



# NORTH BRANCH

## —Minnesota—

Kevin Schieber  
Mayor

Robert Canada  
Councilmember/Acting Mayor

Patrick Meacham  
Councilmember

Jeff Goulet  
Councilmember

Jim Ibinger  
Councilmember

**CITY COUNCIL  
SPECIAL MEETING AGENDA  
TUESDAY, APRIL 29, 2025 @ 6:30 PM  
CITY HALL, 6408 ELM STREET, NORTH  
BRANCH, MN 55056**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OATH OF OFFICE - JIM IBINGER
4. ROLL CALL
5. AGENDA APPROVAL
  - a. Approve Agenda
6. PRESENTATION & PROCLAMATION

**ACTION**

7. 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.*

8. 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. Approval of Resolution R-186-2025 Releasing Developer Obligations as Stated in the Development Agreement for Townsedge 2nd Addition **ACTION**
- b. Approval of temporary on-sale liquor license application for North Branch American Legion Post 85 **ACTION**
- c. Approval of Special Event Permit Application for North Branch American Legion Post 85 - Midsummer Days **ACTION**

## 9. PUBLIC HEARINGS

## 10. STAFF REPORTS

- |    |                                                                      |        |
|----|----------------------------------------------------------------------|--------|
| a. | Consider Approval of Resolution R-175-2025 to apply for a BDPI Grant | ACTION |
| b. | Official roll-out of 2018 Comprehensive Plan Review                  | INFO   |

## 11. MAYOR/CITY COUNCIL

## 12. 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: Nathan Sondrol, Community Development Director**

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

**Date: 04/24/2025**

**Board & Commission: City Council**

**Subject: Approval of Resolution R-186-2025 Releasing Developer Obligations as Stated in the Development Agreement for Townsedge 2nd Addition**

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### **Overview / Background**

The North Branch City Council approved the Final Plat for Townsedge 2nd Addition (“Development”) on July 23, 2019, and entered into a Subdivision Agreement (“Agreement”) for the Development, also on May 14, 2020. The Developer completed the public improvements (“Improvements”) as required by the Agreement, and offered to dedicate the Improvements on September 1, 2022, entering the one (1) year warranty period. The Developer has satisfactorily completed the warranty period and has requested the City return all remaining security and escrow specific to the Development. Additionally, the release of financial security and escrow means the public portion of the project is complete, allowing the City to release the Developer from its terms, conditions and obligations as outlined in the Agreement. Because the Agreement is recorded with Chisago County, the City must approve a resolution and document for recording, releasing the Developer from the Agreement.

### **Staff Recommendation**

City staff recommend accepting of public improvements for Townsedge 2nd Addition.

### **Recommended City Council Action**

Motion to approve Resolution No. R-186-2025, accepting releasing and returning to the developer the financial securities and remaining escrow balance for Townsedge 2nd Addition.

### **Voting Requirements:**

**Voting Options          Simple Majority**

**STATE OF MINNESOTA**

**COUNTY OF CHISAGO**

**CITY OF NORTH BRANCH**

**CITY COUNCIL RESOLUTION NO. R-186-2025**

**WHEREAS**, the City of North Branch (“City”) and Graphic Homes, LLC (“Developer”) entered into a Subdivision Agreement (“Agreement”) on May 14, 2020, for the purpose of the construction of a residential subdivision, known as Townsedge 2nd Addition (“Development”); and,

**WHEREAS**, said Agreement for the Development was submitted to and recorded with Chisago County on April 20, 2021, as Document No. 644193; and,

**WHEREAS**, the public improvements (“Improvements”) are complete and have been accepted by the City, and the remaining financial securities and escrow were authorized for release and return to the Developer, pursuant to Resolution No. R-186-2025, as approved by the City Council on April 29, 2025; and,

**WHEREAS**, the City has reviewed the Agreement and has determined all terms and conditions described therein have been satisfied by the Developer and that the improvements related to the Development are deemed complete.

the Mayor and City Clerk are hereby authorized to release the Development and Subdivision Agreement for Townsedge 2nd Addition with Graphic Homes, Inc as described in Exhibit A.

ADOPTED this 29th day of April 2025.

Approved:

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Kevin Schieber, Mayor

Attested:

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Matthew Hill, City Administrator

**EXHIBIT A**  
**RELEASE OF**  
**DEVELOPMENT AND SUBDIVISION AGREEMENT**  
**FOR TOWNSEdge 2ND ADDITION**  
**WITH GRAPHIC HOMES, INC**

The City of North Branch hereby states the Developer, Graphic Homes, Inc, has met the conditions of that certain Development and Subdivision Agreement entered into on the 14th day of May, 2020, between the City of North Branch and Graphic Homes, Inc for the construction of a residential subdivision, known as Townsedge 2nd Addition, which was recorded with Chisago County on April 20, 2021 (Document No. 644193).

The legal description of the property subject to the Development and Subdivision Agreement is as follows:

Lots 1-12, Block 1, and Outlot A Townsedge 2<sup>nd</sup> Addition, Chisago County, Minnesota

The City hereby RELEASES the Developer, its successors and assigns, from the terms and conditions of said Development and Subdivision Agreement (Document No. 644193).

CITY OF NORTH BRANCH

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Kevin Schieber

Mayor

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Matthew Hill

STATE OF MINNESOTA )

) ss.

COUNTY OF )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
2025 by Kevin Schieber and Matthew Hill, the Mayor and City Administrator respectively, of the City of  
North Branch, a Minnesota municipal corporation, on behalf of the corporation and pursuant to  
the authority granted by its City Council.

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Notary Public



Minnesota Department of Public Safety  
Alcohol and Gambling Enforcement Division  
445 Minnesota Street, Suite 1600, St. Paul, MN 55101  
651-201-7507 TTY 651-282-6555

**APPLICATION AND PERMIT FOR A 1 DAY  
TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

|                                      |                                                                                                                                                           |       |                       |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------|
| Name of organization                 | Date of organization                                                                                                                                      |       | Tax exempt number     |
| North Branch American Legion Post 85 | 1921                                                                                                                                                      |       | 41-0900319<br>9417703 |
| Organization Address (No PO Boxes)   | City                                                                                                                                                      | State | Zip Code              |
| 16439 Elm St                         | North Branch                                                                                                                                              | MN    | 55056                 |
| Name of person making application    | Business phone                                                                                                                                            |       | Home phone            |
| Carene Johnson                       | (651) 674-4810                                                                                                                                            |       |                       |
| Date(s) of event                     | Type of organization <input type="checkbox"/> Microdistillery <input type="checkbox"/> Small Brewer                                                       |       |                       |
| June 19, 20, 21, 22                  | <input checked="" type="checkbox"/> Club <input type="checkbox"/> Charitable <input type="checkbox"/> Religious <input type="checkbox"/> Other non-profit |       |                       |
| Organization officer's name          | City                                                                                                                                                      | State | Zip Code              |
| Keith R Hals                         | North Branch                                                                                                                                              | MN    | 55056                 |
| Organization officer's name          | City                                                                                                                                                      | State | Zip Code              |
|                                      |                                                                                                                                                           | MN    |                       |
| Organization officer's name          | City                                                                                                                                                      | State | Zip Code              |
|                                      |                                                                                                                                                           | MN    |                       |

Location where permit will be used. If an outdoor area, describe.

West parking lot adjacent to building - Fenced with 2 entries.  
ID's checked at entry, Local PD provides security

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

Illinois Casualty Company LL116220 \$1,000,000

**APPROVAL**

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

|                                                                                                         |                               |
|---------------------------------------------------------------------------------------------------------|-------------------------------|
| City or County approving the license                                                                    | Date Approved                 |
| Fee Amount                                                                                              | Permit Date                   |
| Event in conjunction with a community festival <input type="checkbox"/> Yes <input type="checkbox"/> No | City or County E-mail Address |
| Current population of city                                                                              |                               |

Please Print Name of City Clerk or County Official

Signature City Clerk or County Official

**CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event  
No Temp Applications faxed or mailed. Only emailed.**

**ONE SUBMISSION PER EMAIL, APPLICATION ONLY.**

**PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY  
PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY  
CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US**

# City of North Branch

## OFFICIAL RECEIPT

Date 4-18 2025

Received of American Legion Post 85

Five hundred and Sixty and No/100 Dollars \$ 260.00

For Temp. Lighter in and Street Dance  
Midsummer CHICK#29601

| FUND | ACCOUNT | AMOUNT |
|------|---------|--------|
|      |         |        |
|      |         |        |
|      |         |        |
|      |         |        |
|      |         |        |

8/16/25

NO 30923

39601

### AMERICAN LEGION CLUB POST NO. 85

PO BOX 87  
NORTH BRANCH, MN 55056-0087  
651-674-4810

ASSOCIATED BANK  
79-57/759

4/18/25

PAY TO THE ORDER OF City of North Branch \$ 260.00  
Two hundred Sixty and No/100 DOLLARS

VOID AFTER 90 DAYS  
TWO SIGNATURES REQUIRED

Maria Nelson  
Keith Kothak  
AUTHORIZED SIGNATURE

MEMO Midsummer

⑈039601⑈ ⑆075900575⑆ 0000002225⑈

Security features. Details on back.

FD



# CITY OF NORTH BRANCH

## SPECIAL EVENT PERMIT APPLICATION

### CONTACT INFORMATION

|                      |                                            |        |                           |
|----------------------|--------------------------------------------|--------|---------------------------|
| Group/Organization : | North Branch American Legion Post 85       |        |                           |
| Contact Person:      | Rick Hals, Carene Johnson, Michael Johnson |        |                           |
| Address:             | 6439 Elm St. North Branch                  |        |                           |
| Phone:               | (651) 674-4810                             | Email: | info@nbamericanlegion.com |

### EVENT INFORMATION

|                       |                                                   |                       |  |
|-----------------------|---------------------------------------------------|-----------------------|--|
| Type of Event:        | New or <u>Renewal</u> Change in Application       |                       |  |
| Event Name/Title:     | Midsummer Days                                    |                       |  |
| Description of Event: | Carnival, 2 parades, Kids Olympics, Street dances |                       |  |
| Proposed Location:    |                                                   | Estimated Attendance: |  |
| Event Date and Time   | Date                                              | Time                  |  |
| Set Up                | Wed June 18 (Mon 16) at park                      |                       |  |
| Actual Event          | June 18-22                                        |                       |  |
| Clean Up              | Mon June 23rd                                     |                       |  |

### EVENT FEATURES

|                                                                                                                                                            |                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Will any signs/banners be put up?<br><i>If yes, number and size?</i>                                                                                       |                                           |
| Will there be any inflatables?<br><i>If yes, provide insurance certificate from rental vendor. Note: No staking is allowed! Must use weights or other.</i> |                                           |
| Will there be any entertainment?<br><i>If yes, what type?</i>                                                                                              | bands, parades, carnival                  |
| Will sound amplification be used?<br><i>If yes, hours and type:</i>                                                                                        | yes                                       |
| Will a stage or tent(s) be set up?<br><i>If yes, Include size and dimensions, Note: No staking is allowed! Must use weights or other.</i>                  | Yes. 60x90 tent parking bt adj. to legion |
| Will merchandise be sold?<br><i>If yes, a transient merchant license is required from the city. Please include how many vendors:</i>                       |                                           |
| Will food be preparer or served on site?<br><i>If yes, contact Minnesota Department of Health</i>                                                          | yes                                       |
| Will alcohol be served?<br><i>If yes, contact the Minnesota Department of Health.</i>                                                                      | yes                                       |
| Will there be a fireworks display?<br><i>If yes, obtain permit from City Hall.</i>                                                                         | NBFD                                      |

**SERVICES** (After reviewing the event application, Services **may be required** for the event)

|                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Will event Use, Close or Block any of the following:<br>City Streets or Right-of-Way <i>yes</i><br>City Sidewalks or Trails<br>Public Parking Lots or Spaces <i>yes</i>                               |
| Will event need barricades? <i>yes</i><br>If yes, number needed. <i>We work with public works for barricades + fencing</i>                                                                            |
| Will event need water or electric?<br>If yes, please describe.                                                                                                                                        |
| Will portable restrooms be needed?<br>If yes, how many. <i>Yes, we provide</i>                                                                                                                        |
| Will extra trash receptacles be needed? <i>Yes we provide</i><br>If yes how many?<br>Note: Receptacles placed on pavement must have 2" thick wood material placed underneath receptacle touch points. |
| Describe trash removal and cleanup during and after the event.                                                                                                                                        |
| Will event need traffic control? <i>Yes, we work with NBPD</i><br>If yes, contact North Branch Police Department, 651-674-8848                                                                        |
| Describe crowd control procedure to ensure the safety of participants and spectators:                                                                                                                 |
| Will "No Parking Signs" be needed?<br>If yes, how many? <i>We provide and post</i>                                                                                                                    |
| Will event need security?<br>If yes, list security company and contact info: <i>Yes we use NBPD</i>                                                                                                   |
| Will event need EMS?<br>If yes, contact Lakes Region EMS, 651-277-4911                                                                                                                                |
| Describe plans to provide first aid if needed:<br><i>911</i>                                                                                                                                          |
| Describe the Emergency Action Plan if severe weather should arrive:<br><i>We evacuate</i>                                                                                                             |
| List any other pertinent information: (Animals, etc.)                                                                                                                                                 |

**ATTACHMENTS** (please attach additional sheets as needed)**Site Plan**

(This is mandatory for all events. Include any tables, stages, tents, fencing, portable restrooms, vendor booths, trash containers, barricades, etc. If the event includes a parade, race or walk, attach a route map with directional arrows, rest stops, crossings, signage, etc.)

**Certificate of Insurance**

(Include: Policy Number, Amount and Provisions that the City of North Branch is included as additional insured. The insurance requirements depend on the risk level of the event and are determined by the City.)

**Permits**

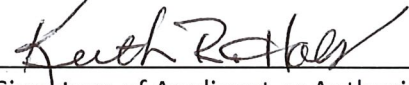
(Department of Health, Transient Merchant, Peddlers License, etc.)

**Signatures**

(All signatures from properties affected, i.e. Street Closure all properties that have vehicle access)

**Proof of Non-Profit Status****HOLD HARMLESS AGREEMENT**

The sponsor(s) of this event hereby agrees to save and hold harmless the City of North Branch, its officers, agents, employees, and members from all claims, suits, or actions of whatsoever nature resulting or arising from this activity. As the sponsor or authorized representative, I certify that the information is provided as accurate and true to the best of my knowledge and agree to pay the permit fee for this event based upon the information provided in this application. I realize my submittal of this application request constitutes a contract between myself and the City of North Branch and is a release of Liability.

  
Signature of Applicant or Authorized Agent

4-18-25  
Date

**For Office Use Only**

| DEPARTMENT         | APPROVAL SIGNATURE | DATE |
|--------------------|--------------------|------|
| City Administrator |                    |      |
| Public Works       |                    |      |
| Police             |                    |      |
| Parks              |                    |      |
| Fire               |                    |      |

|                        |                                |                                   |                        |                        |
|------------------------|--------------------------------|-----------------------------------|------------------------|------------------------|
| <u>Application Fee</u> | <u>Damage Deposit</u><br>\$100 | <u>Date Received</u><br>4-18-2025 | <u>Check #</u><br>7632 | <u>Receipt #</u><br>NA |
| <u>Attendance</u>      | <u>0-100</u>                   |                                   | <u>101 +</u>           |                        |
| <u>Resident</u>        | \$0                            |                                   | \$100                  |                        |
| <u>Non-Resident</u>    | \$50                           |                                   | \$100                  |                        |



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

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

**Date: 04/23/2025**

**Board & Commission: City Council**

**Subject: Consider Approval of Resolution R-175-2025 to apply for a BDPI Grant**

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### **Background Info**

The City of North Branch has over 200 acres of vacant land currently available in the Interstate Business Park that are being marketed for sale. The land consists of predominately industrial zoned properties along with some commercial land on the south end of the park and some residential on the south side of 400<sup>th</sup> Street. The land has been owned by the North Branch EDA and Chisago County HRA/EDA dating back to the mid 2000's.

The Interstate Business Park has good visibility and access bounded by I35 to the west, 400<sup>th</sup> St to the south, Co Rd 30 along with rail to the east and 410<sup>th</sup> Street to the north. However, there are currently a limited number of sites that are immediately available that do not require the additional cost and time to extend streets and utilities in the industrial park. The EDA has been working on addressing this through rezoning of properties and reevaluating the design standards guidelines. The EDA has received interest from prospective manufacturing companies looking to invest in Interstate Business Park and the EDA has discussed applying for a Business Development Public Infrastructure (BDPI) grant to extend street and utility infrastructure within the park.

The proposed street and utility infrastructure improvements would include the extension of Fletcher Ave approximately 805' to the north and Goodview Ave 920' to the north. See the attached map. The total project cost is estimated at \$2,408,005. Funding for these improvements will consist of funds BDPI grant funding, EDA Façade, TIF, Fund 503 closeout and Land Sales.

Attached are cost estimates for the street and utility infrastructure improvements.

### **Grant Information:**

The Innovative Business Development Public Infrastructure (BDPI) program through the Minnesota Department of Employment and Economic Development (DEED) focuses on job creation and retention through the growth of new innovative businesses and organizations. The program provides grants to local governmental units on a competitive basis statewide for up to 50 percent of the capital cost of the public infrastructure necessary to expand or retain jobs.

#### Eligibility

- Local governmental units (city, county, townships, special district, or other political subdivision or public corporation) are eligible to apply for a grant.
- The minimum requirement applies to cities, which must provide a 50-percent match of the project capital costs.
- The projects must be of publicly owned infrastructure related to a development project, including projects that target manufacturing, technology, warehousing and distribution; research and development; innovative business incubator; agricultural processing; or industrial, office, or research park development that would be used by an innovative business.
- Funds from this program can also be used for land acquisition and preparation, telecommunications, bridges, parking ramps, demolition, hazard remediation, pre-design, construction, equipment and furnishings.

If Council approves the attached resolution, staff would submit the grant application within a few days from passage.

#### **Requested Action**

To approve Resolution R-175-2025 authorizing the mayor and city administrator to apply for the Innovative Business Development Public Infrastructure (BDPI) grant.

#### **Voting Requirements:**

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

**STATE OF MINNESOTA**

**COUNTY OF CHISAGO**

**CITY OF NORTH BRANCH**

**CITY COUNCIL RESOLUTION NO. R-175-2025**

**A RESOLUTION AUTHORIZING THE BUSINESS DEVELOPMENT  
INFRASTRUCTURE GRANT APPLICATION FOR THE CITY OF NORTH BRANCH,  
MINNESOTA INTERSTATE BUSINESS PARK.**

**WHEREAS**, the City of North Branch has identified the need for the extension of public infrastructure to the Interstate Business Park to promote future development; and

**WHEREAS**, the City has limited industrial property available for the attraction and expansion of existing businesses in the community; and

**WHEREAS**, the City has identified the Business Development Infrastructure Grant Program as a potential funding source to complete the proposed project; and

**WHEREAS**, the City of North Branch's comprehensive water and sanitary sewer plans call for the installation of trunk water and sewer lines to serve the proposed project area; and

**WHEREAS**, the City has completed the preliminary engineering for the proposed Infrastructure Project and identified the cost associated with the proposed project; and

**WHEREAS**, the City has identified the funding sources to meet the required match requirements of the Business Development Infrastructure Grant Program.

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

That the City of North Branch act as the legal sponsor for the project contained in the Business Development Infrastructure Application to be submitted and that the Mayor and City Administrator are hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the City of North Branch and, are hereby authorized to execute such agreements, and amendments thereto, as are necessary to implement the project(s) on behalf of the applicant.

**BE IT FURTHER RESOLVED** that the City of North Branch has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure matching funds, adequate construction, operation, maintenance, and replacement of the proposed project for its design life.

**BE IT FURTHER RESOLVED** that the City of North Branch has not violated any Federal, State, or local laws pertaining to fraud, bribery, kickbacks, collusion, conflict of interest or other

unlawful or corrupt practice.

**BE IT FURTHER RESOLVED** that upon approval of its application by the state, the City of North Branch may enter into an agreement with the State of Minnesota for the above-referenced project, and that it will comply with all applicable laws and regulations as stated in all contract agreements.

**BE IT FURTHER RESOLVED** that the non-BDPI source(s) of funds identified in the sources and uses outlined in the application in the total amount of \$1,450,000 are committed and adequate to fully fund the project identified in the application.

**BE IT FURTHER RESOLVED** that per MN statute 116J.431 Subd 7, the City of North Branch understands the grant may be canceled if the project identified in the Application is not proceeding within 18 months of the execution of a grant agreement, or if not completed after five years of any grant award.

The City of North Branch certifies that it will comply with all applicable laws, regulations, and rules of the Business Development Infrastructure Application.

ADOPTED this 29th day of April 2025.

Approved:

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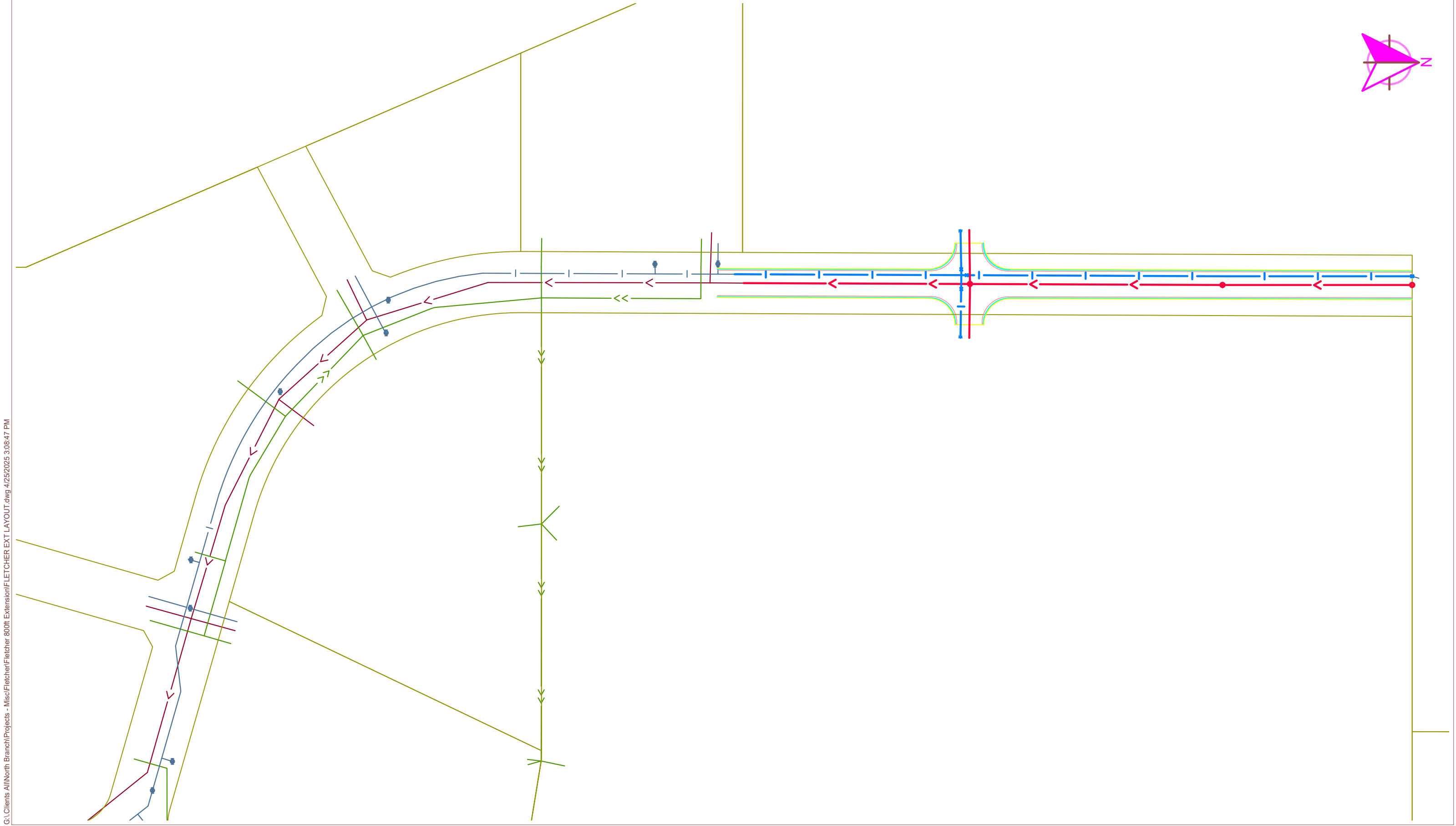
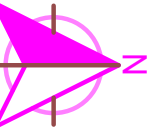
Kevin Schieber, Mayor

Attested:

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Matthew Hill, City Administrator

G:\Clients All\North Branch\Projects - Misc\Fletcher\Fletcher 800ft Extension\Fletcher EXT LAYOUT.dwg 4/25/2025 3:08:47 PM



**Fletcher Ave from existing termini to approximately 805' north**

| <u>Improvements</u> | <u>Total</u>        |
|---------------------|---------------------|
| Surface             | \$427,254.00        |
| Sanitary Sewer      | \$103,640.63        |
| Watermain           | \$258,362.50        |
| Storm Sewer         | \$146,025.00        |
|                     | <b>\$935,282.13</b> |

| Mat. No.                          | Item                                      | Units     | Estimated Unit Price | Estimated Quantity | Estimated Cost |
|-----------------------------------|-------------------------------------------|-----------|----------------------|--------------------|----------------|
| SCHEDULE A - SURFACE IMPROVEMENTS |                                           |           |                      |                    |                |
| 2021.501                          | MOBILIZATION                              | L S       | \$35,000.00          | 1                  | \$35,000.00    |
| 2104.503                          | SAWING BITUMINOUS PAVEMENT (FULL DEPTH)   | L F       | \$5.00               | 50                 | \$250.00       |
| 2104.505                          | REMOVE BITUMINOUS PAVEMENT                | S Y       | \$10.00              | 550                | \$5,500.00     |
| 2105.507                          | COMMON EXCAVATION (P)                     | C Y       | \$20.00              | 2000               | \$40,000.00    |
| 2112.519                          | SUBGRADE PREPARATION                      | RDST      | \$200.00             | 8                  | \$1,600.00     |
| 2123.610                          | STREET SWEEPER (WITH PICKUP BROOM)        | HOOR      | \$150.00             | 10                 | \$1,500.00     |
| 2211.507                          | AGGREGATE BASE (CV) CLASS 5 (P)           | C Y       | \$32.00              | 1100               | \$35,200.00    |
| 2331.501                          | JOINT ADHESIVE                            | L F       | \$0.85               | 1600               | \$1,360.00     |
| 2357.506                          | BITUMINOUS MATERIAL FOR TACK COAT         | GALLON    | \$3.50               | 160                | \$560.00       |
| 2360.509                          | TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)  | TON       | \$88.00              | 370                | \$32,560.00    |
| 2360.509                          | TYPE SP 12.5 WEARING COURSE MIXTURE (2,C) | TON       | \$85.00              | 460                | \$39,100.00    |
| 2521.518                          | 3" BITUMINOUS WALK                        | S F       | \$4.00               | 12960              | \$51,840.00    |
| 2531.503                          | CONCRETE CURB & GUTTER DESIGN B618        | L F       | \$22.00              | 1620               | \$35,640.00    |
| 2563.601                          | TRAFFIC CONTROL                           | L S       | \$1,500.00           | 1                  | \$1,500.00     |
| 2573.502                          | SILT FENCE, TYPE MS                       | L F       | \$3.50               | 500                | \$1,750.00     |
| 2573.502                          | STORM DRAIN INLET PROTECTION              | EACH      | \$200.00             | 8                  | \$1,600.00     |
| 2573.503                          | SEDIMENT CONTROL LOG TYPE STRAW BIOROLL   | L F       | \$3.00               | 500                | \$1,500.00     |
| 2573.604                          | STABILIZED CONSTRUCTION ENTRANCE          | L S       | \$1,000.00           | 1                  | \$1,000.00     |
| 2574.507                          | COMMON TOPSOIL BORROW                     | C Y       | \$32.00              | 360                | \$11,520.00    |
| 2575.505                          | SEEDING                                   | ACRE      | \$2,500.00           | 0.5                | \$1,250.00     |
| 2575.508                          | SEED MIXTURE 25-131                       | L B       | \$5.00               | 60                 | \$300.00       |
| 2575.508                          | HYDRAULIC STABILIZED FIBER MATRIX         | L B       | \$5.00               | 1750               | \$8,750.00     |
| 2575.523                          | RAPID STABILIZATION METHOD 3              | M GALLONS | \$500.00             | 2                  | \$1,000.00     |
| 2575.535                          | WATER (TURF ESTABLISHMENT)                | M GALLONS | \$45.00              | 10                 | \$450.00       |
|                                   |                                           |           |                      |                    | \$310,730.00   |
|                                   |                                           |           |                      |                    | \$31,073.00    |
|                                   |                                           |           |                      |                    | \$341,803.00   |
|                                   |                                           |           |                      |                    | \$85,451.00    |
|                                   |                                           |           |                      |                    | \$427,254.00   |

| Mat. No.                                          | Item                               | Units | Estimated Unit Price | Estimated Quantity | Estimated Cost |
|---------------------------------------------------|------------------------------------|-------|----------------------|--------------------|----------------|
| SCHEDULE B - SANITARY SEWER IMPROVEMENTS          |                                    |       |                      |                    |                |
| 2503.602                                          | CONNECT TO EXISTING SANITARY SEWER | EACH  | \$2,000.00           | 1                  | \$2,000.00     |
| 2503.603                                          | 8" PVC PIPE SEWER - SDR 26         | L F   | \$50.00              | 90                 | \$4,500.00     |
| 2503.603                                          | TELEWISE SANITARY SEWER            | L F   | \$2.50               | 810                | \$2,025.00     |
| 2503.603                                          | 10" PVC PIPE SEWER - SDR 26        | L F   | \$65.00              | 810                | \$52,650.00    |
| 2506.502                                          | CASTING ASSEMBLY (SANITARY)        | EACH  | \$1,250.00           | 2                  | \$2,500.00     |
| 2506.602                                          | CHIMNEY SEALS                      | EACH  | \$350.00             | 2                  | \$700.00       |
| 2506.603                                          | CONST 48" DIA SAN SEWER MANHOLE    | L F   | \$550.00             | 20                 | \$11,000.00    |
| SUBTOTAL SCHEDULE B - SANITARY SEWER IMPROVEMENTS |                                    |       |                      |                    | \$75,375.00    |
| +10% CONTINGENCIES                                |                                    |       |                      |                    | \$7,537.50     |
| SUBTOTAL SCHEDULE B - SANITARY SEWER IMPROVEMENTS |                                    |       |                      |                    | \$82,912.50    |
| +25% ADMINISTRATIVE, LEGAL, ETC.                  |                                    |       |                      |                    | \$20,728.13    |
| TOTAL SCHEDULE B - SANITARY SEWER IMPROVEMENTS    |                                    |       |                      |                    | \$103,640.63   |

| Mat. No.                                     | Item                                        | Units | Estimated Unit Price | Estimated Quantity | Estimated Cost |
|----------------------------------------------|---------------------------------------------|-------|----------------------|--------------------|----------------|
| SCHEDULE C - WATER SYSTEM IMPROVEMENTS       |                                             |       |                      |                    |                |
| 2104.502                                     | REMOVE GATE VALVE & BOX                     | EACH  | \$350.00             | 1                  | \$350.00       |
| 2104.503                                     | REMOVE WATERMAIN                            | EACH  | \$10.00              | 10                 | \$100.00       |
| 2504.602                                     | CONNECT TO EXISTING WATER MAIN              | EACH  | \$2,000.00           | 1                  | \$2,000.00     |
| 2504.602                                     | 20" GATE VALVE AND BOX                      | EACH  | \$10,000.00          | 1                  | \$10,000.00    |
| 2504.602                                     | 6" GATE VALVEAND BOX                        | EACH  | \$2,400.00           | 2                  | \$4,800.00     |
| 2504.602                                     | HYDRANT ASSEMBLY                            | EACH  | \$7,500.00           | 2                  | \$15,000.00    |
| 2504.603                                     | 6" WATER MAIN-DUCT IRON CL 52 W/ POLY WRAP  | L F   | \$80.00              | 170                | \$13,600.00    |
| 2504.603                                     | 20" WATER MAIN-DUCT IRON CL 52 W/ POLY WRAP | L F   | \$160.00             | 810                | \$129,600.00   |
| 2504.604                                     | 4" POLYSTYRENE INSULATION                   | S Y   | \$45.00              | 100                | \$4,500.00     |
| 2504.608                                     | DUCTILE IRON FITTINGS                       | POUND | \$7.00               | 1,200              | \$8,400.00     |
| SUBTOTAL SCHEDULE C - WATERMAIN IMPROVEMENTS |                                             |       |                      |                    | \$187,900.00   |
| +10% CONTINGENCIES                           |                                             |       |                      |                    | \$18,790.00    |
| SUBTOTAL SCHEDULE C - WATERMAIN IMPROVEMENTS |                                             |       |                      |                    | \$206,690.00   |
| +25% ADMINISTRATIVE, LEGAL, ETC.             |                                             |       |                      |                    | \$51,672.50    |
| TOTAL SCHEDULE C - WATERMAIN IMPROVEMENTS    |                                             |       |                      |                    | \$258,362.50   |

| Mat. No.                                    | Item                                        | Units | Estimated Unit Price | Estimated Quantity | Estimated Cost |
|---------------------------------------------|---------------------------------------------|-------|----------------------|--------------------|----------------|
| SCHEDULE D - DRAINAGE IMPROVEMENTS          |                                             |       |                      |                    |                |
| 2502.503                                    | 15" RC PIPE SEWER DESIGN 3006 CLASS V       | L F   | \$55.00              | 108                | \$5,940.00     |
| 2503.503                                    | 18" RC PIPE SEWER DESIGN 3006 CLASS III     | L F   | \$70.00              | 600                | \$42,000.00    |
| 2503.503                                    | 21" RC PIPE SEWER DESIGN 3006 CLASS III     | L F   | \$85.00              | 940                | \$79,900.00    |
| 2503.503                                    | 24" RC PIPE APRON                           | EACH  | \$1,200.00           | 1                  | \$1,200.00     |
| 2503.602                                    | CONNECT TO EXISTING STORM SEWER             | EACH  | \$1,000.00           | 1                  | \$1,000.00     |
| 2506.502                                    | CASTING ASSEMBLY (STORM)                    | EACH  | \$900.00             | 4                  | \$3,600.00     |
| 2506.602                                    | CHIMNEY SEALS                               | EACH  | \$350.00             | 4                  | \$1,400.00     |
| 2506.503                                    | CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL | EACH  | \$2,750.00           | 2                  | \$5,500.00     |
| 2506.503                                    | CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020 | L F   | \$850.00             | 16                 | \$13,600.00    |
| SUBTOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS |                                             |       |                      |                    | \$106,200.00   |
| +10% CONTINGENCIES                          |                                             |       |                      |                    | \$10,620.00    |
| SUBTOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS |                                             |       |                      |                    | \$116,820.00   |
| +25% ADMINISTRATIVE, LEGAL, ETC.            |                                             |       |                      |                    | \$29,205.00    |
| TOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS    |                                             |       |                      |                    | \$146,025.00   |

| Mat. No.                                 | Item                                      | Units     | Estimated Unit Price | Estimated Quantity | Estimated Cost      |
|------------------------------------------|-------------------------------------------|-----------|----------------------|--------------------|---------------------|
| <b>SCHEDULE A - SURFACE IMPROVEMENTS</b> |                                           |           |                      |                    |                     |
| 2021.501                                 | MOBILIZATION                              | L S       | \$32,000.00          | 1                  | \$32,000.00         |
| 2101.524                                 | CLEARING                                  | TREE      | \$500.00             | 4                  | \$2,000.00          |
| 2101.524                                 | GRUBBING                                  | TREE      | \$350.00             | 4                  | \$1,400.00          |
| 2104.503                                 | SAWING BITUMINOUS PAVEMENT (FULL DEPTH)   | L F       | \$5.00               | 100                | \$500.00            |
| 2104.505                                 | REMOVE BITUMINOUS PAVEMENT                | S Y       | \$10.00              | 300                | \$3,000.00          |
| 2104.518                                 | REMOVE CONCRETE WALK                      | S F       | \$5.00               | 600                | \$3,000.00          |
| 2105.507                                 | COMMON EXCAVATION (P)                     | C Y       | \$20.00              | 1900               | \$38,000.00         |
| 2112.519                                 | SUBGRADE PREPARATION                      | RDST      | \$200.00             | 6                  | \$1,200.00          |
| 2123.610                                 | STREET SWEEPER (WITH PICKUP BROOM)        | HOURL     | \$150.00             | 10                 | \$1,500.00          |
| 2211.507                                 | AGGREGATE BASE (CV) CLASS 5 (P)           | C Y       | \$32.00              | 1300               | \$41,600.00         |
| 2331.501                                 | JOINT ADHESIVE                            | L F       | \$0.85               | 1300               | \$1,105.00          |
| 2357.506                                 | BITUMINOUS MATERIAL FOR TACK COAT         | GALLON    | \$3.50               | 30                 | \$105.00            |
| 2360.509                                 | TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)  | TON       | \$88.00              | 300                | \$26,400.00         |
| 2360.509                                 | TYPE SP 12.5 WEARING COURSE MIXTURE (2,C) | TON       | \$85.00              | 400                | \$34,000.00         |
| 2521.518                                 | 6" CONCRETE WALK                          | S F       | \$15.00              | 600                | \$9,000.00          |
| 2521.518                                 | 3" BITUMINOUS WALK                        | S F       | \$4.00               | 9600               | \$38,400.00         |
| 2531.503                                 | CONCRETE CURB & GUTTER DESIGN B618        | L F       | \$22.00              | 1200               | \$26,400.00         |
| 2531.618                                 | TRUNCATED DOMES                           | L F       | \$50.00              | 48                 | \$2,400.00          |
| 2563.601                                 | TRAFFIC CONTROL                           | L S       | \$1,500.00           | 1                  | \$1,500.00          |
| 2573.502                                 | SILT FENCE, TYPE MS                       | L F       | \$3.50               | 500                | \$1,750.00          |
| 2573.502                                 | STORM DRAIN INLET PROTECTION              | EACH      | \$200.00             | 8                  | \$1,600.00          |
| 2573.503                                 | SEDIMENT CONTROL LOG TYPE STRAW BIOROLL   | L F       | \$3.00               | 500                | \$1,500.00          |
| 2573.604                                 | STABILIZED CONSTRUCTION ENTRANCE          | L S       | \$1,000.00           | 1                  | \$1,000.00          |
| 2574.507                                 | COMMON TOPSOIL BORROW                     | C Y       | \$32.00              | 300                | \$9,600.00          |
| 2575.505                                 | SEEDING                                   | ACRE      | \$2,500.00           | 0.3                | \$750.00            |
| 2575.508                                 | SEED MIXTURE 25-131                       | L B       | \$5.00               | 31                 | \$155.00            |
| 2575.508                                 | HYDRAULIC STABILIZED FIBER MATRIX         | L B       | \$5.00               | 887.1              | \$4,435.50          |
| 2575.523                                 | RAPID STABILIZATION METHOD 3              | M GALLONS | \$500.00             | 2                  | \$1,000.00          |
| 2575.535                                 | WATER (TURF ESTABLISHMENT)                | M GALLONS | \$45.00              | 10                 | \$450.00            |
|                                          |                                           |           |                      |                    | <b>\$285,750.50</b> |
|                                          |                                           |           |                      |                    | <b>\$28,575.05</b>  |
|                                          |                                           |           |                      |                    | <b>\$314,325.55</b> |
|                                          |                                           |           |                      |                    | <b>\$78,582.00</b>  |
|                                          |                                           |           |                      |                    | <b>\$392,907.55</b> |

| Mat. No.                                                 | Item                               | Units | Estimated Unit Price | Estimated Quantity | Estimated Cost      |
|----------------------------------------------------------|------------------------------------|-------|----------------------|--------------------|---------------------|
| <b>SCHEDULE B - SANITARY SEWER IMPROVEMENTS</b>          |                                    |       |                      |                    |                     |
| 2503.602                                                 | CONNECT TO EXISTING SANITARY SEWER | EACH  | \$2,000.00           | 1                  | \$2,000.00          |
| 2503.602                                                 | 18"X6" PVC WYE                     | EACH  | \$750.00             | 2                  | \$1,500.00          |
| 2503.603                                                 | 6" PVC PIPE SEWER - SDR 26         | L F   | \$50.00              | 40                 | \$2,000.00          |
| 2503.603                                                 | TELEWISE SANITARY SEWER            | L F   | \$2.50               | 600                | \$1,500.00          |
| 2503.603                                                 | 18" PVC PIPE SEWER - SDR 26        | L F   | \$155.00             | 600                | \$93,000.00         |
| 2506.502                                                 | CASTING ASSEMBLY (SANITARY)        | EACH  | \$1,250.00           | 1                  | \$1,250.00          |
| 2506.602                                                 | CHIMNEY SEALS                      | EACH  | \$350.00             | 1                  | \$350.00            |
| 2506.603                                                 | CONST 48" DIA SAN SEWER MANHOLE    | L F   | \$550.00             | 34                 | \$18,700.00         |
| <b>SUBTOTAL SCHEDULE B - SANITARY SEWER IMPROVEMENTS</b> |                                    |       |                      |                    | <b>\$120,300.00</b> |
| <b>+10% CONTINGENCIES</b>                                |                                    |       |                      |                    | <b>\$12,030.00</b>  |
| <b>SUBTOTAL SCHEDULE B - SANITARY SEWER IMPROVEMENTS</b> |                                    |       |                      |                    | <b>\$132,330.00</b> |
| <b>+25% ADMINISTRATIVE, LEGAL, ETC.</b>                  |                                    |       |                      |                    | <b>\$33,082.50</b>  |
| <b>TOTAL SCHEDULE B - SANITARY SEWER IMPROVEMENTS</b>    |                                    |       |                      |                    | <b>\$165,412.50</b> |

| Mat. No.                                            | Item                                        | Units | Estimated Unit Price | Estimated Quantity | Estimated Cost      |
|-----------------------------------------------------|---------------------------------------------|-------|----------------------|--------------------|---------------------|
| <b>SCHEDULE C - WATER SYSTEM IMPROVEMENTS</b>       |                                             |       |                      |                    |                     |
| 2104.502                                            | REMOVE GATE VALVE & BOX                     | EACH  | \$350.00             | 1                  | \$350.00            |
| 2104.503                                            | REMOVE WATERMAIN                            | EACH  | \$10.00              | 70                 | \$700.00            |
| 2504.602                                            | CONNECT TO EXISTING WATER MAIN              | EACH  | \$2,000.00           | 1                  | \$2,000.00          |
| 2504.602                                            | 1" CORPORATION STOP                         | EACH  | \$350.00             | 2                  | \$700.00            |
| 2504.602                                            | 12" GATE VALVE AND BOX                      | EACH  | \$8,000.00           | 2                  | \$16,000.00         |
| 2504.602                                            | 1" CURB STOP & BOX                          | EACH  | \$500.00             | 2                  | \$1,000.00          |
| 2504.602                                            | HYDRANT ASSEMBLY                            | EACH  | \$7,500.00           | 2                  | \$15,000.00         |
| 2504.603                                            | 1" TYPE K COPPER PIPE                       | L F   | \$32.00              | 40                 | \$1,280.00          |
| 2504.603                                            | 12" WATER MAIN-DUCT IRON CL 52 W/ POLY WRAP | L F   | \$150.00             | 600                | \$90,000.00         |
| 2504.604                                            | 4" POLYSTYRENE INSULATION                   | S Y   | \$45.00              | 100                | \$4,500.00          |
| 2504.608                                            | DUCTILE IRON FITTINGS                       | POUND | \$7.00               | 600                | \$4,200.00          |
| <b>SUBTOTAL SCHEDULE C - WATERMAIN IMPROVEMENTS</b> |                                             |       |                      |                    | <b>\$134,680.00</b> |
| <b>+10% CONTINGENCIES</b>                           |                                             |       |                      |                    | <b>\$13,468.00</b>  |
| <b>SUBTOTAL SCHEDULE C - WATERMAIN IMPROVEMENTS</b> |                                             |       |                      |                    | <b>\$148,148.00</b> |
| <b>+25% ADMINISTRATIVE, LEGAL, ETC.</b>             |                                             |       |                      |                    | <b>\$37,037.00</b>  |
| <b>TOTAL SCHEDULE C - WATERMAIN IMPROVEMENTS</b>    |                                             |       |                      |                    | <b>\$185,185.00</b> |

| Mat. No.                                           | Item                                        | Units | Estimated Unit Price | Estimated Quantity | Estimated Cost      |
|----------------------------------------------------|---------------------------------------------|-------|----------------------|--------------------|---------------------|
| <b>SCHEDULE D - DRAINAGE IMPROVEMENTS</b>          |                                             |       |                      |                    |                     |
| 2502.503                                           | 15" RC PIPE SEWER DESIGN 3006 CLASS V       | L F   | \$68.00              | 80                 | \$5,440.00          |
| 2503.503                                           | 30" RC PIPE SEWER DESIGN 3006 CLASS III     | L F   | \$150.00             | 600                | \$90,000.00         |
| 2503.602                                           | CONNECT TO EXISTING STORM SEWER             | EACH  | \$1,000.00           | 1                  | \$1,000.00          |
| 2506.502                                           | CASTING ASSEMBLY (STORM)                    | EACH  | \$900.00             | 4                  | \$3,600.00          |
| 2506.602                                           | CHIMNEY SEALS                               | EACH  | \$350.00             | 4                  | \$1,400.00          |
| 2506.503                                           | CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL | EACH  | \$2,750.00           | 2                  | \$5,500.00          |
| 2506.503                                           | CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020 | L F   | \$850.00             | 16                 | \$13,600.00         |
| <b>SUBTOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS</b> |                                             |       |                      |                    | <b>\$115,100.00</b> |
| <b>+10% CONTINGENCIES</b>                          |                                             |       |                      |                    | <b>\$11,510.00</b>  |
| <b>SUBTOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS</b> |                                             |       |                      |                    | <b>\$126,610.00</b> |
| <b>+25% ADMINISTRATIVE, LEGAL, ETC.</b>            |                                             |       |                      |                    | <b>\$31,652.50</b>  |
| <b>TOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS</b>    |                                             |       |                      |                    | <b>\$158,262.50</b> |

| Mat. No.                                 | Item                                      | Units     | Estimated Unit Price | Estimated Quantity | Estimated Cost      |
|------------------------------------------|-------------------------------------------|-----------|----------------------|--------------------|---------------------|
| <b>SCHEDULE A - SURFACE IMPROVEMENTS</b> |                                           |           |                      |                    |                     |
| 2021.501                                 | MOBILIZATION                              | L S       | \$52,000.00          | 1                  | \$52,000.00         |
| 2101.524                                 | CLEARING                                  | TREE      | \$500.00             | 2                  | \$1,000.00          |
| 2101.524                                 | GRUBBING                                  | TREE      | \$350.00             | 2                  | \$700.00            |
| 2105.507                                 | COMMON EXCAVATION (P)                     | C Y       | \$20.00              | 1000               | \$20,000.00         |
| 2112.519                                 | SUBGRADE PREPARATION                      | RDST      | \$200.00             | 4                  | \$800.00            |
| 2123.610                                 | STREET SWEEPER (WITH PICKUP BROOM)        | HOOR      | \$150.00             | 10                 | \$1,500.00          |
| 2211.507                                 | AGGREGATE BASE (CV) CLASS 5 (P)           | C Y       | \$32.00              | 660                | \$21,120.00         |
| 2331.501                                 | JOINT ADHESIVE                            | L F       | \$0.85               | 700                | \$595.00            |
| 2357.506                                 | BITUMINOUS MATERIAL FOR TACK COAT         | GALLON    | \$3.50               | 20                 | \$70.00             |
| 2360.509                                 | TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)  | TON       | \$88.00              | 200                | \$17,600.00         |
| 2360.509                                 | TYPE SP 12.5 WEARING COURSE MIXTURE (2,C) | TON       | \$85.00              | 200                | \$17,000.00         |
| 2521.518                                 | 3" BITUMINOUS WALK                        | S F       | \$4.00               | 5120               | \$20,480.00         |
| 2531.503                                 | CONCRETE CURB & GUTTER DESIGN B618        | L F       | \$22.00              | 1000               | \$22,000.00         |
| 2563.601                                 | TRAFFIC CONTROL                           | L S       | \$1,500.00           | 1                  | \$1,500.00          |
| 2573.502                                 | SILT FENCE, TYPE MS                       | L F       | \$3.50               | 500                | \$1,750.00          |
| 2573.502                                 | STORM DRAIN INLET PROTECTION              | EACH      | \$200.00             | 4                  | \$800.00            |
| 2573.503                                 | SEDIMENT CONTROL LOG TYPE STRAW BIOROLL   | L F       | \$3.00               | 300                | \$900.00            |
| 2573.604                                 | STABILIZED CONSTRUCTION ENTRANCE          | L S       | \$1,000.00           | 1                  | \$1,000.00          |
| 2574.507                                 | COMMON TOPSOIL BORROW                     | C Y       | \$32.00              | 200                | \$6,400.00          |
| 2575.505                                 | SEEDING                                   | ACRE      | \$2,500.00           | 1                  | \$2,500.00          |
| 2575.508                                 | SEED MIXTURE 25-131                       | L B       | \$5.00               | 17                 | \$85.00             |
| 2575.508                                 | HYDRAULIC STABILIZED FIBER MATRIX         | L B       | \$5.00               | 480                | \$2,400.00          |
| 2575.523                                 | RAPID STABILIZATION METHOD 3              | M GALLONS | \$500.00             | 1                  | \$500.00            |
| 2575.535                                 | WATER (TURF ESTABLISHMENT)                | M GALLONS | \$45.00              | 10                 | \$450.00            |
|                                          |                                           |           |                      |                    | <b>\$193,150.00</b> |
|                                          |                                           |           |                      |                    | <b>\$19,315.00</b>  |
|                                          |                                           |           |                      |                    | <b>\$212,465.00</b> |
|                                          |                                           |           |                      |                    | <b>\$53,117.00</b>  |
|                                          |                                           |           |                      |                    | <b>\$265,582.00</b> |

| Mat. No.                                                 | Item                               | Units | Estimated Unit Price | Estimated Quantity | Estimated Cost      |
|----------------------------------------------------------|------------------------------------|-------|----------------------|--------------------|---------------------|
| <b>SCHEDULE B - SANITARY SEWER IMPROVEMENTS</b>          |                                    |       |                      |                    |                     |
| 2503.602                                                 | CONNECT TO EXISTING SANITARY SEWER | EACH  | \$2,000.00           | 1                  | \$2,000.00          |
| 2503.602                                                 | 8"X6" PVC WYE                      | EACH  | \$750.00             | 1                  | \$750.00            |
| 2503.603                                                 | 6" PVC PIPE SEWER - SDR 26         | L F   | \$50.00              | 20                 | \$1,000.00          |
| 2503.603                                                 | TELEWISE SANITARY SEWER            | L F   | \$2.50               | 400                | \$1,000.00          |
| 2503.603                                                 | 18" PVC PIPE SEWER - SDR 26        | L F   | \$155.00             | 400                | \$62,000.00         |
| 2506.502                                                 | CASTING ASSEMBLY (SANITARY)        | EACH  | \$1,250.00           | 1                  | \$1,250.00          |
| 2506.602                                                 | CHIMNEY SEALS                      | EACH  | \$350.00             | 1                  | \$350.00            |
| 2506.603                                                 | CONST 48" DIA SAN SEWER MANHOLE    | L F   | \$550.00             | 17                 | \$9,350.00          |
| <b>SUBTOTAL SCHEDULE B - SANITARY SEWER IMPROVEMENTS</b> |                                    |       |                      |                    | <b>\$77,700.00</b>  |
| <b>+10% CONTINGENCIES</b>                                |                                    |       |                      |                    | <b>\$7,770.00</b>   |
| <b>SUBTOTAL SCHEDULE B - SANITARY SEWER IMPROVEMENTS</b> |                                    |       |                      |                    | <b>\$85,470.00</b>  |
| <b>+25% ADMINISTRATIVE, LEGAL, ETC.</b>                  |                                    |       |                      |                    | <b>\$21,367.50</b>  |
| <b>TOTAL SCHEDULE B - SANITARY SEWER IMPROVEMENTS</b>    |                                    |       |                      |                    | <b>\$106,837.50</b> |

| Mat. No.                                            | Item                                        | Units | Estimated Unit Price | Estimated Quantity | Estimated Cost     |
|-----------------------------------------------------|---------------------------------------------|-------|----------------------|--------------------|--------------------|
| <b>SCHEDULE C - WATER SYSTEM IMPROVEMENTS</b>       |                                             |       |                      |                    |                    |
| 2504.602                                            | CONNECT TO EXISTING WATER MAIN              | EACH  | \$2,000.00           | 1                  | \$2,000.00         |
| 2504.602                                            | 1" CORPORATION STOP                         | EACH  | \$350.00             | 1                  | \$350.00           |
| 2504.602                                            | 12" GATE VALVE AND BOX                      | EACH  | \$8,000.00           | 1                  | \$8,000.00         |
| 2504.602                                            | 1" CURB STOP & BOX                          | EACH  | \$500.00             | 1                  | \$500.00           |
| 2504.602                                            | HYDRANT ASSEMBLY                            | EACH  | \$7,500.00           | 1                  | \$7,500.00         |
| 2504.603                                            | 1" TYPE K COPPER PIPE                       | L F   | \$32.00              | 20                 | \$640.00           |
| 2504.603                                            | 12" WATER MAIN-DUCT IRON CL 52 W/ POLY WRAP | L F   | \$150.00             | 320                | \$48,000.00        |
| 2504.604                                            | 4" POLYSTYRENE INSULATION                   | S Y   | \$45.00              | 50                 | \$2,250.00         |
| 2504.608                                            | DUCTILE IRON FITTINGS                       | POUND | \$7.00               | 300                | \$2,100.00         |
| <b>SUBTOTAL SCHEDULE C - WATERMAIN IMPROVEMENTS</b> |                                             |       |                      |                    | <b>\$71,340.00</b> |
| <b>+10% CONTINGENCIES</b>                           |                                             |       |                      |                    | <b>\$7,134.00</b>  |
| <b>SUBTOTAL SCHEDULE C - WATERMAIN IMPROVEMENTS</b> |                                             |       |                      |                    | <b>\$78,474.00</b> |
| <b>+25% ADMINISTRATIVE, LEGAL, ETC.</b>             |                                             |       |                      |                    | <b>\$19,618.50</b> |
| <b>TOTAL SCHEDULE C - WATERMAIN IMPROVEMENTS</b>    |                                             |       |                      |                    | <b>\$98,092.50</b> |

| Mat. No.                                           | Item                                        | Units | Estimated Unit Price | Estimated Quantity | Estimated Cost      |
|----------------------------------------------------|---------------------------------------------|-------|----------------------|--------------------|---------------------|
| <b>SCHEDULE D - DRAINAGE IMPROVEMENTS</b>          |                                             |       |                      |                    |                     |
| 2502.503                                           | 15" RC PIPE SEWER DESIGN 3006 CLASS V       | L F   | \$65.00              | 40                 | \$2,600.00          |
| 2503.503                                           | 30" RC PIPE SEWER DESIGN 3006 CLASS III     | L F   | \$150.00             | 400                | \$60,000.00         |
| 2503.602                                           | CONNECT TO EXISTING STORM SEWER             | EACH  | \$1,000.00           | 1                  | \$1,000.00          |
| 2506.502                                           | CASTING ASSEMBLY (STORM)                    | EACH  | \$900.00             | 2                  | \$1,800.00          |
| 2506.602                                           | CHIMNEY SEALS                               | EACH  | \$350.00             | 2                  | \$700.00            |
| 2506.503                                           | CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL | EACH  | \$2,750.00           | 1                  | \$2,750.00          |
| 2506.503                                           | CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020 | L F   | \$850.00             | 8                  | \$6,800.00          |
| <b>SUBTOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS</b> |                                             |       |                      |                    | <b>\$73,050.00</b>  |
| <b>+10% CONTINGENCIES</b>                          |                                             |       |                      |                    | <b>\$7,305.00</b>   |
| <b>SUBTOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS</b> |                                             |       |                      |                    | <b>\$80,355.00</b>  |
| <b>+25% ADMINISTRATIVE, LEGAL, ETC.</b>            |                                             |       |                      |                    | <b>\$20,088.75</b>  |
| <b>TOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS</b>    |                                             |       |                      |                    | <b>\$100,443.75</b> |





# City of North Branch 2025 Comprehensive Plan Review

# Agenda

Introduction

Building the team

Engaging the community

Comprehensive Plan Review

Final tips & takeaways



# Overview

North Branch Comprehensive Plan was completed in 2018 with a purpose of serving as a vision and roadmap for where the community is headed.

Our goal is to review the Plan and discuss potential revisions, ensuring community understanding and buy-in.



# 2018

The intension of the plan was to be used in day-to-day activities by City Staff, City Council, and other Commissions and Stakeholders to help form important policy decisions such as...

**Infrastructure and development**

**Capital improvements**

**Zoning and regulatory changes**

**And communicating a consistent vision.**

# 2018

The current plan was initiated and completed in 2018 using valuable input from the community.

## **A series of four community meetings**

### **In-person and on-line surveys**

**Public Meetings of the Planning, Economic Development Authority, and Parks/Trails/Open Space Commissions, and the City Council.**

**Comments were received via the project website, emails, and social media outlets.**

# Vision

North Branch is a growing and safe community with outstanding natural and recreational amenities and opportunities for all, and well-maintained infrastructure, vibrant business districts and neighborhoods, and provides residents with an excellent quality of life.



# Building the Team

**Co-Chairs** – To provide direction and be a conduit of information to the rest of the team.

- ♦ Kevin Schieber, Mayor
- ♦ Matthew Hill, City Administrator

**Update Coordinating Team – too be determined**

- ♦ City Staff
- ♦ City Council Members
- ♦ Planning Commissioners
- ♦ EDA Commissioners
- ♦ Parks, Trails, and Open Space Commissioners
- ♦ North Branch Area Public Schools
- ♦ North Branch Area Chamber of Commerce
- ♦ Residents!

# Calendar/Goals

## May – Request input from Council, Commissions, and Community Organizations

May 5 – PTOS Committee

May 6 – Planning Commission

May 13 – North Branch Chamber of Commerce

May 20 – Economic Development Authority Commission

May 20 – City Council Special Meeting including request to residents for their input with invitation for first of two community meetings to gather general input on June 17



# Needs assessment of current Comprehensive Plan



**Vision and Values** – has anything changed that requires the City to add or change?

**Land Use** – Do the existing land use ordinances and zoning maps need to be altered or adjusted to meet the current and future needs?

**Housing** – Does the current housing plans for maintaining and developing quality future housing stock still hold true?

**Economic Development** – Has the economic climate changed creating new opportunities for economic growth and redevelopment in areas of the City?

# Needs assessment of current Comprehensive Plan



**NORTH BRANCH**



**Transportation** – Does the existing and future improvements noted in the 2018 Comprehensive Plan still meet the needs of the Community?

**Utilities** – Review of the current improvement plans and confirm that it meets the needs of both housing and industrial growth.

**Natural Environment, Parks, Trails, and Recreation** – Make sure that the trail connections and being met to connect the new housing development and have plans available for new and future park dedication fees.

# Needs assessment of current Comprehensive Plan



Staff, Council and Commissioners have identified the following areas within the Comprehensive Plan that need updates

- **Land Use** – Zoning, Urban Service Area, Ordinance Updates.
- **Business Development** – Identify new ways of supporting existing businesses and new industry with guidance, direction, and financial support.
- **Municipal Utilities** – Assure that our long term plans can accommodate the expected growth of the Community.
- **Public Safety** – Possibility of adding an outline of the Community's vision and goals for addressing safety concerns, including road and pedestrian safety, emergency response, and crime prevention.

# Next Steps



- **August and September** - The Update Coordinating Team will gather the input provided and work together to provide guidance to the City Council on a proposal of needed changes.
- ♦ **June and July** - Commissions, Council, School and Chamber Boards, and Residents will provide the Advisory Committee with their thoughts on the current plan and requests for change at their meetings in June and July. The City will provide two community gatherings to review the current plan and ask for feedback, one on June 17 at City Hall and one on July 15 at the North Branch Public Library.

# THANK YOU!

- ♦ The City of North Branch looks forward to hearing from you!

