |             |             | 420                                     | \$21,000.00 |                      |                |                    |
| 2540.602                                                       | INSTALL MAIL BOX SUPPORT                    | (5)   | EACH   | \$275.00   | 14                 | \$3,850.00     |                                |                | 8                  | \$2,200.00     |             |              | 2                                                                              | \$550.00    |             |             |                                         |             | 4                    | \$1,100.00     |                    |
| 2545.502                                                       | LIGHTING UNIT TYPE 9-30                     |       | EACH   | \$3,801.18 | 11                 | \$41,812.98    |                                |                |                    |                |             |              | 11                                                                             | \$41,812.98 |             |             |                                         |             |                      |                |                    |
| 2545.502                                                       | LIGHT FOUNDATION DESIGN E                   |       | EACH   | \$1,052.09 | 6                  | \$6,312.54     |                                |                | 5                  | \$5,260.45     |             |              | 1                                                                              | \$1,052.09  |             |             |                                         |             |                      |                |                    |

| CSAH 30 Improvements - Low Bid Schedule I                                                                                                                                                                                                     |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-------|----------|-------------|--------------------|----------------|--------------------------------|----------------|--------------------|----------------|-------------|----------------|--------------------------------------------------------------------------------|--------------|-------------|--------------|-----------------------------------------|--------------|----------------------|----------------|
| <div>Project: CSAH 30 (Forest Blvd) Improvements</div> <div>Project Location: North Branch, Chisago County, MN</div> <div>Project No.: SAP 013-630-021, SAP 225-102-004, SAP 225-591-007</div> <div>Letting Date: 10/29/2024 10/30/2024</div> |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| STATEMENT OF ESTIMATED QUANTITIES                                                                                                                                                                                                             |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| Item No.                                                                                                                                                                                                                                      | Description                               | Notes | Unit     | Unit Price  | PROJECT TOTAL      |                | CHISAGO COUNTY SAP 013-630-021 |                |                    |                |             |                | 50% CHISAGO COUNTY SAP 013-630-021<br>50% CITY OF NORTH BRANCH SAP 225-102-004 |              |             |              | SAP 225-591-007<br>CITY OF NORTH BRANCH |              | CITY OF NORTH BRANCH |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                | ROADWAY                        |                |                    |                | STORM SEWER |                | ROADWAY                                                                        |              | STORM SEWER |              | SAFE ROUTES TO SCHOOL                   |              |                      |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             | Estimated Quantity | Estimated Cost | Estimated Quantity             | Estimated Cost | Estimated Quantity | Estimated Cost |             |                |                                                                                |              |             |              |                                         |              | Estimated Quantity   | Estimated Cost |
| 2545.502                                                                                                                                                                                                                                      | LIGHT FOUNDATION DESIGN STEEL E           |       | EACH     | \$1,440.28  | 11                 | \$15,843.08    |                                |                |                    |                |             |                | 11                                                                             | \$15,843.08  |             |              |                                         |              |                      |                |
| 2545.502                                                                                                                                                                                                                                      | SERVICE CABINET -TYPE L1                  |       | EACH     | \$9,718.81  | 1                  | \$9,718.81     |                                |                |                    |                |             |                | 1                                                                              | \$9,718.81   |             |              |                                         |              |                      |                |
| 2545.502                                                                                                                                                                                                                                      | SERVICE EQUIPMENT                         |       | EACH     | \$1,326.23  | 1                  | \$1,326.23     |                                |                |                    |                |             |                | 1                                                                              | \$1,326.23   |             |              |                                         |              |                      |                |
| 2545.502                                                                                                                                                                                                                                      | EQUIPMENT PAD B                           |       | EACH     | \$1,140.75  | 1                  | \$1,140.75     |                                |                |                    |                |             |                | 1                                                                              | \$1,140.75   |             |              |                                         |              |                      |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2545.503                                                                                                                                                                                                                                      | 2" NON-METALLIC CONDUIT                   |       | LIN FT   | \$4.79      | 1500               | \$7,185.00     |                                |                |                    |                |             |                | 1500                                                                           | \$7,185.00   |             |              |                                         |              |                      |                |
| 2545.503                                                                                                                                                                                                                                      | UNDERGROUND WIRE 1/C 8 AWG                |       | LIN FT   | \$1.14      | 6500               | \$7,410.00     |                                |                |                    |                |             |                | 6500                                                                           | \$7,410.00   |             |              |                                         |              |                      |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2545.602                                                                                                                                                                                                                                      | INSTALL LIGHTING UNIT                     |       | EACH     | \$1,123.50  | 6                  | \$6,741.00     |                                |                | 5                  | \$5,617.50     |             |                | 1                                                                              | \$1,123.50   |             |              |                                         |              |                      |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2554.502                                                                                                                                                                                                                                      | GUIDE POST TYPE B                         | (11)  | EACH     | \$85.00     | 21                 | \$1,785.00     |                                |                | 13                 | \$1,105.00     | 4           | \$340.00       |                                                                                |              | 4           | \$340.00     |                                         |              |                      |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2557.503                                                                                                                                                                                                                                      | WIRE FENCE DESIGN 48V-9322                |       | LIN FT   | \$80.00     | 50                 | \$4,000.00     |                                |                | 50                 | \$4,000.00     |             |                |                                                                                |              |             |              |                                         |              |                      |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2563.601                                                                                                                                                                                                                                      | TRAFFIC CONTROL                           | (12)  | LUMP SUM | \$34,000.00 | 1                  | \$34,000.00    | 0.08                           | \$2,720.00     | 0.49               | \$16,660.00    | 0.17        | \$5,780.00     | 0.13                                                                           | \$4,420.00   | 0.03        | \$1,020.00   | 0.05                                    | \$1,700.00   | 0.05                 | \$1,700.00     |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2563.613                                                                                                                                                                                                                                      | PORTABLE CHANGEABLE MESSAGE SIGN          |       | UNIT DAY | \$75.00     | 100                | \$7,500.00     |                                |                | 100                | \$7,500.00     |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2563.618                                                                                                                                                                                                                                      | CONSTRUCTION SIGN SPECIAL                 | (14)  | SQ FT    | \$200.00    | 7                  | \$1,400.00     |                                |                | 7                  | \$1,400.00     |             |                |                                                                                |              |             |              |                                         |              |                      |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2564.602                                                                                                                                                                                                                                      | INSTALL SIGN                              |       | EACH     | \$450.00    | 5                  | \$2,250.00     |                                |                | 5                  | \$2,250.00     |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2564.602                                                                                                                                                                                                                                      | INSTALL SIGN SPECIAL                      |       | EACH     | \$250.00    | 7                  | \$1,750.00     |                                |                | 7                  | \$1,750.00     |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2564.602                                                                                                                                                                                                                                      | INSTALL SIGN PANEL SPECIAL                |       | EACH     | \$250.00    | 3                  | \$750.00       |                                |                | 3                  | \$750.00       |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2564.602                                                                                                                                                                                                                                      | DELINEATOR / MARKER                       |       | EACH     | \$350.00    | 3                  | \$1,050.00     |                                |                | 1                  | \$350.00       |             |                | 2                                                                              | \$700.00     |             |              |                                         |              |                      |                |
| 2564.602                                                                                                                                                                                                                                      | DELINEATOR / MARKER PANEL                 |       | EACH     | \$95.00     | 13                 | \$1,235.00     |                                |                | 6                  | \$570.00       |             |                | 4                                                                              | \$380.00     |             |              |                                         |              | 3                    | \$285.00       |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2564.618                                                                                                                                                                                                                                      | SIGN                                      |       | SQ FT    | \$73.50     | 682                | \$50,127.00    |                                |                | 441                | \$32,413.50    |             |                | 173                                                                            | \$12,715.50  |             |              |                                         |              | 68                   | \$4,998.00     |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2565.602                                                                                                                                                                                                                                      | RIGID PVC LOOP DETECTOR 6'X6'             | (15)  | EACH     | \$1,097.52  | 9                  | \$9,877.68     |                                |                | 9                  | \$9,877.68     |             |                |                                                                                |              |             |              |                                         |              |                      |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2565.616                                                                                                                                                                                                                                      | PEDESTRIAN CROSSWALK FLASHER SYSTEM       |       | SYSTEM   | \$26,666.16 | 3                  | \$79,998.48    |                                |                | 1                  | \$26,666.16    |             |                | 1                                                                              | \$26,666.16  |             |              |                                         |              | 1                    | \$26,666.16    |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2573.501                                                                                                                                                                                                                                      | STABILIZED CONSTRUCTION EXIT              |       | LUMP SUM | \$1,500.00  | 1                  | \$1,500.00     |                                |                | 1                  | \$1,500.00     |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2573.501                                                                                                                                                                                                                                      | EROSION CONTROL SUPERVISOR                |       | LUMP SUM | \$765.34    | 1                  | \$765.34       |                                |                | 1                  | \$765.34       |             |                |                                                                                |              |             |              |                                         |              |                      |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2573.502                                                                                                                                                                                                                                      | STORM DRAIN INLET PROTECTION              |       | EACH     | \$200.00    | 78                 | \$15,600.00    |                                |                | 58                 | \$11,600.00    |             |                | 16                                                                             | \$3,200.00   |             |              |                                         |              | 4                    | \$800.00       |
| 2573.502                                                                                                                                                                                                                                      | CULVERT END CONTROLS                      |       | EACH     | \$220.00    | 17                 | \$3,740.00     |                                |                | 9                  | \$1,980.00     |             |                |                                                                                |              |             |              | 8                                       | \$1,760.00   |                      |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2573.503                                                                                                                                                                                                                                      | SILT FENCE, TYPE MS                       |       | LIN FT   | \$1.95      | 8278               | \$16,142.10    |                                |                | 6915               | \$13,484.25    |             |                | 474                                                                            | \$924.30     |             |              | 889                                     | \$1,733.55   |                      |                |
| 2573.503                                                                                                                                                                                                                                      | SEDIMENT CONTROL LOG TYPE STRAW           |       | LIN FT   | \$2.35      | 3678               | \$8,643.30     |                                |                | 2078               | \$4,883.30     |             |                | 729                                                                            | \$1,713.15   |             |              | 597                                     | \$1,402.95   | 274                  | \$643.90       |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2573.602                                                                                                                                                                                                                                      | TEMPORARY STREAM DIVERSION SYSTEM         |       | EACH     | \$10,000.00 | 1                  | \$10,000.00    |                                |                |                    |                | 1           | \$10,000.00    |                                                                                |              |             |              |                                         |              |                      |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2574.508                                                                                                                                                                                                                                      | FERTILIZER TYPE 3                         |       | POUND    | \$0.74      | 3378               | \$2,499.72     |                                |                | 2320               | \$1,716.80     |             |                | 549                                                                            | \$406.26     |             |              | 404                                     | \$298.96     | 105                  | \$77.70        |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2575.504                                                                                                                                                                                                                                      | RAPID STABILIZATION METHOD 4              |       | SQ YD    | \$1.70      | 31170              | \$52,989.00    |                                |                | 24484              | \$41,622.80    |             |                |                                                                                |              |             |              | 5450                                    | \$9,265.00   | 1236                 | \$2,101.20     |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2575.505                                                                                                                                                                                                                                      | SEEDING                                   |       | ACRE     | \$525.00    | 12.3               | \$6,457.50     |                                |                | 8                  | \$4,200.00     |             |                | 1.9                                                                            | \$997.50     |             |              | 1.8                                     | \$945.00     | 0.6                  | \$315.00       |
| 2575.505                                                                                                                                                                                                                                      | DISK ANCHORING                            |       | ACRE     | \$175.00    | 8.4                | \$1,470.00     |                                |                | 6.4                | \$1,120.00     |             |                | 1.5                                                                            | \$262.50     |             |              |                                         |              | 0.5                  | \$87.50        |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2575.508                                                                                                                                                                                                                                      | HYDRAULIC STABILIZED FIBER MATRIX         |       | POUND    | \$0.91      | 9445               | \$8,594.95     |                                |                | 4609               | \$4,194.19     |             |                | 1306                                                                           | \$1,188.46   |             |              | 3420                                    | \$3,112.20   | 110                  | \$100.10       |
| 2575.509                                                                                                                                                                                                                                      | MULCH MATERIAL TYPE 3                     |       | TON      | \$650.00    | 12.4               | \$8,060.00     |                                |                | 9.7                | \$6,305.00     |             |                | 2.2                                                                            | \$1,430.00   |             |              |                                         |              | 0.5                  | \$325.00       |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2575.523                                                                                                                                                                                                                                      | RAPID STABILIZATION METHOD 3              |       | M GALLON | \$495.00    | 22                 | \$10,890.00    |                                |                | 10.5               | \$5,197.50     |             |                | 3                                                                              | \$1,485.00   |             |              | 8                                       | \$3,960.00   | 0.5                  | \$247.50       |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2575.608                                                                                                                                                                                                                                      | SEED TURFGRASS                            |       | POUND    | \$3.45      | 645                | \$2,225.25     |                                |                | 314                | \$1,083.30     |             |                | 89                                                                             | \$307.05     |             |              | 234                                     | \$807.30     | 8                    | \$27.60        |
| 2575.608                                                                                                                                                                                                                                      | SEED MESIC INSLOPE                        |       | POUND    | \$10.30     | 648                | \$6,674.40     |                                |                | 441                | \$4,542.30     |             |                | 105                                                                            | \$1,081.50   |             |              | 80                                      | \$824.00     | 22                   | \$226.60       |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2582.503                                                                                                                                                                                                                                      | 4" SOLID LINE PAINT                       |       | LIN FT   | \$0.13      | 9597               | \$1,247.61     | 3065                           | \$398.45       | 6532               | \$849.16       |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2582.503                                                                                                                                                                                                                                      | 6" SOLID LINE PAINT                       |       | LIN FT   | \$0.17      | 44609              | \$7,583.53     | 25698                          | \$4,368.66     | 18911              | \$3,214.87     |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2582.503                                                                                                                                                                                                                                      | 24" SOLID LINE PAINT                      |       | LIN FT   | \$3.70      | 545                | \$2,016.50     |                                |                | 503                | \$1,861.10     |             |                |                                                                                |              |             |              |                                         |              | 42                   | \$155.40       |
| 2582.503                                                                                                                                                                                                                                      | 4" BROKEN LINE PAINT                      |       | LIN FT   | \$0.13      | 3950               | \$513.50       | 2610                           | \$339.30       | 1340               | \$174.20       |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2582.503                                                                                                                                                                                                                                      | 6" DOTTED LINE PAINT                      |       | LIN FT   | \$0.17      | 37                 | \$6.29         |                                |                | 37                 | \$6.29         |             |                |                                                                                |              |             |              |                                         |              |                      |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2582.503                                                                                                                                                                                                                                      | 10" DOTTED LINE PAINT                     |       | LIN FT   | \$0.40      | 88                 | \$35.20        | 88                             | \$35.20        |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2582.503                                                                                                                                                                                                                                      | 4" DOUBLE SOLID LINE PAINT                |       | LIN FT   | \$0.26      | 6680               | \$1,736.80     |                                |                | 5904               | \$1,535.04     |             |                |                                                                                |              |             |              |                                         |              | 776                  | \$201.76       |
| 2582.503                                                                                                                                                                                                                                      | 4" SOLID LINE PAINT GROUND IN (WR)        |       | LIN FT   | \$1.10      | 2869               | \$3,155.90     |                                |                | 1089               | \$1,197.90     |             |                | 1543                                                                           | \$1,697.30   |             |              |                                         |              | 237                  | \$260.70       |
| 2582.503                                                                                                                                                                                                                                      | 6" SOLID LINE PAINT GROUND IN (WR)        |       | LIN FT   | \$1.30      | 3856               | \$5,012.80     |                                |                | 1815               | \$2,359.50     |             |                | 2041                                                                           | \$2,653.30   |             |              |                                         |              |                      |                |
| 2582.503                                                                                                                                                                                                                                      | 6" DOTTED LINE PAINT GROUND IN (WR)       |       | LIN FT   | \$1.30      | 46                 | \$59.80        |                                |                | 23                 | \$29.90        |             |                | 23                                                                             | \$29.90      |             |              |                                         |              |                      |                |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2582.503                                                                                                                                                                                                                                      | 12" DOTTED LINE PREFORM THERMO GROUND IN  |       | LIN FT   | \$20.00     | 86                 | \$1,720.00     |                                |                |                    |                |             |                | 43                                                                             | \$860.00     |             |              |                                         |              | 43                   | \$860.00       |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2582.518                                                                                                                                                                                                                                      | PAVEMENT MESSAGE PAINT                    |       | SQ FT    | \$4.00      | 1105               | \$4,420.00     | 79                             | \$316.00       | 995                | \$3,980.00     |             |                | 31                                                                             | \$124.00     |             |              |                                         |              |                      |                |
| 2582.518                                                                                                                                                                                                                                      | CROSSWALK PREFORM THERMOPLASTIC           |       | SQ FT    | \$13.00     | 474                | \$6,162.00     |                                |                | 474                | \$6,162.00     |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| 2582.518                                                                                                                                                                                                                                      | CROSSWALK PREFORM THERMOPLASTIC GROUND IN |       | SQ FT    | \$15.00     | 360                | \$5,400.00     |                                |                |                    |                |             |                | 180                                                                            | \$2,700.00   |             |              |                                         |              | 180                  | \$2,700.00     |
|                                                                                                                                                                                                                                               |                                           |       |          |             |                    |                |                                |                |                    |                |             |                |                                                                                |              |             |              |                                         |              |                      |                |
| TOTAL                                                                                                                                                                                                                                         |                                           |       |          |             |                    | \$6,586,316.60 |                                | \$494,490.01   |                    | \$3,238,801.63 |             | \$1,134,921.40 |                                                                                | \$876,647.54 |             | \$213,349.30 |                                         | \$322,475.50 |                      | \$305,631.22   |

ABSTRACT OF BIDS

SAP 013-630-021  
CSAH 30 Improvement Project

Letting Date: 10/29/2024

Award Date:

|          |                                               |          |          | ENGINEERS ESTIMATE |                 | KNIFE RIVER CORPORATION - NORTH CENTRAL |                 | New Look Contracting, Inc. |                 | Forest Lake Contracting, Inc. |                 | Park Construction Company |                 |
|----------|-----------------------------------------------|----------|----------|--------------------|-----------------|-----------------------------------------|-----------------|----------------------------|-----------------|-------------------------------|-----------------|---------------------------|-----------------|
| Item No  | Item                                          | Unit     | Est. Qty | Unit Price         | Total Cost      | Unit Price                              | Total Cost      | Unit Price                 | Total Cost      | Unit Price                    | Total Cost      | Unit Price                | Total Cost      |
| 2021.501 | MOBILIZATION                                  | LUMP SUM | 1        | \$ 390,000.00      | \$ 390,000.00   | \$ 460,000.00                           | \$ 460,000.00   | \$ 150,000.00              | \$ 150,000.00   | \$ 300,000.00                 | \$ 300,000.00   | \$ 344,700.00             | \$ 344,700.00   |
| 2051.501 | MAINT AND RESTORATION OF HAUL ROADS           | LUMP SUM | 1        | \$ 5,000.00        | \$ 5,000.00     | \$ 10,500.00                            | \$ 10,500.00    | \$ 1.00                    | \$ 1.00         | \$ 1.00                       | \$ 1.00         | \$ 1.00                   | \$ 1.00         |
| 2101.502 | CLEARING                                      | EACH     | 51       | \$ 325.00          | \$ 16,575.00    | \$ 199.00                               | \$ 10,149.00    | \$ 400.00                  | \$ 20,400.00    | \$ 800.00                     | \$ 40,800.00    | \$ 199.00                 | \$ 10,149.00    |
| 2101.502 | GRUBBING                                      | EACH     | 51       | \$ 265.00          | \$ 13,515.00    | \$ 199.00                               | \$ 10,149.00    | \$ 275.00                  | \$ 14,025.00    | \$ 800.00                     | \$ 40,800.00    | \$ 199.00                 | \$ 10,149.00    |
| 2101.505 | CLEARING                                      | ACRE     | 0.7      | \$ 5,400.00        | \$ 3,780.00     | \$ 2,501.00                             | \$ 1,750.70     | \$ 5,500.00                | \$ 3,850.00     | \$ 10,000.00                  | \$ 7,000.00     | \$ 2,500.00               | \$ 1,750.00     |
| 2101.505 | GRUBBING                                      | ACRE     | 0.7      | \$ 5,600.00        | \$ 3,920.00     | \$ 2,501.00                             | \$ 1,750.70     | \$ 3,650.00                | \$ 2,555.00     | \$ 10,000.00                  | \$ 7,000.00     | \$ 2,500.00               | \$ 1,750.00     |
| 2104.502 | REMOVE BOX CULVERT                            | EACH     | 2        | \$ 12,000.00       | \$ 24,000.00    | \$ 3,700.00                             | \$ 7,400.00     | \$ 6,500.00                | \$ 13,000.00    | \$ 10,000.00                  | \$ 20,000.00    | \$ 9,410.00               | \$ 18,820.00    |
| 2104.502 | REMOVE BOX CULVERT END                        | EACH     | 4        | \$ 2,000.00        | \$ 8,000.00     | \$ 3,700.00                             | \$ 14,800.00    | \$ 1,000.00                | \$ 4,000.00     | \$ 1,100.00                   | \$ 4,400.00     | \$ 1,300.00               | \$ 5,200.00     |
| 2104.502 | REMOVE GATE VALVE AND BOX                     | EACH     | 4        | \$ 500.00          | \$ 2,000.00     | \$ 1,800.00                             | \$ 7,200.00     | \$ 485.00                  | \$ 1,940.00     | \$ 600.00                     | \$ 2,400.00     | \$ 507.00                 | \$ 2,028.00     |
| 2104.502 | REMOVE HYDRANT                                | EACH     | 4        | \$ 600.00          | \$ 2,400.00     | \$ 1,500.00                             | \$ 6,000.00     | \$ 750.00                  | \$ 3,000.00     | \$ 1,500.00                   | \$ 6,000.00     | \$ 507.00                 | \$ 2,028.00     |
| 2104.502 | REMOVE DELINEATOR / MARKER                    | EACH     | 5        | \$ 40.00           | \$ 200.00       | \$ 175.00                               | \$ 875.00       | \$ 30.00                   | \$ 150.00       | \$ 25.00                      | \$ 125.00       | \$ 25.50                  | \$ 127.50       |
| 2104.502 | REMOVE SIGN                                   | EACH     | 25       | \$ 60.00           | \$ 1,500.00     | \$ 25.00                                | \$ 625.00       | \$ 30.00                   | \$ 750.00       | \$ 25.00                      | \$ 625.00       | \$ 25.50                  | \$ 637.50       |
| 2104.502 | REMOVE LIGHT FOUNDATION                       | EACH     | 6        | \$ 400.00          | \$ 2,400.00     | \$ 150.00                               | \$ 900.00       | \$ 750.00                  | \$ 4,500.00     | \$ 600.00                     | \$ 3,600.00     | \$ 544.00                 | \$ 3,264.00     |
| 2104.502 | SALVAGE LIGHTING UNIT                         | EACH     | 6        | \$ 450.00          | \$ 2,700.00     | \$ 635.32                               | \$ 3,811.92     | \$ 715.00                  | \$ 4,290.00     | \$ 700.00                     | \$ 4,200.00     | \$ 285.00                 | \$ 1,710.00     |
| 2104.502 | SALVAGE SIGN                                  | EACH     | 5        | \$ 60.00           | \$ 300.00       | \$ 25.00                                | \$ 125.00       | \$ 30.00                   | \$ 150.00       | \$ 25.00                      | \$ 125.00       | \$ 25.50                  | \$ 127.50       |
| 2104.502 | SALVAGE MAIL BOX SUPPORT                      | EACH     | 14       | \$ 45.00           | \$ 630.00       | \$ 200.00                               | \$ 2,800.00     | \$ 215.00                  | \$ 3,010.00     | \$ 50.00                      | \$ 700.00       | \$ 200.00                 | \$ 2,800.00     |
| 2104.503 | SAWING CONCRETE PAVEMENT (FULL DEPTH)         | LIN FT   | 695      | \$ 8.00            | \$ 5,560.00     | \$ 6.00                                 | \$ 4,170.00     | \$ 5.00                    | \$ 3,475.00     | \$ 8.00                       | \$ 5,560.00     | \$ 6.00                   | \$ 4,170.00     |
| 2104.503 | SAWING BITUMINOUS PAVEMENT (FULL DEPTH)       | LIN FT   | 758      | \$ 2.50            | \$ 1,895.00     | \$ 1.90                                 | \$ 1,440.20     | \$ 4.00                    | \$ 3,032.00     | \$ 5.00                       | \$ 3,790.00     | \$ 1.90                   | \$ 1,440.20     |
| 2104.503 | REMOVE PIPE CULVERTS                          | LIN FT   | 914      | \$ 15.00           | \$ 13,710.00    | \$ 17.00                                | \$ 15,538.00    | \$ 10.00                   | \$ 9,140.00     | \$ 15.00                      | \$ 13,710.00    | \$ 17.40                  | \$ 15,903.60    |
| 2104.503 | REMOVE WATER MAIN                             | LIN FT   | 110      | \$ 25.00           | \$ 2,750.00     | \$ 15.00                                | \$ 1,650.00     | \$ 20.00                   | \$ 2,200.00     | \$ 15.00                      | \$ 1,650.00     | \$ 20.30                  | \$ 2,233.00     |
| 2104.503 | REMOVE CURB AND GUTTER                        | LIN FT   | 1120     | \$ 5.00            | \$ 5,600.00     | \$ 4.50                                 | \$ 5,040.00     | \$ 5.00                    | \$ 5,600.00     | \$ 5.00                       | \$ 5,600.00     | \$ 3.40                   | \$ 3,808.00     |
| 2104.503 | REMOVE GUARDRAIL-PLATE BEAM                   | LIN FT   | 465      | \$ 7.00            | \$ 3,255.00     | \$ 18.00                                | \$ 8,370.00     | \$ 7.00                    | \$ 3,255.00     | \$ 7.00                       | \$ 3,255.00     | \$ 15.00                  | \$ 6,975.00     |
| 2104.503 | REMOVE STEEL CASING                           | LIN FT   | 100      | \$ 20.00           | \$ 2,000.00     | \$ 10.00                                | \$ 1,000.00     | \$ 20.00                   | \$ 2,000.00     | \$ 25.00                      | \$ 2,500.00     | \$ 20.30                  | \$ 2,030.00     |
| 2104.503 | REMOVE TENSION CABLE GUARDRAIL                | LIN FT   | 505      | \$ 5.00            | \$ 2,525.00     | \$ 20.00                                | \$ 10,100.00    | \$ 7.00                    | \$ 3,535.00     | \$ 7.00                       | \$ 3,535.00     | \$ 14.00                  | \$ 7,070.00     |
| 2104.504 | REMOVE PAVEMENT                               | SQ YD    | 10531    | \$ 8.00            | \$ 84,248.00    | \$ 2.00                                 | \$ 21,062.00    | \$ 11.00                   | \$ 115,841.00   | \$ 13.00                      | \$ 136,903.00   | \$ 10.30                  | \$ 108,469.30   |
| 2104.504 | REMOVE CONCRETE DRIVEWAY PAVEMENT             | SQ YD    | 431      | \$ 14.00           | \$ 6,034.00     | \$ 2.75                                 | \$ 1,185.25     | \$ 9.00                    | \$ 3,879.00     | \$ 6.00                       | \$ 2,586.00     | \$ 9.25                   | \$ 3,986.75     |
| 2104.504 | REMOVE BITUMINOUS DRIVEWAY PAVEMENT           | SQ YD    | 710      | \$ 6.00            | \$ 4,260.00     | \$ 2.00                                 | \$ 1,420.00     | \$ 7.50                    | \$ 5,325.00     | \$ 4.00                       | \$ 2,840.00     | \$ 8.10                   | \$ 5,751.00     |
| 2104.504 | REMOVE BITUMINOUS PAVEMENT                    | SQ YD    | 35469    | \$ 4.50            | \$ 159,610.50   | \$ 2.00                                 | \$ 70,938.00    | \$ 4.00                    | \$ 141,876.00   | \$ 3.00                       | \$ 106,407.00   | \$ 3.80                   | \$ 134,782.20   |
| 2104.518 | REMOVE BITUMINOUS WALK                        | SQ FT    | 10035    | \$ 1.50            | \$ 15,052.50    | \$ 2.00                                 | \$ 20,070.00    | \$ 0.50                    | \$ 5,017.50     | \$ 1.00                       | \$ 10,035.00    | \$ 0.61                   | \$ 6,121.35     |
| 2104.518 | REMOVE CONCRETE WALK                          | SQ FT    | 970      | \$ 2.00            | \$ 1,940.00     | \$ 2.00                                 | \$ 1,940.00     | \$ 2.50                    | \$ 2,425.00     | \$ 1.00                       | \$ 970.00       | \$ 0.93                   | \$ 902.10       |
| 2104.602 | REMOVE SIGN SPECIAL                           | EACH     | 1        | \$ 75.00           | \$ 75.00        | \$ 25.00                                | \$ 25.00        | \$ 30.00                   | \$ 30.00        | \$ 25.00                      | \$ 25.00        | \$ 25.50                  | \$ 25.50        |
| 2104.602 | SALVAGE SIGN SPECIAL                          | EACH     | 7        | \$ 60.00           | \$ 420.00       | \$ 25.00                                | \$ 175.00       | \$ 30.00                   | \$ 210.00       | \$ 25.00                      | \$ 175.00       | \$ 25.50                  | \$ 178.50       |
| 2104.602 | SALVAGE SIGN PANEL SPECIAL                    | EACH     | 3        | \$ 70.00           | \$ 210.00       | \$ 25.00                                | \$ 75.00        | \$ 30.00                   | \$ 90.00        | \$ 25.00                      | \$ 75.00        | \$ 25.50                  | \$ 76.50        |
| 2106.507 | EXCAVATION - COMMON                           | CU YD    | 22005    | \$ 12.00           | \$ 264,060.00   | \$ 6.00                                 | \$ 132,030.00   | \$ 10.00                   | \$ 220,050.00   | \$ 10.00                      | \$ 220,050.00   | \$ 9.15                   | \$ 201,345.75   |
| 2106.507 | EXCAVATION - SUBGRADE                         | CU YD    | 20871    | \$ 14.00           | \$ 292,194.00   | \$ 8.50                                 | \$ 177,403.50   | \$ 10.00                   | \$ 208,710.00   | \$ 6.00                       | \$ 125,226.00   | \$ 10.25                  | \$ 213,927.75   |
| 2106.507 | SELECT GRANULAR EMBANKMENT (CV)               | CU YD    | 24404    | \$ 23.00           | \$ 561,292.00   | \$ 11.50                                | \$ 280,646.00   | \$ 10.00                   | \$ 244,040.00   | \$ 8.00                       | \$ 195,232.00   | \$ 12.60                  | \$ 307,490.40   |
| 2106.507 | SELECT GRANULAR EMBANKMENT MOD 10% (CV)       | CU YD    | 1022     | \$ 50.00           | \$ 51,100.00    | \$ 11.50                                | \$ 11,753.00    | \$ 20.00                   | \$ 20,440.00    | \$ 16.00                      | \$ 16,352.00    | \$ 33.20                  | \$ 33,930.40    |
| 2106.507 | COMMON EMBANKMENT (CV)                        | CU YD    | 13075    | \$ 9.00            | \$ 117,675.00   | \$ 8.00                                 | \$ 104,600.00   | \$ 10.00                   | \$ 130,750.00   | \$ 4.00                       | \$ 52,300.00    | \$ 15.90                  | \$ 207,892.50   |
| 2106.601 | DEWATERING                                    | LUMP SUM | 1        | \$ 45,000.00       | \$ 45,000.00    | \$ 42,000.00                            | \$ 42,000.00    | \$ 45,000.00               | \$ 45,000.00    | \$ 10,000.00                  | \$ 10,000.00    | \$ 46,500.00              | \$ 46,500.00    |
| 2130.523 | WATER                                         | M GALLON | 400      | \$ 60.00           | \$ 24,000.00    | \$ 50.00                                | \$ 20,000.00    | \$ 50.00                   | \$ 20,000.00    | \$ 40.00                      | \$ 16,000.00    | \$ 53.90                  | \$ 21,560.00    |
| 2211.507 | AGGREGATE BASE (CV) CLASS 5                   | CU YD    | 12188    | \$ 30.00           | \$ 365,640.00   | \$ 42.00                                | \$ 511,896.00   | \$ 14.00                   | \$ 170,632.00   | \$ 30.00                      | \$ 365,640.00   | \$ 18.90                  | \$ 230,353.20   |
| 2221.509 | SHOULDER BASE AGGREGATE CLASS 5 MOD           | TON      | 494      | \$ 35.00           | \$ 17,290.00    | \$ 44.50                                | \$ 21,983.00    | \$ 45.00                   | \$ 22,230.00    | \$ 34.00                      | \$ 16,796.00    | \$ 17.30                  | \$ 8,546.20     |
| 2232.504 | MILL BITUMINOUS SURFACE (2.0")                | SQ YD    | 40837    | \$ 1.70            | \$ 69,422.90    | \$ 1.80                                 | \$ 73,506.60    | \$ 1.50                    | \$ 61,255.50    | \$ 1.50                       | \$ 61,255.50    | \$ 1.50                   | \$ 61,255.50    |
| 2355.506 | BITUMINOUS MATERIAL FOR FOG SEAL              | GALLON   | 2163     | \$ 2.50            | \$ 5,407.50     | \$ 6.00                                 | \$ 12,978.00    | \$ 6.00                    | \$ 12,978.00    | \$ 6.00                       | \$ 12,978.00    | \$ 3.10                   | \$ 6,705.30     |
| 2357.506 | BITUMINOUS MATERIAL FOR TACK COAT             | GALLON   | 11170    | \$ 2.50            | \$ 27,925.00    | \$ 2.50                                 | \$ 27,925.00    | \$ 3.00                    | \$ 33,510.00    | \$ 4.00                       | \$ 44,680.00    | \$ 3.40                   | \$ 37,978.00    |
| 2360.509 | TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) | TON      | 5102     | \$ 82.00           | \$ 418,364.00   | \$ 67.00                                | \$ 341,834.00   | \$ 73.00                   | \$ 372,446.00   | \$ 80.00                      | \$ 408,160.00   | \$ 76.20                  | \$ 388,772.40   |
| 2360.509 | TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)     | TON      | 17081    | \$ 84.00           | \$ 1,434,804.00 | \$ 82.00                                | \$ 1,400,642.00 | \$ 90.00                   | \$ 1,537,290.00 | \$ 93.00                      | \$ 1,588,533.00 | \$ 90.30                  | \$ 1,542,414.30 |
| 2360.509 | TYPE SP 12.5 WEARING COURSE MIXTURE (4:F)     | TON      | 477      | \$ 95.00           | \$ 45,315.00    | \$ 114.00                               | \$ 54,378.00    | \$ 125.00                  | \$ 59,625.00    | \$ 105.00                     | \$ 50,085.00    | \$ 101.00                 | \$ 48,177.00    |
| 2360.509 | TYPE SP 12.5 NON WEARING COURSE MIXTURE (4:F) | TON      | 239      | \$ 90.00           | \$ 21,510.00    | \$ 106.00                               | \$ 25,334.00    | \$ 117.00                  | \$ 27,963.00    | \$ 100.00                     | \$ 23,900.00    | \$ 96.60                  | \$ 23,087.40    |
| 2411.507 | STRUCTURE EXCAVATION CLASS E                  | CU YD    | 2743     | \$ 22.00           | \$ 60,346.00    | \$ 10.00                                | \$ 27,430.00    | \$ 12.50                   | \$ 34,287.50    | \$ 8.00                       | \$ 21,944.00    | \$ 10.50                  | \$ 28,801.50    |
| 2412.502 | 9X4 PRECAST CONCRETE BOX CULVERT END SECTION  | EACH     | 2        | \$ 20,000.00       | \$ 40,000.00    | \$ 12,000.00                            | \$ 24,000.00    | \$ 13,500.00               | \$ 27,000.00    | \$ 6,000.00                   | \$ 12,000.00    | \$ 11,900.00              | \$ 23,800.00    |
| 2412.503 | 9X4 PRECAST CONCRETE BOX CULVERT              | LIN FT   | 200      | \$ 1,400.00        | \$ 280,000.00   | \$ 1,650.00                             | \$ 330,000.00   | \$ 1,200.00                | \$ 240,000.00   | \$ 1,400.00                   | \$ 280,000.00   | \$ 1,010.00               | \$ 202,000.00   |
| 2451.507 | GRANULAR BEDDING (CV)                         | CU YD    | 183      | \$ 30.00           | \$ 5,490.00     | \$ 11.50                                | \$ 2,104.50     | \$ 40.00                   | \$ 7,320.00     | \$ 20.00                      | \$ 3,660.00     | \$ 23.40                  | \$ 4,282.20     |
| 2501.502 | 18" GS PIPE APRON                             | EACH     | 14       | \$ 1,300.00        | \$ 18,200.00    | \$ 300.00                               | \$ 4,200.00     | \$ 450.00                  | \$ 6,300.00     | \$ 500.00                     | \$ 7,000.00     | \$ 412.00                 | \$ 5,768.00     |
| 2501.502 | 15" RC PIPE APRON                             | EACH     | 2        | \$ 1,150.00        | \$ 2,300.00     | \$ 2,700.00                             | \$ 5,400.00     | \$ 1,675.00                | \$ 3,350.00     | \$ 1,500.00                   | \$ 3,000.00     | \$ 1,460.00               | \$ 2,920.00     |
| 2501.502 | 18" RC PIPE APRON                             | EACH     | 8        | \$ 1,400.00        | \$ 11,200.00    | \$ 2,900.00                             | \$ 23,200.00    | \$ 1,500.00                | \$ 12,000.00    | \$ 1,600.00                   | \$ 12,800.00    | \$ 1,060.00               | \$ 8,480.00     |
| 2501.502 | 24" RC PIPE APRON                             | EACH     | 6        | \$ 1,650.00        | \$ 9,900.00     | \$ 3,200.00                             | \$ 19,200.00    | \$ 1,600.00                | \$ 9,600.00     | \$ 1,700.00                   | \$ 10,200.00    | \$ 1,230.00               | \$ 7,380.00     |
| 2501.502 | 30" RC PIPE APRON                             | EACH     | 3        | \$ 1,800.00        | \$ 5,400.00     | \$ 3,400.00                             | \$ 10,200.00    | \$ 2,150.00                | \$ 6,450.00     | \$ 4,000.00                   | \$ 12,000.00    | \$ 3,740.00               | \$ 11,220.00    |
| 2501.502 | 36" RC PIPE APRON                             | EACH     | 1        | \$ 3,000.00        | \$ 3,000.00     | \$ 3,800.00                             | \$ 3,800.00     | \$ 2,675.00                | \$ 2,675.00     | \$ 4,500.00                   | \$ 4,500.00     | \$ 7,940.00               | \$ 7,940.00     |

ABSTRACT OF BIDS

Letting Date: 10/29/2024

SAP 013-630-021  
CSAH 30 Improvement Project

Award Date:

|          |                                             |          |          | ENGINEERS ESTIMATE |               | KNIFE RIVER CORPORATION - NORTH CENTRAL |               | New Look Contracting, Inc. |               | Forest Lake Contracting, Inc. |               | Park Construction Company |               |
|----------|---------------------------------------------|----------|----------|--------------------|---------------|-----------------------------------------|---------------|----------------------------|---------------|-------------------------------|---------------|---------------------------|---------------|
| Item No  | Item                                        | Unit     | Est. Qty | Unit Price         | Total Cost    | Unit Price                              | Total Cost    | Unit Price                 | Total Cost    | Unit Price                    | Total Cost    | Unit Price                | Total Cost    |
| 2501.502 | 15" RC SAFETY APRON                         | EACH     | 2        | \$ 1,500.00        | \$ 3,000.00   | \$ 2,775.00                             | \$ 5,550.00   | \$ 1,800.00                | \$ 3,600.00   | \$ 2,000.00                   | \$ 4,000.00   | \$ 1,690.00               | \$ 3,380.00   |
| 2501.502 | 18" RC SAFETY APRON                         | EACH     | 2        | \$ 1,600.00        | \$ 3,200.00   | \$ 2,950.00                             | \$ 5,900.00   | \$ 1,600.00                | \$ 3,200.00   | \$ 2,000.00                   | \$ 4,000.00   | \$ 1,150.00               | \$ 2,300.00   |
| 2501.503 | 18" CAS PIPE CULVERT                        | LIN FT   | 320      | \$ 65.00           | \$ 20,800.00  | \$ 38.00                                | \$ 12,160.00  | \$ 58.00                   | \$ 18,560.00  | \$ 65.00                      | \$ 20,800.00  | \$ 65.60                  | \$ 20,992.00  |
| 2501.503 | 18" RC PIPE CULVERT DESIGN 3006 CLASS III   | LIN FT   | 376      | \$ 110.00          | \$ 41,360.00  | \$ 46.00                                | \$ 17,296.00  | \$ 79.00                   | \$ 29,704.00  | \$ 65.00                      | \$ 24,440.00  | \$ 79.30                  | \$ 29,816.80  |
| 2501.503 | 24" RC PIPE CULVERT DESIGN 3006 CLASS III   | LIN FT   | 300      | \$ 93.00           | \$ 27,900.00  | \$ 57.50                                | \$ 17,250.00  | \$ 101.00                  | \$ 30,300.00  | \$ 95.00                      | \$ 28,500.00  | \$ 105.00                 | \$ 31,500.00  |
| 2502.503 | 4" PERF TP PIPE DRAIN                       | LIN FT   | 600      | \$ 15.00           | \$ 9,000.00   | \$ 18.00                                | \$ 10,800.00  | \$ 17.50                   | \$ 10,500.00  | \$ 12.00                      | \$ 7,200.00   | \$ 19.30                  | \$ 11,580.00  |
| 2503.503 | 12" PVC PIPE SEWER                          | LIN FT   | 280      | \$ 140.00          | \$ 39,200.00  | \$ 54.00                                | \$ 15,120.00  | \$ 93.00                   | \$ 26,040.00  | \$ 140.00                     | \$ 39,200.00  | \$ 111.00                 | \$ 31,080.00  |
| 2503.503 | 15" RC PIPE SEWER DESIGN 3006 CLASS V       | LIN FT   | 3307     | \$ 86.00           | \$ 284,402.00 | \$ 38.10                                | \$ 125,996.70 | \$ 69.00                   | \$ 228,183.00 | \$ 52.00                      | \$ 171,964.00 | \$ 67.50                  | \$ 223,222.50 |
| 2503.503 | 18" RC PIPE SEWER DESIGN 3006 CLASS III     | LIN FT   | 1012     | \$ 94.00           | \$ 95,128.00  | \$ 42.40                                | \$ 42,908.80  | \$ 78.00                   | \$ 78,936.00  | \$ 64.00                      | \$ 64,768.00  | \$ 74.60                  | \$ 75,495.20  |
| 2503.503 | 24" RC PIPE SEWER DESIGN 3006 CLASS III     | LIN FT   | 2054     | \$ 112.00          | \$ 230,048.00 | \$ 52.50                                | \$ 107,835.00 | \$ 85.00                   | \$ 174,590.00 | \$ 72.00                      | \$ 147,888.00 | \$ 86.00                  | \$ 176,644.00 |
| 2503.503 | 30" RC PIPE SEWER DESIGN 3006 CLASS III     | LIN FT   | 947      | \$ 139.00          | \$ 131,633.00 | \$ 73.00                                | \$ 69,131.00  | \$ 118.00                  | \$ 111,746.00 | \$ 100.00                     | \$ 94,700.00  | \$ 118.00                 | \$ 111,746.00 |
| 2503.503 | 36" RC PIPE SEWER DESIGN 3006 CLASS III     | LIN FT   | 267      | \$ 200.00          | \$ 53,400.00  | \$ 101.40                               | \$ 27,073.80  | \$ 142.00                  | \$ 37,914.00  | \$ 140.00                     | \$ 37,380.00  | \$ 152.00                 | \$ 40,584.00  |
| 2503.602 | CONNECT TO EXISTING MANHOLES (SAN)          | EACH     | 1        | \$ 2,000.00        | \$ 2,000.00   | \$ 4,500.00                             | \$ 4,500.00   | \$ 3,000.00                | \$ 3,000.00   | \$ 2,500.00                   | \$ 2,500.00   | \$ 3,940.00               | \$ 3,940.00   |
| 2503.603 | 20" STEEL CASING PIPE                       | LIN FT   | 90       | \$ 425.00          | \$ 38,250.00  | \$ 140.00                               | \$ 12,600.00  | \$ 200.00                  | \$ 18,000.00  | \$ 220.00                     | \$ 19,800.00  | \$ 225.00                 | \$ 20,250.00  |
| 2504.602 | CONNECT TO EXISTING WATER MAIN              | EACH     | 4        | \$ 3,000.00        | \$ 12,000.00  | \$ 4,000.00                             | \$ 16,000.00  | \$ 900.00                  | \$ 3,600.00   | \$ 2,000.00                   | \$ 8,000.00   | \$ 1,830.00               | \$ 7,320.00   |
| 2504.602 | HYDRANT                                     | EACH     | 4        | \$ 7,500.00        | \$ 30,000.00  | \$ 7,600.00                             | \$ 30,400.00  | \$ 8,500.00                | \$ 34,000.00  | \$ 9,000.00                   | \$ 36,000.00  | \$ 8,010.00               | \$ 32,040.00  |
| 2504.602 | ADJUST HYDRANT AND GATE VALVE               | EACH     | 1        | \$ 3,730.00        | \$ 3,730.00   | \$ 1,500.00                             | \$ 1,500.00   | \$ 2,750.00                | \$ 2,750.00   | \$ 2,300.00                   | \$ 2,300.00   | \$ 1,700.00               | \$ 1,700.00   |
| 2504.602 | ADJUST GATE VALVE AND BOX                   | EACH     | 2        | \$ 750.00          | \$ 1,500.00   | \$ 500.00                               | \$ 1,000.00   | \$ 750.00                  | \$ 1,500.00   | \$ 500.00                     | \$ 1,000.00   | \$ 466.00                 | \$ 932.00     |
| 2504.602 | 6" GATE VALVE AND BOX                       | EACH     | 4        | \$ 3,300.00        | \$ 13,200.00  | \$ 2,884.00                             | \$ 11,536.00  | \$ 3,200.00                | \$ 12,800.00  | \$ 1,800.00                   | \$ 7,200.00   | \$ 3,150.00               | \$ 12,600.00  |
| 2504.603 | 6" WATERMAIN DUCTILE IRON CL 52             | LIN FT   | 44       | \$ 85.00           | \$ 3,740.00   | \$ 54.00                                | \$ 2,376.00   | \$ 85.00                   | \$ 3,740.00   | \$ 140.00                     | \$ 6,160.00   | \$ 112.00                 | \$ 4,928.00   |
| 2504.603 | 10" WATERMAIN DUCTILE IRON CL 52            | LIN FT   | 170      | \$ 105.00          | \$ 17,850.00  | \$ 84.00                                | \$ 14,280.00  | \$ 100.00                  | \$ 17,000.00  | \$ 180.00                     | \$ 30,600.00  | \$ 127.00                 | \$ 21,590.00  |
| 2504.603 | 16" STEEL CASING PIPE                       | LIN FT   | 150      | \$ 250.00          | \$ 37,500.00  | \$ 100.00                               | \$ 15,000.00  | \$ 140.00                  | \$ 21,000.00  | \$ 210.00                     | \$ 31,500.00  | \$ 154.00                 | \$ 23,100.00  |
| 2506.502 | CASTING ASSEMBLY                            | EACH     | 70       | \$ 1,000.00        | \$ 70,000.00  | \$ 1,000.00                             | \$ 70,000.00  | \$ 1,050.00                | \$ 73,500.00  | \$ 800.00                     | \$ 56,000.00  | \$ 1,320.00               | \$ 92,400.00  |
| 2506.502 | ADJUST FRAME AND RING CASTING               | EACH     | 2        | \$ 750.00          | \$ 1,500.00   | \$ 950.00                               | \$ 1,900.00   | \$ 1,500.00                | \$ 3,000.00   | \$ 1,000.00                   | \$ 2,000.00   | \$ 799.00                 | \$ 1,598.00   |
| 2506.503 | CONSTRUCT DRAINAGE STRUCTURE DESIGN G       | LIN FT   | 94.2     | \$ 650.00          | \$ 61,230.00  | \$ 960.00                               | \$ 90,432.00  | \$ 500.00                  | \$ 47,100.00  | \$ 600.00                     | \$ 56,520.00  | \$ 608.00                 | \$ 57,273.60  |
| 2506.503 | CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020 | LIN FT   | 276.7    | \$ 710.00          | \$ 196,457.00 | \$ 705.00                               | \$ 195,073.50 | \$ 475.00                  | \$ 131,432.50 | \$ 700.00                     | \$ 193,690.00 | \$ 485.00                 | \$ 134,199.50 |
| 2506.503 | CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020 | LIN FT   | 26.9     | \$ 1,010.00        | \$ 27,169.00  | \$ 600.00                               | \$ 16,140.00  | \$ 800.00                  | \$ 21,520.00  | \$ 700.00                     | \$ 18,830.00  | \$ 666.00                 | \$ 17,915.40  |
| 2506.602 | ADJUST FRAME AND RING CASTING (SPECIAL)     | EACH     | 2        | \$ 950.00          | \$ 1,900.00   | \$ 650.00                               | \$ 1,300.00   | \$ 1,500.00                | \$ 3,000.00   | \$ 1,000.00                   | \$ 2,000.00   | \$ 799.00                 | \$ 1,598.00   |
| 2506.603 | CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL | LIN FT   | 10.5     | \$ 850.00          | \$ 8,925.00   | \$ 600.00                               | \$ 6,300.00   | \$ 450.00                  | \$ 4,725.00   | \$ 700.00                     | \$ 7,350.00   | \$ 433.00                 | \$ 4,546.50   |
| 2506.603 | RECONSTRUCT DRAINAGE STRUCTURE SPECIAL      | LIN FT   | 6.2      | \$ 920.00          | \$ 5,704.00   | \$ 516.00                               | \$ 3,199.20   | \$ 750.00                  | \$ 4,650.00   | \$ 600.00                     | \$ 3,720.00   | \$ 506.00                 | \$ 3,137.20   |
| 2511.504 | GEOTEXTILE FILTER TYPE 7                    | SQ YD    | 398      | \$ 3.00            | \$ 1,194.00   | \$ 3.80                                 | \$ 1,512.40   | \$ 7.50                    | \$ 2,985.00   | \$ 5.00                       | \$ 1,990.00   | \$ 3.50                   | \$ 1,393.00   |
| 2511.507 | RANDOM RIPRAP CLASS I                       | CU YD    | 7        | \$ 150.00          | \$ 1,050.00   | \$ 125.00                               | \$ 875.00     | \$ 125.00                  | \$ 875.00     | \$ 220.00                     | \$ 1,540.00   | \$ 116.00                 | \$ 812.00     |
| 2511.507 | RANDOM RIPRAP CLASS II                      | CU YD    | 62.8     | \$ 115.00          | \$ 7,222.00   | \$ 125.00                               | \$ 7,850.00   | \$ 125.00                  | \$ 7,850.00   | \$ 160.00                     | \$ 10,048.00  | \$ 133.00                 | \$ 8,352.40   |
| 2511.507 | RANDOM RIPRAP CLASS III                     | CU YD    | 400      | \$ 115.00          | \$ 46,000.00  | \$ 120.00                               | \$ 48,000.00  | \$ 110.00                  | \$ 44,000.00  | \$ 160.00                     | \$ 64,000.00  | \$ 136.00                 | \$ 54,400.00  |
| 2521.518 | 4" CONCRETE WALK                            | SQ FT    | 19101    | \$ 7.10            | \$ 135,617.10 | \$ 5.79                                 | \$ 110,594.79 | \$ 6.50                    | \$ 124,156.50 | \$ 7.00                       | \$ 133,707.00 | \$ 5.80                   | \$ 110,785.80 |
| 2521.518 | 7" CONCRETE WALK                            | SQ FT    | 3525     | \$ 12.00           | \$ 42,300.00  | \$ 13.35                                | \$ 47,058.75  | \$ 14.50                   | \$ 51,112.50  | \$ 15.00                      | \$ 52,875.00  | \$ 13.40                  | \$ 47,235.00  |
| 2521.518 | 3" BITUMINOUS WALK                          | SQ FT    | 49336    | \$ 2.25            | \$ 111,006.00 | \$ 1.75                                 | \$ 86,338.00  | \$ 2.00                    | \$ 98,672.00  | \$ 2.70                       | \$ 133,207.20 | \$ 2.20                   | \$ 108,539.20 |
| 2521.602 | DRILL AND GROUT REINF BAR (EPOXY COATED)    | EACH     | 93       | \$ 12.00           | \$ 1,116.00   | \$ 8.50                                 | \$ 790.50     | \$ 10.00                   | \$ 930.00     | \$ 9.00                       | \$ 837.00     | \$ 8.50                   | \$ 790.50     |
| 2521.618 | CONCRETE CURB RAMP WALK                     | SQ FT    | 4449     | \$ 16.00           | \$ 71,184.00  | \$ 9.50                                 | \$ 42,265.50  | \$ 10.50                   | \$ 46,714.50  | \$ 11.00                      | \$ 48,939.00  | \$ 9.50                   | \$ 42,265.50  |
| 2531.503 | CONCRETE CURB AND GUTTER DESIGN B612        | LIN FT   | 270      | \$ 38.00           | \$ 10,260.00  | \$ 24.50                                | \$ 6,615.00   | \$ 27.00                   | \$ 7,290.00   | \$ 25.00                      | \$ 6,750.00   | \$ 24.50                  | \$ 6,615.00   |
| 2531.503 | CONCRETE CURB AND GUTTER DESIGN B624        | LIN FT   | 9892     | \$ 30.00           | \$ 296,760.00 | \$ 20.25                                | \$ 200,313.00 | \$ 22.50                   | \$ 222,570.00 | \$ 22.00                      | \$ 217,624.00 | \$ 20.30                  | \$ 200,807.60 |
| 2531.503 | CONCRETE CURB AND GUTTER DESIGN R424        | LIN FT   | 374      | \$ 34.00           | \$ 12,716.00  | \$ 26.50                                | \$ 9,911.00   | \$ 29.00                   | \$ 10,846.00  | \$ 27.00                      | \$ 10,098.00  | \$ 26.50                  | \$ 9,911.00   |
| 2531.503 | CONCRETE CURB AND GUTTER DESIGN S524        | LIN FT   | 3687     | \$ 30.00           | \$ 110,610.00 | \$ 22.75                                | \$ 83,879.25  | \$ 25.00                   | \$ 92,175.00  | \$ 23.00                      | \$ 84,801.00  | \$ 22.80                  | \$ 84,063.60  |
| 2531.504 | 6" CONCRETE DRIVEWAY PAVEMENT               | SQ YD    | 340      | \$ 90.00           | \$ 30,600.00  | \$ 71.00                                | \$ 24,140.00  | \$ 78.00                   | \$ 26,520.00  | \$ 80.00                      | \$ 27,200.00  | \$ 71.00                  | \$ 24,140.00  |
| 2531.504 | 8" CONCRETE DRIVEWAY PAVEMENT               | SQ YD    | 628      | \$ 115.00          | \$ 72,220.00  | \$ 84.00                                | \$ 52,752.00  | \$ 92.00                   | \$ 57,776.00  | \$ 92.00                      | \$ 57,776.00  | \$ 84.00                  | \$ 52,752.00  |
| 2531.618 | TRUNCATED DOMES                             | SQ FT    | 580      | \$ 60.00           | \$ 34,800.00  | \$ 50.00                                | \$ 29,000.00  | \$ 55.00                   | \$ 31,900.00  | \$ 50.00                      | \$ 29,000.00  | \$ 50.00                  | \$ 29,000.00  |
| 2540.602 | INSTALL MAIL BOX SUPPORT                    | EACH     | 14       | \$ 250.00          | \$ 3,500.00   | \$ 275.00                               | \$ 3,850.00   | \$ 300.00                  | \$ 4,200.00   | \$ 150.00                     | \$ 2,100.00   | \$ 275.00                 | \$ 3,850.00   |
| 2545.502 | LIGHTING UNIT TYPE 9-30                     | EACH     | 11       | \$ 4,250.00        | \$ 46,750.00  | \$ 3,801.18                             | \$ 41,812.98  | \$ 4,300.00                | \$ 47,300.00  | \$ 4,500.00                   | \$ 49,500.00  | \$ 3,590.00               | \$ 39,490.00  |
| 2545.502 | LIGHT FOUNDATION DESIGN E                   | EACH     | 6        | \$ 972.00          | \$ 5,832.00   | \$ 1,052.09                             | \$ 6,312.54   | \$ 1,200.00                | \$ 7,200.00   | \$ 1,200.00                   | \$ 7,200.00   | \$ 1,400.00               | \$ 8,400.00   |
| 2545.502 | LIGHT FOUNDATION DESIGN STEEL E             | EACH     | 11       | \$ 1,300.00        | \$ 14,300.00  | \$ 1,440.28                             | \$ 15,843.08  | \$ 1,625.00                | \$ 17,875.00  | \$ 1,600.00                   | \$ 17,600.00  | \$ 1,630.00               | \$ 17,930.00  |
| 2545.502 | SERVICE CABINET -TYPE L1                    | EACH     | 1        | \$ 10,000.00       | \$ 10,000.00  | \$ 9,718.81                             | \$ 9,718.81   | \$ 11,000.00               | \$ 11,000.00  | \$ 14,000.00                  | \$ 14,000.00  | \$ 10,100.00              | \$ 10,100.00  |
| 2545.502 | SERVICE EQUIPMENT                           | EACH     | 1        | \$ 2,500.00        | \$ 2,500.00   | \$ 1,326.23                             | \$ 1,326.23   | \$ 1,500.00                | \$ 1,500.00   | \$ 2,000.00                   | \$ 2,000.00   | \$ 1,840.00               | \$ 1,840.00   |
| 2545.502 | EQUIPMENT PAD B                             | EACH     | 1        | \$ 2,000.00        | \$ 2,000.00   | \$ 1,140.75                             | \$ 1,140.75   | \$ 1,300.00                | \$ 1,300.00   | \$ 1,200.00                   | \$ 1,200.00   | \$ 2,330.00               | \$ 2,330.00   |
| 2545.503 | 2" NON-METALLIC CONDUIT                     | LIN FT   | 1500     | \$ 8.00            | \$ 12,000.00  | \$ 4.79                                 | \$ 7,185.00   | \$ 5.50                    | \$ 8,250.00   | \$ 8.00                       | \$ 12,000.00  | \$ 8.90                   | \$ 13,350.00  |
| 2545.503 | UNDERGROUND WIRE 1/C 8 AWG                  | LIN FT   | 6500     | \$ 2.50            | \$ 16,250.00  | \$ 1.14                                 | \$ 7,410.00   | \$ 1.50                    | \$ 9,750.00   | \$ 2.00                       | \$ 13,000.00  | \$ 1.70                   | \$ 11,050.00  |
| 2545.602 | INSTALL LIGHTING UNIT                       | EACH     | 6        | \$ 750.00          | \$ 4,500.00   | \$ 1,123.50                             | \$ 6,741.00   | \$ 1,300.00                | \$ 7,800.00   | \$ 900.00                     | \$ 5,400.00   | \$ 876.00                 | \$ 5,256.00   |
| 2554.502 | GUIDE POST TYPE B                           | EACH     | 21       | \$ 120.00          | \$ 2,520.00   | \$ 85.00                                | \$ 1,785.00   | \$ 92.00                   | \$ 1,932.00   | \$ 85.00                      | \$ 1,785.00   | \$ 86.70                  | \$ 1,820.70   |
| 2557.503 | WIRE FENCE DESIGN 48V-9322                  | LIN FT   | 50       | \$ 50.00           | \$ 2,500.00   | \$ 80.00                                | \$ 4,000.00   | \$ 90.00                   | \$ 4,500.00   | \$ 80.00                      | \$ 4,000.00   | \$ 80.00                  | \$ 4,000.00   |
| 2563.601 | TRAFFIC CONTROL                             | LUMP SUM | 1        | \$ 230,000.00      | \$ 230,000.00 | \$ 34,000.00                            | \$ 34,000.00  | \$ 27,000.00               | \$ 27,000.00  | \$ 35,000.00                  | \$ 35,000.00  | \$ 25,500.00              | \$ 25,500.00  |

ABSTRACT OF BIDS

Letting Date: 10/29/2024

SAP 013-630-021  
CSAH 30 Improvement Project

Award Date:

|          |                                           |          |          | ENGINEERS ESTIMATE |              | KNIFE RIVER CORPORATION - NORTH CENTRAL |                 | New Look Contracting, Inc. |                 | Forest Lake Contracting, Inc. |                 | Park Construction Company |                 |
|----------|-------------------------------------------|----------|----------|--------------------|--------------|-----------------------------------------|-----------------|----------------------------|-----------------|-------------------------------|-----------------|---------------------------|-----------------|
| Item No  | Item                                      | Unit     | Est. Qty | Unit Price         | Total Cost   | Unit Price                              | Total Cost      | Unit Price                 | Total Cost      | Unit Price                    | Total Cost      | Unit Price                | Total Cost      |
| 2563.613 | PORTABLE CHANGEABLE MESSAGE SIGN          | UNIT DAY | 100      | \$ 120.00          | \$ 12,000.00 | \$ 75.00                                | \$ 7,500.00     | \$ 80.00                   | \$ 8,000.00     | \$ 75.00                      | \$ 7,500.00     | \$ 76.50                  | \$ 7,650.00     |
| 2563.618 | CONSTRUCTION SIGN SPECIAL                 | SQ FT    | 7        | \$ 75.00           | \$ 525.00    | \$ 200.00                               | \$ 1,400.00     | \$ 110.00                  | \$ 770.00       | \$ 100.00                     | \$ 700.00       | \$ 102.00                 | \$ 714.00       |
| 2564.602 | INSTALL SIGN                              | EACH     | 5        | \$ 500.00          | \$ 2,500.00  | \$ 450.00                               | \$ 2,250.00     | \$ 485.00                  | \$ 2,425.00     | \$ 450.00                     | \$ 2,250.00     | \$ 459.00                 | \$ 2,295.00     |
| 2564.602 | INSTALL SIGN SPECIAL                      | EACH     | 7        | \$ 375.00          | \$ 2,625.00  | \$ 250.00                               | \$ 1,750.00     | \$ 275.00                  | \$ 1,925.00     | \$ 350.00                     | \$ 2,450.00     | \$ 255.00                 | \$ 1,785.00     |
| 2564.602 | INSTALL SIGN PANEL SPECIAL                | EACH     | 3        | \$ 375.00          | \$ 1,125.00  | \$ 250.00                               | \$ 750.00       | \$ 275.00                  | \$ 825.00       | \$ 350.00                     | \$ 1,050.00     | \$ 255.00                 | \$ 765.00       |
| 2564.602 | DELINEATOR / MARKER                       | EACH     | 3        | \$ 250.00          | \$ 750.00    | \$ 350.00                               | \$ 1,050.00     | \$ 375.00                  | \$ 1,125.00     | \$ 350.00                     | \$ 1,050.00     | \$ 357.00                 | \$ 1,071.00     |
| 2564.602 | DELINEATOR / MARKER PANEL                 | EACH     | 13       | \$ 110.00          | \$ 1,430.00  | \$ 95.00                                | \$ 1,235.00     | \$ 105.00                  | \$ 1,365.00     | \$ 95.00                      | \$ 1,235.00     | \$ 96.90                  | \$ 1,259.70     |
| 2564.618 | SIGN                                      | SQ FT    | 682      | \$ 75.00           | \$ 51,150.00 | \$ 73.50                                | \$ 50,127.00    | \$ 80.00                   | \$ 54,660.00    | \$ 74.00                      | \$ 50,468.00    | \$ 75.00                  | \$ 51,150.00    |
| 2565.602 | RIGID PVC LOOP DETECTOR 6'X6'             | EACH     | 9        | \$ 1,800.00        | \$ 16,200.00 | \$ 1,097.52                             | \$ 9,877.68     | \$ 1,235.00                | \$ 11,115.00    | \$ 600.00                     | \$ 5,400.00     | \$ 1,350.00               | \$ 12,150.00    |
| 2565.616 | PEDESTRIAN CROSSWALK FLASHER SYSTEM       | SYSTEM   | 3        | \$ 30,000.00       | \$ 90,000.00 | \$ 26,666.16                            | \$ 79,998.48    | \$ 30,000.00               | \$ 90,000.00    | \$ 28,000.00                  | \$ 84,000.00    | \$ 25,200.00              | \$ 75,600.00    |
| 2573.501 | STABILIZED CONSTRUCTION EXIT              | LUMP SUM | 1        | \$ 5,000.00        | \$ 5,000.00  | \$ 1,500.00                             | \$ 1,500.00     | \$ 5,500.00                | \$ 5,500.00     | \$ 2,000.00                   | \$ 2,000.00     | \$ 5,340.00               | \$ 5,340.00     |
| 2573.501 | EROSION CONTROL SUPERVISOR                | LUMP SUM | 1        | \$ 10,000.00       | \$ 10,000.00 | \$ 765.34                               | \$ 765.34       | \$ 4,000.00                | \$ 4,000.00     | \$ 1,000.00                   | \$ 1,000.00     | \$ 11,000.00              | \$ 11,000.00    |
| 2573.502 | STORM DRAIN INLET PROTECTION              | EACH     | 78       | \$ 175.00          | \$ 13,650.00 | \$ 200.00                               | \$ 15,600.00    | \$ 175.00                  | \$ 13,650.00    | \$ 160.00                     | \$ 12,480.00    | \$ 253.00                 | \$ 19,734.00    |
| 2573.502 | CULVERT END CONTROLS                      | EACH     | 17       | \$ 175.00          | \$ 2,975.00  | \$ 220.00                               | \$ 3,740.00     | \$ 175.00                  | \$ 2,975.00     | \$ 200.00                     | \$ 3,400.00     | \$ 153.00                 | \$ 2,601.00     |
| 2573.503 | SILT FENCE, TYPE MS                       | LIN FT   | 8278     | \$ 1.50            | \$ 12,417.00 | \$ 1.95                                 | \$ 16,142.10    | \$ 2.25                    | \$ 18,625.50    | \$ 1.95                       | \$ 16,142.10    | \$ 2.00                   | \$ 16,556.00    |
| 2573.503 | SEDIMENT CONTROL LOG TYPE STRAW           | LIN FT   | 3678     | \$ 4.00            | \$ 14,712.00 | \$ 2.35                                 | \$ 8,643.30     | \$ 5.00                    | \$ 18,390.00    | \$ 2.35                       | \$ 8,643.30     | \$ 2.40                   | \$ 8,827.20     |
| 2573.602 | TEMPORARY STREAM DIVERSION SYSTEM         | EACH     | 1        | \$ 15,000.00       | \$ 15,000.00 | \$ 10,000.00                            | \$ 10,000.00    | \$ 20,000.00               | \$ 20,000.00    | \$ 5,000.00                   | \$ 5,000.00     | \$ 21,300.00              | \$ 21,300.00    |
| 2574.508 | FERTILIZER TYPE 3                         | POUND    | 3378     | \$ 1.25            | \$ 4,222.50  | \$ 0.74                                 | \$ 2,499.72     | \$ 1.25                    | \$ 4,222.50     | \$ 0.74                       | \$ 2,499.72     | \$ 0.76                   | \$ 2,567.28     |
| 2575.504 | RAPID STABILIZATION METHOD 4              | SQ YD    | 31170    | \$ 1.60            | \$ 49,872.00 | \$ 1.70                                 | \$ 52,989.00    | \$ 2.25                    | \$ 70,132.50    | \$ 1.70                       | \$ 52,989.00    | \$ 1.75                   | \$ 54,547.50    |
| 2575.505 | SEEDING                                   | ACRE     | 12.3     | \$ 300.00          | \$ 3,690.00  | \$ 525.00                               | \$ 6,457.50     | \$ 325.00                  | \$ 3,997.50     | \$ 525.00                     | \$ 6,457.50     | \$ 536.00                 | \$ 6,592.80     |
| 2575.505 | DISK ANCHORING                            | ACRE     | 8.4      | \$ 90.00           | \$ 756.00    | \$ 175.00                               | \$ 1,470.00     | \$ 110.00                  | \$ 924.00       | \$ 175.00                     | \$ 1,470.00     | \$ 179.00                 | \$ 1,503.60     |
| 2575.508 | HYDRAULIC STABILIZED FIBER MATRIX         | POUND    | 9445     | \$ 1.50            | \$ 14,167.50 | \$ 0.91                                 | \$ 8,594.95     | \$ 1.50                    | \$ 14,167.50    | \$ 0.91                       | \$ 8,594.95     | \$ 0.93                   | \$ 8,783.85     |
| 2575.509 | MULCH MATERIAL TYPE 3                     | TON      | 12.4     | \$ 330.00          | \$ 4,092.00  | \$ 650.00                               | \$ 8,060.00     | \$ 400.00                  | \$ 4,960.00     | \$ 650.00                     | \$ 8,060.00     | \$ 663.00                 | \$ 8,221.20     |
| 2575.523 | RAPID STABILIZATION METHOD 3              | M GALLON | 22       | \$ 525.00          | \$ 11,550.00 | \$ 495.00                               | \$ 10,890.00    | \$ 750.00                  | \$ 16,500.00    | \$ 495.00                     | \$ 10,890.00    | \$ 505.00                 | \$ 11,110.00    |
| 2575.608 | SEED TURFGRASS                            | POUND    | 645      | \$ 12.00           | \$ 7,740.00  | \$ 3.45                                 | \$ 2,225.25     | \$ 6.50                    | \$ 4,192.50     | \$ 3.45                       | \$ 2,225.25     | \$ 3.50                   | \$ 2,257.50     |
| 2575.608 | SEED MESIC INSLOPE                        | POUND    | 648      | \$ 6.00            | \$ 3,888.00  | \$ 10.30                                | \$ 6,674.40     | \$ 13.00                   | \$ 8,424.00     | \$ 10.30                      | \$ 6,674.40     | \$ 10.50                  | \$ 6,804.00     |
| 2582.503 | 4" SOLID LINE PAINT                       | LIN FT   | 9597     | \$ 0.15            | \$ 1,439.55  | \$ 0.13                                 | \$ 1,247.61     | \$ 0.25                    | \$ 2,399.25     | \$ 0.13                       | \$ 1,247.61     | \$ 0.13                   | \$ 1,247.61     |
| 2582.503 | 6" SOLID LINE PAINT                       | LIN FT   | 44609    | \$ 0.20            | \$ 8,921.80  | \$ 0.17                                 | \$ 7,583.53     | \$ 0.25                    | \$ 11,152.25    | \$ 0.17                       | \$ 7,583.53     | \$ 0.17                   | \$ 7,583.53     |
| 2582.503 | 24" SOLID LINE PAINT                      | LIN FT   | 545      | \$ 7.00            | \$ 3,815.00  | \$ 3.70                                 | \$ 2,016.50     | \$ 5.00                    | \$ 2,725.00     | \$ 3.70                       | \$ 2,016.50     | \$ 3.75                   | \$ 2,043.75     |
| 2582.503 | 4" BROKEN LINE PAINT                      | LIN FT   | 3950     | \$ 0.15            | \$ 592.50    | \$ 0.13                                 | \$ 513.50       | \$ 0.50                    | \$ 1,975.00     | \$ 0.13                       | \$ 513.50       | \$ 0.13                   | \$ 513.50       |
| 2582.503 | 6" DOTTED LINE PAINT                      | LIN FT   | 37       | \$ 0.50            | \$ 18.50     | \$ 0.17                                 | \$ 6.29         | \$ 15.00                   | \$ 555.00       | \$ 0.17                       | \$ 6.29         | \$ 0.17                   | \$ 6.29         |
| 2582.503 | 10" DOTTED LINE PAINT                     | LIN FT   | 88       | \$ 0.75            | \$ 66.00     | \$ 0.40                                 | \$ 35.20        | \$ 15.00                   | \$ 1,320.00     | \$ 0.40                       | \$ 35.20        | \$ 0.41                   | \$ 36.08        |
| 2582.503 | 4" DOUBLE SOLID LINE PAINT                | LIN FT   | 6680     | \$ 0.30            | \$ 2,004.00  | \$ 0.26                                 | \$ 1,736.80     | \$ 0.50                    | \$ 3,340.00     | \$ 0.26                       | \$ 1,736.80     | \$ 0.26                   | \$ 1,736.80     |
| 2582.503 | 4" SOLID LINE PAINT GROUND IN (WR)        | LIN FT   | 2869     | \$ 0.75            | \$ 2,151.75  | \$ 1.10                                 | \$ 3,155.90     | \$ 1.50                    | \$ 4,303.50     | \$ 1.10                       | \$ 3,155.90     | \$ 1.10                   | \$ 3,155.90     |
| 2582.503 | 6" SOLID LINE PAINT GROUND IN (WR)        | LIN FT   | 3856     | \$ 1.00            | \$ 3,856.00  | \$ 1.30                                 | \$ 5,012.80     | \$ 1.50                    | \$ 5,784.00     | \$ 1.30                       | \$ 5,012.80     | \$ 1.30                   | \$ 5,012.80     |
| 2582.503 | 6" DOTTED LINE PAINT GROUND IN (WR)       | LIN FT   | 46       | \$ 1.00            | \$ 46.00     | \$ 1.30                                 | \$ 59.80        | \$ 15.00                   | \$ 690.00       | \$ 1.30                       | \$ 59.80        | \$ 1.30                   | \$ 59.80        |
| 2582.503 | 12" DOTTED LINE PREFORM THERMO GROUND IN  | LIN FT   | 86       | \$ 16.00           | \$ 1,376.00  | \$ 20.00                                | \$ 1,720.00     | \$ 25.00                   | \$ 2,150.00     | \$ 20.00                      | \$ 1,720.00     | \$ 20.30                  | \$ 1,745.80     |
| 2582.518 | PAVEMENT MESSAGE PAINT                    | SQ FT    | 1105     | \$ 10.00           | \$ 11,050.00 | \$ 4.00                                 | \$ 4,420.00     | \$ 5.00                    | \$ 5,525.00     | \$ 4.00                       | \$ 4,420.00     | \$ 4.05                   | \$ 4,475.25     |
| 2582.518 | CROSSWALK PREFORM THERMOPLASTIC           | SQ FT    | 474      | \$ 14.00           | \$ 6,636.00  | \$ 13.00                                | \$ 6,162.00     | \$ 16.00                   | \$ 7,584.00     | \$ 13.00                      | \$ 6,162.00     | \$ 13.20                  | \$ 6,256.80     |
| 2582.518 | CROSSWALK PREFORM THERMOPLASTIC GROUND IN | SQ FT    | 360      | \$ 16.00           | \$ 5,760.00  | \$ 15.00                                | \$ 5,400.00     | \$ 18.50                   | \$ 6,660.00     | \$ 15.00                      | \$ 5,400.00     | \$ 15.20                  | \$ 5,472.00     |
|          |                                           |          |          |                    |              |                                         |                 |                            |                 |                               |                 |                           |                 |
|          |                                           |          |          |                    | TOTAL:       |                                         | \$ 8,191,703.60 |                            | \$ 6,642,957.50 |                               | \$ 6,830,569.85 |                           | \$ 6,899,411.84 |



ABSTRACT OF BIDS

Letting Date: 10/29/2024

SAP 013-630-021  
CSAH 30 Improvement Project

Award Date:

|          |                                               |          |          | ENGINEERS ESTIMATE |                 | A-1 Excavating LLC |                 | Shafer Contracting Co., Inc. |                 | Douglas-Kerr Underground, L.L.C |                 | Bituminous Roadways Inc. |                 | Peterson Companies |                 |
|----------|-----------------------------------------------|----------|----------|--------------------|-----------------|--------------------|-----------------|------------------------------|-----------------|---------------------------------|-----------------|--------------------------|-----------------|--------------------|-----------------|
| Item No  | Item                                          | Unit     | Est. Qty | Unit Price         | Total Cost      | Unit Price         | Total Cost      | Unit Price                   | Total Cost      | Unit Price                      | Total Cost      | Unit Price               | Total Cost      | Unit Price         | Total Cost      |
| 2021.501 | MOBILIZATION                                  | LUMP SUM | 1        | \$ 390,000.00      | \$ 390,000.00   | \$ 278,792.00      | \$ 278,792.00   | \$ 372,275.00                | \$ 372,275.00   | \$ 149,450.00                   | \$ 149,450.00   | \$ 386,000.00            | \$ 386,000.00   | \$ 499,743.00      | \$ 499,743.00   |
| 2051.501 | MAINT AND RESTORATION OF HAUL ROADS           | LUMP SUM | 1        | \$ 5,000.00        | \$ 5,000.00     | \$ 500.00          | \$ 500.00       | \$ 1.00                      | \$ 1.00         | \$ 37,260.00                    | \$ 37,260.00    | \$ 1.00                  | \$ 1.00         | \$ 517,494.00      | \$ 517,494.00   |
| 2101.502 | CLEARING                                      | EACH     | 51       | \$ 325.00          | \$ 16,575.00    | \$ 392.00          | \$ 19,992.00    | \$ 220.00                    | \$ 11,220.00    | \$ 200.00                       | \$ 10,200.00    | \$ 210.00                | \$ 10,710.00    | \$ 224.35          | \$ 11,441.85    |
| 2101.502 | GRUBBING                                      | EACH     | 51       | \$ 265.00          | \$ 13,515.00    | \$ 267.00          | \$ 13,617.00    | \$ 220.00                    | \$ 11,220.00    | \$ 200.00                       | \$ 10,200.00    | \$ 210.00                | \$ 10,710.00    | \$ 224.35          | \$ 11,441.85    |
| 2101.505 | CLEARING                                      | ACRE     | 0.7      | \$ 5,400.00        | \$ 3,780.00     | \$ 6,100.00        | \$ 4,270.00     | \$ 2,700.00                  | \$ 1,890.00     | \$ 2,501.00                     | \$ 1,750.70     | \$ 2,700.00              | \$ 1,890.00     | \$ 2,820.12        | \$ 1,974.08     |
| 2101.505 | GRUBBING                                      | ACRE     | 0.7      | \$ 5,600.00        | \$ 3,920.00     | \$ 4,000.00        | \$ 2,800.00     | \$ 2,700.00                  | \$ 1,890.00     | \$ 2,501.00                     | \$ 1,750.70     | \$ 2,700.00              | \$ 1,890.00     | \$ 2,820.12        | \$ 1,974.08     |
| 2104.502 | REMOVE BOX CULVERT                            | EACH     | 2        | \$ 12,000.00       | \$ 24,000.00    | \$ 4,000.00        | \$ 8,000.00     | \$ 3,000.00                  | \$ 6,000.00     | \$ 8,292.00                     | \$ 16,584.00    | \$ 4,000.00              | \$ 8,000.00     | \$ 4,059.06        | \$ 8,118.12     |
| 2104.502 | REMOVE BOX CULVERT END                        | EACH     | 4        | \$ 2,000.00        | \$ 8,000.00     | \$ 1,000.00        | \$ 4,000.00     | \$ 500.00                    | \$ 2,000.00     | \$ 892.50                       | \$ 3,570.00     | \$ 4,000.00              | \$ 16,000.00    | \$ 1,014.77        | \$ 4,059.08     |
| 2104.502 | REMOVE GATE VALVE AND BOX                     | EACH     | 4        | \$ 500.00          | \$ 2,000.00     | \$ 200.00          | \$ 800.00       | \$ 1,500.00                  | \$ 6,000.00     | \$ 352.00                       | \$ 1,408.00     | \$ 1,900.00              | \$ 7,600.00     | \$ 1,131.13        | \$ 4,524.52     |
| 2104.502 | REMOVE HYDRANT                                | EACH     | 4        | \$ 600.00          | \$ 2,400.00     | \$ 500.00          | \$ 2,000.00     | \$ 2,000.00                  | \$ 8,000.00     | \$ 792.00                       | \$ 3,168.00     | \$ 1,600.00              | \$ 6,400.00     | \$ 1,131.13        | \$ 4,524.52     |
| 2104.502 | REMOVE DELINEATOR / MARKER                    | EACH     | 5        | \$ 40.00           | \$ 200.00       | \$ 30.00           | \$ 150.00       | \$ 25.00                     | \$ 125.00       | \$ 25.00                        | \$ 125.00       | \$ 160.00                | \$ 800.00       | \$ 26.25           | \$ 131.25       |
| 2104.502 | REMOVE SIGN                                   | EACH     | 25       | \$ 60.00           | \$ 1,500.00     | \$ 30.00           | \$ 750.00       | \$ 25.00                     | \$ 625.00       | \$ 25.00                        | \$ 625.00       | \$ 26.00                 | \$ 650.00       | \$ 26.25           | \$ 656.25       |
| 2104.502 | REMOVE LIGHT FOUNDATION                       | EACH     | 6        | \$ 400.00          | \$ 2,400.00     | \$ 820.00          | \$ 4,920.00     | \$ 685.00                    | \$ 4,110.00     | \$ 1,260.00                     | \$ 7,560.00     | \$ 160.00                | \$ 960.00       | \$ 719.20          | \$ 4,315.20     |
| 2104.502 | SALVAGE LIGHTING UNIT                         | EACH     | 6        | \$ 450.00          | \$ 2,700.00     | \$ 645.00          | \$ 3,870.00     | \$ 417.00                    | \$ 2,502.00     | \$ 635.50                       | \$ 3,813.00     | \$ 650.00                | \$ 3,900.00     | \$ 437.82          | \$ 2,626.92     |
| 2104.502 | SALVAGE SIGN                                  | EACH     | 5        | \$ 60.00           | \$ 300.00       | \$ 30.00           | \$ 150.00       | \$ 25.00                     | \$ 125.00       | \$ 25.00                        | \$ 125.00       | \$ 26.00                 | \$ 130.00       | \$ 26.25           | \$ 131.25       |
| 2104.502 | SALVAGE MAIL BOX SUPPORT                      | EACH     | 14       | \$ 45.00           | \$ 630.00       | \$ 200.00          | \$ 2,800.00     | \$ 200.00                    | \$ 2,800.00     | \$ 200.00                       | \$ 2,800.00     | \$ 210.00                | \$ 2,940.00     | \$ 209.99          | \$ 2,939.86     |
| 2104.503 | SAWING CONCRETE PAVEMENT (FULL DEPTH)         | LIN FT   | 695      | \$ 8.00            | \$ 5,560.00     | \$ 6.00            | \$ 4,170.00     | \$ 8.00                      | \$ 5,560.00     | \$ 3.90                         | \$ 2,710.50     | \$ 4.50                  | \$ 3,127.50     | \$ 6.41            | \$ 4,454.95     |
| 2104.503 | SAWING BITUMINOUS PAVEMENT (FULL DEPTH)       | LIN FT   | 758      | \$ 2.50            | \$ 1,895.00     | \$ 3.00            | \$ 2,274.00     | \$ 3.50                      | \$ 2,653.00     | \$ 2.80                         | \$ 2,122.40     | \$ 2.50                  | \$ 1,895.00     | \$ 4.19            | \$ 3,176.02     |
| 2104.503 | REMOVE PIPE CULVERTS                          | LIN FT   | 914      | \$ 15.00           | \$ 13,710.00    | \$ 15.00           | \$ 13,710.00    | \$ 10.00                     | \$ 9,140.00     | \$ 10.15                        | \$ 9,277.10     | \$ 19.00                 | \$ 17,366.00    | \$ 15.07           | \$ 13,773.98    |
| 2104.503 | REMOVE WATER MAIN                             | LIN FT   | 110      | \$ 25.00           | \$ 2,750.00     | \$ 10.00           | \$ 1,100.00     | \$ 15.00                     | \$ 1,650.00     | \$ 12.80                        | \$ 1,408.00     | \$ 16.00                 | \$ 1,760.00     | \$ 21.57           | \$ 2,372.70     |
| 2104.503 | REMOVE CURB AND GUTTER                        | LIN FT   | 1120     | \$ 5.00            | \$ 5,600.00     | \$ 3.00            | \$ 3,360.00     | \$ 4.00                      | \$ 4,480.00     | \$ 4.15                         | \$ 4,648.00     | \$ 5.00                  | \$ 5,600.00     | \$ 4.63            | \$ 5,185.60     |
| 2104.503 | REMOVE GUARDRAIL-PLATE BEAM                   | LIN FT   | 465      | \$ 7.00            | \$ 3,255.00     | \$ 10.00           | \$ 4,650.00     | \$ 9.00                      | \$ 4,185.00     | \$ 9.00                         | \$ 4,185.00     | \$ 16.00                 | \$ 7,440.00     | \$ 8.75            | \$ 4,068.75     |
| 2104.503 | REMOVE STEEL CASING                           | LIN FT   | 100      | \$ 20.00           | \$ 2,000.00     | \$ 25.00           | \$ 2,500.00     | \$ 15.00                     | \$ 1,500.00     | \$ 42.25                        | \$ 4,225.00     | \$ 11.00                 | \$ 1,100.00     | \$ 6.76            | \$ 676.00       |
| 2104.503 | REMOVE TENSION CABLE GUARDRAIL                | LIN FT   | 505      | \$ 5.00            | \$ 2,525.00     | \$ 10.00           | \$ 5,050.00     | \$ 11.00                     | \$ 5,555.00     | \$ 8.00                         | \$ 4,040.00     | \$ 15.00                 | \$ 7,575.00     | \$ 3.67            | \$ 1,853.35     |
| 2104.504 | REMOVE PAVEMENT                               | SQ YD    | 10531    | \$ 8.00            | \$ 84,248.00    | \$ 6.00            | \$ 63,186.00    | \$ 9.00                      | \$ 94,779.00    | \$ 3.45                         | \$ 36,331.95    | \$ 2.50                  | \$ 26,327.50    | \$ 8.08            | \$ 85,090.48    |
| 2104.504 | REMOVE CONCRETE DRIVEWAY PAVEMENT             | SQ YD    | 431      | \$ 14.00           | \$ 6,034.00     | \$ 8.00            | \$ 3,448.00     | \$ 10.00                     | \$ 4,310.00     | \$ 5.95                         | \$ 2,564.45     | \$ 3.00                  | \$ 1,293.00     | \$ 7.28            | \$ 3,137.68     |
| 2104.504 | REMOVE BITUMINOUS DRIVEWAY PAVEMENT           | SQ YD    | 710      | \$ 6.00            | \$ 4,260.00     | \$ 4.00            | \$ 2,840.00     | \$ 5.00                      | \$ 3,550.00     | \$ 4.55                         | \$ 3,230.50     | \$ 2.20                  | \$ 1,562.00     | \$ 4.52            | \$ 3,209.20     |
| 2104.504 | REMOVE BITUMINOUS PAVEMENT                    | SQ YD    | 35469    | \$ 4.50            | \$ 159,610.50   | \$ 1.00            | \$ 35,469.00    | \$ 4.50                      | \$ 159,610.50   | \$ 2.30                         | \$ 81,578.70    | \$ 4.00                  | \$ 141,876.00   | \$ 3.99            | \$ 141,521.31   |
| 2104.518 | REMOVE BITUMINOUS WALK                        | SQ FT    | 10035    | \$ 1.50            | \$ 15,052.50    | \$ 0.50            | \$ 5,017.50     | \$ 1.00                      | \$ 10,035.00    | \$ 0.25                         | \$ 2,508.75     | \$ 2.25                  | \$ 22,578.75    | \$ 0.26            | \$ 2,609.10     |
| 2104.518 | REMOVE CONCRETE WALK                          | SQ FT    | 970      | \$ 2.00            | \$ 1,940.00     | \$ 1.00            | \$ 970.00       | \$ 1.00                      | \$ 970.00       | \$ 0.45                         | \$ 436.50       | \$ 2.25                  | \$ 2,182.50     | \$ 0.75            | \$ 727.50       |
| 2104.602 | REMOVE SIGN SPECIAL                           | EACH     | 1        | \$ 75.00           | \$ 75.00        | \$ 30.00           | \$ 30.00        | \$ 25.00                     | \$ 25.00        | \$ 25.00                        | \$ 25.00        | \$ 26.00                 | \$ 26.00        | \$ 26.25           | \$ 26.25        |
| 2104.602 | SALVAGE SIGN SPECIAL                          | EACH     | 7        | \$ 60.00           | \$ 420.00       | \$ 30.00           | \$ 210.00       | \$ 25.00                     | \$ 175.00       | \$ 25.00                        | \$ 175.00       | \$ 26.00                 | \$ 182.00       | \$ 26.25           | \$ 183.75       |
| 2104.602 | SALVAGE SIGN PANEL SPECIAL                    | EACH     | 3        | \$ 70.00           | \$ 210.00       | \$ 30.00           | \$ 90.00        | \$ 25.00                     | \$ 75.00        | \$ 25.00                        | \$ 75.00        | \$ 26.00                 | \$ 78.00        | \$ 26.25           | \$ 78.75        |
| 2106.507 | EXCAVATION - COMMON                           | CU YD    | 22005    | \$ 12.00           | \$ 264,060.00   | \$ 12.50           | \$ 275,062.50   | \$ 13.00                     | \$ 286,065.00   | \$ 17.85                        | \$ 392,789.25   | \$ 7.00                  | \$ 154,035.00   | \$ 8.58            | \$ 188,802.90   |
| 2106.507 | EXCAVATION - SUBGRADE                         | CU YD    | 20871    | \$ 14.00           | \$ 292,194.00   | \$ 15.00           | \$ 313,065.00   | \$ 13.00                     | \$ 271,323.00   | \$ 11.20                        | \$ 233,755.20   | \$ 10.00                 | \$ 208,710.00   | \$ 7.40            | \$ 154,445.40   |
| 2106.507 | SELECT GRANULAR EMBANKMENT (CV)               | CU YD    | 24404    | \$ 23.00           | \$ 561,292.00   | \$ 23.00           | \$ 561,292.00   | \$ 12.50                     | \$ 305,050.00   | \$ 20.70                        | \$ 505,162.80   | \$ 13.00                 | \$ 317,252.00   | \$ 10.73           | \$ 261,854.92   |
| 2106.507 | SELECT GRANULAR EMBANKMENT MOD 10% (CV)       | CU YD    | 1022     | \$ 50.00           | \$ 51,100.00    | \$ 25.00           | \$ 25,550.00    | \$ 35.00                     | \$ 35,770.00    | \$ 22.60                        | \$ 23,097.20    | \$ 13.00                 | \$ 13,286.00    | \$ 36.00           | \$ 36,792.00    |
| 2106.507 | COMMON EMBANKMENT (CV)                        | CU YD    | 13075    | \$ 9.00            | \$ 117,675.00   | \$ 6.00            | \$ 78,450.00    | \$ 3.50                      | \$ 45,762.50    | \$ 8.25                         | \$ 107,868.75   | \$ 9.00                  | \$ 117,675.00   | \$ 14.92           | \$ 195,079.00   |
| 2106.601 | DEWATERING                                    | LUMP SUM | 1        | \$ 45,000.00       | \$ 45,000.00    | \$ 1.00            | \$ 1.00         | \$ 12,500.00                 | \$ 12,500.00    | \$ 47,336.00                    | \$ 47,336.00    | \$ 55,000.00             | \$ 55,000.00    | \$ 5,499.34        | \$ 5,499.34     |
| 2130.523 | WATER                                         | M GALLON | 400      | \$ 60.00           | \$ 24,000.00    | \$ 35.00           | \$ 14,000.00    | \$ 35.00                     | \$ 14,000.00    | \$ 77.00                        | \$ 30,800.00    | \$ 55.00                 | \$ 22,000.00    | \$ 162.40          | \$ 64,960.00    |
| 2211.507 | AGGREGATE BASE (CV) CLASS 5                   | CU YD    | 12188    | \$ 30.00           | \$ 365,640.00   | \$ 40.00           | \$ 487,520.00   | \$ 25.50                     | \$ 310,794.00   | \$ 39.00                        | \$ 475,332.00   | \$ 48.00                 | \$ 585,024.00   | \$ 36.96           | \$ 450,468.48   |
| 2221.509 | SHOULDER BASE AGGREGATE CLASS 5 MOD           | TON      | 494      | \$ 35.00           | \$ 17,290.00    | \$ 28.00           | \$ 13,832.00    | \$ 33.00                     | \$ 16,302.00    | \$ 44.50                        | \$ 21,983.00    | \$ 42.00                 | \$ 20,748.00    | \$ 46.72           | \$ 23,079.68    |
| 2232.504 | MILL BITUMINOUS SURFACE (2.0")                | SQ YD    | 40837    | \$ 1.70            | \$ 69,422.90    | \$ 1.52            | \$ 62,072.24    | \$ 1.50                      | \$ 61,255.50    | \$ 1.80                         | \$ 73,506.60    | \$ 1.75                  | \$ 71,464.75    | \$ 1.89            | \$ 77,181.93    |
| 2355.506 | BITUMINOUS MATERIAL FOR FOG SEAL              | GALLON   | 2163     | \$ 2.50            | \$ 5,407.50     | \$ 3.15            | \$ 6,813.45     | \$ 3.10                      | \$ 6,705.30     | \$ 6.00                         | \$ 12,978.00    | \$ 5.50                  | \$ 11,896.50    | \$ 6.30            | \$ 13,626.90    |
| 2357.506 | BITUMINOUS MATERIAL FOR TACK COAT             | GALLON   | 11170    | \$ 2.50            | \$ 27,925.00    | \$ 3.42            | \$ 38,201.40    | \$ 3.40                      | \$ 37,978.00    | \$ 2.50                         | \$ 27,925.00    | \$ 0.01                  | \$ 111.70       | \$ 2.62            | \$ 29,265.40    |
| 2360.509 | TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) | TON      | 5102     | \$ 82.00           | \$ 418,364.00   | \$ 76.30           | \$ 389,282.60   | \$ 76.20                     | \$ 388,772.40   | \$ 67.00                        | \$ 341,834.00   | \$ 84.00                 | \$ 428,568.00   | \$ 70.35           | \$ 358,925.70   |
| 2360.509 | TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)     | TON      | 17081    | \$ 84.00           | \$ 1,434,804.00 | \$ 90.30           | \$ 1,542,414.30 | \$ 90.25                     | \$ 1,541,560.25 | \$ 82.00                        | \$ 1,400,642.00 | \$ 96.00                 | \$ 1,639,776.00 | \$ 86.09           | \$ 1,470,503.29 |
| 2360.509 | TYPE SP 12.5 WEARING COURSE MIXTURE (4:F)     | TON      | 477      | \$ 95.00           | \$ 45,315.00    | \$ 102.00          | \$ 48,654.00    | \$ 101.30                    | \$ 48,320.10    | \$ 114.00                       | \$ 54,378.00    | \$ 135.00                | \$ 64,395.00    | \$ 119.69          | \$ 57,092.13    |
| 2360.509 | TYPE SP 12.5 NON WEARING COURSE MIXTURE (4:F) | TON      | 239      | \$ 90.00           | \$ 21,510.00    | \$ 98.00           | \$ 23,422.00    | \$ 96.60                     | \$ 23,087.40    | \$ 106.00                       | \$ 25,334.00    | \$ 125.00                | \$ 29,875.00    | \$ 111.29          | \$ 26,598.31    |
| 2411.507 | STRUCTURE EXCAVATION CLASS E                  | CU YD    | 2743     | \$ 22.00           | \$ 60,346.00    | \$ 16.00           | \$ 43,888.00    | \$ 18.00                     | \$ 49,374.00    | \$ 10.90                        | \$ 29,898.70    | \$ 11.00                 | \$ 30,173.00    | \$ 14.61           | \$ 40,075.23    |
| 2412.502 | 9X4 PRECAST CONCRETE BOX CULVERT END SECTION  | EACH     | 2        | \$ 20,000.00       | \$ 40,000.00    | \$ 11,000.00       | \$ 22,000.00    | \$ 10,000.00                 | \$ 20,000.00    | \$ 18,591.00                    | \$ 37,182.00    | \$ 15,000.00             | \$ 30,000.00    | \$ 10,822.35       | \$ 21,644.70    |
| 2412.503 | 9X4 PRECAST CONCRETE BOX CULVERT              | LIN FT   | 200      | \$ 1,400.00        | \$ 280,000.00   | \$ 920.00          | \$ 184,000.00   | \$ 1,225.00                  | \$ 245,000.00   | \$ 1,292.00                     | \$ 258,400.00   | \$ 1,900.00              | \$ 380,000.00   | \$ 931.60          | \$ 186,320.00   |
| 2451.507 | GRANULAR BEDDING (CV)                         | CU YD    | 183      | \$ 30.00           | \$ 5,490.00     | \$ 25.00           | \$ 4,575.00     | \$ 45.00                     | \$ 8,235.00     | \$ 71.15                        | \$ 13,020.45    | \$ 13.00                 | \$ 2,379.00     | \$ 87.14           | \$ 15,946.62    |
| 2501.502 | 18" GS PIPE APRON                             | EACH     | 14       | \$ 1,300.00        | \$ 18,200.00    | \$ 325.00          | \$ 4,550.00     | \$ 350.00                    | \$ 4,900.00     | \$ 645.50                       | \$ 9,037.00     | \$ 320.00                | \$ 4,480.00     | \$ 513.98          | \$ 7,195.72     |
| 2501.502 | 15" RC PIPE APRON                             | EACH     | 2        | \$ 1,150.00        | \$ 2,300.00     | \$ 1,480.00        | \$ 2,960.00     | \$ 900.00                    | \$ 1,800.00     | \$ 1,481.00                     | \$ 2,962.00     | \$ 3,000.00              | \$ 6,000.00     | \$ 1,518.75        | \$ 3,037.50     |
| 2501.502 | 18" RC PIPE APRON                             | EACH     | 8        | \$ 1,400.00        | \$ 11,200.00    | \$ 1,480.00        | \$ 11,840.00    | \$ 1,000.00                  | \$ 8,000.00     | \$ 1,679.00                     | \$ 13,432.00    | \$ 3,200.00              | \$ 25,600.00    | \$ 1,131.79        | \$ 9,054.32     |
| 2501.502 | 24" RC PIPE APRON                             | EACH     | 6        | \$ 1,650.00        | \$ 9,900.00     | \$ 2,290.00        | \$ 13,740.00    | \$ 1,200.00                  | \$ 7,200.00     | \$ 1,783.00                     | \$ 10,698.00    | \$ 3,500.00              | \$ 21,000.00    | \$ 1,536.98        | \$ 9,221.88     |
| 2501.502 | 30" RC PIPE APRON                             | EACH     | 3        | \$ 1,800.00        | \$ 5,400.00     | \$ 3,095.00        | \$ 9,285.00     | \$ 1,500.00                  | \$ 4,500.00     | \$ 2,384.00                     | \$ 7,152.00     | \$ 3,700.00              | \$ 11,100.00    | \$ 3,876.45        | \$ 11,629.35    |
| 2501.502 | 36" RC PIPE APRON                             | EACH     | 1        | \$ 3,000.00        | \$ 3,000.00     | \$ 4,215.00        | \$ 4,215.00     | \$ 1,850.00                  | \$ 1,850.00     | \$ 3,217.00                     | \$ 3,217.00     | \$ 4,200.00              | \$ 4,200.00     | \$ 3,355.42        | \$ 3,355.42     |

ABSTRACT OF BIDS

Letting Date: 10/29/2024

SAP 013-630-021  
CSAH 30 Improvement Project

Award Date:

| CSAH 30 Improvement Project |                                             |        |          | ENGINEERS ESTIMATE |               | A-1 Excavating LLC |               | Shafer Contracting Co., Inc. |               | Douglas-Kerr Underground, L.L.C |               | Bituminous Roadways Inc. |               | Peterson Companies |               |
|-----------------------------|---------------------------------------------|--------|----------|--------------------|---------------|--------------------|---------------|------------------------------|---------------|---------------------------------|---------------|--------------------------|---------------|--------------------|---------------|
| Item No                     | Item                                        | Unit   | Est. Qty | Unit Price         | Total Cost    | Unit Price         | Total Cost    | Unit Price                   | Total Cost    | Unit Price                      | Total Cost    | Unit Price               | Total Cost    | Unit Price         | Total Cost    |
| 2501.502                    | 15" RC SAFETY APRON                         | EACH   | 2        | \$ 1,500.00        | \$ 3,000.00   | \$ 2,125.00        | \$ 4,250.00   | \$ 1,100.00                  | \$ 2,200.00   | \$ 1,481.00                     | \$ 2,962.00   | \$ 3,000.00              | \$ 6,000.00   | \$ 2,019.12        | \$ 4,038.24   |
| 2501.502                    | 18" RC SAFETY APRON                         | EACH   | 2        | \$ 1,600.00        | \$ 3,200.00   | \$ 2,620.00        | \$ 5,240.00   | \$ 1,250.00                  | \$ 2,500.00   | \$ 1,679.00                     | \$ 3,358.00   | \$ 3,200.00              | \$ 6,400.00   | \$ 1,502.22        | \$ 3,004.44   |
| 2501.503                    | 18" CAS PIPE CULVERT                        | LIN FT | 320      | \$ 65.00           | \$ 20,800.00  | \$ 49.00           | \$ 15,680.00  | \$ 55.00                     | \$ 17,600.00  | \$ 71.05                        | \$ 22,736.00  | \$ 41.00                 | \$ 13,120.00  | \$ 43.88           | \$ 14,041.60  |
| 2501.503                    | 18" RC PIPE CULVERT DESIGN 3006 CLASS III   | LIN FT | 376      | \$ 110.00          | \$ 41,360.00  | \$ 70.00           | \$ 26,320.00  | \$ 60.00                     | \$ 22,560.00  | \$ 86.45                        | \$ 32,505.20  | \$ 50.00                 | \$ 18,800.00  | \$ 51.08           | \$ 19,206.08  |
| 2501.503                    | 24" RC PIPE CULVERT DESIGN 3006 CLASS III   | LIN FT | 300      | \$ 93.00           | \$ 27,900.00  | \$ 74.00           | \$ 22,200.00  | \$ 75.00                     | \$ 22,500.00  | \$ 98.15                        | \$ 29,445.00  | \$ 63.00                 | \$ 18,900.00  | \$ 74.94           | \$ 22,482.00  |
| 2502.503                    | 4" PERF TP PIPE DRAIN                       | LIN FT | 600      | \$ 15.00           | \$ 9,000.00   | \$ 13.00           | \$ 7,800.00   | \$ 13.00                     | \$ 7,800.00   | \$ 23.20                        | \$ 13,920.00  | \$ 20.00                 | \$ 12,000.00  | \$ 12.44           | \$ 7,464.00   |
| 2503.503                    | 12" PVC PIPE SEWER                          | LIN FT | 280      | \$ 140.00          | \$ 39,200.00  | \$ 73.00           | \$ 20,440.00  | \$ 90.00                     | \$ 25,200.00  | \$ 136.00                       | \$ 38,080.00  | \$ 59.00                 | \$ 16,520.00  | \$ 74.02           | \$ 20,725.60  |
| 2503.503                    | 15" RC PIPE SEWER DESIGN 3006 CLASS V       | LIN FT | 3307     | \$ 86.00           | \$ 284,402.00 | \$ 59.00           | \$ 195,113.00 | \$ 52.00                     | \$ 171,964.00 | \$ 69.90                        | \$ 231,159.30 | \$ 42.00                 | \$ 138,894.00 | \$ 50.69           | \$ 167,631.83 |
| 2503.503                    | 18" RC PIPE SEWER DESIGN 3006 CLASS III     | LIN FT | 1012     | \$ 94.00           | \$ 95,128.00  | \$ 61.00           | \$ 61,732.00  | \$ 57.00                     | \$ 57,684.00  | \$ 76.75                        | \$ 77,671.00  | \$ 46.00                 | \$ 46,552.00  | \$ 53.53           | \$ 54,172.36  |
| 2503.503                    | 24" RC PIPE SEWER DESIGN 3006 CLASS III     | LIN FT | 2054     | \$ 112.00          | \$ 230,048.00 | \$ 74.00           | \$ 151,996.00 | \$ 80.00                     | \$ 164,320.00 | \$ 88.05                        | \$ 180,854.70 | \$ 57.00                 | \$ 117,078.00 | \$ 68.04           | \$ 139,754.16 |
| 2503.503                    | 30" RC PIPE SEWER DESIGN 3006 CLASS III     | LIN FT | 947      | \$ 139.00          | \$ 131,633.00 | \$ 101.00          | \$ 95,647.00  | \$ 125.00                    | \$ 118,375.00 | \$ 122.00                       | \$ 115,534.00 | \$ 80.00                 | \$ 75,760.00  | \$ 99.28           | \$ 94,018.16  |
| 2503.503                    | 36" RC PIPE SEWER DESIGN 3006 CLASS III     | LIN FT | 267      | \$ 200.00          | \$ 53,400.00  | \$ 137.00          | \$ 36,579.00  | \$ 150.00                    | \$ 40,050.00  | \$ 146.50                       | \$ 39,115.50  | \$ 111.00                | \$ 29,637.00  | \$ 122.24          | \$ 32,638.08  |
| 2503.602                    | CONNECT TO EXISTING MANHOLES (SAN)          | EACH   | 1        | \$ 2,000.00        | \$ 2,000.00   | \$ 3,000.00        | \$ 3,000.00   | \$ 2,500.00                  | \$ 2,500.00   | \$ 4,271.00                     | \$ 4,271.00   | \$ 4,900.00              | \$ 4,900.00   | \$ 6,968.07        | \$ 6,968.07   |
| 2503.603                    | 20" STEEL CASING PIPE                       | LIN FT | 90       | \$ 425.00          | \$ 38,250.00  | \$ 217.00          | \$ 19,530.00  | \$ 145.00                    | \$ 13,050.00  | \$ 193.00                       | \$ 17,370.00  | \$ 150.00                | \$ 13,500.00  | \$ 439.65          | \$ 39,568.50  |
| 2504.602                    | CONNECT TO EXISTING WATER MAIN              | EACH   | 4        | \$ 3,000.00        | \$ 12,000.00  | \$ 2,500.00        | \$ 10,000.00  | \$ 2,000.00                  | \$ 8,000.00   | \$ 2,145.00                     | \$ 8,580.00   | \$ 4,200.00              | \$ 16,800.00  | \$ 2,318.63        | \$ 9,274.52   |
| 2504.602                    | HYDRANT                                     | EACH   | 4        | \$ 7,500.00        | \$ 30,000.00  | \$ 7,440.00        | \$ 29,760.00  | \$ 8,500.00                  | \$ 34,000.00  | \$ 8,769.00                     | \$ 35,076.00  | \$ 8,200.00              | \$ 32,800.00  | \$ 6,825.47        | \$ 27,301.88  |
| 2504.602                    | ADJUST HYDRANT AND GATE VALVE               | EACH   | 1        | \$ 3,730.00        | \$ 3,730.00   | \$ 1,770.00        | \$ 1,770.00   | \$ 2,000.00                  | \$ 2,000.00   | \$ 2,289.00                     | \$ 2,289.00   | \$ 1,600.00              | \$ 1,600.00   | \$ 2,775.51        | \$ 2,775.51   |
| 2504.602                    | ADJUST GATE VALVE AND BOX                   | EACH   | 2        | \$ 750.00          | \$ 1,500.00   | \$ 300.00          | \$ 600.00     | \$ 750.00                    | \$ 1,500.00   | \$ 917.00                       | \$ 1,834.00   | \$ 540.00                | \$ 1,080.00   | \$ 1,500.49        | \$ 3,000.98   |
| 2504.602                    | 6" GATE VALVE AND BOX                       | EACH   | 4        | \$ 3,300.00        | \$ 13,200.00  | \$ 2,575.00        | \$ 10,300.00  | \$ 3,200.00                  | \$ 12,800.00  | \$ 3,063.00                     | \$ 12,252.00  | \$ 3,100.00              | \$ 12,400.00  | \$ 3,280.48        | \$ 13,121.92  |
| 2504.603                    | 6" WATERMAIN DUCTILE IRON CL 52             | LIN FT | 44       | \$ 85.00           | \$ 3,740.00   | \$ 62.00           | \$ 2,728.00   | \$ 75.00                     | \$ 3,300.00   | \$ 81.15                        | \$ 3,570.60   | \$ 59.00                 | \$ 2,596.00   | \$ 84.73           | \$ 3,728.12   |
| 2504.603                    | 10" WATERMAIN DUCTILE IRON CL 52            | LIN FT | 170      | \$ 105.00          | \$ 17,850.00  | \$ 98.00           | \$ 16,660.00  | \$ 120.00                    | \$ 20,400.00  | \$ 140.50                       | \$ 23,885.00  | \$ 92.00                 | \$ 15,640.00  | \$ 83.71           | \$ 14,230.70  |
| 2504.603                    | 16" STEEL CASING PIPE                       | LIN FT | 150      | \$ 250.00          | \$ 37,500.00  | \$ 174.00          | \$ 26,100.00  | \$ 100.00                    | \$ 15,000.00  | \$ 155.50                       | \$ 23,325.00  | \$ 109.00                | \$ 16,350.00  | \$ 441.20          | \$ 66,180.00  |
| 2506.502                    | CASTING ASSEMBLY                            | EACH   | 70       | \$ 1,000.00        | \$ 70,000.00  | \$ 1,700.00        | \$ 119,000.00 | \$ 1,200.00                  | \$ 84,000.00  | \$ 1,162.00                     | \$ 81,340.00  | \$ 1,150.00              | \$ 80,500.00  | \$ 1,087.79        | \$ 76,145.30  |
| 2506.502                    | ADJUST FRAME AND RING CASTING               | EACH   | 2        | \$ 750.00          | \$ 1,500.00   | \$ 700.00          | \$ 1,400.00   | \$ 750.00                    | \$ 1,500.00   | \$ 1,337.00                     | \$ 2,674.00   | \$ 1,300.00              | \$ 2,600.00   | \$ 472.61          | \$ 945.22     |
| 2506.503                    | CONSTRUCT DRAINAGE STRUCTURE DESIGN G       | LIN FT | 94.2     | \$ 650.00          | \$ 61,230.00  | \$ 536.00          | \$ 50,491.20  | \$ 375.00                    | \$ 35,325.00  | \$ 722.00                       | \$ 68,012.40  | \$ 1,050.00              | \$ 98,910.00  | \$ 721.77          | \$ 67,990.73  |
| 2506.503                    | CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020 | LIN FT | 276.7    | \$ 710.00          | \$ 196,457.00 | \$ 494.00          | \$ 136,689.80 | \$ 440.00                    | \$ 121,748.00 | \$ 538.50                       | \$ 149,002.95 | \$ 750.00                | \$ 207,525.00 | \$ 603.47          | \$ 166,980.15 |
| 2506.503                    | CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020 | LIN FT | 26.9     | \$ 1,010.00        | \$ 27,169.00  | \$ 652.00          | \$ 17,538.80  | \$ 725.00                    | \$ 19,502.50  | \$ 659.00                       | \$ 17,727.10  | \$ 650.00                | \$ 17,485.00  | \$ 797.76          | \$ 21,459.74  |
| 2506.602                    | ADJUST FRAME AND RING CASTING (SPECIAL)     | EACH   | 2        | \$ 950.00          | \$ 1,900.00   | \$ 700.00          | \$ 1,400.00   | \$ 1,500.00                  | \$ 3,000.00   | \$ 1,337.00                     | \$ 2,674.00   | \$ 1,000.00              | \$ 2,000.00   | \$ 936.96          | \$ 1,873.92   |
| 2506.603                    | CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL | LIN FT | 10.5     | \$ 850.00          | \$ 8,925.00   | \$ 460.00          | \$ 4,830.00   | \$ 825.00                    | \$ 8,662.50   | \$ 549.50                       | \$ 5,769.75   | \$ 650.00                | \$ 6,825.00   | \$ 475.80          | \$ 4,995.90   |
| 2506.603                    | RECONSTRUCT DRAINAGE STRUCTURE SPECIAL      | LIN FT | 6.2      | \$ 920.00          | \$ 5,704.00   | \$ 341.00          | \$ 2,114.20   | \$ 750.00                    | \$ 4,650.00   | \$ 496.50                       | \$ 3,078.30   | \$ 560.00                | \$ 3,472.00   | \$ 895.59          | \$ 5,552.66   |
| 2511.504                    | GEOTEXTILE FILTER TYPE 7                    | SQ YD  | 398      | \$ 3.00            | \$ 1,194.00   | \$ 3.00            | \$ 1,194.00   | \$ 5.00                      | \$ 1,990.00   | \$ 2.80                         | \$ 1,114.40   | \$ 4.00                  | \$ 1,592.00   | \$ 2.18            | \$ 867.64     |
| 2511.507                    | RANDOM RIPRAP CLASS I                       | CU YD  | 7        | \$ 150.00          | \$ 1,050.00   | \$ 1.00            | \$ 7.00       | \$ 125.00                    | \$ 875.00     | \$ 138.00                       | \$ 966.00     | \$ 130.00                | \$ 910.       |                    |               |

## Letting Date: 10/29/2024

**10/29/2024**

Award Date:

|  |  |                        |              |                     |  |
|--|--|------------------------|--------------|---------------------|--|
|  |  | Shafer Contracting Co. | Douglas Kerr | Bituminous Roadways |  |
|--|--|------------------------|--------------|---------------------|--|

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ABSTRACT OF BIDS

Letting Date: 10/29/2024

SAP 013-630-021  
CSAH 30 Improvement Project

Award Date:

|          |                                               |          |          | ENGINEERS ESTIMATE |                 | North Pine Aggregate, Inc |                 | Dresel Contracting Inc. |                 | Valley Paving, Inc |                 | Meyer Contracting Inc. |                 |
|----------|-----------------------------------------------|----------|----------|--------------------|-----------------|---------------------------|-----------------|-------------------------|-----------------|--------------------|-----------------|------------------------|-----------------|
| Item No  | Item                                          | Unit     | Est. Qty | Unit Price         | Total Cost      | Unit Price                | Total Cost      | Unit Price              | Total Cost      | Unit Price         | Total Cost      | Unit Price             | Total Cost      |
| 2021.501 | MOBILIZATION                                  | LUMP SUM | 1        | \$ 390,000.00      | \$ 390,000.00   | \$ 305,000.00             | \$ 305,000.00   | \$ 707,162.50           | \$ 707,162.50   | \$ 462,000.00      | \$ 462,000.00   | \$ 452,000.00          | \$ 452,000.00   |
| 2051.501 | MAINT AND RESTORATION OF HAUL ROADS           | LUMP SUM | 1        | \$ 5,000.00        | \$ 5,000.00     | \$ 25,000.00              | \$ 25,000.00    | \$ 4,440.00             | \$ 4,440.00     | \$ 1.00            | \$ 1.00         | \$ 0.01                | \$ 0.01         |
| 2101.502 | CLEARING                                      | EACH     | 51       | \$ 325.00          | \$ 16,575.00    | \$ 215.00                 | \$ 10,965.00    | \$ 309.00               | \$ 15,759.00    | \$ 211.00          | \$ 10,761.00    | \$ 200.00              | \$ 10,200.00    |
| 2101.502 | GRUBBING                                      | EACH     | 51       | \$ 265.00          | \$ 13,515.00    | \$ 215.00                 | \$ 10,965.00    | \$ 154.50               | \$ 7,879.50     | \$ 211.00          | \$ 10,761.00    | \$ 200.00              | \$ 10,200.00    |
| 2101.505 | CLEARING                                      | ACRE     | 0.7      | \$ 5,400.00        | \$ 3,780.00     | \$ 2,660.00               | \$ 1,862.00     | \$ 10,300.00            | \$ 7,210.00     | \$ 2,650.00        | \$ 1,855.00     | \$ 2,501.00            | \$ 1,750.70     |
| 2101.505 | GRUBBING                                      | ACRE     | 0.7      | \$ 5,600.00        | \$ 3,920.00     | \$ 2,660.00               | \$ 1,862.00     | \$ 7,210.00             | \$ 5,047.00     | \$ 2,650.00        | \$ 1,855.00     | \$ 2,501.00            | \$ 1,750.70     |
| 2104.502 | REMOVE BOX CULVERT                            | EACH     | 2        | \$ 12,000.00       | \$ 24,000.00    | \$ 6,865.00               | \$ 13,730.00    | \$ 9,922.50             | \$ 19,845.00    | \$ 5,650.00        | \$ 11,300.00    | \$ 9,900.00            | \$ 19,800.00    |
| 2104.502 | REMOVE BOX CULVERT END                        | EACH     | 4        | \$ 2,000.00        | \$ 8,000.00     | \$ 1,315.00               | \$ 5,260.00     | \$ 1,719.00             | \$ 6,876.00     | \$ 980.00          | \$ 3,920.00     | \$ 1,700.00            | \$ 6,800.00     |
| 2104.502 | REMOVE GATE VALVE AND BOX                     | EACH     | 4        | \$ 500.00          | \$ 2,000.00     | \$ 510.00                 | \$ 2,040.00     | \$ 1,512.00             | \$ 6,048.00     | \$ 590.00          | \$ 2,360.00     | \$ 240.00              | \$ 960.00       |
| 2104.502 | REMOVE HYDRANT                                | EACH     | 4        | \$ 600.00          | \$ 2,400.00     | \$ 815.00                 | \$ 3,260.00     | \$ 1,080.00             | \$ 4,320.00     | \$ 415.00          | \$ 1,660.00     | \$ 710.00              | \$ 2,840.00     |
| 2104.502 | REMOVE DELINEATOR / MARKER                    | EACH     | 5        | \$ 40.00           | \$ 200.00       | \$ 26.55                  | \$ 132.75       | \$ 36.00                | \$ 180.00       | \$ 32.00           | \$ 160.00       | \$ 25.00               | \$ 125.00       |
| 2104.502 | REMOVE SIGN                                   | EACH     | 25       | \$ 60.00           | \$ 1,500.00     | \$ 26.55                  | \$ 663.75       | \$ 36.00                | \$ 900.00       | \$ 42.00           | \$ 1,050.00     | \$ 25.00               | \$ 625.00       |
| 2104.502 | REMOVE LIGHT FOUNDATION                       | EACH     | 6        | \$ 400.00          | \$ 2,400.00     | \$ 860.00                 | \$ 5,160.00     | \$ 972.00               | \$ 5,832.00     | \$ 850.00          | \$ 5,100.00     | \$ 540.00              | \$ 3,240.00     |
| 2104.502 | SALVAGE LIGHTING UNIT                         | EACH     | 6        | \$ 450.00          | \$ 2,700.00     | \$ 305.00                 | \$ 1,830.00     | \$ 299.25               | \$ 1,795.50     | \$ 300.00          | \$ 1,800.00     | \$ 640.00              | \$ 3,840.00     |
| 2104.502 | SALVAGE SIGN                                  | EACH     | 5        | \$ 60.00           | \$ 300.00       | \$ 26.55                  | \$ 132.75       | \$ 36.00                | \$ 180.00       | \$ 42.00           | \$ 210.00       | \$ 25.00               | \$ 125.00       |
| 2104.502 | SALVAGE MAIL BOX SUPPORT                      | EACH     | 14       | \$ 45.00           | \$ 630.00       | \$ 215.00                 | \$ 3,010.00     | \$ 240.00               | \$ 3,360.00     | \$ 210.00          | \$ 2,940.00     | \$ 200.00              | \$ 2,800.00     |
| 2104.503 | SAWING CONCRETE PAVEMENT (FULL DEPTH)         | LIN FT   | 695      | \$ 8.00            | \$ 5,560.00     | \$ 6.40                   | \$ 4,448.00     | \$ 3.41                 | \$ 2,369.95     | \$ 4.60            | \$ 3,197.00     | \$ 4.50                | \$ 3,127.50     |
| 2104.503 | SAWING BITUMINOUS PAVEMENT (FULL DEPTH)       | LIN FT   | 758      | \$ 2.50            | \$ 1,895.00     | \$ 2.05                   | \$ 1,553.90     | \$ 2.10                 | \$ 1,591.80     | \$ 2.50            | \$ 1,895.00     | \$ 2.50                | \$ 1,895.00     |
| 2104.503 | REMOVE PIPE CULVERTS                          | LIN FT   | 914      | \$ 15.00           | \$ 13,710.00    | \$ 17.95                  | \$ 16,406.30    | \$ 29.28                | \$ 26,761.92    | \$ 7.25            | \$ 6,626.50     | \$ 26.00               | \$ 23,764.00    |
| 2104.503 | REMOVE WATER MAIN                             | LIN FT   | 110      | \$ 25.00           | \$ 2,750.00     | \$ 26.10                  | \$ 2,871.00     | \$ 39.27                | \$ 4,319.70     | \$ 12.00           | \$ 1,320.00     | \$ 19.00               | \$ 2,090.00     |
| 2104.503 | REMOVE CURB AND GUTTER                        | LIN FT   | 1120     | \$ 5.00            | \$ 5,600.00     | \$ 3.65                   | \$ 4,088.00     | \$ 3.57                 | \$ 3,998.40     | \$ 17.00           | \$ 19,040.00    | \$ 6.00                | \$ 6,720.00     |
| 2104.503 | REMOVE GUARDRAIL-PLATE BEAM                   | LIN FT   | 465      | \$ 7.00            | \$ 3,255.00     | \$ 9.55                   | \$ 4,440.75     | \$ 18.00                | \$ 8,370.00     | \$ 9.50            | \$ 4,417.50     | \$ 15.00               | \$ 6,975.00     |
| 2104.503 | REMOVE STEEL CASING                           | LIN FT   | 100      | \$ 20.00           | \$ 2,000.00     | \$ 24.95                  | \$ 2,495.00     | \$ 72.00                | \$ 7,200.00     | \$ 45.00           | \$ 4,500.00     | \$ 24.00               | \$ 2,400.00     |
| 2104.503 | REMOVE TENSION CABLE GUARDRAIL                | LIN FT   | 505      | \$ 5.00            | \$ 2,525.00     | \$ 8.50                   | \$ 4,292.50     | \$ 18.00                | \$ 9,090.00     | \$ 8.50            | \$ 4,292.50     | \$ 14.00               | \$ 7,070.00     |
| 2104.504 | REMOVE PAVEMENT                               | SQ YD    | 10531    | \$ 8.00            | \$ 84,248.00    | \$ 11.85                  | \$ 124,792.35   | \$ 11.77                | \$ 123,949.87   | \$ 16.00           | \$ 168,496.00   | \$ 16.00               | \$ 168,496.00   |
| 2104.504 | REMOVE CONCRETE DRIVEWAY PAVEMENT             | SQ YD    | 431      | \$ 14.00           | \$ 6,034.00     | \$ 6.15                   | \$ 2,650.65     | \$ 3.34                 | \$ 1,439.54     | \$ 15.50           | \$ 6,680.50     | \$ 9.00                | \$ 3,879.00     |
| 2104.504 | REMOVE BITUMINOUS DRIVEWAY PAVEMENT           | SQ YD    | 710      | \$ 6.00            | \$ 4,260.00     | \$ 3.90                   | \$ 2,769.00     | \$ 4.06                 | \$ 2,882.60     | \$ 10.00           | \$ 7,100.00     | \$ 6.00                | \$ 4,260.00     |
| 2104.504 | REMOVE BITUMINOUS PAVEMENT                    | SQ YD    | 35469    | \$ 4.50            | \$ 159,610.50   | \$ 6.00                   | \$ 212,814.00   | \$ 4.04                 | \$ 143,294.76   | \$ 6.00            | \$ 212,814.00   | \$ 7.00                | \$ 248,283.00   |
| 2104.518 | REMOVE BITUMINOUS WALK                        | SQ FT    | 10035    | \$ 1.50            | \$ 15,052.50    | \$ 0.65                   | \$ 6,522.75     | \$ 0.86                 | \$ 8,630.10     | \$ 1.00            | \$ 10,035.00    | \$ 0.50                | \$ 5,017.50     |
| 2104.518 | REMOVE CONCRETE WALK                          | SQ FT    | 970      | \$ 2.00            | \$ 1,940.00     | \$ 0.90                   | \$ 873.00       | \$ 1.48                 | \$ 1,435.60     | \$ 3.50            | \$ 3,395.00     | \$ 0.70                | \$ 679.00       |
| 2104.602 | REMOVE SIGN SPECIAL                           | EACH     | 1        | \$ 75.00           | \$ 75.00        | \$ 26.55                  | \$ 26.55        | \$ 150.00               | \$ 150.00       | \$ 53.00           | \$ 53.00        | \$ 25.00               | \$ 25.00        |
| 2104.602 | SALVAGE SIGN SPECIAL                          | EACH     | 7        | \$ 60.00           | \$ 420.00       | \$ 26.55                  | \$ 185.85       | \$ 120.00               | \$ 840.00       | \$ 53.00           | \$ 371.00       | \$ 25.00               | \$ 175.00       |
| 2104.602 | SALVAGE SIGN PANEL SPECIAL                    | EACH     | 3        | \$ 70.00           | \$ 210.00       | \$ 26.55                  | \$ 79.65        | \$ 180.00               | \$ 540.00       | \$ 53.00           | \$ 159.00       | \$ 25.00               | \$ 75.00        |
| 2106.507 | EXCAVATION - COMMON                           | CU YD    | 22005    | \$ 12.00           | \$ 264,060.00   | \$ 14.75                  | \$ 324,573.75   | \$ 9.16                 | \$ 201,565.80   | \$ 17.20           | \$ 378,486.00   | \$ 12.00               | \$ 264,060.00   |
| 2106.507 | EXCAVATION - SUBGRADE                         | CU YD    | 20871    | \$ 14.00           | \$ 292,194.00   | \$ 13.45                  | \$ 280,714.95   | \$ 16.75                | \$ 349,589.25   | \$ 19.20           | \$ 400,723.20   | \$ 24.00               | \$ 500,904.00   |
| 2106.507 | SELECT GRANULAR EMBANKMENT (CV)               | CU YD    | 24404    | \$ 23.00           | \$ 561,292.00   | \$ 20.00                  | \$ 488,080.00   | \$ 18.48                | \$ 450,985.92   | \$ 18.00           | \$ 439,272.00   | \$ 23.00               | \$ 561,292.00   |
| 2106.507 | SELECT GRANULAR EMBANKMENT MOD 10% (CV)       | CU YD    | 1022     | \$ 50.00           | \$ 51,100.00    | \$ 21.05                  | \$ 21,513.10    | \$ 20.46                | \$ 20,910.12    | \$ 52.00           | \$ 53,144.00    | \$ 32.00               | \$ 32,704.00    |
| 2106.507 | COMMON EMBANKMENT (CV)                        | CU YD    | 13075    | \$ 9.00            | \$ 117,675.00   | \$ 5.05                   | \$ 66,028.75    | \$ 7.39                 | \$ 96,624.25    | \$ 8.00            | \$ 104,600.00   | \$ 20.00               | \$ 261,500.00   |
| 2106.601 | DEWATERING                                    | LUMP SUM | 1        | \$ 45,000.00       | \$ 45,000.00    | \$ 51,000.00              | \$ 51,000.00    | \$ 87,600.00            | \$ 87,600.00    | \$ 62,400.00       | \$ 62,400.00    | \$ 0.01                | \$ 0.01         |
| 2130.523 | WATER                                         | M GALLON | 400      | \$ 60.00           | \$ 24,000.00    | \$ 65.55                  | \$ 26,220.00    | \$ 63.00                | \$ 25,200.00    | \$ 50.00           | \$ 20,000.00    | \$ 84.00               | \$ 33,600.00    |
| 2211.507 | AGGREGATE BASE (CV) CLASS 5                   | CU YD    | 12188    | \$ 30.00           | \$ 365,640.00   | \$ 51.15                  | \$ 623,416.20   | \$ 25.97                | \$ 316,522.36   | \$ 48.60           | \$ 592,336.80   | \$ 77.00               | \$ 938,476.00   |
| 2221.509 | SHOULDER BASE AGGREGATE CLASS 5 MOD           | TON      | 494      | \$ 35.00           | \$ 17,290.00    | \$ 69.10                  | \$ 34,135.40    | \$ 53.40                | \$ 26,379.60    | \$ 49.00           | \$ 24,206.00    | \$ 64.00               | \$ 31,616.00    |
| 2232.504 | MILL BITUMINOUS SURFACE (2.0")                | SQ YD    | 40837    | \$ 1.70            | \$ 69,422.90    | \$ 1.40                   | \$ 57,171.80    | \$ 1.84                 | \$ 75,140.08    | \$ 1.75            | \$ 71,464.75    | \$ 1.50                | \$ 61,255.50    |
| 2355.506 | BITUMINOUS MATERIAL FOR FOG SEAL              | GALLON   | 2163     | \$ 2.50            | \$ 5,407.50     | \$ 3.30                   | \$ 7,137.90     | \$ 6.12                 | \$ 13,237.56    | \$ 3.00            | \$ 6,489.00     | \$ 3.00                | \$ 6,489.00     |
| 2357.506 | BITUMINOUS MATERIAL FOR TACK COAT             | GALLON   | 11170    | \$ 2.50            | \$ 27,925.00    | \$ 3.61                   | \$ 40,323.70    | \$ 2.55                 | \$ 28,483.50    | \$ 2.20            | \$ 24,574.00    | \$ 3.50                | \$ 39,095.00    |
| 2360.509 | TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) | TON      | 5102     | \$ 82.00           | \$ 418,364.00   | \$ 81.00                  | \$ 413,262.00   | \$ 68.34                | \$ 348,670.68   | \$ 84.50           | \$ 431,119.00   | \$ 77.00               | \$ 392,854.00   |
| 2360.509 | TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)     | TON      | 17081    | \$ 84.00           | \$ 1,434,804.00 | \$ 95.90                  | \$ 1,638,067.90 | \$ 83.64                | \$ 1,428,654.84 | \$ 94.50           | \$ 1,614,154.50 | \$ 91.00               | \$ 1,554,371.00 |
| 2360.509 | TYPE SP 12.5 WEARING COURSE MIXTURE (4:F)     | TON      | 477      | \$ 95.00           | \$ 45,315.00    | \$ 107.65                 | \$ 51,349.05    | \$ 116.28               | \$ 55,465.56    | \$ 114.00          | \$ 54,378.00    | \$ 100.00              | \$ 47,700.00    |
| 2360.509 | TYPE SP 12.5 NON WEARING COURSE MIXTURE (4:F) | TON      | 239      | \$ 90.00           | \$ 21,510.00    | \$ 102.65                 | \$ 24,533.35    | \$ 108.12               | \$ 25,840.68    | \$ 112.00          | \$ 26,768.00    | \$ 97.00               | \$ 23,183.00    |
| 2411.507 | STRUCTURE EXCAVATION CLASS E                  | CU YD    | 2743     | \$ 22.00           | \$ 60,346.00    | \$ 8.40                   | \$ 23,041.20    | \$ 6.69                 | \$ 18,350.67    | \$ 15.00           | \$ 41,145.00    | \$ 24.00               | \$ 65,832.00    |
| 2412.502 | 9X4 PRECAST CONCRETE BOX CULVERT END SECTION  | EACH     | 2        | \$ 20,000.00       | \$ 40,000.00    | \$ 11,715.00              | \$ 23,430.00    | \$ 15,065.00            | \$ 30,130.00    | \$ 19,100.00       | \$ 38,200.00    | \$ 16,400.00           | \$ 32,800.00    |
| 2412.503 | 9X4 PRECAST CONCRETE BOX CULVERT              | LIN FT   | 200      | \$ 1,400.00        | \$ 280,000.00   | \$ 1,320.00               | \$ 264,000.00   | \$ 1,360.70             | \$ 272,140.00   | \$ 1,350.00        | \$ 270,000.00   | \$ 1,400.00            | \$ 280,000.00   |
| 2451.507 | GRANULAR BEDDING (CV)                         | CU YD    | 183      | \$ 30.00           | \$ 5,490.00     | \$ 81.45                  | \$ 14,905.35    | \$ 83.85                | \$ 15,344.55    | \$ 31.00           | \$ 5,673.00     | \$ 56.00               | \$ 10,248.00    |
| 2501.502 | 18" GS PIPE APRON                             | EACH     | 14       | \$ 1,300.00        | \$ 18,200.00    | \$ 340.00                 | \$ 4,760.00     | \$ 386.57               | \$ 5,411.98     | \$ 780.00          | \$ 10,920.00    | \$ 580.00              | \$ 8,120.00     |
| 2501.502 | 15" RC PIPE APRON                             | EACH     | 2        | \$ 1,150.00        | \$ 2,300.00     | \$ 1,225.00               | \$ 2,450.00     | \$ 1,595.00             | \$ 3,190.00     | \$ 1,830.00        | \$ 3,660.00     | \$ 1,800.00            | \$ 3,600.00     |
| 2501.502 | 18" RC PIPE APRON                             | EACH     | 8        | \$ 1,400.00        | \$ 11,200.00    | \$ 1,160.00               | \$ 9,280.00     | \$ 953.70               | \$ 7,629.60     | \$ 1,725.00        | \$ 13,800.00    | \$ 1,900.00            | \$ 15,200.00    |
| 2501.502 | 24" RC PIPE APRON                             | EACH     | 6        | \$ 1,650.00        | \$ 9,900.00     | \$ 1,285.00               | \$ 7,710.00     | \$ 1,418.45             | \$ 8,510.70     | \$ 2,500.00        | \$ 15,000.00    | \$ 2,100.00            | \$ 12,600.00    |
| 2501.502 | 30" RC PIPE APRON                             | EACH     | 3        | \$ 1,800.00        | \$ 5,400.00     | \$ 2,420.00               | \$ 7,260.00     | \$ 1,842.50             | \$ 5,527.50     | \$ 3,300.00        | \$ 9,900.00     | \$ 4,700.00            | \$ 14,100.00    |
| 2501.502 | 36" RC PIPE APRON                             | EACH     | 1        | \$ 3,000.00        | \$ 3,000.00     | \$ 2,630.00               | \$ 2,630.00     | \$ 2,813.80             | \$ 2,813.80     | \$ 4,500.00        | \$ 4,500.00     | \$ 3,800.00            | \$ 3,800.00     |

ABSTRACT OF BIDS

SAP 013-630-021  
CSAH 30 Improvement Project

Letting Date: 10/29/2024

Award Date:

|          |                                             |          |          | ENGINEERS ESTIMATE |               | North Pine Aggregate, Inc |               | Dresel Contracting Inc. |               | Valley Paving, Inc |               | Meyer Contracting Inc. |               |
|----------|---------------------------------------------|----------|----------|--------------------|---------------|---------------------------|---------------|-------------------------|---------------|--------------------|---------------|------------------------|---------------|
| Item No  | Item                                        | Unit     | Est. Qty | Unit Price         | Total Cost    | Unit Price                | Total Cost    | Unit Price              | Total Cost    | Unit Price         | Total Cost    | Unit Price             | Total Cost    |
| 2501.502 | 15" RC SAFETY APRON                         | EACH     | 2        | \$ 1,500.00        | \$ 3,000.00   | \$ 1,265.00               | \$ 2,530.00   | \$ 1,353.00             | \$ 2,706.00   | \$ 2,300.00        | \$ 4,600.00   | \$ 2,000.00            | \$ 4,000.00   |
| 2501.502 | 18" RC SAFETY APRON                         | EACH     | 2        | \$ 1,600.00        | \$ 3,200.00   | \$ 1,250.00               | \$ 2,500.00   | \$ 1,379.95             | \$ 2,759.90   | \$ 2,800.00        | \$ 5,600.00   | \$ 1,400.00            | \$ 2,800.00   |
| 2501.503 | 18" CAS PIPE CULVERT                        | LIN FT   | 320      | \$ 65.00           | \$ 20,800.00  | \$ 53.00                  | \$ 16,960.00  | \$ 51.48                | \$ 16,473.60  | \$ 89.00           | \$ 28,480.00  | \$ 82.00               | \$ 26,240.00  |
| 2501.503 | 18" RC PIPE CULVERT DESIGN 3006 CLASS III   | LIN FT   | 376      | \$ 110.00          | \$ 41,360.00  | \$ 73.55                  | \$ 27,654.80  | \$ 96.15                | \$ 36,152.40  | \$ 90.00           | \$ 33,840.00  | \$ 88.00               | \$ 33,088.00  |
| 2501.503 | 24" RC PIPE CULVERT DESIGN 3006 CLASS III   | LIN FT   | 300      | \$ 93.00           | \$ 27,900.00  | \$ 94.75                  | \$ 28,425.00  | \$ 125.09               | \$ 37,527.00  | \$ 104.00          | \$ 31,200.00  | \$ 98.00               | \$ 29,400.00  |
| 2502.503 | 4" PERF TP PIPE DRAIN                       | LIN FT   | 600      | \$ 15.00           | \$ 9,000.00   | \$ 7.00                   | \$ 4,200.00   | \$ 8.80                 | \$ 5,280.00   | \$ 20.00           | \$ 12,000.00  | \$ 41.00               | \$ 24,600.00  |
| 2503.503 | 12" PVC PIPE SEWER                          | LIN FT   | 280      | \$ 140.00          | \$ 39,200.00  | \$ 97.35                  | \$ 27,258.00  | \$ 114.12               | \$ 31,953.60  | \$ 83.00           | \$ 23,240.00  | \$ 170.00              | \$ 47,600.00  |
| 2503.503 | 15" RC PIPE SEWER DESIGN 3006 CLASS V       | LIN FT   | 3307     | \$ 86.00           | \$ 284,402.00 | \$ 60.35                  | \$ 199,577.45 | \$ 72.81                | \$ 240,782.67 | \$ 53.00           | \$ 175,271.00 | \$ 90.00               | \$ 297,630.00 |
| 2503.503 | 18" RC PIPE SEWER DESIGN 3006 CLASS III     | LIN FT   | 1012     | \$ 94.00           | \$ 95,128.00  | \$ 61.65                  | \$ 62,389.80  | \$ 84.08                | \$ 85,088.96  | \$ 61.00           | \$ 61,732.00  | \$ 94.00               | \$ 95,128.00  |
| 2503.503 | 24" RC PIPE SEWER DESIGN 3006 CLASS III     | LIN FT   | 2054     | \$ 112.00          | \$ 230,048.00 | \$ 73.15                  | \$ 150,250.10 | \$ 99.27                | \$ 203,900.58 | \$ 75.00           | \$ 154,050.00 | \$ 110.00              | \$ 225,940.00 |
| 2503.503 | 30" RC PIPE SEWER DESIGN 3006 CLASS III     | LIN FT   | 947      | \$ 139.00          | \$ 131,633.00 | \$ 97.45                  | \$ 92,285.15  | \$ 154.19               | \$ 146,017.93 | \$ 103.00          | \$ 97,541.00  | \$ 150.00              | \$ 142,050.00 |
| 2503.503 | 36" RC PIPE SEWER DESIGN 3006 CLASS III     | LIN FT   | 267      | \$ 200.00          | \$ 53,400.00  | \$ 145.15                 | \$ 38,755.05  | \$ 218.14               | \$ 58,243.38  | \$ 139.00          | \$ 37,113.00  | \$ 180.00              | \$ 48,060.00  |
| 2503.602 | CONNECT TO EXISTING MANHOLES (SAN)          | EACH     | 1        | \$ 2,000.00        | \$ 2,000.00   | \$ 12,685.00              | \$ 12,685.00  | \$ 3,355.00             | \$ 3,355.00   | \$ 8,800.00        | \$ 8,800.00   | \$ 2,400.00            | \$ 2,400.00   |
| 2503.603 | 20" STEEL CASING PIPE                       | LIN FT   | 90       | \$ 425.00          | \$ 38,250.00  | \$ 285.00                 | \$ 25,650.00  | \$ 311.30               | \$ 28,017.00  | \$ 256.00          | \$ 23,040.00  | \$ 300.00              | \$ 27,000.00  |
| 2504.602 | CONNECT TO EXISTING WATER MAIN              | EACH     | 4        | \$ 3,000.00        | \$ 12,000.00  | \$ 4,720.00               | \$ 18,880.00  | \$ 2,695.00             | \$ 10,780.00  | \$ 5,500.00        | \$ 22,000.00  | \$ 1,700.00            | \$ 6,800.00   |
| 2504.602 | HYDRANT                                     | EACH     | 4        | \$ 7,500.00        | \$ 30,000.00  | \$ 6,950.00               | \$ 27,800.00  | \$ 9,240.00             | \$ 36,960.00  | \$ 8,400.00        | \$ 33,600.00  | \$ 9,000.00            | \$ 36,000.00  |
| 2504.602 | ADJUST HYDRANT AND GATE VALVE               | EACH     | 1        | \$ 3,730.00        | \$ 3,730.00   | \$ 975.00                 | \$ 975.00     | \$ 1,595.00             | \$ 1,595.00   | \$ 2,900.00        | \$ 2,900.00   | \$ 2,000.00            | \$ 2,000.00   |
| 2504.602 | ADJUST GATE VALVE AND BOX                   | EACH     | 2        | \$ 750.00          | \$ 1,500.00   | \$ 625.00                 | \$ 1,250.00   | \$ 1,595.00             | \$ 3,190.00   | \$ 600.00          | \$ 1,200.00   | \$ 990.00              | \$ 1,980.00   |
| 2504.602 | 6" GATE VALVE AND BOX                       | EACH     | 4        | \$ 3,300.00        | \$ 13,200.00  | \$ 2,500.00               | \$ 10,000.00  | \$ 4,180.00             | \$ 16,720.00  | \$ 3,200.00        | \$ 12,800.00  | \$ 3,500.00            | \$ 14,000.00  |
| 2504.603 | 6" WATERMAIN DUCTILE IRON CL 52             | LIN FT   | 44       | \$ 85.00           | \$ 3,740.00   | \$ 91.65                  | \$ 4,032.60   | \$ 158.50               | \$ 6,974.00   | \$ 150.00          | \$ 6,600.00   | \$ 130.00              | \$ 5,720.00   |
| 2504.603 | 10" WATERMAIN DUCTILE IRON CL 52            | LIN FT   | 170      | \$ 105.00          | \$ 17,850.00  | \$ 116.15                 | \$ 19,745.50  | \$ 206.74               | \$ 35,145.80  | \$ 126.00          | \$ 21,420.00  | \$ 200.00              | \$ 34,000.00  |
| 2504.603 | 16" STEEL CASING PIPE                       | LIN FT   | 150      | \$ 250.00          | \$ 37,500.00  | \$ 175.10                 | \$ 26,265.00  | \$ 224.40               | \$ 33,660.00  | \$ 124.00          | \$ 18,600.00  | \$ 220.00              | \$ 33,000.00  |
| 2506.502 | CASTING ASSEMBLY                            | EACH     | 70       | \$ 1,000.00        | \$ 70,000.00  | \$ 1,110.00               | \$ 77,700.00  | \$ 1,343.57             | \$ 94,049.90  | \$ 1,200.00        | \$ 84,000.00  | \$ 1,600.00            | \$ 112,000.00 |
| 2506.502 | ADJUST FRAME AND RING CASTING               | EACH     | 2        | \$ 750.00          | \$ 1,500.00   | \$ 1,250.00               | \$ 2,500.00   | \$ 825.00               | \$ 1,650.00   | \$ 500.00          | \$ 1,000.00   | \$ 680.00              | \$ 1,360.00   |
| 2506.503 | CONSTRUCT DRAINAGE STRUCTURE DESIGN G       | LIN FT   | 94.2     | \$ 650.00          | \$ 61,230.00  | \$ 482.50                 | \$ 45,451.50  | \$ 525.55               | \$ 49,506.81  | \$ 430.00          | \$ 40,506.00  | \$ 660.00              | \$ 62,172.00  |
| 2506.503 | CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020 | LIN FT   | 276.7    | \$ 710.00          | \$ 196,457.00 | \$ 387.00                 | \$ 107,082.90 | \$ 493.87               | \$ 136,653.83 | \$ 428.00          | \$ 118,427.60 | \$ 740.00              | \$ 204,758.00 |
| 2506.503 | CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020 | LIN FT   | 26.9     | \$ 1,010.00        | \$ 27,169.00  | \$ 625.21                 | \$ 16,818.15  | \$ 783.92               | \$ 21,087.45  | \$ 731.00          | \$ 19,663.90  | \$ 1,000.00            | \$ 26,900.00  |
| 2506.602 | ADJUST FRAME AND RING CASTING (SPECIAL)     | EACH     | 2        | \$ 950.00          | \$ 1,900.00   | \$ 901.20                 | \$ 1,802.40   | \$ 1,347.50             | \$ 2,695.00   | \$ 2,100.00        | \$ 4,200.00   | \$ 680.00              | \$ 1,360.00   |
| 2506.603 | CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL | LIN FT   | 10.5     | \$ 850.00          | \$ 8,925.00   | \$ 387.60                 | \$ 4,069.80   | \$ 1,284.64             | \$ 13,488.72  | \$ 783.00          | \$ 8,221.50   | \$ 630.00              | \$ 6,615.00   |
| 2506.603 | RECONSTRUCT DRAINAGE STRUCTURE SPECIAL      | LIN FT   | 6.2      | \$ 920.00          | \$ 5,704.00   | \$ 350.00                 | \$ 2,170.00   | \$ 700.81               | \$ 4,345.02   | \$ 472.00          | \$ 2,926.40   | \$ 860.00              | \$ 5,332.00   |
| 2511.504 | GEOTEXTILE FILTER TYPE 7                    | SQ YD    | 398      | \$ 3.00            | \$ 1,194.00   | \$ 4.50                   | \$ 1,791.00   | \$ 7.72                 | \$ 3,072.56   | \$ 8.00            | \$ 3,184.00   | \$ 6.50                | \$ 2,587.00   |
| 2511.507 | RANDOM RIPRAP CLASS I                       | CU YD    | 7        | \$ 150.00          | \$ 1,050.00   | \$ 165.00                 | \$ 1,155.00   | \$ 292.29               | \$ 2,046.03   | \$ 248.00          | \$ 1,736.00   | \$ 270.00              | \$ 1,890.00   |
| 2511.507 | RANDOM RIPRAP CLASS II                      | CU YD    | 62.8     | \$ 115.00          | \$ 7,222.00   | \$ 118.00                 | \$ 7,410.40   | \$ 170.78               | \$ 10,724.98  | \$ 163.00          | \$ 10,236.40  | \$ 250.00              | \$ 15,700.00  |
| 2511.507 | RANDOM RIPRAP CLASS III                     | CU YD    | 400      | \$ 115.00          | \$ 46,000.00  | \$ 91.15                  | \$ 36,460.00  | \$ 124.30               | \$ 49,720.00  | \$ 130.00          | \$ 52,000.00  | \$ 170.00              | \$ 68,000.00  |
| 2521.518 | 4" CONCRETE WALK                            | SQ FT    | 19101    | \$ 7.10            | \$ 135,617.10 | \$ 6.50                   | \$ 124,156.50 | \$ 7.13                 | \$ 136,190.13 | \$ 6.60            | \$ 126,066.60 | \$ 6.00                | \$ 114,606.00 |
| 2521.518 | 7" CONCRETE WALK                            | SQ FT    | 3525     | \$ 12.00           | \$ 42,300.00  | \$ 15.30                  | \$ 53,932.50  | \$ 15.07                | \$ 53,121.75  | \$ 15.00           | \$ 52,875.00  | \$ 13.00               | \$ 45,825.00  |
| 2521.518 | 3" BITUMINOUS WALK                          | SQ FT    | 49336    | \$ 2.25            | \$ 111,006.00 | \$ 3.05                   | \$ 150,474.80 | \$ 2.89                 | \$ 142,581.04 | \$ 2.45            | \$ 120,873.20 | \$ 2.00                | \$ 98,672.00  |
| 2521.602 | DRILL AND GROUT REINF BAR (EPOXY COATED)    | EACH     | 93       | \$ 12.00           | \$ 1,116.00   | \$ 9.05                   | \$ 841.65     | \$ 8.93                 | \$ 830.49     | \$ 9.00            | \$ 837.00     | \$ 8.50                | \$ 790.50     |
| 2521.618 | CONCRETE CURB RAMP WALK                     | SQ FT    | 4449     | \$ 16.00           | \$ 71,184.00  | \$ 10.45                  | \$ 46,492.05  | \$ 9.98                 | \$ 44,401.02  | \$ 10.00           | \$ 44,490.00  | \$ 9.50                | \$ 42,265.50  |
| 2531.503 | CONCRETE CURB AND GUTTER DESIGN B612        | LIN FT   | 270      | \$ 38.00           | \$ 10,260.00  | \$ 30.00                  | \$ 8,100.00   | \$ 25.73                | \$ 6,947.10   | \$ 27.00           | \$ 7,290.00   | \$ 25.00               | \$ 6,750.00   |
| 2531.503 | CONCRETE CURB AND GUTTER DESIGN B624        | LIN FT   | 9892     | \$ 30.00           | \$ 296,760.00 | \$ 23.50                  | \$ 232,462.00 | \$ 21.26                | \$ 210,303.92 | \$ 23.00           | \$ 227,516.00 | \$ 20.00               | \$ 197,840.00 |
| 2531.503 | CONCRETE CURB AND GUTTER DESIGN R424        | LIN FT   | 374      | \$ 34.00           | \$ 12,716.00  | \$ 28.15                  | \$ 10,528.10  | \$ 27.83                | \$ 10,408.42  | \$ 30.00           | \$ 11,220.00  | \$ 27.00               | \$ 10,098.00  |
| 2531.503 | CONCRETE CURB AND GUTTER DESIGN S524        | LIN FT   | 3687     | \$ 30.00           | \$ 110,610.00 | \$ 28.15                  | \$ 103,789.05 | \$ 23.89                | \$ 88,082.43  | \$ 26.00           | \$ 95,862.00  | \$ 23.00               | \$ 84,801.00  |
| 2531.504 | 6" CONCRETE DRIVEWAY PAVEMENT               | SQ YD    | 340      | \$ 90.00           | \$ 30,600.00  | \$ 80.15                  | \$ 27,251.00  | \$ 74.55                | \$ 25,347.00  | \$ 74.50           | \$ 25,330.00  | \$ 71.00               | \$ 24,140.00  |
| 2531.504 | 8" CONCRETE DRIVEWAY PAVEMENT               | SQ YD    | 628      | \$ 115.00          | \$ 72,220.00  | \$ 89.95                  | \$ 56,488.60  | \$ 88.20                | \$ 55,389.60  | \$ 88.00           | \$ 55,264.00  | \$ 84.00               | \$ 52,752.00  |
| 2531.618 | TRUNCATED DOMES                             | SQ FT    | 580      | \$ 60.00           | \$ 34,800.00  | \$ 53.15                  | \$ 30,827.00  | \$ 52.50                | \$ 30,450.00  | \$ 53.00           | \$ 30,740.00  | \$ 50.00               | \$ 29,000.00  |
| 2540.602 | INSTALL MAIL BOX SUPPORT                    | EACH     | 14       | \$ 250.00          | \$ 3,500.00   | \$ 292.25                 | \$ 4,091.50   | \$ 330.00               | \$ 4,620.00   | \$ 289.00          | \$ 4,046.00   | \$ 280.00              | \$ 3,920.00   |
| 2545.502 | LIGHTING UNIT TYPE 9-30                     | EACH     | 11       | \$ 4,250.00        | \$ 46,750.00  | \$ 3,810.00               | \$ 41,910.00  | \$ 4,302.00             | \$ 47,322.00  | \$ 3,750.00        | \$ 41,250.00  | \$ 3,800.00            | \$ 41,800.00  |
| 2545.502 | LIGHT FOUNDATION DESIGN E                   | EACH     | 6        | \$ 972.00          | \$ 5,832.00   | \$ 1,490.00               | \$ 8,940.00   | \$ 1,472.10             | \$ 8,832.60   | \$ 1,475.00        | \$ 8,850.00   | \$ 1,100.00            | \$ 6,600.00   |
| 2545.502 | LIGHT FOUNDATION DESIGN STEEL E             | EACH     | 11       | \$ 1,300.00        | \$ 14,300.00  | \$ 1,735.00               | \$ 19,085.00  | \$ 1,711.50             | \$ 18,826.50  | \$ 1,700.00        | \$ 18,700.00  | \$ 1,400.00            | \$ 15,400.00  |
| 2545.502 | SERVICE CABINET -TYPE L1                    | EACH     | 1        | \$ 10,000.00       | \$ 10,000.00  | \$ 10,760.00              | \$ 10,760.00  | \$ 10,633.35            | \$ 10,633.35  | \$ 10,600.00       | \$ 10,600.00  | \$ 9,700.00            | \$ 9,700.00   |
| 2545.502 | SERVICE EQUIPMENT                           | EACH     | 1        | \$ 2,500.00        | \$ 2,500.00   | \$ 1,955.00               | \$ 1,955.00   | \$ 1,934.10             | \$ 1,934.10   | \$ 1,934.00        | \$ 1,934.00   | \$ 1,300.00            | \$ 1,300.00   |
| 2545.502 | EQUIPMENT PAD B                             | EACH     | 1        | \$ 2,000.00        | \$ 2,000.00   | \$ 2,475.00               | \$ 2,475.00   | \$ 2,444.40             | \$ 2,444.40   | \$ 2,450.00        | \$ 2,450.00   | \$ 1,100.00            | \$ 1,100.00   |
| 2545.503 | 2" NON-METALLIC CONDUIT                     | LIN FT   | 1500     | \$ 8.00            | \$ 12,000.00  | \$ 9.45                   | \$ 14,175.00  | \$ 9.35                 | \$ 14,025.00  | \$ 9.50            | \$ 14,250.00  | \$ 5.00                | \$ 7,500.00   |
| 2545.503 | UNDERGROUND WIRE 1/C 8 AWG                  | LIN FT   | 6500     | \$ 2.50            | \$ 16,250.00  | \$ 1.80                   | \$ 11,700.00  | \$ 1.76                 | \$ 11,440.00  | \$ 1.75            | \$ 11,375.00  | \$ 1.00                | \$ 6,500.00   |
| 2545.602 | INSTALL LIGHTING UNIT                       | EACH     | 6        | \$ 750.00          | \$ 4,500.00   | \$ 930.00                 | \$ 5,580.00   | \$ 919.80               | \$ 5,518.80   | \$ 920.00          | \$ 5,520.00   | \$ 1,100.00            | \$ 6,600.00   |
| 2554.502 | GUIDE POST TYPE B                           | EACH     | 21       | \$ 120.00          | \$ 2,520.00   | \$ 90.00                  | \$ 1,890.00   | \$ 90.00                | \$ 1,890.00   | \$ 79.00           | \$ 1,659.00   | \$ 85.00               | \$ 1,785.00   |
| 2557.503 | WIRE FENCE DESIGN 48V-9322                  | LIN FT   | 50       | \$ 50.00           | \$ 2,500.00   | \$ 85.00                  | \$ 4,250.00   | \$ 108.60               | \$ 5,430.00   | \$ 84.00           | \$ 4,200.00   | \$ 80.00               | \$ 4,000.00   |
| 2563.601 | TRAFFIC CONTROL                             | LUMP SUM | 1        | \$ 230,000.00      | \$ 230,000.00 | \$ 26,515.00              | \$ 26,515.00  | \$ 59,700.00            | \$ 59,700.00  | \$ 27,000.00       | \$ 27,000.00  | \$ 25,000.00           | \$ 25,000.00  |



ABSTRACT OF BIDS

SAP 013-630-021  
CSAH 30 Improvement Project

Letting Date: 10/29/2024  
Award Date:

|          |                                           |          |          | ENGINEERS ESTIMATE |                 | North Pine Aggregate, Inc |                 | Dresel Contracting Inc. |                 | Valley Paving, Inc |                 | Meyer Contracting Inc. |                 |
|----------|-------------------------------------------|----------|----------|--------------------|-----------------|---------------------------|-----------------|-------------------------|-----------------|--------------------|-----------------|------------------------|-----------------|
| Item No  | Item                                      | Unit     | Est. Qty | Unit Price         | Total Cost      | Unit Price                | Total Cost      | Unit Price              | Total Cost      | Unit Price         | Total Cost      | Unit Price             | Total Cost      |
| 2563.613 | PORTABLE CHANGEABLE MESSAGE SIGN          | UNIT DAY | 100      | \$ 120.00          | \$ 12,000.00    | \$ 79.70                  | \$ 7,970.00     | \$ 120.00               | \$ 12,000.00    | \$ 105.00          | \$ 10,500.00    | \$ 75.00               | \$ 7,500.00     |
| 2563.618 | CONSTRUCTION SIGN SPECIAL                 | SQ FT    | 7        | \$ 75.00           | \$ 525.00       | \$ 110.00                 | \$ 770.00       | \$ 262.50               | \$ 1,837.50     | \$ 27.00           | \$ 189.00       | \$ 100.00              | \$ 700.00       |
| 2564.602 | INSTALL SIGN                              | EACH     | 5        | \$ 500.00          | \$ 2,500.00     | \$ 480.00                 | \$ 2,400.00     | \$ 367.50               | \$ 1,837.50     | \$ 368.00          | \$ 1,840.00     | \$ 450.00              | \$ 2,250.00     |
| 2564.602 | INSTALL SIGN SPECIAL                      | EACH     | 7        | \$ 375.00          | \$ 2,625.00     | \$ 270.00                 | \$ 1,890.00     | \$ 288.75               | \$ 2,021.25     | \$ 289.00          | \$ 2,023.00     | \$ 250.00              | \$ 1,750.00     |
| 2564.602 | INSTALL SIGN PANEL SPECIAL                | EACH     | 3        | \$ 375.00          | \$ 1,125.00     | \$ 270.00                 | \$ 810.00       | \$ 110.25               | \$ 330.75       | \$ 110.00          | \$ 330.00       | \$ 250.00              | \$ 750.00       |
| 2564.602 | DELINEATOR / MARKER                       | EACH     | 3        | \$ 250.00          | \$ 750.00       | \$ 375.00                 | \$ 1,125.00     | \$ 220.50               | \$ 661.50       | \$ 221.00          | \$ 663.00       | \$ 350.00              | \$ 1,050.00     |
| 2564.602 | DELINEATOR / MARKER PANEL                 | EACH     | 13       | \$ 110.00          | \$ 1,430.00     | \$ 100.00                 | \$ 1,300.00     | \$ 131.25               | \$ 1,706.25     | \$ 132.00          | \$ 1,716.00     | \$ 95.00               | \$ 1,235.00     |
| 2564.618 | SIGN                                      | SQ FT    | 682      | \$ 75.00           | \$ 51,150.00    | \$ 78.10                  | \$ 53,264.20    | \$ 101.85               | \$ 69,461.70    | \$ 102.00          | \$ 69,564.00    | \$ 74.00               | \$ 50,468.00    |
| 2565.602 | RIGID PVC LOOP DETECTOR 6'X6'             | EACH     | 9        | \$ 1,800.00        | \$ 16,200.00    | \$ 1,435.00               | \$ 12,915.00    | \$ 1,620.00             | \$ 14,580.00    | \$ 1,425.00        | \$ 12,825.00    | \$ 1,100.00            | \$ 9,900.00     |
| 2565.616 | PEDESTRIAN CROSSWALK FLASHER SYSTEM       | SYSTEM   | 3        | \$ 30,000.00       | \$ 90,000.00    | \$ 26,785.00              | \$ 80,355.00    | \$ 26,466.30            | \$ 79,398.90    | \$ 26,500.00       | \$ 79,500.00    | \$ 26,700.00           | \$ 80,100.00    |
| 2573.501 | STABILIZED CONSTRUCTION EXIT              | LUMP SUM | 1        | \$ 5,000.00        | \$ 5,000.00     | \$ 6,600.00               | \$ 6,600.00     | \$ 6,810.00             | \$ 6,810.00     | \$ 1,400.00        | \$ 1,400.00     | \$ 12,400.00           | \$ 12,400.00    |
| 2573.501 | EROSION CONTROL SUPERVISOR                | LUMP SUM | 1        | \$ 10,000.00       | \$ 10,000.00    | \$ 8,095.00               | \$ 8,095.00     | \$ 11,655.00            | \$ 11,655.00    | \$ 2,100.00        | \$ 2,100.00     | \$ 7,600.00            | \$ 7,600.00     |
| 2573.502 | STORM DRAIN INLET PROTECTION              | EACH     | 78       | \$ 175.00          | \$ 13,650.00    | \$ 240.00                 | \$ 18,720.00    | \$ 150.00               | \$ 11,700.00    | \$ 147.00          | \$ 11,466.00    | \$ 280.00              | \$ 21,840.00    |
| 2573.502 | CULVERT END CONTROLS                      | EACH     | 17       | \$ 175.00          | \$ 2,975.00     | \$ 200.00                 | \$ 3,400.00     | \$ 150.00               | \$ 2,550.00     | \$ 158.00          | \$ 2,686.00     | \$ 150.00              | \$ 2,550.00     |
| 2573.503 | SILT FENCE, TYPE MS                       | LIN FT   | 8278     | \$ 1.50            | \$ 12,417.00    | \$ 2.00                   | \$ 16,556.00    | \$ 2.28                 | \$ 18,873.84    | \$ 2.00            | \$ 16,556.00    | \$ 2.00                | \$ 16,556.00    |
| 2573.503 | SEDIMENT CONTROL LOG TYPE STRAW           | LIN FT   | 3678     | \$ 4.00            | \$ 14,712.00    | \$ 2.95                   | \$ 10,850.10    | \$ 3.36                 | \$ 12,358.08    | \$ 3.00            | \$ 11,034.00    | \$ 2.50                | \$ 9,195.00     |
| 2573.602 | TEMPORARY STREAM DIVERSION SYSTEM         | EACH     | 1        | \$ 15,000.00       | \$ 15,000.00    | \$ 95,795.00              | \$ 95,795.00    | \$ 42,600.00            | \$ 42,600.00    | \$ 34,000.00       | \$ 34,000.00    | \$ 119,000.00          | \$ 119,000.00   |
| 2574.508 | FERTILIZER TYPE 3                         | POUND    | 3378     | \$ 1.25            | \$ 4,222.50     | \$ 1.05                   | \$ 3,546.90     | \$ 1.05                 | \$ 3,546.90     | \$ 1.35            | \$ 4,560.30     | \$ 0.80                | \$ 2,702.40     |
| 2575.504 | RAPID STABILIZATION METHOD 4              | SQ YD    | 31170    | \$ 1.60            | \$ 49,872.00    | \$ 2.10                   | \$ 65,457.00    | \$ 2.10                 | \$ 65,457.00    | \$ 1.90            | \$ 59,223.00    | \$ 1.50                | \$ 46,755.00    |
| 2575.505 | SEEDING                                   | ACRE     | 12.3     | \$ 300.00          | \$ 3,690.00     | \$ 315.00                 | \$ 3,874.50     | \$ 315.00               | \$ 3,874.50     | \$ 320.00          | \$ 3,936.00     | \$ 540.00              | \$ 6,642.00     |
| 2575.505 | DISK ANCHORING                            | ACRE     | 8.4      | \$ 90.00           | \$ 756.00       | \$ 105.00                 | \$ 882.00       | \$ 105.00               | \$ 882.00       | \$ 205.00          | \$ 1,722.00     | \$ 180.00              | \$ 1,512.00     |
| 2575.508 | HYDRAULIC STABILIZED FIBER MATRIX         | POUND    | 9445     | \$ 1.50            | \$ 14,167.50    | \$ 1.05                   | \$ 9,917.25     | \$ 1.05                 | \$ 9,917.25     | \$ 1.05            | \$ 9,917.25     | \$ 0.90                | \$ 8,500.50     |
| 2575.509 | MULCH MATERIAL TYPE 3                     | TON      | 12.4     | \$ 330.00          | \$ 4,092.00     | \$ 375.00                 | \$ 4,650.00     | \$ 367.50               | \$ 4,557.00     | \$ 215.00          | \$ 2,666.00     | \$ 660.00              | \$ 8,184.00     |
| 2575.523 | RAPID STABILIZATION METHOD 3              | M GALLON | 22       | \$ 525.00          | \$ 11,550.00    | \$ 690.00                 | \$ 15,180.00    | \$ 682.50               | \$ 15,015.00    | \$ 720.00          | \$ 15,840.00    | \$ 510.00              | \$ 11,220.00    |
| 2575.608 | SEED TURFGRASS                            | POUND    | 645      | \$ 12.00           | \$ 7,740.00     | \$ 6.40                   | \$ 4,128.00     | \$ 6.30                 | \$ 4,063.50     | \$ 3.50            | \$ 2,257.50     | \$ 3.50                | \$ 2,257.50     |
| 2575.608 | SEED MESIC INSLOPE                        | POUND    | 648      | \$ 6.00            | \$ 3,888.00     | \$ 12.45                  | \$ 8,067.60     | \$ 12.29                | \$ 7,963.92     | \$ 11.50           | \$ 7,452.00     | \$ 11.00               | \$ 7,128.00     |
| 2582.503 | 4" SOLID LINE PAINT                       | LIN FT   | 9597     | \$ 0.15            | \$ 1,439.55     | \$ 0.15                   | \$ 1,439.55     | \$ 0.14                 | \$ 1,343.58     | \$ 0.15            | \$ 1,439.55     | \$ 0.10                | \$ 959.70       |
| 2582.503 | 6" SOLID LINE PAINT                       | LIN FT   | 44609    | \$ 0.20            | \$ 8,921.80     | \$ 0.20                   | \$ 8,921.80     | \$ 0.18                 | \$ 8,029.62     | \$ 0.20            | \$ 8,921.80     | \$ 0.20                | \$ 8,921.80     |
| 2582.503 | 24" SOLID LINE PAINT                      | LIN FT   | 545      | \$ 7.00            | \$ 3,815.00     | \$ 3.95                   | \$ 2,152.75     | \$ 3.89                 | \$ 2,120.05     | \$ 4.00            | \$ 2,180.00     | \$ 3.50                | \$ 1,907.50     |
| 2582.503 | 4" BROKEN LINE PAINT                      | LIN FT   | 3950     | \$ 0.15            | \$ 592.50       | \$ 0.15                   | \$ 592.50       | \$ 0.14                 | \$ 553.00       | \$ 0.15            | \$ 592.50       | \$ 0.10                | \$ 395.00       |
| 2582.503 | 6" DOTTED LINE PAINT                      | LIN FT   | 37       | \$ 0.50            | \$ 18.50        | \$ 0.20                   | \$ 7.40         | \$ 0.18                 | \$ 6.66         | \$ 0.20            | \$ 7.40         | \$ 0.20                | \$ 7.40         |
| 2582.503 | 10" DOTTED LINE PAINT                     | LIN FT   | 88       | \$ 0.75            | \$ 66.00        | \$ 0.45                   | \$ 39.60        | \$ 0.42                 | \$ 36.96        | \$ 0.45            | \$ 39.60        | \$ 0.40                | \$ 35.20        |
| 2582.503 | 4" DOUBLE SOLID LINE PAINT                | LIN FT   | 6680     | \$ 0.30            | \$ 2,004.00     | \$ 0.30                   | \$ 2,004.00     | \$ 0.27                 | \$ 1,803.60     | \$ 0.30            | \$ 2,004.00     | \$ 0.30                | \$ 2,004.00     |
| 2582.503 | 4" SOLID LINE PAINT GROUND IN (WR)        | LIN FT   | 2869     | \$ 0.75            | \$ 2,151.75     | \$ 1.20                   | \$ 3,442.80     | \$ 1.16                 | \$ 3,328.04     | \$ 1.20            | \$ 3,442.80     | \$ 1.00                | \$ 2,869.00     |
| 2582.503 | 6" SOLID LINE PAINT GROUND IN (WR)        | LIN FT   | 3856     | \$ 1.00            | \$ 3,856.00     | \$ 1.35                   | \$ 5,205.60     | \$ 1.37                 | \$ 5,282.72     | \$ 1.40            | \$ 5,398.40     | \$ 1.50                | \$ 5,784.00     |
| 2582.503 | 6" DOTTED LINE PAINT GROUND IN (WR)       | LIN FT   | 46       | \$ 1.00            | \$ 46.00        | \$ 1.40                   | \$ 64.40        | \$ 1.37                 | \$ 63.02        | \$ 1.40            | \$ 64.40        | \$ 1.50                | \$ 69.00        |
| 2582.503 | 12" DOTTED LINE PREFORM THERMO GROUND IN  | LIN FT   | 86       | \$ 16.00           | \$ 1,376.00     | \$ 21.25                  | \$ 1,827.50     | \$ 21.00                | \$ 1,806.00     | \$ 22.00           | \$ 1,892.00     | \$ 20.00               | \$ 1,720.00     |
| 2582.518 | PAVEMENT MESSAGE PAINT                    | SQ FT    | 1105     | \$ 10.00           | \$ 11,050.00    | \$ 4.25                   | \$ 4,696.25     | \$ 4.20                 | \$ 4,641.00     | \$ 4.30            | \$ 4,751.50     | \$ 4.00                | \$ 4,420.00     |
| 2582.518 | CROSSWALK PREFORM THERMOPLASTIC           | SQ FT    | 474      | \$ 14.00           | \$ 6,636.00     | \$ 13.80                  | \$ 6,541.20     | \$ 13.65                | \$ 6,470.10     | \$ 14.00           | \$ 6,636.00     | \$ 13.00               | \$ 6,162.00     |
| 2582.518 | CROSSWALK PREFORM THERMOPLASTIC GROUND IN | SQ FT    | 360      | \$ 16.00           | \$ 5,760.00     | \$ 15.95                  | \$ 5,742.00     | \$ 15.75                | \$ 5,670.00     | \$ 16.00           | \$ 5,760.00     | \$ 15.00               | \$ 5,400.00     |
|          |                                           |          |          |                    |                 |                           |                 |                         |                 |                    |                 |                        |                 |
|          |                                           |          |          | TOTAL:             | \$ 8,191,703.60 |                           | \$ 7,873,522.15 |                         | \$ 7,939,424.20 |                    | \$ 8,210,060.85 |                        | \$ 9,164,641.92 |



**Prepared By: Sharon Wright, Finance Director**

**Presenter: Sharon Wright, Finance Director**

**Date: 11/19/2024**

**Board & Commission: City Council**

**Subject: 3rd Quarter Finance Update**

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**Voting Requirements:**

# City of North Branch

## 3rd Quarter Update

### General Fund

|                                    | 9/30/2024<br>Actual | 9/30/2023<br>Actual | Current vs Prior<br>Inc/(Dec) |   | Projected<br>2024 | 2024<br>Budget |
|------------------------------------|---------------------|---------------------|-------------------------------|---|-------------------|----------------|
| Revenues:                          |                     |                     |                               |   |                   |                |
| Taxes                              | \$ 2,940,327        | \$ 2,488,485        | \$ 451,842                    |   | \$ 5,423,410      | \$ 5,506,000   |
| Licenses & Permits                 | 330,303             | 294,825             | 35,478                        |   | 440,404           | 336,500        |
| Intergovernmental                  | 841,528             | 926,379             | (84,851)                      | 1 | 1,356,129         | 1,985,598      |
| Charges for Services               | 119,048             | 86,143              | 32,905                        |   | 158,731           | 78,300         |
| Fines & Forfeits                   | 22,021              | 13,337              | 8,684                         |   | 29,361            | 17,000         |
| Other Revenue                      | 444,664             | 391,223             | 53,441                        | 2 | 444,664           | 134,900        |
| Other Financing Sources            | 8,600               | 198,600             | (190,000)                     | 3 | 121,800           | 121,800        |
| Total Revenues                     | \$ 4,706,491        | \$ 4,398,992        | \$ 307,499                    |   | \$ 7,974,499      | \$ 8,180,098   |
| Expenditures:                      |                     |                     |                               |   |                   |                |
| City Council                       | \$ 32,333           | \$ 21,675           | \$ 10,658                     |   | 42,529            | \$ 34,719      |
| City Administrator                 | 61,238              | 125,064             | (63,826)                      |   | 81,651            | 189,173        |
| City Clerk                         | 103,169             | 112,566             | (9,397)                       |   | 137,559           | 138,532        |
| Elections                          | 10,415              | -                   | 10,415                        |   | 13,887            | 18,000         |
| Finance                            | 271,789             | 291,418             | (19,629)                      |   | 354,909           | 344,960        |
| City Attorney                      | 104,966             | 90,292              | 14,674                        |   | 114,966           | 50,000         |
| City Engineer                      | 23,449              | -                   | 23,449                        |   | 31,265            | 40,000         |
| Legislative                        | 17,500              | 25,110              | (7,610)                       |   | 23,333            | 30,000         |
| Planning & Zoning                  | 86,565              | 113,348             | (26,783)                      |   | 165,420           | 205,143        |
| City Facilities                    | 175,351             | 198,860             | (23,509)                      |   | 233,801           | 259,345        |
| Police                             | 2,062,813           | 2,090,991           | (28,178)                      |   | 2,750,417         | 2,855,535      |
| Fire                               | 326,281             | 299,733             | 26,548                        |   | 435,041           | 692,859        |
| Building Inspection                | 251,168             | 275,378             | (24,210)                      |   | 334,891           | 372,311        |
| Civil Defense                      | 55,543              | 5,137               | 50,406                        |   | 55,543            | 62,405         |
| Animal Control                     | 3,150               | 2,800               | 350                           |   | 4,200             | 4,425          |
| Street Lights                      | 43,637              | 47,675              | (4,038)                       |   | 58,183            | 33,000         |
| Public Works                       | 1,035,474           | 1,128,136           | (92,662)                      |   | 1,880,632         | 1,932,703      |
| Parks                              | 261,921             | 214,141             | 47,780                        |   | 436,228           | 438,347        |
| Library                            | 59,499              | 64,556              | (5,057)                       |   | 79,332            | 95,192         |
| Non-Dept Exps                      | 140,996             | 46,996              | 94,000                        |   | 242,400           | 272,200        |
| Total Expenditures                 | \$ 5,127,257        | \$ 5,153,876        | \$ (26,619)                   |   | \$ 7,476,187      | \$ 8,068,849   |
| Net Postion<br>increase/(decrease) | \$ (420,766)        | \$ (754,884)        | \$ 334,118                    |   | \$ 498,312        | \$ 111,249     |

## **Sewer Fund (602)**

|                                    | 9/30/2024<br>Actual | 9/30/2023<br>Actual | Current vs Prior<br>Inc/(Dec) | Projected<br>2024 | 2024<br>Budget |
|------------------------------------|---------------------|---------------------|-------------------------------|-------------------|----------------|
| Revenues:                          |                     |                     |                               |                   |                |
| Charges for Services               | \$ 349,765          | \$ 145,862          | \$ 203,903                    | 466,353           | \$ 300,000     |
| Utility Charges                    | 1,358,300           | 1,182,112           | 176,188                       | 1,811,067         | 1,819,500      |
| Other Revenue                      | 406                 | -                   | 406                           | 541.33            | 1,000          |
| Total Revenues                     | \$ 1,708,471        | \$ 1,327,974        | \$ 380,497                    | \$ 2,277,961      | \$ 2,120,500   |
| Expenditures:                      |                     |                     |                               |                   |                |
| Sanitary Sewer                     | \$ 813,419          | \$ 733,570          | 79,849                        | 1,674,083         | \$ 1,679,045   |
| Total Expenditures                 | \$ 813,419          | \$ 733,570          | \$ 79,849                     | \$ 1,674,083      | \$ 1,679,045   |
| Net Postion<br>increase/(decrease) | \$ 895,052          | \$ 594,404          | \$ 300,648                    | \$ 603,878        | \$ 441,455     |

## **Stormwater Fund (612)**

|                                    | 9/30/2024<br>Actual | 9/30/2023<br>Actual | Current vs Prior<br>Inc/(Dec) | Projected<br>2024 | 2024<br>Budget |
|------------------------------------|---------------------|---------------------|-------------------------------|-------------------|----------------|
| Revenues:                          |                     |                     |                               |                   |                |
| Utility Charges                    | \$ 411,231          | \$ 375,371          | 35,860                        | 431,793           | \$ 451,000     |
| Other Revenue                      | 14                  | 17,414              | (17,400)                      | 18.67             | 300            |
| Total Revenues                     | \$ 411,245          | \$ 392,785          | \$ 18,460                     | \$ 431,811        | \$ 451,300     |
| Expenditures:                      |                     |                     |                               |                   |                |
| Storm Sewer                        | \$ 149,209          | \$ 243,017          | (93,808)                      | 578,561           | \$ 677,478     |
| Total Expenditures                 | \$ 149,209          | \$ 243,017          | \$ (93,808)                   | \$ 578,561        | \$ 677,478     |
| Net Postion<br>increase/(decrease) | \$ 262,036          | \$ 149,768          | \$ 112,268                    | \$ (146,750)      | \$ (226,178)   |

## **Liquor Store Fund (609)**

|                                    | 9/30/2024<br>Actual | 9/30/2023<br>Actual | Current vs Prior<br>Inc/(Dec) | Projected<br>2024 | 2024<br>Budget |
|------------------------------------|---------------------|---------------------|-------------------------------|-------------------|----------------|
| Revenues:                          |                     |                     |                               |                   |                |
| Liquor Store - East                | \$ 2,121,748        | \$ 2,104,923        | 16,825                        | 2,833,393         | \$ 2,801,127   |
| Liquor Store - West                | 858,603             | 874,076             | (15,473)                      | 1,157,301         | 1,184,193      |
| Cost of Liquor Sold - East         | (1,570,508)         | (1,582,719)         | 12,211                        | (2,094,011)       | (2,113,360)    |
| Cost of Liquor Sold - West         | (618,811)           | (587,495)           | (31,316)                      | (825,081)         | (796,228)      |
| Other Revenue                      | 2,086               | 2,862               | (776)                         | 2,781             | 8,332          |
| Other Financing Sources            | -                   | -                   | -                             | -                 | -              |
| Total Revenues                     | \$ 793,118          | \$ 811,647          | \$ (18,529)                   | \$ 1,074,383      | \$ 1,084,064   |
| Operating Expenses:                |                     |                     |                               |                   |                |
| Liquor Store - East                | \$ 386,490          | \$ 417,432          | (30,942)                      | 515,320           | \$ 654,141     |
| Liquor Store - West                | 292,515             | 269,864             | 22,651                        | 390,020           | 323,705        |
| Other Expenditures                 | -                   | -                   | -                             | 80,000            | 80,000         |
| Total Operating Expenses           | \$ 679,005          | \$ 687,296          | \$ (8,291)                    | \$ 985,340        | \$ 1,057,846   |
| Net Postion<br>increase/(decrease) | \$ 114,113          | \$ 124,351          | \$ (10,238)                   | \$ 89,043         | \$ 26,218      |

## **Water Fund (615)**

|                         | <b>9/30/2024</b>    | <b>9/30/2023</b>    | <b>Current vs Prior</b> | <b>Projected</b>      | <b>2024</b>         |
|-------------------------|---------------------|---------------------|-------------------------|-----------------------|---------------------|
|                         | <b>Actual</b>       | <b>Actual</b>       | <b>Inc/(Dec)</b>        | <b>2024</b>           | <b>Budget</b>       |
| Revenues:               |                     |                     |                         |                       |                     |
| Charges for Services    | \$ 1,696,129        | \$ 1,420,818        | \$ 275,311              | 2,261,505             | \$ 1,730,000        |
| Water Charges           | 223,644             | 205,933             | 17,711                  | 298,192               | 531,000             |
| Other Revenue           | 56,908              | 63,999              | (7,091)                 | 75,877.33             | 57,000              |
| Other Financing Sources | 9,100               | -                   | -                       | 9,100                 | -                   |
| Total Revenues          | <u>\$ 1,985,781</u> | <u>\$ 1,690,750</u> | <u>\$ 285,931</u>       | <u>\$ 2,644,675</u>   | <u>\$ 2,318,000</u> |
| Expenditures:           |                     |                     |                         |                       |                     |
| Water                   | \$ 1,701,268        | \$ 364,686          | 1,336,582               | 4,767,173             | \$ 2,197,677        |
| Total Expenditures      | <u>\$ 1,701,268</u> | <u>\$ 364,686</u>   | <u>\$ 1,336,582</u>     | <u>\$ 4,767,173</u>   | <u>\$ 2,197,677</u> |
| Net Postion             |                     |                     |                         |                       |                     |
| increase/(decrease)     | <u>\$ 284,513</u>   | <u>\$ 1,326,064</u> | <u>\$ (1,050,651)</u>   | <u>\$ (2,122,498)</u> | <u>\$ 120,323</u>   |

## **Generation Fund (620)**

|                      | <b>9/30/2024</b>  | <b>9/30/2023</b>    | <b>Current vs Prior</b> | <b>Projected</b>   | <b>2024</b>       |
|----------------------|-------------------|---------------------|-------------------------|--------------------|-------------------|
|                      | <b>Actual</b>     | <b>Actual</b>       | <b>Inc/(Dec)</b>        | <b>2024</b>        | <b>Budget</b>     |
| Revenues:            |                   |                     |                         |                    |                   |
| Charges for Services | \$ -              | \$ 381,499          | \$ (381,499)            | -                  | \$ -              |
| Utility Charges      | -                 | 1,400               | (1,400)                 | -                  | -                 |
| Other Revenue        | 304,615           | 4,132,688           | (3,828,073)             | 406,153.33         | 416,000           |
| Total Revenues       | <u>\$ 304,615</u> | <u>\$ 4,515,587</u> | <u>\$ (4,210,972)</u>   | <u>\$ 406,153</u>  | <u>\$ 416,000</u> |
| Expenditures:        |                   |                     |                         |                    |                   |
| Generation           | \$ 146,597        | \$ 461,682          | (315,085)               | 445,463            | \$ 412,643        |
| Total Expenditures   | <u>\$ 146,597</u> | <u>\$ 461,682</u>   | <u>\$ (315,085)</u>     | <u>\$ 445,463</u>  | <u>\$ 412,643</u> |
| Net Postion          |                   |                     |                         |                    |                   |
| increase/(decrease)  | <u>\$ 158,018</u> | <u>\$ 4,053,905</u> | <u>\$ (3,895,887)</u>   | <u>\$ (39,309)</u> | <u>\$ 3,357</u>   |



# Monthly Report for Liquor Store - Council Report

September 2024

Percent of Year: 75%

## Sales by Month and Year-to-Date

| Month        | Sales 2024       | 3 Year Avg<br>Sales | 2023 Sales       | 2022 Sales       | 2021 Sales       |
|--------------|------------------|---------------------|------------------|------------------|------------------|
| January      | 249,337          | 273,051             | 260,897          | 264,251          | 294,006          |
| February     | 260,707          | 261,547             | 258,041          | 260,393          | 266,208          |
| March        | 295,583          | 287,247             | 287,155          | 270,023          | 304,564          |
| April        | 288,819          | 304,213             | 294,590          | 290,810          | 327,239          |
| May          | 359,929          | 355,446             | 359,963          | 340,284          | 366,090          |
| June         | 356,157          | 374,369             | 396,748          | 356,222          | 370,136          |
| July         | 387,761          | 392,975             | 384,900          | 387,670          | 406,355          |
| August       | 416,855          | 350,554             | 373,947          | 340,390          | 337,323          |
| September    | 367,288          | 345,602             | 364,982          | 342,075          | 329,748          |
| October      | -                | 315,011             | 320,361          | 292,066          | 332,607          |
| November     | -                | 307,724             | 314,976          | 297,905          | 310,290          |
| December     | -                | 385,837             | 386,886          | 394,885          | 375,740          |
| <b>Total</b> | <b>2,982,437</b> | <b>3,953,575</b>    | <b>4,003,446</b> | <b>3,836,975</b> | <b>4,020,305</b> |

|                         |        |                              |         |
|-------------------------|--------|------------------------------|---------|
| YTD Sales vs 3 Year Avg | 37,433 | YTD Sales as % of 3 Year Avg | 101.27% |
| YTD Sales vs 2023 Sales | 1,214  | YTD Sales as % of 2023 Sales | 100.04% |

## Gross Margin

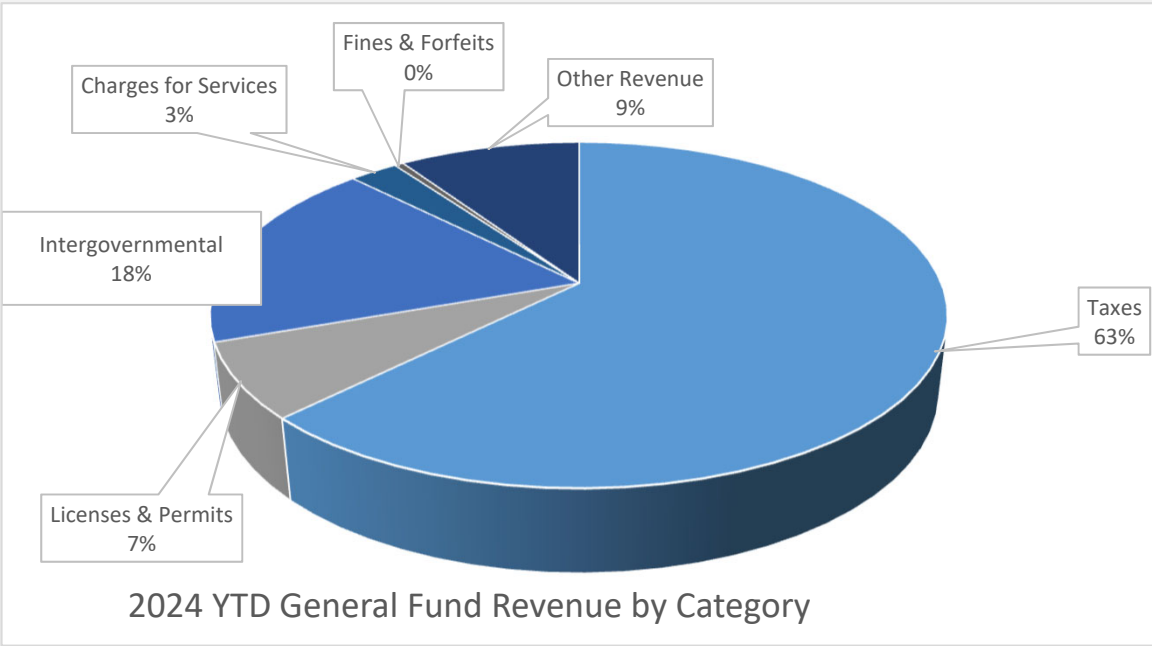
|               | 2024 Annual<br>Budget | Actual 2024<br>YTD | Actual<br>East | Actual<br>West |
|---------------|-----------------------|--------------------|----------------|----------------|
| Sales         | 3,985,320             | 2,980,351          | 2,121,748      | 858,603        |
| Cost of Sales | 2,909,588             | 2,189,319          | 1,570,508      | 618,811        |
| Gross Margin  | 1,075,732<br>27%      | 791,032<br>27%     | 551,240<br>26% | 239,792<br>28% |

### Gross Margin by Category - Budget vs Actual

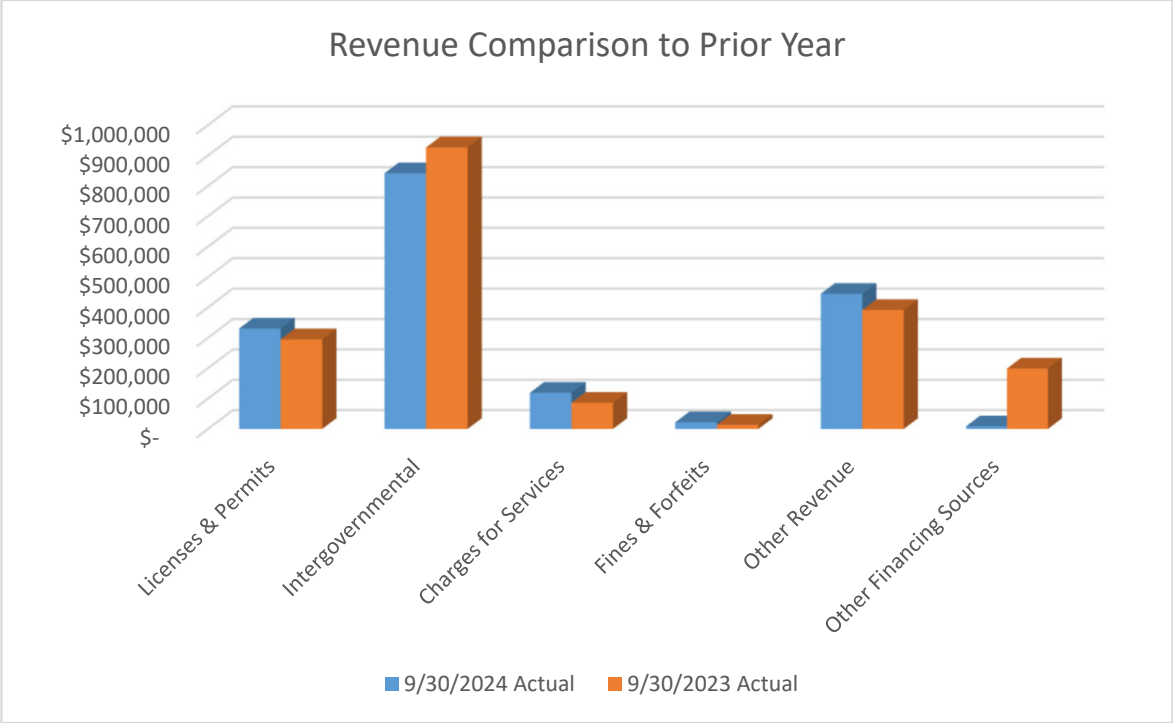
|               |                  |                |                |                |
|---------------|------------------|----------------|----------------|----------------|
| Liquor        | 421,492          | 282,243        | 200,902        | 81,341         |
| Beer          | 471,415          | 399,989        | 274,718        | 125,271        |
| Wine          | 139,135          | 90,574         | 56,882         | 33,692         |
| Non-Alcoholic | 43,379           | 19,909         | 19,383         | 526            |
| THC           | -                | (1,683)        | (645)          | (1,038)        |
| Other         | 311              | -              | -              | -              |
|               | <b>1,075,732</b> | <b>791,032</b> | <b>551,240</b> | <b>239,792</b> |

**NOTE:** Gross Margin measures the result of gross sales less the cost of goods sold

General Fund Charts



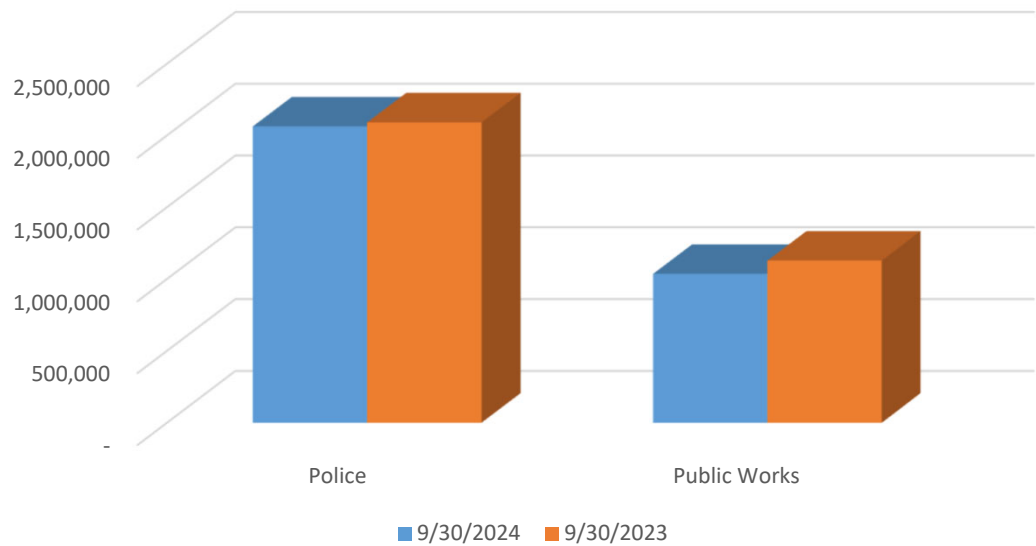
Property Taxes make up 63% of the revenue, the chart below shows all other revenue



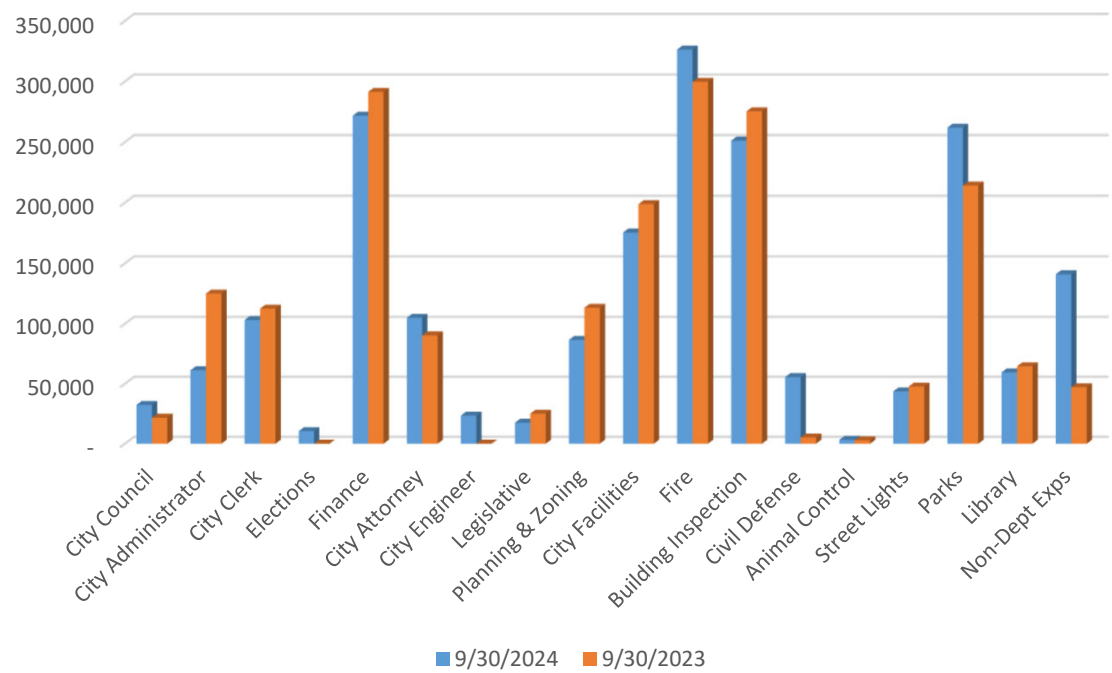
General Fund Charts

Police and Public Works account for 60% of the General Fund expenses. Therefore, they are being presented separately from the other departments.

2024 YTD Expenses for Police & Public Works



2024 YTD General Fund Expenses (excluding PD & PW)





**Prepared By: Sharon Wright, Finance Director**

**Presenter: Sharon Wright, Finance Director**

**Date: 11/19/2024**

**Board & Commission: City Council**

**Subject: Accounting Services Proposal Discussion**

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**Voting Requirements:**



SERVICE PROPOSAL FOR

# City of North Branch

6408 Elm Street, North Branch, Minnesota 55056

October 25, 2024

[abdosolutions.com](http://abdosolutions.com) | Mankato, MN - Edina, MN - Scottsdale, AZ

**Abdo**  
Financial  
Solutions

Proposed by

**Jean McGann, CPA**

Partner | Abdo

President | Abdo Financial Solutions

[jean.mcgann@abdoofs.com](mailto:jean.mcgann@abdoofs.com)

P 952.715.3059



Linda Woulfe, City Administrator  
City of North Branch  
6408 Elm Street  
North Branch, Minnesota 55056

October 25, 2024

Dear Linda,

Thank you for the opportunity to submit this proposal to the City of North Branch, Minnesota, (the City), for accounting services. Based on our past experience with cities of comparable size and complexity, we believe our structured contract with defined outcomes offered through Abdo Financial Solutions, LLC (Abdo FS), will provide the City with excellent financial services.

This proposal outlines the scope of services we believe will address the needs of the City. We appreciate the opportunity to have met with you to discuss how we can best service the City. The following are a few ways in which our Financial Solutions team can provide support:

- You indicated that timely and accurate bank reconciliations are a high priority for management and council; within our first ninety days of service, our team will work to identify discrepancies between the accounting records and the bank's records. We will provide a report on the adjusting entries required and explain our findings. We will also provide recommendations on monthly procedures to detect errors and maintain accurate financial records going forward.

The term of this contract shall be from November 13, 2024 through March 31, 2025.

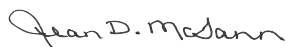
An Abdo FS representative will perform services remotely as noted in the Scope of Services page.

The investment required for our services is indicated on the value page, and this quote remains valid for thirty (30) days. Please note that Abdo FS is independent of the City as defined by auditing standards generally accepted in the United States of America.

Abdo FS acknowledges the City has retained an independent registered municipal advisor (IRMA) to assist and advise the City in evaluating information relating to the issuance of municipal securities and/or municipal financial products. Abdo FS acknowledges it is not the registered independent municipal advisor retained by the Municipal Entity Client. Abdo FS would like to thank the City for the opportunity to propose on these services. We look forward to exceeding your expectations and developing our long-term, mutually beneficial relationship.

Sincerely,

**Abdo Financial Solutions**



**Jean McGann, CPA**

Partner | Abdo

President | Abdo Financial Solutions, LLC



# The Abdo Difference

At Abdo, we believe in the importance of relationships. This core value is the foundation of our approach to delivering the best experience and outcomes for our clients. It's inherent in our people and the way we work. We know that for our clients to be successful, it takes more than having experience and credentials – we take the time to listen to their unique motivations, goals, and challenges. We truly care about their journey and where their path leads.

Our process is built around a deep commitment to every client:

*We light the path forward so you can proceed with **confidence**.*

*We're the **partner** you can trust to help you along the way.*

*We're the **catalyst** who empowers you to reach your goals.*



# Your Team

Based on our ability to provide the requested services, our shared core values, and an understanding of your unique needs, we have the resources, knowledge, people and services to light the path forward for your city.

We have assembled a team with relevant experience who are committed to working with you to ensure success. Each team member is briefly profiled below, and full biographies can be found in Appendix C.

Upon engaging with Abdo Financial Solutions, your core service team will be assigned. You will be provided a primary and secondary point of contact. We pride ourselves on a team approach to service delivery. This means that from time to time, individuals shown below may be called upon to support your contract. This helps to ensure that we are delivering the highest level of service, and you can rest assured that we have cross training in place. Our goal is consistent, quality service for your city.



**JEAN MCGANN, CPA**

**Partner and President**  
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**P** 952.715.3059



**JODI BURSHEIM**

**Senior Manager**  
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**RACHAEL GOSSELIN**

**Manager**  
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**Senior Associate**  
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**P** 952.243.0024



**DAVID MUELLER**

**Senior Associate**  
*david.mueller@abdofs.com*  
**P** 952.715.3076



# Government Experience

You can have confidence in our years of experience performing consulting services, the quality of the accounting services we offer and our understanding of the unique challenges our clients face in the government space. Since 1963, we've served cities just like yours. With an unwavering commitment to streamlining processes, training staff, and finding technology-based solutions, we proudly offer excellence in governmental consulting and auditing. Out of our 250-strong, talented staff, over 60 team members are 100% focused on government clients, which include over 100 cities and other governmental entities. By serving cities across Minnesota, we have become experts in the nuances of how to best support your city. Our expertise affords you a consulting experience that is painless. We do this by communicating up front, coming fully prepared, and being available throughout the year to support you.

## PROCESS

Our methods are centered around incorporating technology to deliver unparalleled solutions for government organizations. In addition to our consulting experience, our firm expertly performs outsourcing for governments giving us a wealth of experience in a consulting role. We don't believe in a one-size-fits-all mentality. So together, we'll focus on the needs that are relevant to your city and provide the right services to meet them with a customized methodology based on your needs. We're focused on developing creative, customized solutions to help your city mitigate costs and boost efficiency.

## FOCUS

Through continuous training and growth opportunities, we've established an environment with a focus on serving government entities. We spend more than 100 hours training and onboarding to ensure success for our clients. We truly hope that you partner with us to light the path forward for your organization.

## OUR QUALIFICATIONS

- GFOA and MNGFOA Association members
- Government operations training
- Consulting services for over 100 cities
- We've assisted many municipalities in preparing for the GFOA's Certificate of Achievement for Excellence awards in financial reporting



**OUR FINANCIAL MANAGEMENT AND CONSULTING SERVICES INCLUDE:**

- Budget process development
- Capital improvement planning
- Cash flow analysis
- Cost containment processes
- Debt management plans
- ERP system consulting
- Federal and State relations/grant consulting
- Finance Director services
- Financial management plans
- Financial reporting and analysis
- Fleet: Operations and replacement rate analysis
- Interim accounting and financial services
- Internal control evaluation
- Long-term strategic planning
- Payroll processing
- Policy development
- Process flows and efficiencies
- Project management
- Quarterly and monthly reporting to management
- Reconciliations
- Software implementation
- Utility/fee analysis
- Year-end audit preparation and financial statement preparation





# Value

We at Abdo FS help cities achieve their financial goals.

Our fees range from \$190 - \$510 per hour based upon the experience and level of the individuals to be assigned to perform your work. Fees are also based on the assumption and limitations outlined in the Scope of Services. Below are the fees for our services.

| STAFF LEVEL                     | HOURLY RATES * |
|---------------------------------|----------------|
| Partner                         | \$510          |
| Senior Manager                  | \$370          |
| Manager                         | \$310          |
| Senior Associate                | \$240 - \$255  |
| Associate/Accounting Specialist | \$190 - \$215  |

***\* Hourly rates are subject to change on September 1st each year***

We understand there is a large variance in our proposed rates. However, we'd like to assure you our top priority is delivering the highest value at the most economical cost to you. Our experienced project management team is committed to judiciously allocating tasks and resources to ensure the majority of the work will be executed at the lowest available rate, without compromising on the quality of the deliverables. We believe that with this approach, we can achieve a balance between cost-efficiency and excellence in execution.

The proposal is based on hourly rates to achieve the requested results. We anticipate the investment could range from \$35,000 - \$45,000.

This quote is valid for thirty (30) days.

Hourly fees will be invoiced monthly throughout the contract.

If we encounter unexpected challenges that requires additional time, we will communicate in advance and provide an estimate of additional time needed.

# Scope of Services

| ABDO FS CONTRACT TASK                                            | NORTH BRANCH RESPONSIBILITY                                                                                                                   |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Review cash and investment reconciliations information completed | Provide bank statements, general ledger detail, support for transactions, read-only access to accounting software, answer follow up questions |
| Reconcile cash and investments from 2023 to current              | Review and approve                                                                                                                            |
| Identify discrepancies and provide adjusting entries             | Review and approve                                                                                                                            |
| Recommend process to detect errors going forward                 | Review and provide input                                                                                                                      |

# Technology



We believe technology should enhance our service offerings, making our work less intrusive, our time with you more productive and everyone's data more secure. The use of technology in our financial accounting and consulting services enables us to streamline our processes and helps to automate certain functions of our work so we are able to spend more time analyzing our results and working directly with you.

Through the outbreak of COVID-19, our team has been able to seamlessly move to a completely remote work environment with no loss of productivity, cooperation, or communication. Since March 17, 2020, our staff has been successfully conducting remote financial accounting and consulting services using the latest video conferencing and secure file sharing technology. Through Zoom, Microsoft Teams, or whatever technology your city may use, our team will continue to work through normal procedures, including regular meetings with you during the engagement to ensure effective collaboration with your team.

We take the security of our client's data - and our own - very seriously. A number of systems are in place to ensure the safety of your city's data. We operate on a remote distributed infrastructure leveraging Microsoft's Cloud Platform Azure. This not only allows our staff to securely work from any computer, anywhere, any time, but also provides large-scale, cutting-edge technology and security for your data. Your data is housed in secure data centers that reside exclusively in the U.S. and not on laptops or local servers which could be stolen or misplaced. We continually provide security awareness training to our staff members to ensure they are good digital stewards of your data. In addition to this, we also consult bi annually with 3rd party security experts to conduct risk assessments and conduct annual penetration tests.

## IT ALSO MEANS:



All firm staff use dual authentication to ensure that every login to our remote environment is secure and authorized.



All data is saved on redundant servers and data centers so if one server fails, another immediately takes over with no data lost.



All data is backed up continually which means we always have an extra copy for safe-keeping.



All incoming emails, attachments, and embedded links are scanned for viruses prior to landing in our inbox, which allows us to operate with more protection from phishing emails, malware attacks, and other digital threats.

Our cloud platform, Azure, is globally trusted by companies and governments and has numerous security compliance standard they adhere to. Reports of these can be provided as requested.

# What Our Clients Say

## CLIENT REFERENCES

One of the things we enjoy most about our work is developing long-term relationships with our clients and watching their city thrive as we help them to evolve and grow. Our clients listed below serve as a sample of references of those we partner with for their financial accounting and consulting services. Additional references are available upon request.



### CITY OF CRYSTAL, MN

*Kim Therres*  
*Assistant City Manager*  
**P 763.531.1132**

#### SERVICES PROVIDED

*Long-term Plan*  
*Outsourced Finance Director*  
*Process Evaluation (ProEval)*  
*Utility Rate Study*  
*Budgeting*  
*Audit Preparation*  
*Utility Billing*  
*Payroll Processing*

### CITY OF NEW HOPE, MN

*Valerie Leone*  
*City Clerk / Treasurer*  
**P 763.531.5117**

#### SERVICES PROVIDED

*Outsourced Finance Director*  
*Audit Preparation*  
*Long-term Plan*  
*Budgeting*

### CITY OF HUXLEY, IA

*David Haugland*  
*City Administrator*  
**P 515.597.2561**

#### SERVICES PROVIDED

*Bank and Investment Reconciliation*

### CITY OF

### CORALVILLE, IA

*Kelly Hayworth*  
*City Administrator*  
**P 319.248.1700**

#### SERVICES PROVIDED

*Bank and Investment Reconciliation*

# Value-Added Services

When you partner with Abdo, you get access to our entire catalog of services. Below is a selection of the additional solutions that we believe could be of great value to your city. If you have need of these services, please reach out to us so we can help! Our additional service offerings can be found at [www.abdosolutions.com](http://www.abdosolutions.com).

## ABDO FINANCIAL SOLUTIONS INTERIM ACCOUNTING SERVICES

With a staff of experienced professionals, we develop and implement creative solutions for entities of all shapes and sizes. We rely on a proven process to provide your city with the very best quality and value in financial management solutions. Our outsourced accounting and financial services include:

- Monthly accounting
- Temporary accounting help
- Finance Director outsourcing

## HR & PAYROLL SERVICES

**We help employers better support their most valuable resource...their people.** Having clear and consistent HR practices that best suit the individuality of your city is key, even more so in today's tight employment environment. And because the right policies are just as important, we lend our HR expertise to help you strategically plan for your future.

We help cities with:

- Employee management and development
- Regulatory compliance
- Benefits analysis and administration, including the Affordable Care Act (ACA) and workers' compensation
- HR/Payroll software implementation and management
- Advisory services such as specialized labor cost analysis, compensation studies, and HR process development and implementation



### **ACCOUNTING & FINANCIAL SERVICES OUTSOURCING**

With a staff of experienced professionals, we develop and implement creative solutions for cities of all shapes and sizes. We rely on a proven process to provide your city with the very best quality and value in financial management solutions.

Our outsourced accounting and financial services include:

- Monthly accounting
- Temporary accounting help
- CFO/Finance Director outsourcing

### **FINANCIAL REPORTING STANDARDS CHANGES**

We live in a world of constantly changing rules and standards when it comes to accounting and financial statement reporting. From one-on-one consulting to training for your entire financial team, we can help.

- Training on upcoming and current changes
- Lease contract analysis
- Revenue recognition standards

## FINANCIAL MANAGEMENT

As a provider of financial management services for local governments and nonprofit agencies, Abdo Financial Solutions has helped hundreds of municipalities throughout Minnesota operate more efficiently.

Are you stretched too thin to focus on the long-term plan? We partner with you to develop strategies and improve existing processes. We draw upon our specialized expertise and technical know-how to deliver creative - and customized - solutions for operating within a tough economic climate. We evaluate your finance department's processes and procedures and identify areas to improve upon while uncovering potential cost-savings.

We partner with you to enhance your city's outcomes and make certain you have the financial information you need to make data-driven decisions. Our financial management and consulting services include:

- Budget Development
- Capital Improvement Planning
- Cash Flow Analysis
- Cost Containment Processes
- Debt Management Planning and Analysis
- ERP System Consulting
- Financial Management Plans
- Financial Reporting and Analysis
- Fleet: Operations and Replacement Rate Development and Analysis
- Interim Accounting and Financial Services
- Internal Control Evaluation
- Long-term Strategic Planning
- Payroll Processing
- Policy Development
- Process Flow Evaluation
- Project Management
- Quarterly and Monthly Reporting to Management
- Reconciliations
- Software Implementation
- Utility Rate Study
- Year-end Audit Preparation and Financial Statement Preparation



## *An ongoing quest to be better, together*

### OUR COMMITMENT TO DIVERSITY, EQUITY, & INCLUSION

At Abdo, we recognize the need for continuous improvement in diversity, equity and inclusion initiatives throughout our firm and the accounting industry at large. We believe that when we understand each other better, we grow better together.

Over the past year, we have increased our efforts to promote diversity, equity, and inclusion within our firm and community through implicit/unconscious bias, anti-harassment, and interview training. Our Diversity, Equity, and Inclusion Committee continues to implement new ideas, projects, and initiatives to move our firm forward through learning, understanding, and improving on these issues.

We continue to increase our number of women at the highest leadership level. We strive for continued growth in our ability to attract and retain women and people of color within our firm and we are working towards greater equity and diversity for all within our industry.

In order to build a more inclusive work environment, the firm has implemented diversity and inclusion education through partnering with expert speakers and trainers. Please let us know if you have any ideas on how we can improve diversity, equity, and inclusion at Abdo.



**61%**

of our employees  
are female



**51%**

of our  
management level  
employees are  
female



**23%**

of our interns this  
year were people  
of color

## ABDO DIVERSE SCHOLARSHIP & INTERNSHIP PROGRAM

Abdo was a proud co-sponsor of the AICPA PCPS George Willie Ethnically Diverse Student Scholarship & Internship, which allows 10 ethnically diverse accounting students the opportunity to be awarded internships with a firm that has been selected by the AICPA. Upon conclusion of this successful partnership, we were inspired to create our own DEI Sponsorship program, annually awarding a rising diverse accounting student a scholarship & internship.



## DEI Initiatives



### PARTNERSHIP WITH NABA

Abdo is proud to sponsor the Minnesota State University, Mankato Chapter of NABA (National Association of Black Accountants) Inc. NABA is committed to increasing the number of African Americans in the accounting and finance professions and to promoting their success. As a firm, we are invested in not only increasing diversity within our organization but support diversifying the industry as a whole. We are committed to providing guidance and mentorship along with financial support to this organization.



### GREATER MANKATO GROWTH DEI COLLABORATIVE

Abdo is a founding sponsor and member of Greater Mankato Growth's (the Mankato region's chamber of commerce) DEI Collaborative. This collaborative was formed to discuss what we could do as individuals, organizations, and the community to increase diversity and make our community a welcoming one. Together, we explored our individual biases, developed action plans to make a difference within our organization, and pledged to continue the work to make our community inclusive.

### CEO ACTION PLEDGE

We are proud signatories of the CEO Action Pledge, a pledge signed by CEOs from different sectors, sizes, and geographical area to support more inclusive workplaces. As part of this pledge, we work toward goals including DEI education and recruiting. We promise to have the difficult conversations and make our firm, and this industry—one that better reflects the communities we live and work.

CEO **ACT!ON** FOR  
DIVERSITY & INCLUSION

### YWCA

We are committed to the continued support and advancement of women in our firm and in our communities. One of the ways we do this is through a partnership with YWCA Mankato, an organization whose mission is dedicated to eliminating racism, empowering women, and promoting peace, justice, freedom and dignity for all. We are proud sponsors of the Elizabeth Kearney Women's Leadership Program, Women's Leadership Conference, and Women of Distinction event.



### COMMUNITY INVOLVEMENT

Every year, we come together as a firm to participate in what we call a "Day of Action." This gives us an opportunity to give back to organizations within our communities that support underserved populations. You can catch us volunteering at a food shelf, building houses, or helping at an After School Program. In addition, the firm pledges 24 hours of VTO (Volunteer Time Off), for each employee to volunteer at the nonprofit of their choosing. We truly believe we are better, together.

# Why Partner with Abdo

## LIGHTING THE PATH FORWARD

In a world of ever-changing complexity, people need caring, empathetic and highly skilled professionals they can depend on to provide the right advice and solutions for them. Our clients seek growth and success, but also want security and confidence. For over 60 years, Abdo has provided insights for our clients to help them achieve their goals.

That same innovative spirit is also what has earned us the title of being one of the top accounting firms in the Midwest. Abdo is a better firm today because of the efforts we made to support a culture driven by our core values of growth, relationships, and teamwork.

With this foundation in place, we have successfully helped our clients identify and break through their own growth barriers. Every challenge they face is an opportunity for us to listen, understand and empower them with solutions and a plan to achieve their goals. It's fulfilling to serve as the catalyst that helps them overcome obstacles that block their progress.

When it comes to our working relationships, we are partners. We're confidants. We're the catalyst that sparks true business growth, providing guidance through every challenge and opportunity along the way.

## ABOUT ABDO

Abdo is a full-service accounting and consulting firm that delivers customized strategies and innovative solutions to help businesses, governments and nonprofits succeed. With more than 200 professionals and over six decades of experience, Abdo is ranked as one of the top accounting firms in the Midwest. It is a licensed CPA firm with offices located in Minneapolis and Mankato, Minnesota, and Scottsdale, AZ. Abdo's commitment to its clients is to gain in-depth knowledge of their unique challenges, opportunities, and needs. Through this consultative approach, Abdo partners with organization leaders to light the path forward to confidently reach their goals.

*"Listening to our clients' needs, understanding their challenges, and adjusting how we work together is key to our partnership with the people we serve."*

-- **Steve McDonald, CPA** | *Managing Partner*





# Appendix A

AGREEMENT FOR FINANCIAL SERVICES

# Agreement for Financial Services

THIS AGREEMENT, is made and entered into on October 25, 2024 by and between the City of North Branch, Minnesota (hereinafter referred to as the "Client"), and Abdo Financial Solutions (hereinafter referred to as the "Contractor").

## Articles of Agreement & Recitals

WHEREAS, the Client is authorized and empowered to secure from time to time certain professional services through contracts with qualified consultants; and

WHEREAS, the Contractor understands and agrees that:

1. The Contractor will act as an Independent Contractor in the performance of all duties under this Agreement. Accordingly, the Contractor shall be responsible for payment of all taxes, including federal, state and local taxes and professional/business license fees arising out of the Contractor's activities;
2. The Contractor shall have no authority to bind the Client for the performance of any services or to obligate the Client. The Contractor is not an agent, servant, or employee of the Client and shall not make any such representations or hold himself/herself out as such;
3. The Contractor shall be the exclusive outsourced accounting service provider for the Client during the term of this Agreement;
4. The Contractor shall perform all professional services in a competent and professional manner, acting in the best interests of the Client at all times.
5. The Contractor shall not accrue any continuing contract rights for the services performed under this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, it is agreed as follows:

## ARTICLE I

### INCORPORATION OF RECITALS

The recitals and agreement set forth above are hereby incorporated into this Agreement.

## ARTICLE II

### LIABILITY INSURANCE

**Section 1 Liability Insurance:** The Contractor shall obtain professional liability insurance, at their expense with liability insurance coverage minimums in the amount of \$2,000,000, which Contractor must secure and maintain during the term of this Agreement. Contractor will provide Client with proof of liability insurance coverage under this Agreement in writing upon request by the Client.

### ARTICLE III

#### DURATION OF THE AGREEMENT

**Section 1 Duration:** This Agreement shall commence upon date of execution by all parties and will remain in effect until March 31, 2025 unless earlier terminated as provided in Sections 2 and 3.

**Section 2 Client's Termination Rights:** The Client may terminate this Agreement upon sixty (60) days written notice in the event the Client determines in its sole discretion that it is not in the Client's best interest to continue using Contractor's services. The Client may terminate on ten (10) days written notice if the Contractor fails to perform its obligations under this Agreement.

**Section 3 Contractor's Termination Rights:** Contractor may terminate this Agreement upon thirty (30) days written notice to Client in the event Client does not pay Contractor compensation as required under Article 5, Section 9 within fifteen (15) days after invoice is received by Client. In the event of non-payment within thirty (30) days, Contractor shall give the Client an opportunity to cure the default by giving a notice of such non-payment and an additional five (5) days after the Client's receipt of the notice to remit such payment, prior to giving a notice of termination. Contractor can also terminate the Agreement with one hundred twenty (120) days written notice if the Contractor believes it is in its best interests to terminate the Agreement.

### ARTICLE IV

#### GENERAL

**Section 1 Authorized Client Agent:** The Client's authorized agent for the purpose of administration of this Agreement is the City Administrator. Said agent shall have final authority for approval and acceptance of the Contractor's services performed under this Agreement and shall further have responsibility for administration of the terms and conditions of this Agreement. All notices under this Agreement shall be sent to the person and address indicated below on the signature lines.

**Section 2 Amendments:** No amendments or variations of the terms and conditions of this Agreement shall be valid unless in writing and signed by the parties.

**Section 3 Assignability:** The Contractor's rights and obligations under this Agreement are not assignable or transferable.

**Section 4 Data:** Any data or materials, including, but not limited to, reports, studies, photographs, negatives, or any and all other documents prepared by the Contractor or its outside consultants in the performance of the Contractor's obligations under this Agreement shall be the exclusive property of the Client, and any such data and materials shall be remitted to the Client by the Contractor upon completion, expiration, or termination of this Agreement. Further, any such data and materials shall be treated and maintained by the Contractor and its outside consultants in accordance with applicable federal, state and local laws. Further, Contractor will have access to data collected or maintained by the Client to the extent necessary to perform Contractor's obligations under this Agreement. Contractor agrees to maintain all data obtained from the Client in the same manner as the Client is required under the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13 or other applicable law (hereinafter referred to as the "Act"). Contractor will not release or disclose the contents of data classified as not public to any person except at the written direction of the Client. Upon receipt of a request to obtain and/or review data as defined in the Act, Contractor will immediately notify the Client. The Client shall provide written direction to Contractor regarding the request within a reasonable time, not to exceed fifteen (15) days. The Client agrees to indemnify, hold harmless and defend Contractor for any liability, expense, cost, damages, claim, and action, including attorneys' fees, arising out of or related to Contractor's complying with the Client's direction. Subject to the aforementioned, Contractor agrees to defend and indemnify the Client from any claim, liability, damage or loss asserted against the Client as a result of Contractor's failure to comply with the requirements of the Act. Upon termination and/or completion of this Agreement, Contractor agrees to return all data to the Client, as requested by the Client.

## ARTICLE IV - CONTINUED

### GENERAL (CONTINUED)

**Section 5 Entire Agreement:** This Agreement is the entire agreement between the Client and the Contractor, and it supersedes all prior written or oral agreements. There are no other covenants, promises, undertakings, or understandings outside of this Agreement other than those specifically set forth. Any term, condition, prior course of dealing, course of performance, usage of trade, understanding, or agreement purporting to modify, vary, supplement, or explain any provision of this Agreement is null and void and of no effect unless in writing and signed by representatives of both parties authorized to amend this Agreement.

**Section 6 Severability:** All terms and covenants contained in this Agreement are severable. In the event any provision of this Agreement shall be held invalid by any court of competent jurisdiction, this Agreement shall be interpreted as if such invalid terms or covenants were not contained herein, and such holding shall not invalidate or render unenforceable any other provision hereof.

**Section 7 Contractor Fiscal Decision Waiver:** Contractor is responsible for providing the Client with timely and accurate financial recommendations and information that allows the Council the ability to make final financial decisions. Contractor will provide final financial recommendations but is not responsible for the final decisions made regarding financial matters.

**Section 8 Compensation:** The parties agree that the Contractor shall be paid compensation for the services provided hereunder, payable for work performed in accordance with this Agreement, based on the fees indicated on the Value page of this proposal. Additional fees will not be incurred without prior approval of the Client.

Initial invoice for anticipated first month fees will be sent within 10 days of the execution of this agreement. Monthly installment fees will be invoiced throughout the remainder of this Agreement. If the Agreement is for an hourly fee basis, invoices will be sent monthly.

**Section 9 Additional Services:** Should the Client request additional services in addition to the Contracted Services, the Contractor will provide the Client with proposed fees for the services to be provided. The Client shall provide a written or electronic confirmation prior to the proposed services implementation.

**Section 10 Outside Contractors:** It shall be the responsibility of Contractor to compensate any other outside consultants retained or hired by Contractor to fulfill their obligations under this Agreement and shall be responsible for their work and Contractor, by using outside contractors, shall not be relieved of its obligations under this Agreement.

**Section 11 Municipal Advisor:** Abdo FS acknowledges the Client may/has retained an independent registered municipal advisor (IRMA) to assist and advise the Client in evaluating information relating to the issuance of municipal securities and/or municipal financial products. Abdo FS acknowledges the Client will rely on advice from their IRMA. Abdo FS will have no recourse against the Client or its IRMA, regarding action or inaction relating to evaluating, commenting on, or responding to financial projects or information received under this Agreement. Abdo FS acknowledges it is not the registered independent municipal advisor retained by the Municipal Entity Client.

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# Appendix B

AGREEMENT FOR THE PROVISION OF  
PROFESSIONAL SERVICES



# Agreement for the Provision of Professional Services

WHEREFORE, this Agreement was entered into on the date set forth below and the undersigned, by execution hereof, represent that they are authorized to enter into this Agreement on behalf of the respective parties and state that this Agreement has been read by them and that the undersigned understand and fully agree to each, all and every provision hereof, and hereby, acknowledge receipt of a copy hereof.

**City of North Branch**

6408 Elm Street

North Branch, Minnesota 55056



SIGNATURE

Linda Woulfe

**Abdo Financial Solutions, LLC**

5201 Eden Avenue, Suite 250

Edina, Minnesota 55436

A handwritten signature in black ink that reads "Jean D. McGann".

**Jean McGann, CPA**

Partner | Abdo

President | Abdo Financial Solutions

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# Appendix C

TEAM BIOS



# Jean McGann

## CPA

President | Abdo Financial Solutions

Partner | Abdo

jean.mcgann@abdofs.com

**P** 952.715.3059

Jean is a seasoned professional with over 30 years of experience in government finance and auditing. Since joining the team in 2013, she has been instrumental in designing unique solutions that enhance efficiency and reduce costs. Her wealth of experience has equipped her with invaluable skills in coaching and mentoring, accounting and financial management, process evaluations, and long-term planning. Jean's acumen extends beyond finance and auditing; she is adept at identifying and implementing cost containment processes, policy development, and internal control evaluation.

### EDUCATION

- Bachelor of Arts, Buena Vista University- Storm Lake, Iowa
- Continuing professional education

### PROFESSIONAL MEMBERSHIPS

- Minnesota and Arizona Society of Certified Public Accountants
- American Institute of Certified Public Accountants
- Government Finance Officers Association of the United States and Canada
- Minnesota and Arizona Government Finance Officers Association
- Minnesota Clerks & Finance Officers Association

### AFFILIATIONS

- Finance and Audit Committee Member for Project for Pride in Living
- Arizona Women Leading Government Member
- Arizona Government Finance Officers Education Committee
- Circle the Lake Volunteer

### QUALIFICATIONS

- Expertise in managing financial operations, ensuring compliance, and optimizing financial performance
- Skilled in evaluating processes and implementing improvements to enhance efficiency and effectiveness
- Experienced in developing and implementing ERP systems tailored to organizational needs
- Adept at strategic planning, forecasting, and preparing for future financial challenges and opportunities
- Proficient in conducting detailed studies to manage utility rates and organizational debt
- Proven ability to identify cost-saving opportunities and streamline processes for better performance
- Experienced in developing policies and evaluating internal controls to ensure robust governance
- Strong project management skills, ensuring projects are completed on time, within scope, and on budget
- Delivered presentations for the League of MN Cities, MN Clerk and Finance Officer Association, and Arizona



# Jodi Bursheim

Senior Manager | Abdo Financial Solutions

jodi.bursheim@abdofs.com

**P** 952.715.3064

Jodi joined the Firm as a Senior Manager in the Financial Solutions department in 2021. Prior to joining Abdo, Jodi spent fourteen years as Finance Manager of the City of Plymouth and seven years as Assistant Finance Director at the City of St. Louis Park. She has a wealth of knowledge and experience in all aspects of governmental finance, including, but not limited to: budgeting, financial reviews, monthly and annual reporting, cash flow projects, evaluation and development of internal controls, and development of financial studies such as debt studies, financial analysis and capital projects.

## EDUCATION

- Augsburg College
- Anoka Technical College
- Continuing professional education

## PROFESSIONAL MEMBERSHIPS

- Minnesota Government Finance Officers Association

## QUALIFICATIONS

- 21 years of experience working in governmental accounting for Minnesota municipalities and 10+ years experience in finance
- Experience in budgeting & budgetary control, financial reviews, cash flow projections, cost analysis, monthly and annual reporting, evaluating and developing internal controls
- Experience in development of long-range planning tools, including 10-year financial forecasts and 10-year capital improvement plans
- Experience in preparation of financial studies including debt studies, utility analysis, and capital projects
- Experience managing utility billing systems, assisting in system conversions (utility billing, fixed asset and financial systems), as well as implementation of a fully integrated accounting system
- Strong leadership skills having managed finance teams/departments, participation in leadership meetings, and preparation of Council reports and attendance at City Council meetings
- Process improvement and development to strengthen internal controls
- Experience with Quicken, JDE, Hubble, and Tyler (New World systems) financial software, Engagement, and extensive experience with Microsoft Office technology



# Maari Berg

Manager | Abdo Financial Solutions  
maari.berg@abdofs.com  
P 952.715.3017

Maari joined the Firm in 2021 as a Manager in the Financial Solutions department. Prior to joining Abdo FS, she spent nine years working for the City of Plymouth in Consulting and Accounting Supervisor roles. In these roles, Maari was involved in most facets of the day-to-day operations of governmental finance and had a strong focus on process improvements. Maari's experience also includes over two years as a governmental auditor and five years in private industry.

## EDUCATION

- Bachelor of Arts in Accounting, Concordia College - Moorhead
- Certified Public Accountant (inactive)
- Continuing professional education

## QUALIFICATIONS

- Over ten years experience working with local governments and five years experience in the private sector
- Experience in a variety of roles within local government, including, but not limited to: monthly and annual reporting, audit preparation, budget development, transit reporting, training and supervising staff, utility billing, payroll, and grant accounting and reporting
- Project management experience in leading a budget and capital improvement plan software implementation
- Experience in analyzing processes and providing recommendations to increase the efficiency, accuracy, and transparency
- Experience in policy and procedures development
- Proficient in Tyler Technologies New World Systems and Questica Budget software systems





# Kelli Truver

## PHD

Manager | Abdo Financial Solutions

kelli.truver@abdofs.com

**P** 952.395.9534

Kelli joined the Abdo Financial Solutions team in 2022. Kelli has extensive experience in managing nonprofits and small communities. Prior to joining the Abdo team, Kelli worked in various municipal roles, serving as the City Administrator and Auditor for Cavalier, North Dakota, as well as the Interim City Administrator and Auditor for Pembina, North Dakota. Kelli has a variety of skills spanning across numerous organizations, including, but not limited to: strategic planning, project management, risk management, budgeting and finance, data analysis, policy analysis, and tourism development.

### EDUCATION

- Associate's Degree in Mathematics & Spanish, Mohave Community College
- Bachelor of Science in Accounting, Kaplan University
- Master in Business Administration in Public Administration & Global Management, Ashford University
- PhD in Public Administration, Northcentral University
- Continuing professional education

### PROFESSIONAL MEMBERSHIPS

- Certified City Auditor, Municipal Finance Officers Association

### QUALIFICATIONS

- Works extensively with Banyon, Tyler Technologies, and QuickBooks Online software
- Experience in bank reconciliations, payroll processing, AP/AR, budgeting, and utility billing
- Experience in software implementation, process evaluations and comprehensive evaluations of client processes to implement efficiencies
- Experience in analyzing processes and providing recommendations to increase efficiency, accuracy, and transparency, as well as policy and procedure development
- Experience overseeing the operations of local municipalities and providing education to City Council members
- Has been involved in many speaking panels covering various topics for the North Dakota League of Cities, North Dakota Travel Industry Conference, Missouri River Energy Services, and the American Society of Public Administration
- Experience with Microsoft Office Suite and XCM Task Management



# Rachael Gosselin

Manager | Abdo Financial Solutions  
rachael.gosselin@abdofs.com  
P 952.835.9090

Rachael joined the Abdo Financial Solutions team in 2024. She joins the team with over 16 years of accounting experience, specializing in local government roles. Prior to joining the Firm, she served in various finance roles, such as Finance Director, Finance Officer, and Senior Accountant for cities in New Hampshire and Florida. Most recently, she served as Finance Director for the City of Port Richey, Florida. In this role, she was responsible for overseeing the financials for a \$21 million dollar budget, analyze budget and financial data, preparation of reports, managing the annual audit, supervision of a Finance Clerk position, and developed long-range capital improvement plans.

## EDUCATION

- Bachelor of Science in Finance, Southern New Hampshire University
  - *Minor in Economics*
- Master of Science in Accounting, Southern New Hampshire University
- Continuing professional education

## AFFILIATIONS

- Junior League of Clearwater-Dunedin, Fund Development Active Member

## QUALIFICATIONS

- Experience in software systems such as Infor Lawson, Black Mountain, Accufund and Tyler Technologies
- Experience in financial management for local governments, including providing and implementing recommendations to streamline processes, utilize technologies and update policies
- Experience in budget preparation and management
- Experience managing annual audits, including compilation of the Annual Comprehensive Financial Report
- Experience in long-range capital improvement plans, month and year-end close, financial and cost analysis, fixed assets, journal entries, and reconciliations
- Experience in overseeing staff in finance roles, which assisted in AP, AR, payroll, purchasing and fixed assets



# Amber Chrudimsky

Senior Associate | Abdo Financial Solutions

amber.chrudimsky@abdofs.com

**P** 952.715.3021

Amber joined the Firm's Financial Solutions department in 2021. Prior to joining Abdo FS, Amber spent seven years as Finance Clerk for the City of Plymouth. She has a wealth of knowledge and experience in utility billing and customer service roles within local governments. She is highly trained and skilled in utility billing and special assessments and has provided customer service and training to internal and external clients.

## EDUCATION

- Bachelor of Arts in Management, Hamline University School of Business
- Continuing professional education

## QUALIFICATIONS

- 10 years of experience working with local governments
- Utility billing experience for 22,000 accounts, including, but not limited to: scheduling meter readings, process final bills, prepare procedural manuals, ensure bills are calculated accurately, audit completed reads and consumption data, create new accounts, customer service backup and answering questions about utility bills and water usage
- Experience in bank reconciliations, cash and investment reconciliations, quarterly reporting, budget development, audit preparation, cash receipts, accounts receivable and accounts payable
- Experience in software conversions, process documentation and automation implementation
- Prior experience as an integral team member of a utility billing software conversion team and prior leader of a special assessment software conversion
- 3 years of QuickBooks experience



# Natalie Doran

Senior Associate | Abdo Financial Solutions

natalie.doran@abdofs.com

**P** 952.243.0024

Natalie joined the Firm as an Associate in the Financial Solutions department in 2022 after completing her finance and accounting degree from the University of Wisconsin – Eau Claire. Prior to joining Abdo, Natalie worked at a third-party administrator firm as a Retirement Plan Consultant Intern. She is currently working towards her Master's of Accountancy from Minnesota State University, Mankato and pursuing her CPA license.

## EDUCATION

- Bachelor of Business Administration in Finance and Accounting, University of Wisconsin - Eau Claire
- Continuing professional education

## AFFILIATIONS

- Beta Gamma Sigma - The International Business Honor Society

## QUALIFICATIONS

- 2 years experience with working in governmental accounting for local governments in Minnesota
- Experience in a variety of roles within local governments including, but not limited to: monthly and quarterly reporting, audit preparation, processing support services, and training staff
- Areas of expertise include: bank reconciliation, accounts receivable, journal entries, fixed assets, and purchasing card processing
- Experience with softwares such as Banyon, QuickBooks, Oracle - JD Edwards, Hubble, Engagement, PowerBI, and Microsoft Office Technology



# David Mueller

Senior Associate | Abdo Financial Solutions

david.mueller@abdofs.com

**P** 952.715.3076

David joined Abdo in 2023 as a member of the Financial Solutions team. Prior to joining Abdo, David spent 7 years working in various roles for Scott County. His most recent experience was as a Taxation Supervisor.

## EDUCATION

- Bachelor's Degree in Finance and Economics, Concordia University, Wisconsin
- Master Certificate, National Association of Counties High Performance Leadership
- Continuing professional education

## PROFESSIONAL MEMBERSHIPS

- Minnesota Government Finance Officers Association

## QUALIFICATIONS

- 7 years of experience working with local governments in governmental accounting and property tax Administration
- Certified in Property Tax Calculation through Minnesota Department of Revenue
- Experience with property tax settlement
- Experience with GASB implementation, including GASB 87 (Leases) & GASB 96 (Subscription-Based Information Technology Arrangements)
- Experience with account and bank reconciliations
- Strong leadership skills having managed tax department and participated in leadership meetings
- Experience with process mapping and assisting with process improvement
- Experience with AS400, Aumentum, and Tyler tax software
- Experience with QuickBooks, Banyon, Tyler (incode), LeaseCrunch, and DebtBook financial software





**Prepared By: Shawn Williams, Public Works Director**

**Presenter: Shawn Williams, Public Works Director**

**Date: 11/21/2024**

**Board & Commission: City Council**

**Subject: Tri-Deck Mower Purchase**

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The tri-deck mower proposal from Olson Power has been updated to provide more detail as requested at the November 12 council meeting.

**The background information from the November 12 report is below for your reference.**

During the City's 2024 budget process, public works had a tri-deck 22 ft. pull behind mower in the CIP to be purchased in 2025 to replace the current mower that is over 20 years old, worn out and in need of replacement. This mower has been in the CIP to be replaced for the last 5 years and has been pushed off due to lack of funding. I mentioned during our budget sessions I would be willing to use \$40K I had in this year's budget, which was for our pickup truck replacement program to fund this mower, and there was council consensus to move forward with the purchase. The public works pickup replacement program will now be funded through the city's equipment replacement program, also discussed at the budget meetings. The old mower will be sold on Munci-Bid Public Online Auctions, a site the city uses to dispose of equipment no longer needed. The useful life of this type of mower is 10-15 years depending on use and mowing conditions.

I have obtained two quotes for this purchase and are shown in the table below, and attached for your reference. My recommendation is for council to consider approving the low quote and purchase the mower from Olson Power and Equipment located in North Branch, MN for the amount of \$35,382.00. There is no negative financial impact as this funding is in the 2024 budget.

| <b>Supplier</b>                             | <b>Price</b> |
|---------------------------------------------|--------------|
| Olson Power and Equipment, North Branch, MN | \$35,382.00  |
| Lano Equipment Inc., Anoka, Mn              | \$39,148.00  |

**Voting Requirements:**

**Voting Options          Simple Majority**



3021 W 133rd St • Shakopee, MN 55379 • 952-445-6310  
6140 Hwy 10 NW • Anoka, MN 55303 • 763-323-1720  
23580 Hwy 55 • Loretto, MN 55357 • 763-479-8200  
www.lanoequip.com • www.lanoeq.com • www.lanogardengear.com

## QUOTE - DO NOT PAY

Quote: 02-173443

Date: 3/6/2024

PO: AFM4522

CustId: CITYNORTHBRANCH

Cust Email: richardf@ci.north-branch.mn.us

Phone: (651) 756-9982

Salesperson: Scott.F

User: Scott.F

Bill To:

CITY OF NORTH BRANCH

6408 ELM ST

PO BOX 910

NORTH BRANCH, MN 55056 US

Ship To:

39276 GRAND AVE N

NORTH BRANCH, MN 55056 US

MN STATE CONTRACT RELEASE T-632(5) CONTRACT #227422 EXPIRES MARCH 31ST, 2024

| Item          | Type | Description                                        | Qty     | Tax | Price        | Discount | Net Price          |
|---------------|------|----------------------------------------------------|---------|-----|--------------|----------|--------------------|
| MOWER         | QU   | LAND PRIDE MOWER                                   | 1.0000  |     | \$46,643.00  |          |                    |
|               |      | ATA - LAND PRIDE AFM4522 FLEX MOWER, 21'9", HYD UN |         |     |              |          |                    |
|               |      | Line Discount: 7.00%                               |         |     | (\$3,265.01) |          |                    |
|               |      | <b>Total MOWER</b>                                 |         |     |              |          | \$43,377.99        |
| 315-722A      | PA   | LAN - HYD WING UNLOCK ASSY                         | 1.0000  |     | \$691.00     | \$48.37  | \$642.63           |
|               |      | Discount applied: 7.00%                            |         |     |              |          |                    |
| LABOR         | MC   | Labor                                              | 4.5000  |     | \$170.00     |          | \$765.00           |
| SH            | MC   | SHIPPING & HANDLING                                | 42.0000 | Y   | \$30.00      |          | \$1,260.00         |
| 246019 / USED | TR   | BUHLER FARM KING MOWER Yr: 2014                    | 1.0000  |     | \$7,000.00   |          | (\$7,000.00)       |
|               |      | ATA - BUHLER FARM KING YT750 19' FLEX MOWER 2014   |         |     |              |          |                    |
| <b>Total:</b> |      |                                                    |         |     |              |          | <b>\$39,045.62</b> |

|        |  |                |  |  |                       |         |                    |
|--------|--|----------------|--|--|-----------------------|---------|--------------------|
| Totals |  |                |  |  |                       |         |                    |
|        |  |                |  |  | <b>Sub Total:</b>     |         | <b>\$39,045.62</b> |
|        |  | .25 % HOUSING: |  |  |                       | \$3.15  |                    |
|        |  | .75% METRO:    |  |  |                       | \$9.45  |                    |
|        |  | 0.25% TRANSIT: |  |  |                       | \$3.15  |                    |
|        |  | 6.875% MN TAX: |  |  |                       | \$86.63 |                    |
|        |  |                |  |  | <b>Total Tax:</b>     |         | <b>\$102.38</b>    |
|        |  |                |  |  | <b>Invoice Total:</b> |         | <b>\$39,148.00</b> |

Signature: \_\_\_\_\_

Quote is Valid for 30 days, programs and discounts subject to change without notice



**Olson Power and Equipment**  
38560 14th Ave  
North Branch, MN 55056-6084  
Phone: 651-674-4494

www.olsonpower.com

**Ship To:** IN STORE PICKUP

**Invoice To:** CITY OF NORTH BRANCH  
PO BOX 910  
NORTH BRANCH MN 55056-0910

|                             |                        |                                |
|-----------------------------|------------------------|--------------------------------|
| Branch<br>01 - NORTH BRANCH |                        |                                |
| Date<br>11/05/2024          | Time<br>11:36:54 (O)   | Page<br>1                      |
| Account No<br>NORTH001      | Phone No<br>6516748113 | Est No 01<br>Q02529            |
| Ship Via                    |                        | Purchase Order<br>OK TO CHARGE |
| Tax ID No                   |                        |                                |
| JOE FAIRBANKS               |                        | Salesperson<br>JCF             |

**EQUIPMENT ESTIMATE - NOT AN INVOICE**

Description                      \*\* Q U O T E \*\*                      EXPIRY DATE: 02/12/2025                      Amount

Stock #: ?                      Serial #:                      47334.00  
Land Pride - AFM4522  
45 SERIES ALL-FLEX MOWER - 21'9" width

Miscellaneous Charges/Credits

=====

OPE CUSTOMER DISCOUNT                      Qty:                      1 Price:                      11952.00                      11952.00-

Subtotal:                      35382.00

Authorization: \_\_\_\_\_                      Quote Total:                      35382.00

No Finance Charge made on accounts paid within 30 Days, will on the billing date following  
be charged 1 1/2% per month finance charge (18% ANNUAL PERCENTAGE RATE). 4%  
Credit Card Processing fee on payments over \$500.

**Thank You For Your Business!**



Olson Power and Equipment  
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North Branch, MN 55056-6084  
Phone: 651-674-4494

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Ship To: IN STORE PICKUP

Invoice To: CITY OF NORTH BRANCH  
PO BOX 910  
NORTH BRANCH MN 55056-0910

|                             |                                |                     |
|-----------------------------|--------------------------------|---------------------|
| Branch<br>01 - NORTH BRANCH |                                |                     |
| Date<br>11/22/2024          | Time<br>11:57:31 (O)           | Page<br>1           |
| Account No<br>NORTH001      | Phone No<br>6516748113         | Est No 02<br>Q02529 |
| Ship Via                    | Purchase Order<br>OK TO CHARGE |                     |
| Tax ID No                   |                                |                     |
| JOE FAIRBANKS               |                                | Salesperson<br>JCF  |

EQUIPMENT ESTIMATE - NOT AN INVOICE

Description      \*\* Q U O T E \*\*      EXPIRY DATE: 02/12/2025      Amount

\*\*\*OPE CUSTOMER DISCOUNT= GOVERNMENT REBATE\*\*\*  
\*\*\*NO CHARGE FOR SETUP, SHIPPING, OR DELIVERY\*\*\*

Stock #: ?      Serial #:      46643.00  
Land Pride - AFM4522  
45 SERIES ALL-FLEX MOWER - 21'9" width

HYD WING UNLOCK      315-722A      Qty:      1      Price:      691.00      691.00

OPE CUSTOMER DISCOUNT      Qty:      1      Price:      11952.00      11952.00-

Subtotal:      35382.00  
Quote Total:      35382.00

Authorization: \_\_\_\_\_

*Updated  
11-22-24  
Received 12:30 p.m.  
S.W.*

No Finance Charge made on accounts paid within 30 Days, will on the billing date following  
be charged 1 1/2% per month finance charge (18% ANNUAL PERCENTAGE RATE). 4%  
Credit Card Processing fee on payments over \$500.

**Thank You For Your Business!**





**Olson Power and Equipment**  
38560 14th Ave  
North Branch, MN 55056-6084  
Phone: 651-674-4494

www.olsonpower.com

**Ship To:** IN STORE PICKUP

**Invoice To:** CITY OF NORTH BRANCH  
PO BOX 910  
NORTH BRANCH MN 55056-0910

|                             |                        |                                |
|-----------------------------|------------------------|--------------------------------|
| Branch<br>01 - NORTH BRANCH |                        |                                |
| Date<br>11/05/2024          | Time<br>11:36:54 (O)   | Page<br>1                      |
| Account No<br>NORTH001      | Phone No<br>6516748113 | Est No 01<br>Q02529            |
| Ship Via                    |                        | Purchase Order<br>OK TO CHARGE |
| Tax ID No                   |                        |                                |
| JOE FAIRBANKS               |                        | Salesperson<br>JCF             |

**EQUIPMENT ESTIMATE - NOT AN INVOICE**

Description                      \*\* Q U O T E \*\*                      EXPIRY DATE: 02/12/2025                      Amount

Stock #: ?                      Serial #:                      47334.00  
Land Pride - AFM4522  
45 SERIES ALL-FLEX MOWER - 21'9" width

Miscellaneous Charges/Credits

=====

OPE CUSTOMER DISCOUNT                      Qty:                      1 Price:                      11952.00                      11952.00-

Subtotal:                      35382.00

Authorization: \_\_\_\_\_                      Quote Total:                      35382.00

No Finance Charge made on accounts paid within 30 Days, will on the billing date following  
be charged 1 1/2% per month finance charge (18% ANNUAL PERCENTAGE RATE). 4%  
Credit Card Processing fee on payments over \$500.

**Thank You For Your Business!**



3021 W 133rd St • Shakopee, MN 55379 • 952-445-6310  
6140 Hwy 10 NW • Anoka, MN 55303 • 763-323-1720  
23580 Hwy 55 • Loretto, MN 55357 • 763-479-8200  
www.lanoequip.com • www.lanoeq.com • www.lanogardengear.com

## QUOTE - DO NOT PAY

Quote: 02-173443

Date: 3/6/2024

PO: AFM4522

CustId: CITYNORTHBRANCH

Cust Email: richardf@ci.north-branch.mn.us

Phone: (651) 756-9982

Salesperson: Scott.F

User: Scott.F

Bill To:

CITY OF NORTH BRANCH

6408 ELM ST

PO BOX 910

NORTH BRANCH, MN 55056 US

Ship To:

39276 GRAND AVE N

NORTH BRANCH, MN 55056 US

MN STATE CONTRACT RELEASE T-632(5) CONTRACT #227422 EXPIRES MARCH 31ST, 2024

| Item          | Type | Description                                        | Qty     | Tax | Price        | Discount | Net Price          |
|---------------|------|----------------------------------------------------|---------|-----|--------------|----------|--------------------|
| MOWER         | QU   | LAND PRIDE MOWER                                   | 1.0000  |     | \$46,643.00  |          |                    |
|               |      | ATA - LAND PRIDE AFM4522 FLEX MOWER, 21'9", HYD UN |         |     |              |          |                    |
|               |      | Line Discount: 7.00%                               |         |     | (\$3,265.01) |          |                    |
|               |      | <b>Total MOWER</b>                                 |         |     |              |          | \$43,377.99        |
| 315-722A      | PA   | LAN - HYD WING UNLOCK ASSY                         | 1.0000  |     | \$691.00     | \$48.37  | \$642.63           |
|               |      | Discount applied: 7.00%                            |         |     |              |          |                    |
| LABOR         | MC   | Labor                                              | 4.5000  |     | \$170.00     |          | \$765.00           |
| SH            | MC   | SHIPPING & HANDLING                                | 42.0000 | Y   | \$30.00      |          | \$1,260.00         |
| 246019 / USED | TR   | BUHLER FARM KING MOWER Yr: 2014                    | 1.0000  |     | \$7,000.00   |          | (\$7,000.00)       |
|               |      | ATA - BUHLER FARM KING YT750 19' FLEX MOWER 2014   |         |     |              |          |                    |
| <b>Total:</b> |      |                                                    |         |     |              |          | <b>\$39,045.62</b> |

|        |  |                |  |  |                       |         |                    |
|--------|--|----------------|--|--|-----------------------|---------|--------------------|
| Totals |  |                |  |  |                       |         |                    |
|        |  |                |  |  | <b>Sub Total:</b>     |         | <b>\$39,045.62</b> |
|        |  | .25 % HOUSING: |  |  |                       | \$3.15  |                    |
|        |  | .75% METRO:    |  |  |                       | \$9.45  |                    |
|        |  | 0.25% TRANSIT: |  |  |                       | \$3.15  |                    |
|        |  | 6.875% MN TAX: |  |  |                       | \$86.63 |                    |
|        |  |                |  |  | <b>Total Tax:</b>     |         | <b>\$102.38</b>    |
|        |  |                |  |  | <b>Invoice Total:</b> |         | <b>\$39,148.00</b> |

Signature: \_\_\_\_\_

Quote is Valid for 30 days, programs and discounts subject to change without notice



**Prepared By: Matthew Hill, City Administrator**

**Presenter: Matthew Hill, City Administrator**

**Date: 11/21/2024**

**Board & Commission: City Council**

**Subject: Request for Special Council Meeting on December 2, from 5:30 to 6:30.**

---

I would like to request a special meeting of the City Council for members to give feedback to staff relating to the 2025 final budget. The data from this requested meeting, along with the data provided during the Truth in Taxation meeting, should put staff in a better position to support the 2025 final budget presentation on December 10. This special meeting will occur on December 2, from 5:30 to 6:30 prior to the Truth in Taxation meeting.

**Requested Action:**

Consider and approve, if deemed appropriate, adding a Special Council meeting on December 2, 2024 from 5:30 - 6:30pm

**Voting Requirements:**

**Voting Options          Simple Majority**



**Prepared By: Matthew Hill, City Administrator**

**Presenter: Matthew Hill, City Administrator**

**Date: 11/21/2024**

**Board & Commission: City Council**

**Subject: Request to Change City Hall Hours for December 26, 27, & 30**

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I would like to request the Council to reduce the public service hours at City Hall for December 26, 27 and 30. Instead of being open to the public from 8 to 4:30 each of these days, I propose that City Hall be open from 8am - 12noon. Doors will be locked at noon and the phone will not be answered. Staff are still expected to work their full shift or take leave, but the reduced public hours give staff time to catch up on paperwork. We expect that there will be little or no impact on developers or construction at this time of the year. Notice of the time change will be communicated to developers with active building permits so they are aware. The City has reduced hours every year since 2018 with no complaints from the public, and staff appreciated the time to work on special projects without having to staff phones and the service counter.

**Requested Action:**

Consider and approve, if deemed appropriate, a change in public service hours for December 26, 27, and 30.

**Voting Requirements:**

**Voting Options          Simple Majority**



**Prepared By:**

**Presenter:**

**Date: 11/22/2024**

**Board & Commission: City Council**

**Subject: Compost Site November Update**

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The new compost site hours are now implemented and I am providing this update to council from our last meeting. The site is currently open on Saturdays from 9:00 a.m. to 12:00 p.m. and Sundays from 1:00-4:00 p.m. On Saturday November 16 we had 27 and 9 residents on Sunday November 17 dropping off brush and leaves. The public works staff validated the residency by driver's license verification and logged the data.

The overwhelming response to the attendants was that we should have "staffed" the site long ago, and we were very supportive of the new program. As I stated before, we will continue to evaluate the operation and make changes as the council sees fit. Monthly updates to council will continue.

The hours and days open are posted on our website and Facebook page, very east to find on both sites.

**Voting Requirements:**

**Voting Options          Simple Majority**