AGENDA
CITY COUNCIL MEETING

March 16, 2026 - 6:00 PM
City Hall Council Chambers

Members of the public can participate in person at Lakeville City Hall, 20195 Holyoke Avenue. The mayor will allow for public comments and questions at the appropriate time.

The City Council is provided background information for agenda items in advance by staff and appointed commissions, committees, and boards. Decisions are based on this information, as well as City policy, practices, input from constituents, and a council member's personal judgment.

1. Call to order, moment of silence and flag pledge

2. Roll Call

3. Citizen Comments

4. Additional agenda information

5. Presentations/Introductions
   a. Fire Department Quarterly Update

6. Consent Agenda
   a. Check Register Summary
   b. Minutes of the 03/02/2026 City Council Meeting
   c. Supplemental Agreement with Alliant for Professional Services for Dodd Boulevard Modernization from 208th Street to 202nd Street
   d. Resolution Approving Easement Agreement with Minnesota Energy Resources
   e. Resolution Appointing Members to Advisory Boards, Committees and Commissions
   f. Quote for Water Meters
   g. Resolution Calling a Public Hearing on Proposed Assessments for City Improvement Project 26-01
   h. Contract and Resolution for the 2026 Street Rehabilitation Project
   i. Contract for Cracksealing, Pavement Marking Project and Trail Fog Seal
   j. Contract for 2026 Inflow and Infiltration Improvement Project
   k. Approval of Professional Services Agreement with Hosington Koegler Group, Inc (HKGI)
   l. First Amendment to the Amelia Meadows Development Contract
   m. Cooperative Reimbursement Agreement with the Metropolitan Council

for Sanitary Sewer Meter M657 Construction

n. Resolution Authorizing Issuance and Sale of General Obligation Bonds, Series 2026A

o. Resolution Amending the 2025 Budgets

p. North Ryan Second Addition Development Contract

q. Contract for Lawn Maintenance at City Facilities and Miscellaneous Sites

r. Authorization to Participate in Six Remnant Defendant Opioid Settlement

7. Action Items
   a. Dodd Commons Preliminary Plat
   b. Prime 35 Industrial Preliminary Plat

8. Unfinished Business

9. New Business
   New Business items are intended for informal City Council discussion and will not begin before 6:30 p.m. The Council may provide direction to staff but will not take formal action on these matters.
   a. Discussion on Keeping of Chickens Ordinance
   b. Waste Hauler Service Areas
   c. Preliminary 2025 Financial Report - General Fund

10. Council/Committee Updates

11. Announcements
   a. Next City Council Meeting Monday, March 2, 2026

12. Adjourn

Date: 3/16/2026

Check Register Summary

Proposed Action
Staff recommends adoption of the following motion: Move to approve the Check Register Summary.

Overview
Overview

Checks	328879 - 328992	$3,067,032.95
ACH/EFT	24612 - 24722	$1,616,636.85
Total		$4,683,669.80

The City Council receives a list of expenditures paid (claims detail), which is available to the public upon request. The City serves as the fiscal agent for Lakeville Arenas and Dakota 911 and processes their accounts payable and payments – these amounts are not included in the total above.

Supporting Information
1. 03.10.26 CKSUM-Checks
2. 03.10.26 CKSUM-ACH-EFT
3. Check Register 03.10.26 for March 16, 2026 Council Mtg - Checks
4. Check Register 03.10.26 for March 16, 2026 Council Mtg - ACH-EFT

Financial Impact: $4,683,669.80 **Budgeted:** Yes **Source:** Various
Envision Lakeville Community Values: Good Value for Public Service
Report Completed by: Cheri Donovan, Assistant Finance Director

CHECK DISBURSEMENT REPORT FOR CITY OF LAKEVILLE

	Amount
1000 GENERAL FUND	136,842.33
2000 COMMUNICATIONS FUND	18,047.40
2230 LOCAL AFFORDABLE HOUSING AID	250,000.00
3125 2025A FIRST CENTER	1,506.00
4000 BUILDING FUND	1,219,455.97
4100 EQUIPMENT FUND	160,115.95
4125 TECHNOLOGY FUND	47,915.88
4200 PARK DEDICATION FUND	95,035.00
4500 PARK IMPROVEMENT FUND	8,870.00
4720 2024A PARK BONDS	168,155.82
5300 PAVEMENT MANAGEMENT FUND	2,022.22
7450 ENVIRONMENTAL RESOURCES FUND	213.06
7575 STREET LIGHTING FUND	15,913.40
7600 WATER FUND	116,182.20
7700 SEWER FUND	509,082.82
7800 LIQUOR FUND	288,166.60
7900 MUNICIPAL RESERVES FUND	24,211.92
8000 ESCROW FUND	4,501.58
9800 PAYROLL CLEARING FUND	794.80
Report Total:	3,067,032.95

CHECK DISBURSEMENT REPORT FOR CITY OF LAKEVILLE

	Amount
1000 GENERAL FUND	342,820.32
2000 COMMUNICATIONS FUND	1,923.50
2292 FIRST CENTER OPERATING FUND	1,033.22
4000 BUILDING FUND	9,848.25
4100 EQUIPMENT FUND	116,582.76
4125 TECHNOLOGY FUND	22,788.50
4200 PARK DEDICATION FUND	22,656.89
4710 2023A PARK BONDS	9,029.50
4720 2024A PARK BONDS	4,457.00
5200 STATE AID CONSTRUCTION FUND	27,850.44
5300 PAVEMENT MANAGEMENT FUND	118.25
6597 2025 STREET PROJECTS	1,132.25
6611 2026 STREET PROJECTS	13,946.20
7450 ENVIRONMENTAL RESOURCES FUND	7,505.62
7550 UTILITY FISCAL ADMINISTRATION	61,491.00
7575 STREET LIGHTING FUND	37.53
7600 WATER FUND	584,742.70
7700 SEWER FUND	3,182.38
7800 LIQUOR FUND	385,476.79
8970 LAKEVILLE ARENAS - OPERATIONS	13.75
Report Total:	1,616,636.85

MINUTES
CITY COUNCIL MEETING

March 2, 2026 - 6:00 PM
City Hall Council Chambers

1. Call to order, moment of silence and flag pledge
Mayor Hellier called the meeting to order at 6:00 P.M.

2. Roll Call
Members Present: Mayor Hellier, Council Members Bermel, Lee, Volk, Wolter

Staff Present: Justin Miller, City Administrator; Andrea McDowell Poehler, City Attorney; Julie Stahl, Finance Director; Joe Masiarchin, Parks & Recreation Director; Allyn Kuennen, Assistant City Administrator; Taylor Snider, Assistant to the City Administrator; Brad Paulson, Police Chief; Paul Oehme, Public Works Director; Tina Goodroad, Community Development Director; Alissa Frey, Human Resources Director

3. Citizen Comments
None.

4. Additional agenda information
None.

5. Presentations/Introductions

a. Parks & Recreation Quarterly Report
Parks and Recreation Director Joe Masiarchin presented the quarterly report to Council. He discussed upcoming major projects and the progress that is being made on those projects. He also highlighted many of the successful events that the City hosted throughout the winter and some exciting spring events ahead.

6. Consent Agenda
Motion was made by Bermel, seconded by Wolter, to approve the Consent Agenda. Voice vote was taken on the motion. Ayes - Hellier, Bermel, Lee, Volk, Wolter

a. Check Register Summary

b. Minutes of the 02/17/2026 City Council Meeting

c. Resolution Granting Contract Authority and Pledging Funding

for Freight Rail Car Storage Facility

d. Change order to the 2025 Well Rehabilitation contract

e. Park Restroom Cleaning Services Agreement with Vanguard Cleaning Systems of MN

f. Amendment of State of Minnesota General Obligation Bond Financed Declaration

g. LELS Local No. 177, Sergeants 2026-2027 Labor Agreement

h. Agreement with JL Theis, Incorporated for Lakeville Area Arts Center Playground Sitework

i. Radio Advertising Agreement with KTMY-FM, LLC. for the Lakeville Area Arts Center

j. Supplemental Agreement for Annual Instrumentation and Control Support Services

k. Contract for Repainting the Dakota Heights Water Tower

l. Resolution Accepting Donations to the Lakeville Parks & Recreation Department in the 1st Quarter of 2026

m. Contract for 2026 Right-of-Way and Park Tree Planting

n. Contract for Boulevard Mowing

o. Professional Service Agreement for Heritage Center Improvements

p. Kyla Crossing Second Addition Final Plat

7. Action Items

a. Hearing for a High-Cost Tree Abatement

Community Development Director Tina Goodroad, presented the agenda item to Council. Staff have worked with the property owner on this abatement and are in agreement with this action.

Motion was made by Wolter, seconded by Lee, to approve the High-Cost Tree Abatement.

Roll call was taken on the motion. Ayes - Hellier, Bermel, Lee, Volk, Wolter

8. Unfinished Business

9. New Business

a. 2026A Bond Issuance - Street Reconstruction/Utilities/CIP Projects

Finance Director Julie Stahl presented to Council regarding the issuance of 2026A bonds. The bonds will provide funding for four city projects. Jessica Green from Northland Securities, Inc., presented the executive summary to the Council as they continue to prepare for the sale.

b. Expo 2031

Wendy Meadley, CEO of Expo 2031, presented an event proposal to Council. She laid out the site plans, benefits to Lakeville, and the Expo's credentials. Council asked Meadley and her staff questions regarding the potential event. The Council directed staff to work with Expo 2031 to gather more information about the proposal.

c. Commission Application Review

Mayor Hellier will present potential appointments to the rest of Council, and they will provide feedback on the appointments. A resolution making final appointments will be presented at the March 16th Council meeting.

10. Announcements

a. Next Scheduled Meeting: March 16, 2026

11. Adjourn

Motion was made by Bermel, seconded by Wolter, to adjourn at 7:48 P.M.
Voice vote was taken on the motion. Ayes – Hellier, Bermel, Lee, Volk, Wolter

Respectfully Submitted,

_____ _____

Taylor Snider, Deputy City Clerk Luke M. Hellier, Mayor

Date: 3/16/2026

Supplemental Agreement with Alliant for Professional Services for Dodd Boulevard Modernization from 208th Street to 202nd Street

Proposed Action

Staff recommends adoption of the following motion: Move to approve Alliant supplemental agreement for professional services for final engineering of Dodd Boulevard Modernization between 208th Street and 202nd Street, City Project 26-04.

Overview

The City and Dakota County are partnering to reconstruct the segment of Dodd Boulevard (CSAH 9) between 208th Street and 202nd Street (CSAH 50). This roadway modernization project will improve traffic operations and safety, upgrade intersections, and accommodate future traffic growth. City Project 26-04 is included in both the City's and County's adopted five-year Capital Improvement Plans and consists of the following major elements:

- Reconstruction and widening of Dodd Boulevard between 208th Street and 202nd Street as a two-lane divided urban roadway with multi-use trails on both sides.
- Construction of roundabouts at the intersections of Dodd Boulevard and 202nd Street, and Dodd Boulevard and 207th Street.
- Access modifications consistent with Dakota County standards.
- A grade-separated trail crossing for the Lake Marion Greenway.
- Improvements to public utilities, including sanitary sewer, water and stormwater systems.

Alliant Engineering has submitted a supplemental agreement outlining the scope and estimated cost to complete final engineering, right-of-way acquisition support, permitting and public engagement services, in accordance with the City's Master Services Agreement dated September 20, 2021. The City Council previously approved a supplemental agreement with Alliant for preliminary engineering on January 21, 2025.

The City and County will share responsibilities and costs according to the County's adopted cost-share policies and a future Joint Powers Agreement. As the lead agency, the full amount of the amendment is shown in this memo; the City’s estimated net cost is $379,247.

Supporting Information

1. 2026.02.02 Alliant Supplemental Agreement (Final Engineering)

Financial Impact: $842,770 **Budgeted:** Yes **Source:** Multiple Sources
Envision Lakeville Community Values: Design that Connects the Community
Report Completed by: Jonathan Nelson, Assistant City Engineer

RE: Dodd Boulevard (CSAH 9) Modernization Project
Supplemental Agreement for Final Design Services

Dear Mr. Nelson:

Alliant Engineering has appreciated the opportunity to work with the City of Lakeville and Dakota County with preliminary engineering for the Dodd Boulevard (CSAH 9) Modernization Project and we are excited to move forward with final design. The sections below describe each major task along with key assumptions, information or participation needed from the City, and major deliverables. A detailed spreadsheet documenting the hours and fee associated with each task is also included with this letter. Each task also clarifies whether an existing task budget from preliminary design is being augmented or if a new task is being created.

February 2, 2026

Jon Nelson, PE
Assistant City Engineer
City of Lakeville

Alliant Engineering, Inc.
733 Marquette Avenue Suite 700
Minneapolis, MN 55402
612.758.3080
www.alliant-inc.com

PROJECT UNDERSTANDING

The purpose of this project is to advance the preliminary layout for Dodd Boulevard (CSAH 9) between Kenwood Trail and 208th Street/Huntsville Trail through final design and right-of-way acquisition. In partnership with Dakota County, the City intends to construct the proposed improvements in 2027.

SCOPE OF SERVICES

TASK 1 – PROJECT MANAGEMENT

Eric Nelson will remain the Project Manager for the Alliant Team and will serve as the single point of contact for the City and Dakota County. Eric will coordinate all aspects of the design and lead all meetings with external agencies. In addition to preparing monthly progress reports and invoices, Eric will continue to conduct weekly check-in meetings with the City and County project managers. He will also continue monthly Project Management Team (PMT) meetings on Microsoft Teams. The project schedule developed in Microsoft Project will continue to be updated and maintained as needed throughout the project.

CITY OF LAKEVILLE RESPONSIBILITIES:

- Participate in weekly PMT update meetings and monthly PMT meetings

CONSULTANT DELIVERABLES:

- Monthly progress reports and invoices
- Agendas and minutes for monthly PMT meetings
- Project schedule with updates as needed
- Action Item Log updated monthly

Total Additional Design Fee for Task 1: $34,800

TASK 2 – PUBLIC INVOLVEMENT

Eric Nelson and Jackie Haugdahl will continue to lead the public involvement efforts on the project. The Public Involvement Plan (PIP) developed during preliminary design will be updated to document the planned milestones and techniques for outreach throughout right-of-way acquisition and final design.

Our preliminary design scope and fee included two open house events, and only one has occurred to date. The open house event planned for late spring/early summer 2026 will be covered under our preliminary design contract. We will plan on two additional open houses during final design that will follow the same dual in-person and online formats as the previous open houses. Alliant will work with the City to coordinate mailings and social media posts and will prepare all graphics needed. A written summary will be prepared after each meeting to document the feedback received. The project website set up during preliminary design will continue to be updated and augmented as the design progresses.

Eric Nelson will attend up to four additional meetings with elected officials or regulatory agencies as needed. If supporting graphics or other materials are needed for these meetings, the Alliant team will prepare those as well.

CITY OF LAKEVILLE RESPONSIBILITIES:

- Review and comment of draft public involvement materials
- Provide updated mailing lists prior to open houses
- Attend open houses and additional meetings

CONSULTANT DELIVERABLES:

- Updated PIP
- Mailings, graphics, and all other supporting materials for open houses
- Updated and maintained project website

Total Additional Design Fee for Task 2: $20,340

TASK 3 – RIGHT OF WAY

Our team will include SRF Consulting Group (SRF) to assist with securing the needed land rights for the project. Based on preliminary design analysis, we expect 27 parcels will require some level of land acquisition. A copy of the SRF proposal with detailed assumptions is attached to this letter.

In partnership with SRF, Alliant will prepare parcel sketches for each affected parcel and will stake the proposed easements for viewing by the appraiser and property owner. Dan Ekrem, a Professional Land Surveyor with Alliant, will prepare the legal descriptions for each easement required and the Alliant Team will prepare parcel sketches for each parcel requiring acquisition. Eric Nelson will plan on attending meetings with property owners as well to help explain the project's design components and impacts.

CITY OF LAKEVILLE RESPONSIBILITIES:

- Provide O&E reports for affected properties
- Attend meetings with property owners
- City right of way tasks noted in SRF proposal

CONSULTANT DELIVERABLES:

- Appraisals, field title reports, and right of way graphics
- Highway right-of-way CAD file
- Parcel sketches and legal descriptions for all affected properties
- Information and documentation needed to support City in condemnation proceedings (if required)

Total Additional Design Fee for Task 3: $34,780.00 (Alliant only)

TASK 4 – TOPOGRAPHIC SURVEY

Alliant will perform additional topographic survey in identified stormwater management areas and other areas where the preliminary construction limits extend beyond the initial survey. Data collected will be integrated into the base map developed during preliminary design.

Total Additional Design Fee for Task 4: $14,270.00

TASK 5 – ENVIRONMENTAL

Keara Fehr will continue to lead the wetland permitting process for Alliant. Once the final wetland impact totals are established, we will prepare all application forms and supporting exhibits for Wetland Conservation Act permitting. We assume that wetland impacts will be mitigated through the purchase of banked credits and will prepare all forms needed to document the purchase with both the wetland bank and the Board of Water and Soil Resources.

CITY OF LAKEVILLE RESPONSIBILITIES:

- Review draft application forms and materials and sign final versions
- Secure funding and make payment for wetland bank credits

CONSULTANT DELIVERABLES:

- Wetland application forms and supporting materials and graphics
- Wetland impact calculations and cross sections
- Documentation to support purchase of wetland bank credits

Total Additional Design Fee for Task 5: $8,180.00

TASK 6 – GEOTECHNICAL EVALUATION

The design has evolved since the initial soil borings and preliminary geotechnical report were developed. Braun Intertec will continue their work from preliminary design, and a copy of their proposed additional scope is included with this proposal. They will collect additional borings based on the design needs for stormwater management and the pedestrian underpass. These borings will be integrated with those previously collected to develop the final geotechnical report for the project.

CITY OF LAKEVILLE RESPONSIBILITIES:

- Review draft geotechnical report

CONSULTANT DELIVERABLES:

- Map of additional soil borings
- Draft and Final Geotechnical Report

Total Additional Design Fee for Task 6: $540.00 (Alliant only – Braun Intertec fees listed as reimbursable expense)

TASK 7 – UTILITY IDENTIFICATION AND COORDINATION

Eric Nelson and Cole Adams will lead the utility coordination process throughout the design. We will coordinate and lead the three utility coordination meetings identified in the RFP and have assumed up to three meetings with

individual utility owners. The final plans and cross sections will document existing utility locations and will denote impacts and required relocations.

CITY OF LAKEVILLE RESPONSIBILITIES:

- Attend utility coordination meetings and meetings with utility owners (as needed)

CONSULTANT DELIVERABLES:

- Utility coordination meetings (including agenda, minutes, and supporting exhibits)
- Written summaries of individual utility owner meetings

Total Additional Design Fee for Task 7: $8,220.00

TASK 8 – TRAFFIC FORECASTING AND ANALYSIS

The traffic technical memos developed during the preliminary design phase will serve as the basis for the final design. If any updates to these memos are needed based on changes during final design, Nick Grage will lead this effort.

Nick will also develop the Intersection Control Evaluation (ICE) documentation for the roundabouts at Kenwood/Dodd and Dodd/207th required for State Aid approval.

CITY OF LAKEVILLE RESPONSIBILITIES:

- Review draft ICE reports and sign final version prior to State Aid submittal

CONSULTANT DELIVERABLES:

- Modified Traffic Tech Memo(s) – if required
- Draft and final ICE reports

Total Additional Design Fee for Task 8: $10,260.00

TASK 9 – PRELIMINARY DESIGN

Our team understands that the preliminary layout will remain an effective tool for communicating the scope of the project to the public and elected officials throughout the design process. Upon direction from the City, we will update the layout with current information as aspects of the design are solidified. Our scope and fee include the three revisions of the design layout as needed.

Total Additional Design Fee for Task 9: $8,200.00

TASK 10 – STORMWATER MANAGEMENT AND HYDRAULICS EVALUATION

Advancing the stormwater management design to the point where best management practice (BMP) locations and sizes are solidified will be a key first step in this process. TKDA will continue to lead the stormwater design for the project, and their proposed scope and fee are included with this proposal. They will refine the existing and proposed drainage area maps and HydroCAD models developed during preliminary design to confirm that rate control requirements are met in addition to providing the required volume for water quality.

This task will also include analysis of floodplain impacts in Marion Fields Park and documentation of no-rise for both the FEMA-regulated floodplain and the city's floodplain ordinance. Their design will include a modified inlet

pipe for the Lake Marion discharge swale and providing compensatory floodplain storage within the park. TKDA will design a storm sewer system to meet both City and State Aid design requirements.

Our design will culminate in a Stormwater Management Report that includes all calculations and demonstrates compliance with all relevant stormwater regulations. This report will also include the storm sewer design calculations needed for State Aid approval of final plans.

CITY OF LAKEVILLE RESPONSIBILITIES:

- Review draft Stormwater Management Report

CONSULTANT DELIVERABLES:

- Updated preliminary layout with BMP sizes and grading limits
- Stormwater management workshop meetings (including agenda, minutes, and supporting exhibits)
- Draft and final Stormwater Management Report

Total Additional Design Fee for Task 10: $2,700.00 (Alliant only – TKDA fees listed as reimbursable expense)

TASK 11 – FINAL DESIGN (NEW TASK)

Cole Adams will lead the final design effort from a roadway perspective. We will prepare draft plans at the 30%, 60%, and 95% levels of completion and final 100% plans once all comments are addressed and all approvals have been obtained. The plan sets will include the major categories noted in our fee estimate and any others needed to produce a complete plan set. Alliant and TKDA will integrate the storm water and structural aspects of each design into each submittal. Following each draft submittal review period, we will prepare a Comment Resolution Log that includes all received City and County comments to document how comments are being addressed.

Engineer's Estimates will be prepared along with the 60%, 95%, and 100% complete plans.

We will prepare a Project Manual in conjunction with the 95% submittal that includes all technical specifications based on the City's standard special provisions.

Once the project is advertised for bids, we will support the City with answering any clarification questions or preparing required addenda.

CITY OF LAKEVILLE RESPONSIBILITIES:

- Review draft submittals

CONSULTANT DELIVERABLES:

- 30% Plans
- 60% Plans and Engineer's Estimate
- 95% Plans, Specifications, and Engineer's Estimate
- 100% Bidding Plans, Specifications, and Engineer's Estimate (electronic and hard copy formats)
- Electronic copies of all project reports and documentation
- Addenda and clarifications during the bidding phase

Design Fee for Task 11: $207,100.00

TASK 12 – CSAH 50 MILL-AND-OVERLAY DESIGN (NEW TASK)

Dakota County has planned a mill-and-overlay project between the proposed roundabout at Kenwood Trail/Dodd Boulevard and the western terminus of the recently constructed roundabout at Holyoke Avenue. To streamline design and construction and minimize public disturbance, the City and County have agreed to incorporate the design of the mill-and-overlay project into the Dodd Boulevard Modernization Project.

Alliant will follow the County's typical approach of using planimetric CAD data and high-definition aerial photography in lieu of topographic survey throughout the project area. Alliant survey crews will collect topographic survey and prepare base mapping where pedestrian ramps will be upgraded for ADA compliance.

We will obtain a separate State Aid Number for this project area and track all pay items and quantities separately for tracking project costs. The design for this project will be integrated into the overall plan set and specifications for the project.

CITY OF LAKEVILLE RESPONSIBILITIES:

- Review draft submittals (concurrently with Task 11)

CONSULTANT DELIVERABLES:

- Plans and specifications integrated into deliverables defined in Task 11.

Design Fee for Task 12: $43,970.00

TASK 13 – PERMITS AND APPROVALS (NEW TASK)

We will help the City obtain all the required approvals and permits for the project and will start the permitting processes with schedule recognition to ensure that bidding is not delayed. The wetland permitting noted in the RFP is included under Task 5.

CITY OF LAKEVILLE RESPONSIBILITIES:

- Review draft permit applications and sign final application forms
- Pay any associated permit fees

CONSULTANT DELIVERABLES:

- Draft and final permit applications with supporting graphics and documentation

Design Fee for Task 12: $3,970.00

FEE SUMMARY

Current Alliant Contract Amount for Preliminary Design	$299,995
Alliant Fee for Final Design	$397,050
Subconsultant – Braun Intertec	$ 26,820
Subconsultant - TKDA	$179,100
Subconsultant – SRF Consulting Group	$237,800
SUBTOTAL FOR SUPPLEMENTAL AGREEMENT	**$842,770**
Total Amended Alliant Contract Amount	**$1,142,765**

SCHEDULE

The City intends to begin construction on this project in spring 2027 with bidding in winter 2026/2027. Our schedule below highlights the targeted deadlines for major milestones and submittals:

- Notice to Proceed – Week of February 16, 2026
- Begin right-of-way acquisition – March 2026
- Open House Meeting 1 (included in preliminary design contract) – May 2026
- 30% Plans, construction limits, and parcel sketches complete – June 30, 2026
- 60% Plans and Engineer's Estimate – September 30, 2026
- Open House Meeting 2 – October 2026
- 95% Plans, Specifications, and Engineer's Estimate submittal to City, County, and State Aid – December 1, 2026
- 100% Bidding Plans, Specifications, and Engineer's Estimate – January 30, 2027
- Right-of-way acquisition complete – February 2027
- Bidding assistance – February/March 2027
- Pre-Construction Open House – Spring 2027
- Construction Services (under separate contract) – 2027 construction season

KEY STAFF

The Alliant design team will consist of the following individuals:

- Eric Nelson, PE – Project Manager
- Cole Adams, PE – Roadway Design Lead
- Jonathan Libby, PE (TKDA) – Stormwater Design Lead
- Jim Bellefeuille, PE (TKDA) – Structural Design Lead
- Jackie Haugdahl – Public Engagement Support
- Keara Fehr, WDC – Wetland Permitting Lead
- Nick Grage, PE – Traffic Analysis
- Dan Ekrem, PLS – Right-of-way documentation
- Ken Helvey, PE (SRF) – Lead right-of-way agent
- Kevin Zalec, PE (Braun Intertec) – Geotechnical Report updates

We again thank you for the opportunity to work with the City on this project and are ready and eager to get started. If you have any questions about this scope and fee or want to discuss in further detail, please contact me at 612-554-3413 or enelson@alliant-inc.com.

Sincerely,

Alliant Engineering, Inc.

Eric Nelson, PE
Project Manager

EMAIL enelson@alliant-inc.com
DIRECT 612.767.9380

Building better communities with excellence and passion

ACCEPTED BY CITY OF LAKEVILLE

_____

Mayor

_____

City Clerk

Alliant Engineering
Dodd Boulevard Modernization Project
Final Design Scope and Fee

		Hours										
		Alliant Engineering										
Task	Description	Principal/ Project Manager	Associate/ Professional Land Surveyor	Senior Professional Engineer	Professional Engineer	Public Engagement Specialist	Graduate Engineer (EIT)	Senior Environmental Specialist	2-person Survey Crew	Graphics/ Admin	TEAM TOTAL	TASK TOTAL COST
		Nelson	Ekrem Grage		Adams	Haugdahl		Fehr				
1.0	Project Management	120	0	0	16	0	0	0	0	0	136	34,800.00
1.1	Project administration (1)	30									30	
1.2	Weekly conference calls (2)	30									30	
1.3	PMT meetings (3) (4)	30			16						46	
1.4	Project schedule and monthly updates	15									15	
1.5	Action Item Log and updates	15									15	
2.0	Public Involvement	22	0	0	0	80	0	0	0	40	142	20,340.00
2.1	Update/refine Public Involvement Plan	2				4					6	
2.2	Open House Meetings (5)	12				60				40	112	
2.3	Additional individual stakeholder meetings (6)	8									8	
2.4	Maintain project website					16					16	
3.0	Right of Way (7)	40	40	0	27	0	54	0	24	0	185	34,780.00
3.1	Coordination of acquisition process (8)	16									16	
3.2	Meetings with affected property owners (9)	16							24		40	
3.3	Parcel maps for affected properties (10)	8	40		27		54				129	
4.0	Topographic Survey	0	0	0	0	0	0	0	64	0	64	14,720.00
4.1	Additional topographic survey and basemapping								64		64	
5.0	Environmental	2	0	0	0	0	32	24	0	0	58	8,180.00
5.1	Wetland permitting	2					32	24			58	
6.0	Geotechnical Evaluation	2	0	0	0	0	0	0	0	0	2	540.00
6.1	Update Geotechnical Evaluation Report	2									2	
7.0	Utility Identification and Coordination	8	0	0	22	0	24	0	0	0	54	8,220.00
7.1	Utility Coordination Meetings (12)	4			16		24				44	
7.2	Meetings with individual utillty owners (13)	4			6						10	
8.0	Traffic Forecasting and Analysis	0	12	40	0	0	0	0	0	0	52	10,260.00
8.1	Update Traffic Technical Memorandum		4	8							12	
8.2	ICE reports for roundabouts		8	32							40	
9.0	Preliminary Design	0	0	0	24	0	40	0	0	0	64	8,200.00
9.1	Preliminary layout updates (13)				24		40				64	
10.0	Stormwater Management and Hydraulics Evaluation (15)	10	0	0	0		0	0	0	0	10	2,700.00
10.1	Update and finalize stormwater management design	8									8	
10.2	Final Stormwater Management Report	2									2	
11.0	Final Design (16)(17)	26	0	36	778		664	0	0	0	1504	207,100.00
11.1	30% Plans											
11.1.1	Title Sheet/General Layout/Index				2		4				6	
11.1.2	Typical Sections				16		16				32	
11.1.3	Inplace Topo and Utility Plans				12		24				36	
11.1.4	Removal Plans				16		16				32	
11.1.5	Construction Plans				40		24				64	
11.2	60% Plans											
11.2.1	Updates to 30% plan sections	2			12		16				30	
11.2.2	Draft public utility relocation plans				12		16				28	

11.2.3	Draft construction staging plans	2		4	16		40				62	
11.2.4	Draft utility improvement/adjustment plans				24		40				64	
11.2.5	Draft intersection details (18)			16	160		80				256	
11.2.9	Draft cross sections				100		80				180	
11.3	60% Engineer's Estimate	2			16						18	
11.4	95% Plans											
	Updates to 60% plan sections	2			80		80				162	
	SEQ	2			16		8				26	
	Quantity Tabulations				40		80				120	
	Detour/Traffic Control Plans				16		24				40	
	Signing and Striping Plans				40		40				80	
	Final cross sections with utilities, ROW, etc.			16	80		40				136	
11.5	95% Engineer's Estimate	2			16		4				22	
11.6	95% Technical Specifications and Project Manual	12			24						36	
11.7	100% Plans, Specifications, and Engineer's Estimate	2			40		32				74	
11.8	Bidding Assistance										0	
12.0	CSAH 50 Mill-and-Overlay Design	4	2	0	136	0	160	0	16	0	0	43,970.00
12.1	Additional topographic survey and basemapping for ped ramps		2						16			
12.2	Mill-and-overlay design	2			40		64					
12.3	Pedestrian ramp design	2			96		96					
13.0	Permits and Approvals (19)	2	0	0	18	0	0	0	0	0	20	3,240.00
13.1	NPDES Permit				2						2	
13.2	MnDOT State Aid Submittal	2			12						14	
13.3	Dakota County Highway Permit				2						2	
13.4	MDH Watermain Permit				2						2	
	PROJECT TOTAL HOURS	236	54	76	1021	80	974	24	104	40	2271	
	Hourly Billing Rates	*$ 270*	*$ 205*	*$ 195*	*$ 150*	*$ 125*	*$ 115*	*$ 165*	*$ 230*	*$ 110*		
	DIRECT LABOR	$63,720	$11,070	$14,820	$153,150	$10,000	$112,010	$3,960	$23,920	$4,400	$397,050	
	SUBTOTAL LABOR COST											$397,050.00
	Direct Expenses:											
	Subconsultant: Braun Intertec - Geotechnical Report updates											$26,820.00
	Subconsultant: TKDA - Structural Design											$74,194.00
	Subconsultant: TKDA - Water Resources Design											$104,906.00
	Subconsultant: SRF Consulting Group - Right of Way acquisition											$237,800.00
	Open house mailings, printing, venue fees, etc.											$1,500.00
	Mileage											$500.00
	SUBTOTAL DIRECT EXPENSES											$445,720.00

PROJECT COST NOT TO EXCEED	**$842,770.00**

Assumptions:
(1) Includes monthly invoices and progress reports (15-month project duration assumed, February 2026 through April 2027).
(2) Assumes weekly 30-minutes Teams meetings with City and County project managers.
(3) Assumes PMT meetings from February 2026 through April 2027 (15 meetings).
(4) Hours include preparation of agendas, minutes, and other supporting materials as needed.
(5) Assumes two public open houses and includes direct mailings, other digital outreach, graphics and supporting materials, and preparing meeting summaries.
(6) Assumes four additional meetings. Hours include preparing agendas, minutes, and supporting graphics as needed.
(7) Assumes 27 parcels will require land acquisition.
(8) Hours shown are for Alliant only. See attached proposal from SRF Consulting Group. SRF fees are shown as reimbursable expense.
(9) Hours include staking easements prior to property owner meetings.
(10) Hours include preparing parcel sketches and legal descriptions.
(11) Hours shown are for Alliant only. See attached proposal from Braun Intertec. Braun Intertec fees are shown as reimbursable expense.
(12) Includes three utility coordination meetings per RFP. Hours include preparing agendas, minutes, and supporting graphics as needed.
(13) Includes up to 3 individual meetings per RFP.
(14) Includes up to 3 layout updates.
(15) Hours shown are for Alliant only. See attached proposal from TKDA. TKDA fees are shown as reimbursable expense.
(16) Hours for completing miscellaneous plan components such as design details, standard plates, etc. are embedded in these hours.
(17) Hours includes QA/QC procedures with prior to each major submittal and a comment resolution log following each review.
(18) Includes roundabout design details.
(19) Hours for completing WCA permit are included in Task 5.

SRF Project No. 20088.PP

January 13, 2026

Eric Nelson, Principal
Alliant Engineering, Inc.
733 Marquette Avenue
Suite 700
Minneapolis, MN 5542-2340
ENelson@alliant-inc.com

Subject: Proposal for Professional Services for the Dodd Boulevard Project- Revised

Dear Eric Nelson:

Based on your request, SRF Consulting Group, Inc. ("SRF") is pleased to submit this Proposal to provide professional services for Right of Way Acquisition for the Dodd Boulevard Project in Minneapolis. It is our pleasure to provide you with this proposal, and we look forward to the opportunity to work with Alliant Engineering, Inc. (Client) on this project.

The SRF team includes right of way professionals who have a wide variety of experience in highway, municipal, utility, relocation, and community redevelopment projects. The project will be led by Cindy Wiste, SRF Senior Project Manager, who has 20 years of experience in the right of way profession.

Scope of Services

Acquisition Activities

Project Management
SRF's Project Manager will maintain contact with the Client throughout the project and provide bi-weekly status reports.

Title Analysis
Provided by Alliant

Owner Notifications and Field Title Reports
SRF will provide owners of the 45 parcels with notification of the project; prepare full field title reports, including tenant information.

Assumptions: 45 Parcels

Appraisals and Review Appraisals
Appraisals and Review Appraisals will be provided by DKJ Appraisal, LLC and Nolan Appraisals, LLC
Assumptions: 27 Appraised Parcels
Assumes no impacts to improvement, loss of parking or loss of primary access point.

Offer Packages and Document Preparation

SRF will prepare the offer letter, statement of compensation, appraisal notification and receipt, and any other documents and forms required by the Client. The Client will provide sample conveyance documents to be used for this project.

Assumptions: 27 Parcels

Negotiation Activities

The offers will be presented to the owners, in person, if possible, at the earliest possible time the affected owner is willing to meet with SRF personnel. In the case of an out-of-town owner, or when required by time constraints, the offer will be presented by certified mail, but continuing attempts will be made to contact the owner and meet at the earliest possible time after mailing the offer. The owner will receive a copy of the appraisal report, unless we are directed otherwise.

All concerns and issues raised by an owner will be communicated to the Client. Communications will be by means of periodic status reports, telephone, or written correspondence, depending upon the nature of the issue. We will make recommendations and prepare an administrative settlement form for the parcel if a settlement more than the certified offer seems appropriate.

Assumptions: 27 Parcels. Also, there is no minimum compensation, or loss of Going Concern Analysis included in this scope.

Mortgage Consents

SRF will assist with obtaining any required lender consents or subordinations. This task is assumed to be needed on the 9 blue parcels. Any fees required by the lender are NOT included in this proposal.

Submittal of Parcel Files

The acquisition files will include a contact diary in which every contact or attempted contact with the property owner is noted, whether by the agent responsible for the parcel or by other SRF staff. This diary will include relevant details about the substance of each contact. SRF will complete an internal review of all parcel files and submit a complete acquisition file to the city for payment and recordation.

Assumptions

SRF understands the project includes the acquisition of 27 Parcels as it is assumed that 18 of the purple parcels will be removed.

For the "purple" parcels (27 parcels) where grading limits are expected to be within existing D&U easements (but still need to be confirmed), SRF assumes the following:

- Assume Early Notification Letters are sent to all of the "purple" parcels, with the letter stating that property impacts are being confirmed and an acquisition may not be needed.
- Assume 1/3 of the parcels (9 parcels) will require TE beyond the existing D&U.
- Assume SRF will send a letter to the other 2/3 (18 parcels) stating that acquisition is not required from them (once construction limits are confirmed).

Subconsultants

SRF intends to use the following subconsultant(s): DKJ Appraisal, LLC., and Nolan Appraisals, LLC for appraisals and review appraisals. Any subconsultants will be required to enter a contract with SRF which will obligate the subconsultant to comply with all terms and conditions of this proposal related to the services that the subconsultant will provide.

SRF shall pay all subconsultants within ten (10) business days of SRF's receipt of payment for undisputed services provided by the subconsultant.

Schedule

SRF will complete this work within a mutually agreed-upon time schedule.

Basis of Payment/Budget

SRF proposes to be reimbursed for the Scope of Services on an hourly basis for the actual time expended. Other direct project expenses, such as printing, supplies, reproduction, etc., will be billed at cost and mileage will be billed at the current allowable IRS rate for business miles. Any subconsultants will be paid on an hourly or a lump sum basis. Invoices are submitted monthly for work performed during the previous month. Payment is due within 35 days.

Based on SRF's understanding of the project and our Scope of Services, the estimated cost for this Proposal, including any subconsultant budget, is $237,800 which includes both time and expenses. Lender fees not included.

Project Management and Meetings	$ 24,000
Right of Way Acquisition Services	$120,000
Subconsultant – appraisals ($2,600/appraisal)	$ 70,200
Subconsultant: - review appraisals ($800/review)	$ 21,600
Expenses	$ 2,000
Total Estimated Cost	**$ 237,800**

Changes in Scope of Services

It is understood that if the scope or extent of work changes, the cost will be adjusted accordingly. Before any out-of-scope work is initiated, however, SRF will submit a budget request for the new work and will not begin work until you provide authorization.

Standard Terms and Conditions

The attached Standard Terms and Conditions (Attachment A), together with this Proposal for professional services, constitute the entire agreement between you and SRF and supersedes all prior written or oral understandings. This agreement may only be amended, supplemented, modified, or canceled by a written instrument executed by both parties.

Acceptance/Notice to Proceed

A signed copy of this Proposal, mailed or emailed to Ken Helvey at the address khelvey@srfconsulting.com, will serve as acceptance of this Proposal and SRF's notice to proceed.

We appreciate your consideration of this Proposal and look forward to working with you on this project. Please feel free to contact us if you have any questions or need additional information.

Sincerely,

SRF Consulting Group, Inc.

Cindy Wiste
Senior Project Manager

Ken Helvey
Senior Project Director

KH/cjw

Attachment(s):

Attachment A – Standard Terms and Conditions

Approved: Kimley-Horn

_____

(signature)

Name _____

Title _____

Date _____

This cost proposal is valid for a period of 90 days. SRF reserves the right to adjust its cost estimate after 90 days from the date of this proposal.

ATTACHMENT A

STANDARD TERMS AND CONDITIONS

The Standard Terms and Conditions together with the attached Proposal for Professional Services and all Attachments constitute the entire Agreement between the CLIENT and SRF Consulting Group, Inc. ("SRF") and supersede all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by written amendment signed by both parties.

1. STANDARD OF CARE
   a. The standard of care for all professional services performed or furnished by SRF under this Agreement will be the care and skill ordinarily used in the profession practicing under similar circumstances. SRF makes no warranties, expressed or implied, under the Agreement or otherwise, in connection with SRF's services.
   b. The CLIENT shall be responsible for, and SRF may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by CLIENT to SRF pursuant to this Agreement. SRF may use such requirements, reports, data, and information in performing or furnishing services under this Agreement.

2. NO THIRD-PARTY BENEFICIARY
   All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the CLIENT and SRF and not for the benefit of any other party. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or SRF. SRF's services under this Agreement are being performed solely for the CLIENT's benefit, and no other entity shall have any claims against SRF because of this Agreement or the performance or nonperformance of services hereunder.

3. PAYMENT TO SRF
   Invoices will be prepared in accordance with SRF's standard invoicing practices and will be submitted to the CLIENT by SRF monthly, unless otherwise agreed. Invoices are due and payable within thirty-five (35) days of receipt. If the CLIENT fails to make any payment due SRF for services and expenses within forty-five (45) days after receipt of SRF's invoice thereafter, the amounts due SRF will be increased at the rate of 1-1/2% per month (or the maximum rate of interest permitted by law, if less). In addition, SRF may, after giving seven days written notice to the CLIENT, suspend services under this Agreement until SRF has been paid in full of amounts due for services, expenses, and other related charges.

4. OPINION OF PROBABLE CONSTRUCTION COST
   Any opinions of costs prepared by SRF represent its judgment as a design professional and are furnished for the general guidance of the CLIENT. Since SRF has no control over the cost of labor, materials, market condition, or competitive bidding, SRF does not guarantee the accuracy of such cost opinions as compared to contractor or supplier bids or actual cost to the CLIENT.

5. INSURANCE
   SRF will maintain the following types of coverage and limits throughout the term of this Agreement.

Workers' Compensation	Statutorily required amounts
Employer's Liability Insurance	Minimal Limits: $100,000 Each Accident $100,000 Each Employee by Disease $100,000 Aggregate Disease
General Liability Insurance	Minimal Limits: $1,000,000 Each Occurrence $2,000,000 Annual Aggregate
Automobile Liability Insurance	Minimal Limits: $1,000,000 combined single limit each occurrence covering owned, non-owned and hired automobiles.
Professional Liability Insurance	Minimal Limits: $2,000,000 per Claim $2,000,000 Annual Aggregate

6. INDEMNIFICATION AND ALLOCATION OF RISK
   a. To the fullest extent permitted by law, SRF agrees to indemnify and hold harmless the CLIENT, their officers, directors and employees against all damages, liabilities or costs (including reasonable attorneys' fees and defense costs) to the extent caused by SRF's negligent acts under this Agreement and anyone for whom SRF is legally liable.
   b. To the fullest extent permitted by law, the CLIENT agrees to indemnify and hold harmless SRF, their officers, directors and employees against all damages, liabilities or costs (including reasonable attorneys' fees and defense costs) to the extent caused by the CLIENT's negligent acts under this Agreement and anyone for whom the CLIENT is legally liable.

7. TERMINATION OF AGREEMENT
Either party may at any time, upon seven days prior written notice to the other party, terminate this Agreement. Upon such termination, the CLIENT shall pay to SRF all amounts owing to SRF under this Agreement, for all work performed up to the effective date of termination.

8. OWNERSHIP AND REUSE OF DOCUMENTS
Upon full payment to SRF, all deliverables which were prepared by or authored by SRF pursuant to this Agreement are deemed to be "works made for hire" and shall automatically become the property of the Client. Any preexisting intellectual property shall remain the property of SRF. SRF grants the Client a perpetual, irrevocable, non-exclusive, royalty free license for SRF's preexisting intellectual property that are incorporated in the deliverables that are purchased by CLIENT. Reuse of any deliverables by the CLIENT shall be at CLIENT's sole risk; and the CLIENT agrees to indemnify, and hold SRF harmless from all claims, damages, and expenses including attorney's fees arising out of such reuse of documents by the CLIENT or by others acting through the CLIENT.

9. FORCE MAJEURE
SRF shall not be liable for any loss or damage due to failure or delay in rendering any service called for under this Agreement resulting from any cause beyond SRF's reasonable control.

10. ASSIGNMENT
Neither party shall assign its rights, interests or obligations under this Agreement without the express written consent of the other party.

11. BINDING EFFECT
This Agreement shall bind, and the benefits thereof shall inure to the respective parties hereto, their legal representatives, executors, administrators, successors, and assigns.

12. SEVERABILITY AND WAIVER OF PROVISIONS
Any provisions or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the CLIENT and SRF, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision. Non-enforcement of any provision by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

13. SURVIVAL
All provisions of this Agreement regarding Ownership and Reuse of Documents, Indemnification and Allocation of Risk, and Dispute Resolution and Damages shall remain in effect after termination or expiration of this Agreement.

14. DISPUTE RESOLUTION AND DAMAGES
CLIENT and SRF agree to use their best efforts to resolve amicably any dispute. In the event that a dispute cannot be resolved, upon the joint concurrence of the parties to the selection of a mediator, the dispute will be submitted to mediation before, and as a condition precedent to, the initiation of any legal action. CLIENT and SRF agree to waive all incidental, indirect, consequential and special damages, including, but not limited to, loss of use, income, reputation, profits, revenue, business opportunity, or production.

15. CONTROLLING LAW
The laws of the state where the Project is located govern this Agreement. Legal proceedings, if any, shall be brought in a court of competent jurisdiction in the county where the Project is located.

16. SITE SAFETY
Except for the activities of SRF under this Agreement, SRF shall not at any time supervise, direct, or have control over any other work on the Project, nor shall SRF be responsible for the means, methods, techniques, schedules or procedures of construction selected for the Project or the safety precautions or programs incident to that work.

17. RECORDS.
SRF shall establish and maintain accurate and complete books, accounts, records and reports pertaining to the Project and shall maintain said records for a period of six years from the date of final payment to SRF under this Agreement.

18. INDEPENDENT CONTRACTOR
Nothing in this Agreement is intended, or shall be construed, to create a partnership or joint venture between the parties. For the purpose of this Agreement, the parties acknowledge that SRF and its employees and agents are independent contractors and not employees or agents of the CLIENT, including for state or federal tax purposes and related withholdings and unemployment.

19. ADDITIONAL TERMS AND CONDITIONS.
SRF shall endeavor to perform all professional services under this Agreement in accordance with all applicable federal, state, and local laws, ordinances, rules and regulations insofar as they relate to SRF's performance of the provisions of this Agreement.

January 26, 2026 Project B2502275

Eric Nelson, PE
Alliant Engineering, Inc.
733 Marquette Avenue, Suite 700
Minneapolis, MN 55402

Re: Change Order 1
Dodd Boulevard (CSAH 9) Modernization
From 208th Street West to CSAH 50 (Kenwood Trail)
Lakeville, Minnesota

Dear Mr. Nelson:

Braun Intertec Corporation (Braun Intertec) submits this Change Order 1 to complete two additional SPT borings and four additional hand auger borings for the Dodd Boulevard (CSAH 9) Modernization project in Lakeville, Minnesota. This Change Order amends the agreement between the parties dated March 11, 2025 (*Alliant Engineering Subconsultant Agreement*) to the above-referenced Project ("Agreement") in the manner set forth below.

Changed Scope of Services

Per email correspondence with you on December 16, 2025, we understand as design has progressed the layout for Dodd Boulevard has been updated to include the following:

- Pedestrian Underpass: Shifted approximately 250 feet south of original proposed location
- Roundabout at 207th Street West
- An approximately 350-foot cast-in-place (CIP) retaining wall will be constructed on the east side of the pedestrian underpass running north and south (roughly 175 feet on each side of the tunnel) with assumed exposed wall heights between 8- to 18-feet.

With the updated project layout, soil borings are required to provide geotechnical recommendations for support of the new retaining wall, new underpass location, and roundabout. In discussion with the design team, we have proposed an additional four soil borings for the project, three at the pedestrian tunnel/CIP retaining wall and one for the roundabout embankment at the southwest corner of 207th Street West and Dodd Boulevard. The soil borings are proposed to nominal depths of 30 to 50 feet below existing grade. **Alongside the soil borings, we will also perform environmental soil screening and sampling on geotechnical soil borings.**

We have also included an additional four hand auger borings to nominal depths of 6 to 8 feet (or hand auger refusal, whichever occurs first) for the roundabout embankments and trails on the west side of Dodd Boulevard, north of 207th Street West.

This additional scope will be provided under the original agreement agreed upon between our parties, and all scope will generally follow what was provided in our original proposal for the project.

Fees

Authorization of this Change Order will affect the overall project budget as shown in Table 1 below.

Table 1. Project Budget Summary

Description	Amount	
Current Authorized Contract Amount	**$**	**34,955**
Change Order 1		
Site Layout - Staking - Utility Clearance - CADD	*$*	*1,015*
Drilling Services	*$*	*12,590*
Traffic Control	*$*	*4,100*
Hand Auger Borings	*$*	*1,490*
Sample Review and Laboratory Testing	*$*	*2,590*
Engineering and Reporting	*$*	*5,035*
Requested Change Order 1 Total	**$**	**26,820**
Revised Budget Total	**$**	**61,775**

Authorization

We appreciate the opportunity to continue our work with you. Services described in this Change Order will be provided under the terms of the parties' Agreement and any prior change orders and/or amendments. To have questions answered regarding this Change Order, please contact Zach Semlak at 651.788.5071 (zsemlak@braunintertec.com).

Sincerely,

Braun Intertec Corporation

Zachary T. Semlak, EIT
Staff Engineer

Valerie L. Wood
Manager, Senior Scientist

Kevin S. Zalec, PE
Senior Manager, Senior Engineer

The Change Order is accepted, and Braun Intertec is authorized to proceed.

_____
Authorizer's Firm

_____
Authorizer's Signature

_____
Authorizer's Name (please print or type)

_____
Authorizer's Title

_____
Date

TKDA

January 16, 2026

Mr. Eric Nelson
Principal
Alliant Engineering, Inc.
733 Marquette Avenue South
Minneapolis, Minnesota 55402

Re: Amendment for Engineering Services
Dodd Boulevard (CSAH 9) Final Design
City of Lakeville, Dakota County, Minnesota
TKDA Project No. 0023626.000

Dear Mr. Nelson:

In response to your request, we propose to provide additional Engineering Services in connection with Dodd Boulevard (CSAH 9) Final Design, in the City of Lakeville, hereinafter called the Project. Our services will be provided as an Amendment to our existing Engineering Subconsultant Agreement dated November 21, 2025. Hereinafter, Alliant Engineering, Inc., is referred to as the CLIENT, and the City of Lakeville is referred to as the OWNER.

I. PROJECT DESCRIPTION

The CLIENT has requested assistance completing final drainage, retaining wall, and bridge (box culvert) design services for the Project. The roadway plans are being completed by the CLIENT. The Project limits are from 208th Street West to Kenwood Trail (CSAH 50). The Project includes a roadway upgrade to a full urban section with roundabouts and a pedestrian tunnel as shown on the layout received from the CLIENT on November 9, 2025.

The general scope of services for the final drainage design include catch basin spacing, storm sewer design, basin grading, plan sheets, and summary memorandum preparation. The general scope of services for the final structural design include standard retaining wall design and plans, standard box culvert design and plans, custom west wingwall designs, and custom design of the west connection between box culvert and retaining wall.

II. SERVICES TO BE PROVIDED BY TKDA

Based on TKDA's understanding of the Project, we propose to provide the following Engineering services:

A. Project Management
   1. Prepare for and hold ten virtual progress meetings with the CLIENT.
   2. Provide day-to-day management of internal staff, scheduling, correspondence, and invoicing.
   3. Prepare Quality Management Plan for the Project and complete Quality Checking and Quality Assurance on deliverables.

B. Drainage Design
   1. Prepare catch basin spacing. Assumes a total of 75 structures.
   2. Prepare storm sewer and minor culvert design.
   3. Prepare final HydroCAD model of the proposed conditions, including three treatment basins.
   4. Prepare final XP-SWMM model of floodplain, including two mitigation basins.
   5. Prepare memorandum summarizing the design. Submit memorandum to City for review and concurrence.
   6. Prepare construction plans for 30-, 60-, 90-, 95-, and final submittal. Construction plans will include Statement of Estimated Quantities, Standard Plan/Plate Tabulation, Drainage Tabulation, Erosion/Turf Tabulation, Drainage Plan, Drainage Profiles, Drainage Details, Grading Plans, Erosion/Turf Plans, and SWPPP Notes. Assumes eight sheet layout at 50-scale.
   7. Prepare Division S Special Provisions for drainage related items.
   8. Prepare cost estimate of the proposed drainage infrastructure.
   9. Prepare State Aid Drainage submittal.

C. Structural Design
    1. Review CLIENT provided Geotechnical Report for the retaining wall and bridge (box culvert).
    2. Develop standard spread footing supported retaining wall plans, to include concrete parapet and ornamental metal railing for approximately 396 feet of wall.
    3. Develop standard 16W x 10H box culvert bridge plans for approximately 90-foot-long trail underpass.
    4. Obtain new bridge number from MnDOT Bridge Inventory Management Unit.
    5. Develop custom design and plans for west flared wingwalls with ornamental metal railings.
    6. Develop custom connection design and details for box culvert - retaining wall interface on the east end of trail underpass.
    7. Load rating calculations and forms.
    8. Develop Division SB Special Provisions.
    9. Develop lighting design and plans for wall pack lights within the box culvert.
    10. Develop design and plans for security cameras near to or within the box culvert, depending on vertical clearances.

III. ADDITIONAL SERVICES

If authorized in writing by the CLIENT, we will furnish or obtain from others Additional Services of the types listed below which are not considered as basic services under this Amendment. Additional Services shall be billable on an Hourly Time and Materials basis and such billings shall be over and above any maximum amounts set forth in this Amendment.

A. Plan turn-in and bidding support.

B. Construction services as office support for shop drawings and RFI's or as field inspection support for the construction of the box culvert and retaining wall.

C. Additional final drainage or structural design that is not included under SECTION II.

IV. CLIENT RESPONSIBILITIES

These responsibilities shall include, but are not limited to the following:

A. Designate one individual to act as a representative with respect to the work to be performed, and such person shall have complete authority to transmit instructions, receive information, interpret and define policies, and make decisions with respect to critical elements pertinent to the Project. This individual shall be identified in the signature block area of this Amendment.

B. Provide TKDA with access to the site as required to perform services listed in SECTION II.

C. Provide reviews of materials furnished by TKDA in a reasonable and prompt manner so the Project schedule can be maintained.

D. Provide Geotechnical Report for the retaining wall and bridge (box culvert).

V. PERIOD OF SERVICE

We would expect to start our services promptly upon receipt of a fully singed Amendment and to complete SECTION II services by December 31, 2026.

VI. COMPENSATION

Compensation to TKDA for services provided as described in SECTION II of this Amendment shall be on an Hourly Time and Materials basis in the estimated amount of $179,100 resulting in a revised project limit of $220,800. Our detailed Project Fee Estimate is attached.

The level of effort required to accomplish SECTION II services can be affected by factors which are beyond our control. Therefore, if it appears at any time charges for services rendered under SECTION II will exceed the above, we agree we will not perform services or incur costs which will result in billings in excess of such amount until we have been advised by you additional funds are available and our work can proceed.

VII. CONTRACTUAL INTENT

We thank you for the opportunity to submit this Amendment request. If acceptable, please issue the appropriate amendment to our Engineering Subconsultant Agreement for our review and execution. This Amendment request will be open for acceptance for 30 days, unless the provisions herein are changed by us in writing prior to that time. Please feel free to contact Jim Bellefeuille directly at 612.810.0646 or james.bellefeuille@tkda.com if you have any questions.

Sincerely,

James Bellefeuille, PE
Project Manager

Matthew Christensen, PE
Vice President–Surface Transportation

Attachments: Project Fee Estimate

JJB:MJC:lmf/sfs

TKDA

Project Fee Estimate

Client:	Alliant Engineering (City of Lakeville)	**Date:**	1/16/2026
Project:	Dodd Road Final Design	**Prepared By:**	JJB

Task	Task Description	Estimated Person Hours Required								Total Hours	Total Dollars
		GM	Reg Eng	Grad Eng	SR Reg Eng	SR Reg Eng	Reg Eng	Grad	Admin		
A	**Project Management**										
	Client Meetings (10)	10	10		10				5	35	$ 7,660
	Day-to-Day Management	4			20					24	$ 6,324
	Quality Management Plan	24			24				2	50	$ 12,812
B	**Drainage Design**										
	Catch Basin Spacing	2	16	64						82	$ 11,658
	Storm Sewer and Culvert Design	2	16	64						82	$ 11,658
	HydroCAD Model	2	8	40						50	$ 7,106
	XP-SWMM Model	2	24	8						34	$ 6,050
	Memorandum Summarizing Design	2	16	24					4	46	$ 7,002
	Estimated Quantities (1)		4	8						12	$ 1,768
	Standard Plans/Plates (1)			2						2	$ 254
	Drainage Tabulation (2)		8	24						32	$ 4,552
	Erosion/Turf Tabulation (1)		2	8						10	$ 1,392
	Drainage Plans (8)	2	8	40						50	$ 7,106
	Drainage Profiles (4)	2	8	40						50	$ 7,106
	Drainage Details (3)	2	4	8						14	$ 2,290
	Grading Plans (5)	2	10	60						72	$ 10,022
	Erosion/Turf Plans (8)		8	40						48	$ 6,584
	SWPPP Notes (3)		2	8						10	$ 1,392
	Division S - Drainage Items	4	4						2	10	$ 2,008
	Cost Estimate		2	2						4	$ 630
	State Aid Submittal	2	2	16						20	$ 2,930
D	**Structural Design**										
	Geotech Report				2		2			4	$ 814
	Retaining Wall Plans				16	16	30	50		112	$ 17,774
	Box Culvert Plans					16	30	50		96	$ 13,550
	Bridge Number						2			2	$ 286
	Wingwall Plans						16	20		36	$ 4,808
	Box Culvert and Wingwall Connection Plans					4	16	20		40	$ 5,548
	Load Rating					2	8			10	$ 1,514
	Division S - wall items & Division SB				8				2	10	$ 2,324
	Lighting Plans & Provisions				10	12		16	2	40	$ 7,088
	Security Camera Plans & Provisions				10	12		16	2	40	$ 7,088
Total Person Hours		62	152	456	100	62	104	172	19	1,127	
Billing Rate/Hr x Multiplier		$ 261	$ 188	$ 127	$ 264	$ 185	$ 143	$ 126	$ 106		
Total Billable for Charged Time		$ 16,182	$ 28,576	$ 57,912	$ 26,400	$ 11,470	$ 14,872	$ 21,672	$ 2,014		$ 179,098
Expenses:											
	Travel & Subsistence (TS)										$ -
	Reproduction & Reprographics (RR)										$ -
	Miscellaneous (MI)										$ -
	Subconsultants										$ -
	Subconsultant Mark-up									**10%**	$ -
Total Project Fees											**$ 179,098**
Total Not to Exceed											**$ 179,100**

Date: 3/16/2026

Resolution Approving Easement Agreement with Minnesota Energy Resources

Proposed Action
Staff recommends adoption of the following motion: Move to approve the grant of an exclusive permanent utility easement, access and parking easement, and temporary construction easement to Minnesota Energy Resources Corporation across City-owned property and authorizing execution of the Easement Agreement.

Overview
Minnesota Energy Resources has requested an easement across City-owned property (Lots 4-9, Block 5, Fairfield, and vacated Howland Avenue West right-of-way) for installation and maintenance of a new gas regulator and valve assembly facility. The new facility will replace an existing facility located approximately 250 feet to the northeast that requires relocation and replacement to provide for existing and future gas service area needs. The agreement grants:

- A permanent utility easement for gas facilities.
- A permanent access and parking easement for ingress/egress.
- A temporary construction easement for staging equipment and materials during construction (expires upon substantial completion or December 31, 2026, whichever occurs first).

The agreement includes provisions for restoration, landscaping, indemnification and compliance with City ordinances and permitting requirements. There is no direct cost to the City.

Supporting Information
1. 2026.03.16 Resolution Granting Easements
2. 2026.03.16 Grant of Permanent Easement

Financial Impact: $0 **Budgeted:** Yes **Source:** N/A
Envision Lakeville Community Values: Safety Throughout the Community
Report Completed by: Grace Ellis, Graduate Engineer

CITY OF LAKEVILLE

RESOLUTION NO. 26-__

RESOLUTION APPROVING GRANT OF EXCLUSIVE PERMANENT UTILITY EASEMENT, ACCESS AND PARKING EASEMENT, AND TEMPORARY CONSTRUCTION EASEMENT TO MINNESOTA ENERGY RESOURCES COROPORATION

WHEREAS, the City of Lakeville owns certain real property legally described on Exhibit A attached to the Easement Agreement; and

WHEREAS, Minnesota Energy Resources Corporation has requested an exclusive, permanent utility easement, a non-exclusive access and parking easement, and a temporary construction easement across said property for the purpose of constructing, operating, and maintaining privately owned utility facities; and

WHEREAS, the City Council finds that granting such easements will not interfere with the City's use of the property and is in the public interest; and

WHEREAS, Minnesota Statutes authorize the City Council to convey interests in real property by resolution.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lakeville:

1. The City Council hereby approves the grant of an exclusive, permanent utility easement, a non-exclusive access and parking easement, and a temporary construction easement to Minnesota Energy Resources Corporation across the property described in Exhibit A, substantially in the form of the Easement Agreement attached hereto as Exhibit 1.
2. The Mayor and City Clerk are authorized and directed to execute the Easement Agreement and any related documents on behalf of the City.
3. City staff is directed to ensure the Easement Agreement and all exhibits are properly recorded with the Dakota County Recorder's Office.

ADOPTED by the Lakeville City Council this 16th day of March 2026.

CITY OF LAKEVILLE

_____

Luke M. Hellier, Mayor

ATTEST:

_____

Ann Orlofsky, City Clerk

GRANT OF PERMANENT EASEMENT

THIS EASEMENT AGREEMENT ("Agreement") is made and entered as of the 16th day of March 2026 ("Effective Date"), by and between the **CITY OF LAKEVILLE**, a Minnesota municipal corporation, 20195 Holyoke Avenue, Lakeville, MN 55044 ("City") and **MINNESOTA ENERGY RESOURCES CORPORATION**, a Delaware corporation, 2685 145th Street West, Rosemount, MN 55068 ("Grantee") (Grantor and Grantee may be referred to individually as the "Party" or collectively, the "Parties").

RECITALS

A. The City is the fee owner of property legally described on Exhibit A ("City Property").

B. Grantee desires an easement over City Property for the purpose of installing gas pipeline facilities.

NOW, THEREFORE, in consideration of the sum of One and No/100 Dollars ($1.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged by the City:

1. Easements.

A. Permanent Utility Easement. The City hereby grants unto Grantee, its, successors and assigns, forever, an exclusive easement subject to the limitations and reservations herein stated, to install, construct, operate, maintain, inspect, test, protect, alter, repair, reconstruct, replace, relocate, enlarge and remove gas regulators and valve assemblies together with and including the necessary foundations, protective barriers, piping and associated appurtenances, filters, gas process heating equipment, remote power actuator facilities together with an antenna and associated communication equipment, an electric transformer, wires, cable, anchor and guy wires, riser equipment and power pedestals for electric service and metering, solar power panel facilities, and other related appurtenances under and above-ground of such design and material as Grantee may deem necessary in the construction and operation of a gas regulator, valve assembly and other gas facilities by Grantee for the transmission and distribution of natural gas and all by-products thereof, or any liquids, gases, or substances which can or may be transported or distributed through a pipeline or pipelines, including customary growth and replacement thereof ("Utility System") over, across, on, under, and through land legally described on the attached Exhibit "B-1" and depicted on the attached Exhibit "B-2" ("Utility Easement Premises"). The City retains the right to landscape the Utility Easement Premises with grass, mulch or other similar material.

B. Access and Parking Easement. In addition, the City grants to Grantee, its successors and assigns, a non-exclusive easement for vehicular parking and ingress and egress ("Access and Parking Easement") from Howland Avenue to the Utility Easement Premises over, across, on, and through land legally described on attached Exhibit "C-1" and depicted on the attached Exhibit "C-2" ("Access and Parking Easement Premises"), including the right to park within one parking stall as designated on attached Exhibit "C-2";

C. Temporary Construction Easement. In addition, the City grants to Grantee, its successors and assigns a temporary construction easement ("Temporary Construction Easement") over, across, on and through the land legally described on the attached Exhibit "D-1" and depicted on the attached Exhibit "D-2" ("Temporary Easement Premises"). The purpose of the Temporary Construction Easement shall be solely for storing materials and construction equipment, and for use as a staging area during the period of construction of the Utility System within the Utility Easement Premises. The Temporary Construction Easement shall commence upon the Effective Date and shall terminate upon the earlier of a) the date upon which the Utility System is substantially completed; or b) December 31, 2026.

2. Location of Utility Facilities. The Utility System shall be located and constructed so as not to interfere with the safety and convenience of ordinary travel along and over currently existing public ways and so as not to disrupt normal operation of any facilities currently existing and used for providing sewer, water, or any other public utility service owned, operated, or abandoned by the City or agency thereof ("City Utility System"). Grantee's construction, operation, repair, maintenance and location of such Utility System shall be subject to other ordinances or regulations of the City including permitting and fee requirements.

3. Protection of Utility System.

A. Grantee shall take reasonable measures to prevent the Grantee's Utility System from causing damage to persons or property. Grantee shall take reasonable measures to protect the Utility System from damage that could be inflicted on the Utility System by persons, property, or the elements. Grantee shall take protective measures to the extent reasonably necessary given the City's work when the City performs work within the Utility Easement Premises near the Utility System, if given reasonable notice by the City of such work prior to its commencement. The City shall, and shall cause anyone claiming by, through or under the City, and their respective contractors, agents, and employees, to performing any work within the Utility Easement Premises and near the Utility System to use reasonable measures to prevent such work from causing damage to Grantee's Utility System.

B. The City agrees not to interfere with, obstruct, or perform or undertake any activity that could damage or restrict Grantee's use or operation of the Utility System within the Utility Easement Premises or the rights granted to Grantee by this instrument, except as necessary for the City to operate and abandon the City Utility System located within the Utility Easement Premises. Additionally, City agrees not to encroach upon the Utility Easement Premises by filling, excavating or erecting buildings or permanent enclosures unless the same are pre-approved by Grantee, which approval shall not be unreasonably delayed or withheld. City understands and agrees that Grantee may remove any unapproved encroachments or obstructions City places on the Utility Easement Premises, at City's expense.

C. City agrees that future utilities of other entities will not be located within the Utility Easement Premises without Grantee's advance written consent, which consent shall not be unreasonably delayed or withheld.

4. Restoration, Landscaping and Maintenance. Upon completion of any work requiring the opening of the Utility Easement Premises, Grantee shall, in all cases, place the Utility Easement Premises in, on, under or across which the same are located in as good condition as they were prior to said operation. In addition, Grantee shall landscape the Utility Easement Premises and screen the Utility System in accordance with the landscape plan attached hereto as Exhibit E ("Landscape Plan"). Grantee shall also maintain the landscaping in good condition for two (2) years thereafter. Grantee shall also be responsible for removing and maintaining larger trees within the Utility Easement Premises to prevent any damage from falling trees or branches. The work shall be completed as promptly as weather permits, and if Grantee shall not promptly perform and complete the work, remove all dirt, rubbish, equipment and material, and put the Utility Easement Premises in the said condition, the City shall have, after demand to Grantee to cure and the passage of a reasonable period of time following the demand, but not to exceed five (5) days, the right to make the restoration at the expense of Grantee. Grantee shall pay to the City the cost of such work done for or performed by the City, including its administrative expenses and overhead.

5. Permission for Excavation. Grantee shall not open or disturb the surface of the Utility Easement Premises for any purpose without first providing the City with 3 days advance written notice, except where an emergency exists requiring the immediate repair of Utility System. In such event Grantee shall notify the City by telephone to the office designated by the City before opening or disturbing the Utility Easement Premises.

6. Termination. These Easements provided under this Agreement shall terminate if the Utility System is abandoned or relocated from the City Property.

7. Indemnification. Grantee shall indemnify, keep and hold the City, its elected officials, officers, employees, and agents free and harmless from any and all liability on account of injury or death of persons or damage to or depreciation in value of property occasioned by its negligence in the construction, maintenance, repair, inspection, operation, or abandonment of the Utility System in, on, over, under, or across the Utility Easement Premises. The City shall not be indemnified for losses or claims occasioned through its own negligence and/or the negligence of its contractors, agents, and employees. Notwithstanding the foregoing, the City's limits of liability shall be subject to the limits of liability provided under Minn. Stat. Ch. 466.

8. Grantee to Defend Claims. In the event a suit is brought against the City under circumstances where this agreement to indemnify applies, Grantee at its sole cost and expense shall defend the City in such suit if written notice thereof is promptly given to Grantee within a period wherein Grantee is not prejudiced by lack of such notice. If Grantee is required to indemnify and defend, it will thereafter have control of such litigation, but Grantee may not settle such litigation without the consent of the City, which consent shall not be unreasonably withheld. This section is not, as to third parties, a waiver of any defense or immunity otherwise available to the City; and Grantee, in defending any action on behalf of the City, shall be entitled to assert in any action every defense or immunity that the City could assert in its own behalf.

9. Compliance with Applicable Laws. Grantee shall at all times comply with all applicable laws, ordinances, rules, regulations, and codes, federal, state, and local, whether now or hereafter promulgated or enacted.

10. Failure to Exercise Rights. Grantee may exercise the rights conveyed herein from time to time as may be necessary and convenient, and Grantee's failure to exercise said rights will not limit or extinguish said rights. Except as provided in Paragraph 6, Grantee's rights can only be extinguished or modified by a written instrument executed by Grantee and filed of record.

11. Recitals. Recitals are incorporated and made a part of this Agreement.

12. Authority. The persons signing this Agreement have the real and apparent authority to bind the respective parties.

13. Counterparts. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, but all of which, when taken together, constitute the same instrument.

IN TESTIMONY WHEREOF, the Parties hereto have signed this document this 16th day of March 2026.

[Remainder of Page Intentionally Left Blank]

CITY OF LAKEVILLE

By: _____
Luke M. Hellier, Mayor

And: _____
Ann Orlofsky, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ____ day of _____ 2026, by Luke M. Hellier and Ann Orlofsky, respectively the Mayor and City Clerk of the City of Lakeville, a Minnesota municipal corporation, City, on behalf of the corporation and pursuant to the authority granted by the City Council.

_____
Notary Public

GRANTEE:
MINNESOTA ENERGY RESOURCES CORPORATION, a Delaware Corporation
By: WEC Business Services LLC, Its Affiliate and Agent

By: Kory Rentmeester

Kory J. Rentmeester, Manager Property Management

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

The foregoing instrument was acknowledged before me this 11 day of March 2026, the above named Kory J. Rentmeester, as Manager Property Management on behalf of Minnesota Energy Resources Corporation, known to me to be the person who executed the foregoing instrument and acknowledged the same on behalf of said corporation by its authority.

Joseph W Lett III
Notary Public

JOSEPH W LETT III
Notary Public
State of Wisconsin
My Commission Expires Dec 21, 2028

Remotely Notarized with audio/video via Simplifile

THIS INSTRUMENT WAS DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
317 Eagandale Office Center
1380 Corporate Center Curve
Eagan, Minnesota 55121
Telephone: (651) 452-5000

237583v10

Exhibit A

for: MINNESOTA ENERGY RESOURCES

PARCEL ID 224445005091:

Lots 4, 5, 6, 7, 8, and 9, Block 5, Fairfield, AND that part of the vacated right of way of Howland Avenue West, formerly known as Ruby Street accruing thereto, Dakota County, Minnesota. Said vacated right of way is described as follows:

The West 20 feet of that part of Howland Avenue West, formerly known as Ruby Street, and originally platted as Cherry Street, Town of Fairfield, now Lakevi lle, commencing on the South line of the plat of the Towns of Fairfield, now Lakeville, and running thence North to the intersection of said Street with Upper 206th Street West, formerly Front Street, according to the plat thereof on file and of record in the office of the Register of Deeds within and for Dakota County, Minnesota.

Exhibit B-1

for: MINNESOTA ENERGY RESOURCES

GRANTOR PARCEL:

Lots 4, 5, 6, 7, 8, and 9, Block 5, Fairfield, AND that part of the vacated right of way of Howland Avenue West, formerly known as Ruby Street accruing thereto, Dakota County, Minnesota. Said vacated right of way is described as follows:

The West 20 feet of that part of Howland Avenue West, formerly known as Ruby Street, and originally platted as Cherry Street, Town of Fairfield, now Lakeville, commencing on the South line of the plat of the Towns of Fairfield, now Lakeville, and running thence North to the intersection of said Street with Upper 206th Street West, formerly Front Street, according to the plat thereof on file and of record in the office of the Register of Deeds within and for Dakota County, Minnesota.

PERMANENT GAS EASEMENT DESCRIPTION:

All that part of the Grantor parcel being part of Lot 9, Block 5, Fairfield and that part of the vacated right of way of Howland Avenue West accruing thereto, Dakota County, Minnesota, described as follows:

Beginning at the southeast corner of said Lot 9; thence South 89 degrees 54 minutes 58 seconds West, assumed bearing, along the south line of said Lot 9, a distance of 30.00 feet; thence North 00 degrees 34 minutes 06 seconds East, parallel with the east line of said Lot 9, a distance of 20.00 feet; thence North 89 degrees 54 minutes 58 seconds East, parallel with said south line of Lot 9, a distance of 50.00 feet to the east line of said vacated right of way of Howland Avenue West; thence South 00 degrees 34 minutes 06 seconds West, along said east line of the vacated right of way, a distance of 20.00 feet to its intersection with the easterly extension of said south line of Lot 9; thence South 89 degrees 54 minutes 58 seconds West, along said easterly extension of the south line of Lot 9, a distance of 20.00 feet to said point of beginning and there terminating.

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 Land Surveyor under the laws of the State of Minnesota.

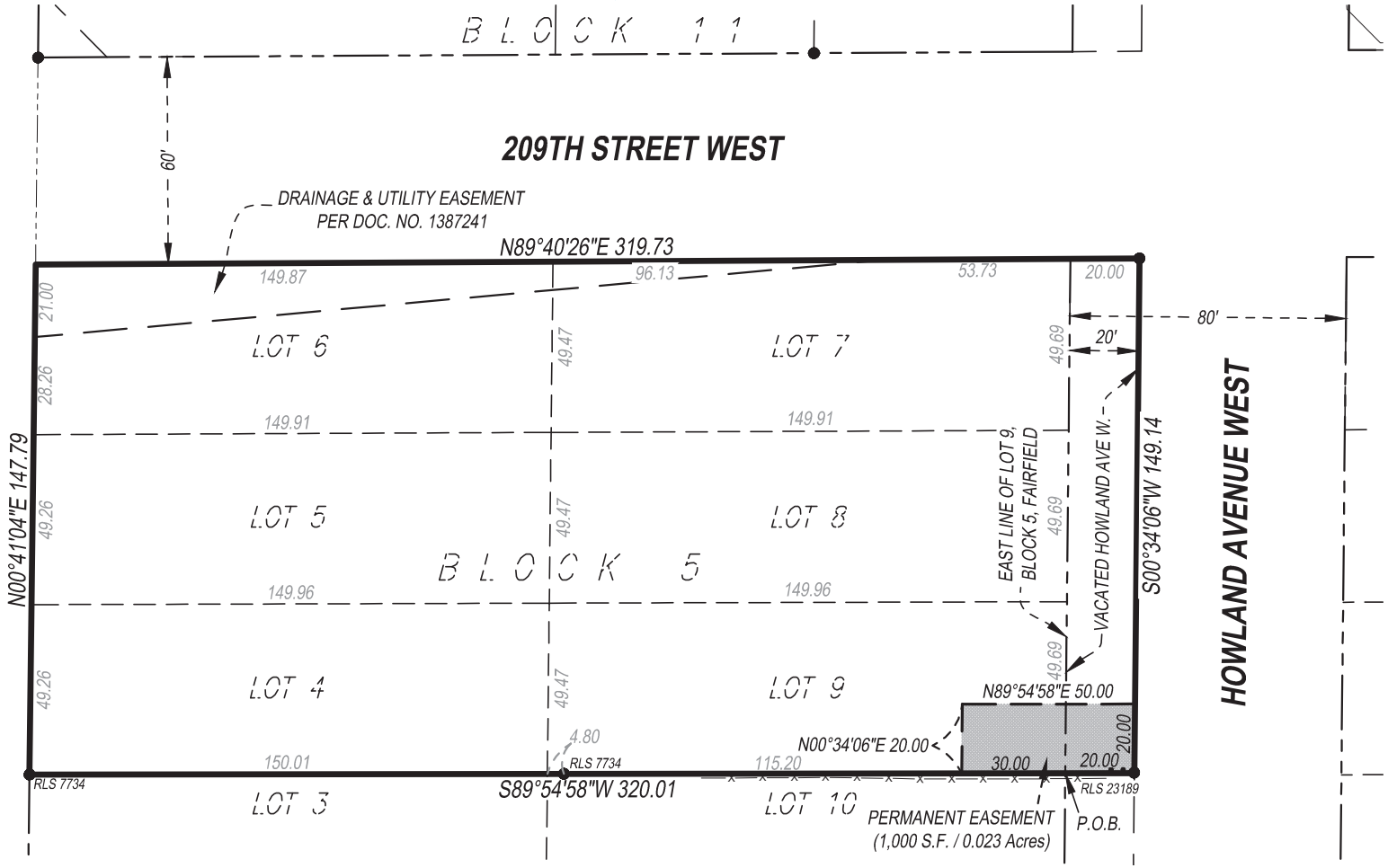
Print Name: Kyle J. Roddy License # 42627

Signature: Date: 10/13/2025

LHB
324 Garfield St. South | Cambridge, MN 55008
763.219.1235 | LHBcorp.com

Exhibit B-2

for: MINNESOTA ENERGY RESOURCES



0 25 50

(SCALE IN FEET)

PERMANENT EASEMENT
1,000 sq.ft./0.023 Acres

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 Land Surveyor under the laws of the State of Minnesota.

Print Name: Kyle J. Roddy License # 42627

Signature: Date: 10/13/2025

LHB
324 Garfield St. South | Cambridge, MN 55008
763.219.1235 | LHBcorp.com

Exhibit C-1

for: MINNESOTA ENERGY RESOURCES

PARCEL ID 224445005091:

Lots 4, 5, 6, 7, 8, and 9, Block 5, Fairfield, AND that part of the vacated right of way of Howland Avenue West, formerly known as Ruby Street accruing thereto, Dakota County, Minnesota. Said vacated right of way is described as follows:

The West 20 feet of that part of Howland Avenue West, formerly known as Ruby Street, and originally platted as Cherry Street, Town of Fairfield, now Lakevi lle, commencing on the South line of the plat of the Towns of Fairfield, now Lakeville, and running thence North to the intersection of said Street with Upper 206th Street West, formerly Front Street, according to the plat thereof on file and of record in the office of the Register of Deeds within and for Dakota County, Minnesota.

Exhibit C-2

for: MINNESOTA ENERGY RESOURCES

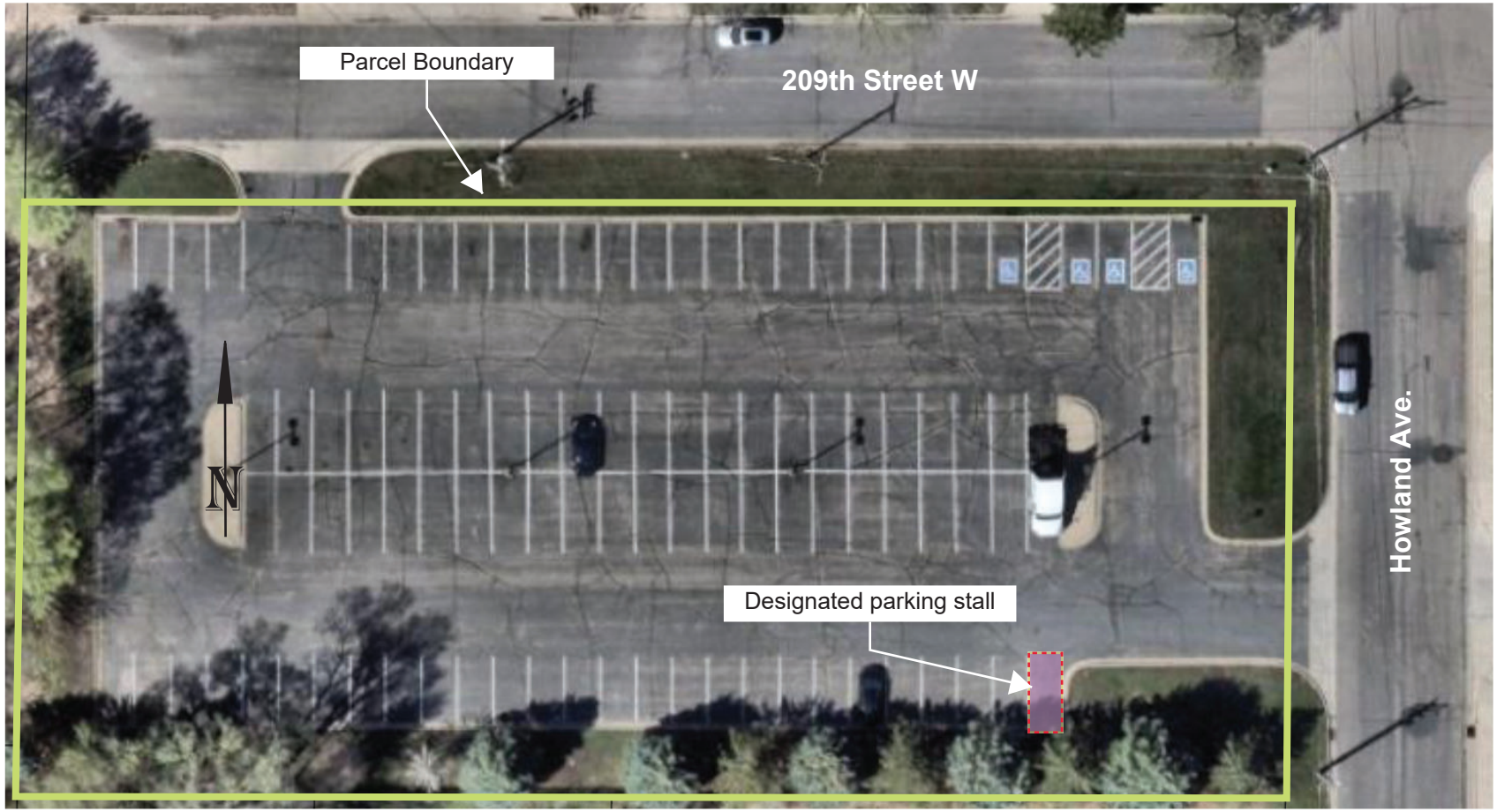


Exhibit D-1

for: MINNESOTA ENERGY RESOURCES

PARCEL ID 224445005091:

Lots 4, 5, 6, 7, 8, and 9, Block 5, Fairfield, AND that part of the vacated right of way of Howland Avenue West, formerly known as Ruby Street accruing thereto, Dakota County, Minnesota. Said vacated right of way is described as follows:

The West 20 feet of that part of Howland Avenue West, formerly known as Ruby Street, and originally platted as Cherry Street, Town of Fairfield, now Lakevi lle, commencing on the South line of the plat of the Towns of Fairfield, now Lakeville, and running thence North to the intersection of said Street with Upper 206th Street West, formerly Front Street, according to the plat thereof on file and of record in the office of the Register of Deeds within and for Dakota County, Minnesota.

Exhibit D-2

for: MINNESOTA ENERGY RESOURCES

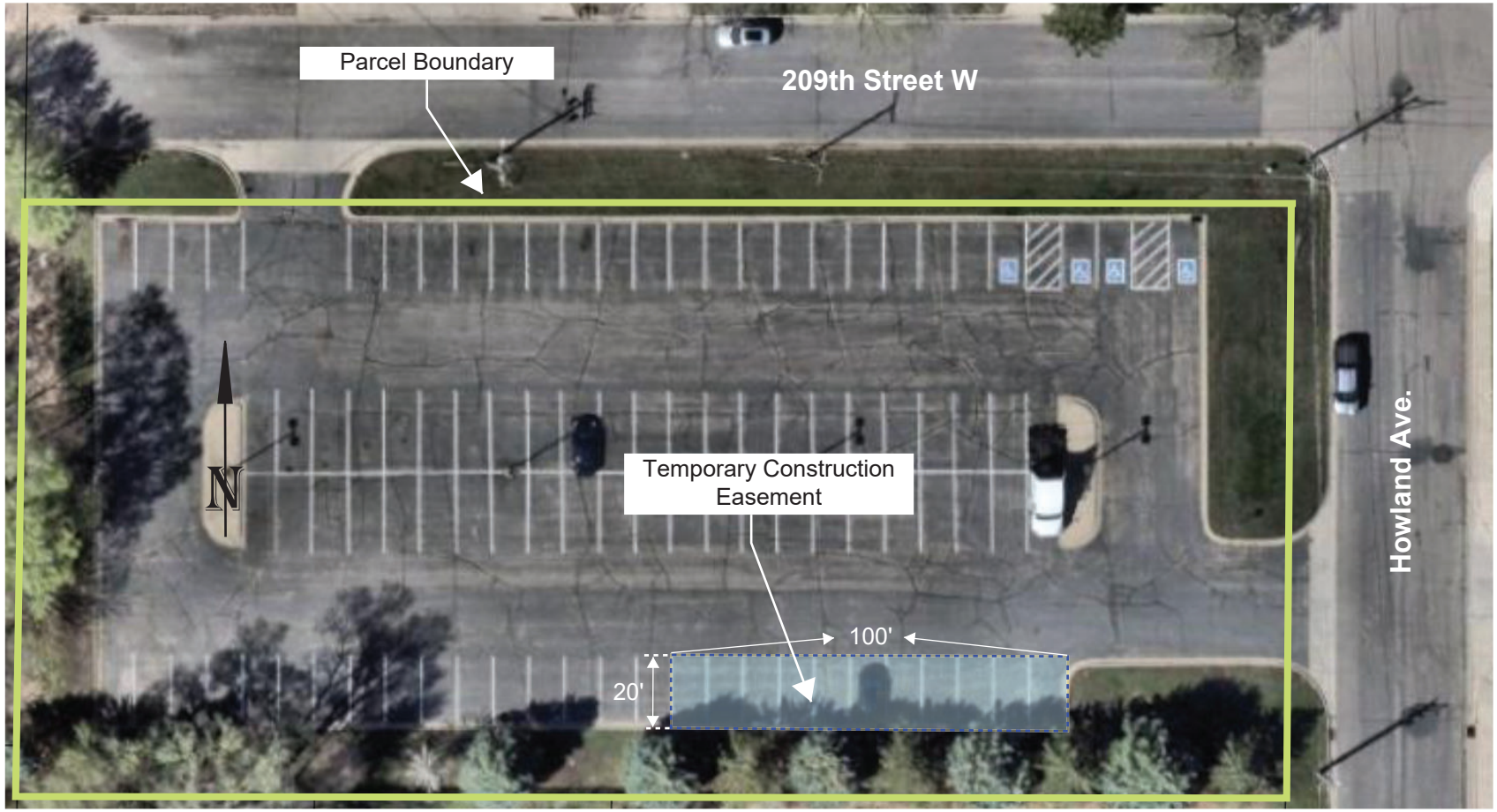
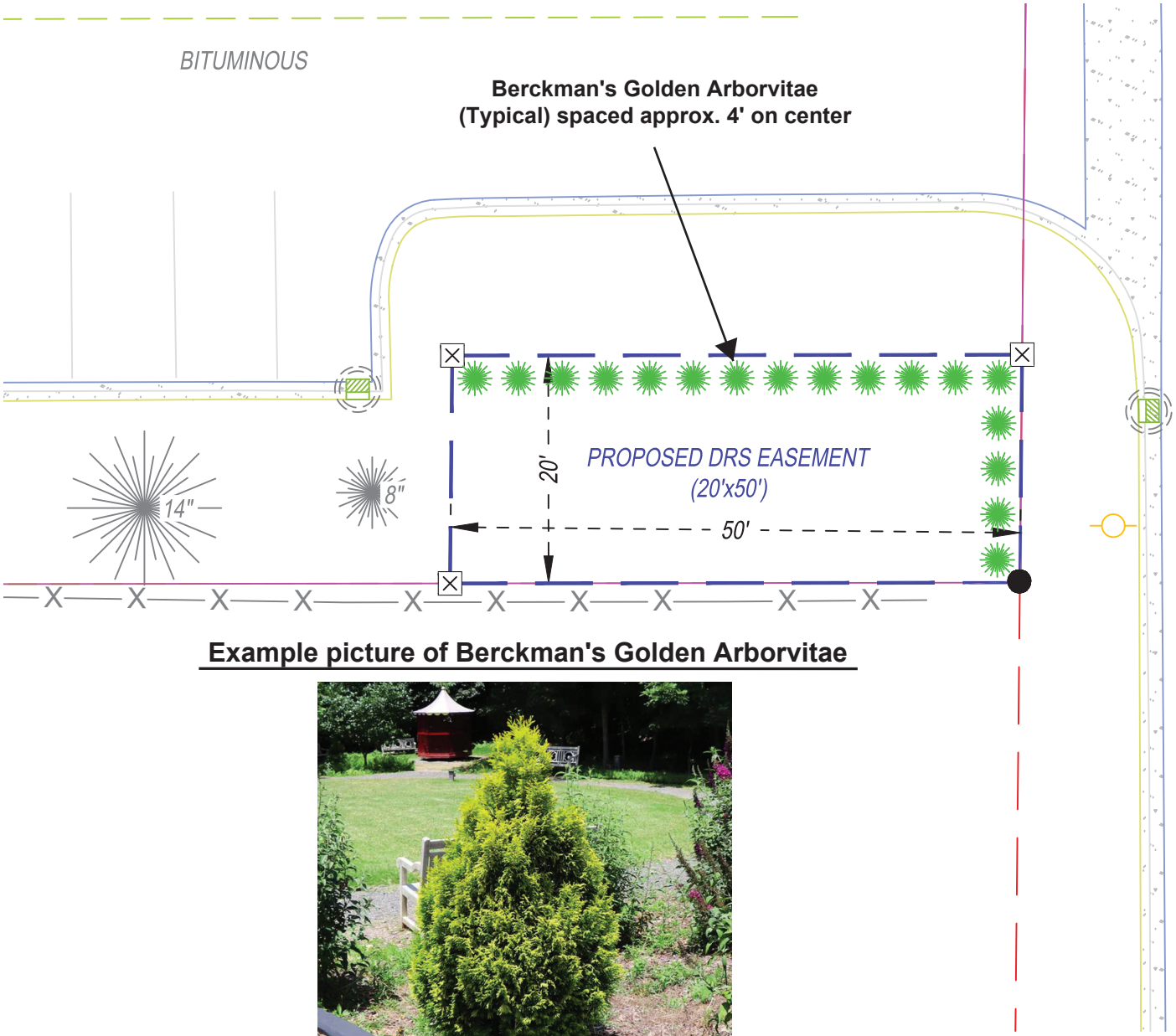
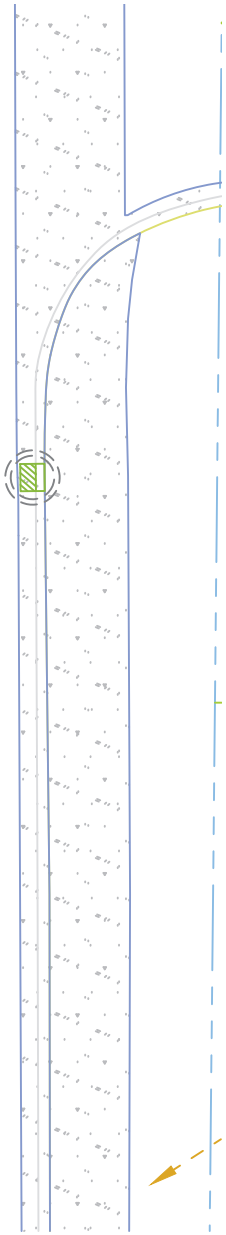


Exhibit E



HOWLAND AVENUE WEST



Example picture of Berckman's Golden Arborvitae

SHEET 1 of 1

Date: 3/16/2026

Resolution Appointing Members to Advisory Boards, Committees and Commissions

Proposed Action
Staff recommends adoption of the following motion: Approve the resolution appointing members to advisory boards, committees, and commissions.

Overview
This resolution approves the appointment of members to advisory boards, committees, and commissions. These individuals were selected by the City Council following an interview process.

Supporting Information
1. Resolution Appointing Members to Advisory Boards, Committees, and Commissions

Financial Impact: $ **Budgeted:** No **Source:**
Envision Lakeville Community Values: Good Value for Public Service
Report Completed by: Taylor Snider

CITY OF LAKEVILLE

RESOLUTION NO. 26-

RESOLUTION APPOINTING MEMBERS TO ADVISORY BOARDS, COMMITTEES AND COMMISSIONS

WHEREAS, advisory boards, committees, and commissions are comprised of knowledgeable, prominent and credible members in their field of expertise from within the Lakeville community that are responsible for providing non-binding professional and strategic advice to the City Council; and

WHEREAS, the City Council annually reviews the membership of each board, committee and commission, advertises for open positions and considers appointment of new and existing members.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby appoints members as listed on the attached Exhibit A effective April 1, 2026.

ADOPTED by the Lakeville City Council this 16th day of March 2026.

_____
Luke Hellier, Mayor

_____
Ann Orlofsky, City Clerk

EXHIBIT A

Lakeville Area Arts Center Board	3-year terms	Diane Tran Chris Foss Linda Hanson
	1-year term (alternate)	Kelly Anderson
Friends of the Lakeville Area Arts Center Appointment	1-year term (ex-officio)	Bob Erickson
Lakeville Area Chamber of Commerce Appointment	1-year term (ex-officio)	Jeanne Hutter

Economic Development Commission	3-year terms	Roz Peterson Don Seiler John Ricketts
	Full member, term ending 2028	Anita Drentlaw
	Full member, term ending 2027	Joe Pannkuk
	1-year term (alternate)	Josh Melton

Finance Committee	3-year terms	Barry Fick Laird Hanson Drew Boxrud

Parks, Recreation & Natural Resources Committee	3-year terms	Angie Lueschen Rachel Bland

Planning Commission	3-year terms	Scott Einck Christine Zimmer Pat Kaluza
	1-year terms (alternate)	Erin Duckworth Bryce Schuenke
Police Department Representative	1-year term (ex-officio)	Kelli Coughlin

Date: 3/16/2026

Quote for Water Meters

Proposed Action
Staff recommends adoption of the following motion: Move to approve water meter purchase from Ferguson Waterworks.

Overview
Lakeville provides metered water service to residential, commercial, and industrial customers and currently maintains more than 25,000 meters in service. This purchase of 1" meters will replenish inventory needed for ongoing repairs, replacements, and new construction activities. 1" meters are typically used for larger residential units or small commercial units.

The Utilities Division requested a quote from Ferguson Waterworks for Neptune water meters, which are compatible with the City's fixed-base meter reading system. Lakeville has standardized on Neptune meters, and Ferguson Waterworks is the sole regional supplier. Ferguson Waterworks submitted a quote in the amount of $38,500.00.

Supporting Information
1. Ferguson Meter Quote

Financial Impact: $38,500.00 **Budgeted:** No **Source:** Water Fund
Envision Lakeville Community Values: Good Value for Public Service
Report Completed by: Shane Quade, Utilities Superintendent

FERGUSON WATERWORKS #2518
1694 91ST AVE NE
BLAINE, MN 55449-4311

Phone: 763-560-5200
Fax: 763-560-1799

Deliver To:
From: **Brian Rollins**
brian.rollins@ferguson.com
Comments:

FERGUSON WATERWORKS #2518
Price Quotation
Phone: 763-560-5200
Fax: 763-560-1799

Bid No: B183146
Bid Date: 03/03/26
Quoted By: BRR

Cust Phone: 952-985-4400
Terms: NET 10TH PROX

Customer:
CITY OF LAKEVILLE
18400 IPAVA AVE W
ATTN: ACCOUNTS PAYABLE
20195 HOLYOKE AVE
LAKEVILLE, MN 55044

Ship To:
CITY OF LAKEVILLE
18400 IPAVA AVE W
ATTN: ACCOUNTS PAYABLE
20195 HOLYOKE AVE
LAKEVILLE, MN 55044

Cust PO#: 1" METERS

Job Name: METER ACCOUNT

Item	Description	Quantity	Net Price	UM	Total
NED2F11RPDG11	LF 1 T10 MTR P/C R900I USG	70	550.000	EA	38500.00

Net Total:	$38500.00
Tax:	$0.00
Freight:	$0.00
Total:	$38500.00

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE//VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at https://www.ferguson.com/content/website-info/terms-of-sale
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.

HOW ARE WE DOING? WE WANT YOUR FEEDBACK!
Scan the QR code or use the link below to complete a survey about your bids:
https://survey.medallia.com/?bidsorder&fc=2518&on=24675

Date: 3/16/2026

Resolution Calling a Public Hearing on Proposed Assessments for City Improvement Project 26-01

Proposed Action

Staff recommends adoption of the following motion: Move to approve a resolution calling a public hearing on proposed assessments for the 2026 214th Street Reconstruction Project, City Project 26-01.

Overview

On December 1, 2025, the Lakeville City Council held a public hearing to notify property owners of the proposed 214th Street Reconstruction Project (City Project No. 26-01), including the estimated pending assessment amounts. At the conclusion of the hearing, the City Council ordered the improvement and authorized the preparation of the final plans and specifications.

On February 26, 2026, the City received three bids for the construction of City Project No. 26-01. Total project bids ranged from a low bid of $3,573,635.40 submitted by McNamara Contracting to a high bid of $4,201,097.82.

The portion of the bids associated with the 214th Street Reconstruction ranged from a low bid of $484,831.45 (McNamara Contracting) to a high bid of $643,942.77. The Engineer's construction estimate for the 214th Street portion of the project was $545,318, and the estimated construction cost presented in the Feasibility Report was $577,374.

Staff has reviewed the bids and supporting documentation and recommends setting the assessment hearing date.

Supporting Information

1. Resolution

Financial Impact: $484,831.45 **Budgeted:** Yes **Source:** Multiple Sources
Envision Lakeville Community Values: Good Value for Public Service
Report Completed by: Steve Ferraro, Public Works Coordinator

CITY OF LAKEVILLE
RESOLUTION NO. 26-

Resolution Calling a Public Hearing on Proposed Assessments for the 2026 214th Street Reconstruction, City Project 26-01

WHEREAS, pursuant to the direction of the City Council, the City Clerk prepared a proposed assessment roll on the cost of City Project 26-01 to include portions of roads located within the following developments and lands: Imperial First Addition, Airlake Industrial Park 1st Addition, and Airlake Development Addition, City Project 26-01; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lakeville, Minnesota:

1. A hearing shall be held on Monday, April 6, 2026 at the Lakeville Council Chambers, 20195 Holyoke Avenue, at 6:00 p.m. or as soon thereafter as the matter can be heard to pass upon such proposed assessment and, at such time and place, all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.

2. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing and shall state in the notice the total cost of the improvement. The City Clerk shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City of Lakeville, except that no interest shall be charged if the entire assessment is paid on or before November 15, 2026. The first-year installment payments will include interest accrued from November 16, 2026 – December 31, 2026. The property owner may at any time thereafter, pay to the City of Lakeville the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

ADOPTED by the Lakeville City Council this 16th day of March 2026.

_____
Luke M. Hellier, Mayor

_____
Ann Orlofsky, City Clerk

Date: 3/16/2026

Contract and Resolution for the 2026 Street Rehabilitation Project

Proposed Action
Staff recommends adoption of the following motion: Move to approve resolution and award a contract to McNamara, Inc, for the 2026 Street Rehabilitation Project, City Project 26-02.

Overview
Each year, the City programs streets for rehabilitation, such as mill and overlays, that have reached a condition where improvements are necessary to prevent further deterioration that could eventually require full reconstruction. These projects are intended to extend the life of the pavement and protect the City's public infrastructure assets.

The proposed improvements are located in the Dakota Heights neighborhood and include approximately 5.25 miles of local streets. Project work includes milling and overlaying the pavement, replacement of watermain hydrants and gate valves, selective curb and gutter replacement, sidewalk and ADA pedestrian ramp improvements, new storm sewer installation, replacement and lining of existing storm sewer pipes, and storm sewer basin maintenance. There are no assessments planned in association with this project.

On February 25, 2026, at 10:30 a.m., the City received six bids for City Project No. 26-02, ranging from the low bid of $4,267,884.20 submitted by McNamara, Inc. to a high bid of $5,995,819.10. The project was designed by WSB & Associates and will be inspected and managed by City staff during the 2026 construction season. Including a 5% construction contingency with all the indirect project costs—such as engineering design, preliminary geotechnical investigation, materials testing, surveying, construction inspection, and project administration the total project costs are estimated at $5,252,286. These indirect costs are estimated at $984,402.

Staff has reviewed all bids and supporting documentation and finds them acceptable. Staff recommends award of the contract to the lowest responsible bidder, McNamara, Inc.

Supporting Information
1. Contract
2. Budget Resolution
3. Project Financing
4. Bid Tabulation
5. Project Location Exhibit
6. 2026 Street Rehab wsb Recommendation Letter

Financial Impact: $5,252,286 **Budgeted:** Yes **Source:** Multiple Sources
Envision Lakeville Community Values: Good Value for Public Service
Report Completed by: Steve Ferraro, Public Works Coordinator

AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT

THIS AGREEMENT is by and between the City of Lakeville ("Owner") and McNamara Contracting, Inc. ("Contractor").

Terms used in this Agreement have the meanings stated in the General Conditions and the Supplementary Conditions.

Owner and Contractor hereby agree as follows:

ARTICLE - 1 WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

The furnishing of all labor, materials, tools, and equipment necessary to complete the street construction, watermain, sanitary sewer, storm sewer, grading, pedestrian ramps, turf restoration, and appurtenant work as shown on the Plans and specified herein.

ARTICLE - 2 THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: 2026 Street Rehabilitation Project for the City of Lakeville, City Project No. 26-02, WSB Project No. 031257-000.

ARTICLE - 3 ENGINEER

3.01 The Owner has retained WSB LLC ("Engineer") to act as Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract.

3.02 The part of the Project that pertains to the Work has been designed by WSB LLC.

ARTICLE - 4 CONTRACT TIMES

4.01 *Time is of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Dates*

A. The Work will be substantially completed on or before September 18, 2026, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before October 9, 2026.

4.03 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. *Substantial Completion:* Contractor shall pay Owner liquidated damages in accordance with MnDOT Table 1807.1-1 for each Calendar Day that expires after the time (as duly adjusted pursuant to the Contract) specified above for Substantial Completion, until the Work is substantially complete.

2. *Completion of Remaining Work:* After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner liquidated damages in accordance with MnDOT Table 1807.1-1 for each Calendar Day that expires after such time until the Work is completed and ready for final payment.

3. Liquidated damages for failing to timely attain Milestones, Substantial Completion and final completion are not additive and will not be imposed concurrently.

ARTICLE - 5 CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

A. *Contract Price:* Four Million Two Hundred Sixty-seven Thousand Eight Hundred Eighty-four and 20/100 Dollars ($4,267,884.20) for Base Bid and Alternate No. 1 subject to adjustment based on the provisions of the Contract.

B. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item).

The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

C. The Contractor's Bid, attached hereto as an exhibit, provides the basis for the extended prices for Unit Price Work.

ARTICLE - 6 PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make progress payments on the basis of Contractor's Applications for Payment on or about the third Monday of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.

a. 95 percent of Work completed (with the balance being retainage).

1) If 50 percent or more of the Work has been completed, as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and

b. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, Contractor shall submit to the Engineer an Application for Payment for the retainage amount less the following amounts:

1. 250 percent of the anticipated cost to correct or complete work known at the time of Substantial Completion, including any punch list items; and

2. the greater of $500 or 1 percent of the Contract price to ensure delivery of final paperwork which includes, but is not limited to operation manuals, payroll documents for projects subject to prevailing wage requirements, and the IC134 form.

The Owner, upon certification from the Engineer, shall make payment of any undisputed amounts within 30 days of receipt of the Application for Payment.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work, Owner shall pay the remainder of the Contract Price in accordance with Paragraph 15.06 of the General Conditions.

6.04 *Consent of Surety*

A. Owner will not make final payment or return or release retainage at Substantial Completion or at any other time, unless Contractor submits written consent of the surety to such payment, return, or release.

6.05 *Interest*

A. All amounts not paid when due shall bear interest at the rate of 0 percent per month.

ARTICLE - 7 CONTRACT DOCUMENTS

7.01 *Contents*

A. The Contract Documents consist of all of the following:

1. This Agreement.

2. Bonds:
   a. Performance bond (together with power of attorney).
   b. Payment bond (together with power of attorney).

3. General Conditions.

4. Supplementary Conditions.

5. Specifications as listed in the table of contents of the Project Manual.

6. Drawings (not attached but incorporated by reference) consisting of 48 sheets with each sheet bearing the following general title: 2026 Street Rehabilitation Project, dated February 2, 2026.

7. Addenda (numbers 1 to 1 inclusive).

8. Exhibits to this Agreement (enumerated as follows):
   a. bidVAULT Bid Worksheet.
   b. Completed Bidder Information Form.
   c. Non-Collusion Affidavit.
   d. Responsible Contractor Verification and Certification of Compliance Form.

9. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
   a. Notice to Proceed.
   b. Work Change Directives.
   c. Change Orders.
   d. Field Orders.
   e. Maintenance Bond.

B. The Contract Documents listed in Paragraph 7.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 7.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

ARTICLE - 8 REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 *Contractor's Representations*

A. In order to induce the Owner to enter into this Contract, Contractor makes the following representations:

1. Contractor has examined and carefully studied the Contract Documents, including Addenda.

2. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.

4. Contractor has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.

5. Contractor has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.

6. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical

Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.

7. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions the Contract.

8. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

9. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

10. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

11. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

8.02 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract.

B. The provisions of MINN. STAT. 16C.285 Responsible Contractor are imposed as a requirement of this Contract. This Contract may be terminated by the Owner at any time upon discovery by the Owner that the prime contractor or subcontractor has submitted a false statement under oath verifying compliance with any of the minimum criteria set forth in the Statute.

C. The provisions of MINN. STAT. 471.425, subdivision 4a. are imposed as a requirement of this Contract.

1. Each contract of a municipality must require the prime contractor to pay any subcontractor within ten days of the prime contractor's receipt of payment from the municipality for undisputed services provided by the subcontractor. The contract must require the prime contractor to pay interest of 1.5 percent per month or any part of a month to the subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of $100 or more is $10. For an unpaid balance of less than $100, the prime contractor shall pay the actual penalty due to the subcontractor. A Subcontractor who prevails in a civil action to collect interest penalties from a prime contractor must be awarded its costs and disbursements, including attorney's fees, incurred in bringing the action.

8.03 *Standard General Conditions*

A. Owner stipulates that if the General Conditions that are made a part of this Contract are EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineer's Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or "track changes" (redline/strikeout), or in the Supplementary Conditions.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on March 16, 2026 (which is the Effective Date of the Contract).

Owner:	Contractor:
City of Lakeville	McNamara Contracting, Inc.
By:	By:
Date: 3/16/2026	Date: 03-06-2026
Name: Luke Hellier	Name: Mike McNamara
Title: Mayor	Title: President
	(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)
Attest: Ann Orlofsky	Attest:
Title: City Clerk	Title: Secretary
Address for giving notices:	Address for giving notices:
20195 Holyoke Avenue	16700 Chippendale Avenue
Lakeville, MN 55044	Rosemount, MN 55068
Designated Representative:	Designated Representative:
Name:	Name: Lucas Henry
Title:	Title: Project Manager
Address:	Address:
	16700 Chippendale Avenue
	Rosemount, MN 55068

CITY OF LAKEVILLE
RESOLUTION NO. 26-

Resolution Authorizing Funding and 2026 Budget Amendments and Transfers
2026 Street Reconstruction/Rehabilitation Project, City Project 26-02

WHEREAS, 2026 Street Reconstruction/Rehabilitation, City project 26-02, is programmed in the adopted Lakeville 5-year Capital Improvement Plan (2026-2030).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Lakeville, Minnesota:

The estimated project cost is $5,252,286 and anticipated funding sources are listed below. City staff is hereby authorized to amend the 2026 budgets (if needed as the project is completed) and make the appropriate transfers between funds with respect to the project funding sources up to 10% above the estimated costs. Funding transfers may include loans between funds to cover engineering and other costs incurred on the project in advance of receiving other funding.

Funding Sources	Total
City of Lakeville (property taxes)	$ 3,166,535
Special Assessments	-
Water Operating Fund	1,251,447
Sanitary Sewer Fund	171,816
Stormwater Infrastructure Fund	504,382
Total	$ 5,252,286

ADOPTED by the Lakeville City Council this 16th day of March 2026.

_____
Luke M. Hellier, Mayor

_____
Taylor Snider, Deputy City Clerk

Project Financing

Funding for the project was programmed in the 2026-2030 CIP. The following is a breakdown of the anticipated costs.

- **Project Costs: Total**

Cost Type		Amount
Construction Contract	$	4,267,884
Engineering/design/survey costs		674,818
Bonding costs		91,549
Contingency (5% of contract)		213,400
Other costs		4,635
	$	5,252,286

- **Project Costs: Financing**

Funding Sources		Total
City of Lakeville (property taxes)	$	3,166,535
Special Assessments		-
Water Operating Fund		1,251,447
Sanitary Sewer Fund		171,816
Stormwater Infrastructure Fund		504,382
Total	$	5,252,286

Funding Sources		CIP Total		Actual Total	Variance	
City of Lakeville (property taxes)	$	3,580,000	$	3,166,535	(413,465)	-11.5%
Water Operating Fund		470,000		1,251,447	781,447	166.3%
Sanitary Sewer Fund		250,000		171,816	(78,184)	-31.3%
Stormwater Infrastructure Fund		105,000		504,382	399,382	380.4%
Total	$	4,905,000	$	5,094,179	189,179	3.9%

- **Project Costs: 2026 Feasibility vs. Estimated Costs**

		Feasibility		Actual	Difference
City of Lakeville (property taxes)	$	3,831,691	$	3,166,535	-17.4%
Water Operating Fund		1,110,733		1,251,447	12.7%
Sanitary Sewer Fund		190,214		171,816	-9.7%
Storm Sewer Infrastructure Fund		642,750		504,382	-21.5%
Environmental Resources Fund		132,219		158,107	19.6%
Total	$	5,907,607	$	5,252,286	-11.1%

The estimated costs shown in the tables above include contingency (5%) and indirect costs.

This project has estimated costs higher than CIP amounts for the Water Operating Fund & Environmental Resources Fund due to unforeseen circumstances with the existing utility infrastructure replacement needs. Aside from those areas, project costs are in line with adopted 2026 CIP/Budget amounts for the project.

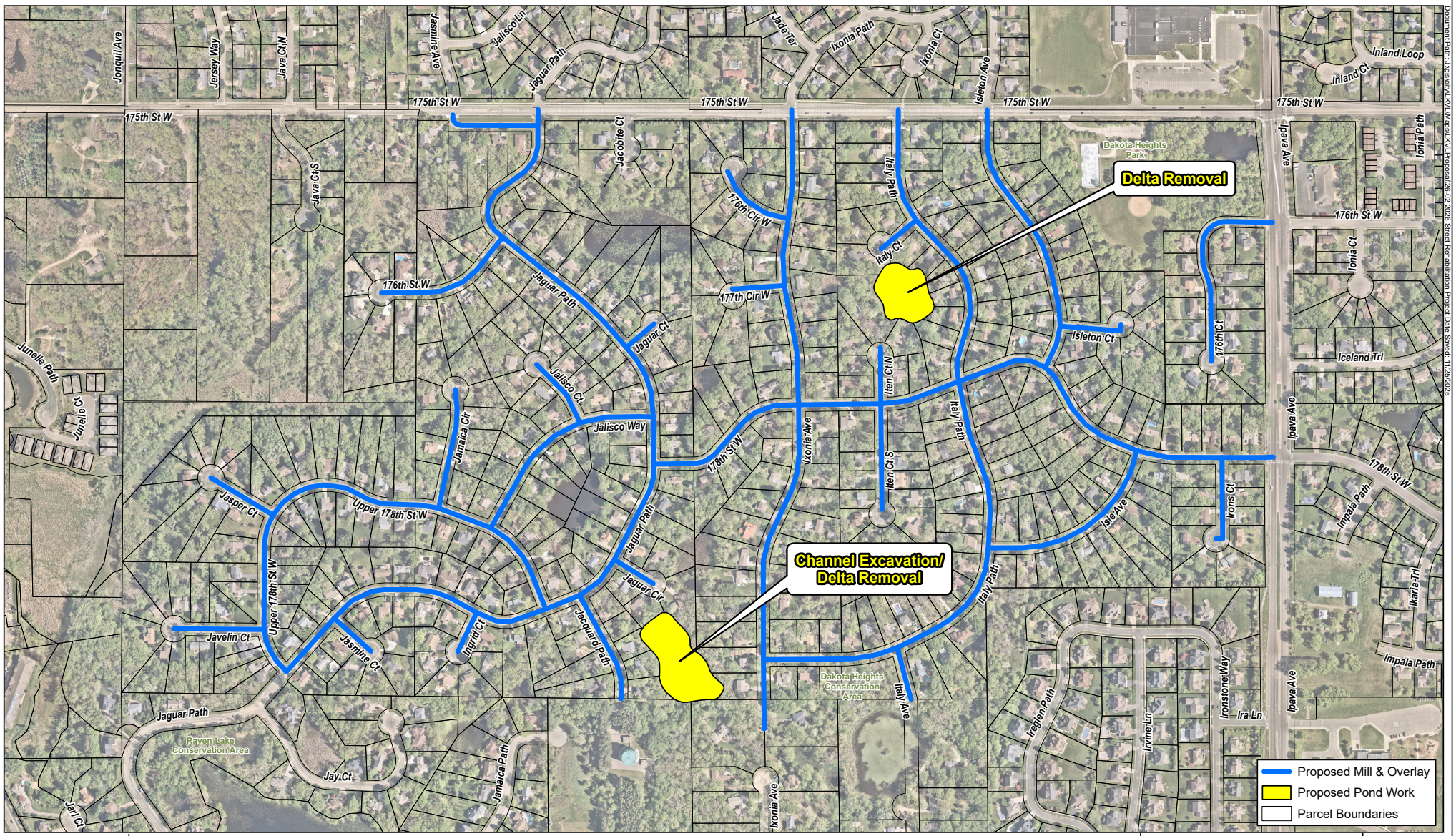
2026 Street Rehabilitation Project

City Project # 26-02

Bid Opening Summary

February 25th, 2026 10:30 am

Contractor	Acknowledge Addendums	Bid Bond 5%	Non-Collusion	Responsible Contractor	Base Bid	Bid Alt 1	Total Bid
McNamara Contracting	**X**	**X**	**X**	**X**	**$4,059,333.45**	**$208,550.75**	**$4,267,884.20**
Valley Paving Inc.	X	X	X	X	$4,733,115.12	$206,382.27	$4,939,497.39
Northwest Asphalt, Inc.	X	X	X	X	$4,764,869.71	$212,086.36	$4,976,956.07
GMH Asphalt Corporation	X	X	X	X	$4,828,560.44	$207,880.51	$5,036,440.95
Bituminous Roadways, Inc.	X	X	X	X	$4,965,737.85	$212,902.75	$5,178,640.60
A-1 Excavating LLC	X	X	X	X	$5,668,446.10	$327,373.00	$5,995,819.10



Lakeville

Project Location Map

26-02 2026 Street Rehabilitation Project and Miscellaneous Pond Work
City of Lakeville, Minnesota

wsb

March 11, 2026

Honorable Mayor and City Council
City of Lakeville
20195 Holyoke Avenue
Lakeville, MN 55044

Re: 2026 Street Rehabilitation Project
City of Lakeville Project No. 26-02
WSB Project No. 031257-000

Dear Mayor and Council Members:

Electronic bids were received for the above-referenced project on Wednesday, February 25, 2026, and were opened and read aloud. Six bids were received. The bids were checked for mathematical accuracy and tabulated by City of Lakeville staff. Please find enclosed the bid tabulation indicating McNamara Contracting, Inc., of Rosemount, Minnesota, as the low bidder with a base bid total amount of $4,059,333.45, and a grand total bid amount, that includes bid alternate 1 of $4,267,884.20. The Engineer's Estimate for the total project was $4,674,435.84.

We recommend that the City Council consider these bids and award a contract in the grand total bid in the amount of $4,267,884.20 to McNamara Contracting, Inc., based on the results of the bids received.

If you have any questions, please contact me at 612.523.7374.

Sincerely,

WSB

Jeff Oliver, PE
Sr. Project Manager

Attachment

540 GATEWAY BLVD | BURNSVILLE, MN | 55337 | 952.737.4660 | WSBENG.COM

Date: 3/16/2026

Contract for Cracksealing, Pavement Marking Project and Trail Fog Seal

Proposed Action

Staff recommends adoption of the following motion: Move to award a contract to Allied Blacktop Company for the 2026 Crackseal, Fog Sealing and Pavement Markings Project, Project No. 26-14.

Overview

Annually, the City programs pavement maintenance into the CIP which includes cracksealing of both streets and trails, fog sealing of trails, and re-striping pavement markings. These tasks are just a part of the overall pavement management program. Lakeville has historically been a part of the South Metro JPA and this work previously mentioned is generally included as part of that annual JPA contract. Last year the South Metro JPA had dissolved and Lakeville staff was tasked with bidding out this work independently as a City.

The sealing of cracks within trail and road surfaces help to reduce the amount of water from traveling through the cracks and saturating the pavement base which then is susceptible to freeze/thaw conditions and ultimately premature deterioration of the pavement. The cracksealing operations go hand in hand with the annual surface sealing project to extend the life of streets. Pavement striping is required to be refreshed annually to keep up with the mandated retro-reflectivity stipulations.

On Thursday, March 5, 2026, at 11:00 a.m. the City received four bids from contractors ranging from $346,700 to $562,620. The low bid was deemed void due to the contractor not meeting project specifications as laid out for bidding. Therefore, the next lowest bidder, Allied Blacktop Company, with a bid of $363,420 became the valid low bidder. This bid is still under the Engineers Estimate of $530,000. Staff reviewed all the submitted bids and recommends award of the construction contract to Allied Blacktop Company.

Supporting Information

1. Contract
2. Bid Tabulation

Financial Impact: $363,420 **Budgeted:** Yes **Source:** Multiple Sources
Envision Lakeville Community Values: Good Value for Public Service
Report Completed by: Steve Ferraro, Public Works Coordinator

AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT

THIS AGREEMENT is by and between City of Lakeville ("Owner") and Allied Blacktop Company ("Contractor").

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: 2026 Annual Crack Seal, Sealcoat, & Markings City Project No. 26-14.

ARTICLE 2 – THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows:

The project will include Crack Sealing, Fog Sealing, & Bituminous Pavement Markings

ARTICLE 3 – ENGINEER

3.01 The Project has been designed by Bolton & Menk.

ARTICLE 4 – CONTRACT TIMES

4.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Dates*

A. The Work will be substantially completed on or before **August 28th, 2026**, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions. Substantial Completion shall include placement of final wear course paving, striping, and any other work necessary such that all streets can be opened to traffic.

B. The Work will be final completed on or before **September 25th, 2026.**

4.03 *Milestones/Work Prohibitions*

A. Parts of the Work must be substantially completed on or before the following Milestone(s):

1. Milestone 1 – Contractor shall reach substantial completion for Priority Area 1 Crack Seal (Street and Trail), within 15 Working days after Priority Area 1 Crack Seal work starts and shall be completed by June 5, 2026. Priority area maps will be provided by the City of Lakeville by April 24th, 2026.
2. Milestone 2 - Contractor shall reach substantial completion for Priority Area 2 Crack Seal (Street and Trail) withing 15 Working Days after Priority Area 2 Crack Seal starts and shall be completed by June 26, 2026.
3. Milestone 3 – Contractor shall reach substantial completion for Bituminous Fog Seal within 15 Working Days after work starts and shall be completed by June 26th, 2026. Contractor shall allow 5 calendar days for trail Crack Seal applied in Milestones 1 and 2 to properly adhere to pavement, prior to beginning

Fog Seal.

4. Milestone 4 – Contractor shall reach substantial completion for Long Line Pavement Markings by June 26th, 2026.
5. Milestone 5 – Contractor shall complete all Symbol Pavement Markings by July 17th, 2026.
6. Milestone 6 - Contractor shall have all work in the downtown area, including Symbol Pavement Markings (area shown in the city provided map) by July 2., 2026.
7. Work Prohibitions – Contractor shall either be completed with all work or not begin work during Pan-O-Prog (July 3rd-12th). All Traffic control must be removed during this work prohibitions.

4.04 *Liquidated Damages*

1. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):
   a. Substantial Completion: Contractor shall pay Owner $500.00 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for Substantial Completion, until the Work is substantially complete.
   b. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner $700.00 for each Week that expires after such time until the Work is completed and ready for final payment.
   c. Milestones: Contractor shall pay Owner for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for achievement of Milestones, until Milestones are achieved, or until the time specified for Substantial Completion is reached, at which time the rate indicated in Paragraph 4.05.A.1 will apply, rather than the Milestone rate.
      - All Milestones and Work Prohibitions – Contractor shall pay Owner $500 per day
   d. Liquidated damages for failing to timely attain completion are not additive and will not be imposed concurrently.
2. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

A. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item). The Contractor's Bid, attached hereto as an exhibit, provides the basis for the extended

prices for the Unit Price Work. The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

Total of all Extended Prices for Unit Price Work (subject to final adjustment based on actual quantities)
$ 363,420.00.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on or about the third Monday of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract

a. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and

b. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

ARTICLE 7 – INTEREST

7.01 All amounts not paid when due shall bear interest at the rate of 5 percent per annum.

ARTICLE 8 – QUALIFICATIONS OF BIDDERS

8.01 *Bidder is to submit the following information with its Bid to demonstrate Bidder's qualifications to perform the Work:*

A. Written evidence establishing its qualifications such as financial data, previous experience, and present commitments.

B. A written statement that Bidder is authorized to do business in the state where the Project is located, or a written certification that Bidder will obtain such authority prior to the Effective Date of the Contract.

C. Bidder's state or other contractor license number, if applicable.

D. Subcontractor and Supplier qualification information.

E. Bidder Qualification Questionnaire – Bidders are required to submit information indicating they have practical and relevant experience of the particular construction work bid upon and that they have the ability and resources to complete the proposed work in a manner satisfactory to the Owner.

The prospective Bidder's Contractor Questionnaire and any attachments must be filed by the time of the bid opening as described in the Advertisement for Bids. This questionnaire is to be attached to the sealed bid proposal. The City reserves the right to reject any bid which is not accompanied by this questionnaire and any bids in which portions of this questionnaire have been left incomplete.

F. Other required information regarding qualifications.

8.02 *A Bidder's failure to submit required qualification information within the times indicated may disqualify Bidder from receiving an award of the Contract.*

8.03 *No requirement in this Article 3 to submit information will prejudice the right of Owner to seek additional pertinent information regarding Bidder's qualifications.*

ARTICLE 9 – CONTRACTOR'S REPRESENTATIONS

9.01 In order to induce the Owner to enter into this Contract, Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents, and any data and reference idents identified in the Contract Documents.

B. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.

E. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences,

and procedures of construction to be employed by Contractor and (3) Contractor's safety precautions and programs.

F. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions the Contract.

G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

J. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

K. Unless otherwise specified in the Contract Documents, the Contractor shall, upon receipt of the executed Contract Documents, submit in writing to the Owner the names of the Subcontractors proposed for the work. Subcontractors may not be changed except at the request or the with the consent of the Owner.

L. The Contract Documents shall not be construed as creating any contractual relationship between the Owner and any subcontractor.

ARTICLE 10 – CONTRACT DOCUMENTS

10.01 *Contents*

A. The Contract Documents consist of the following:

1. This Agreement (pages 1 to 8, inclusive).
2. Performance bond (pages 1 to 2, inclusive).
3. Payment bond (pages 1 to 2, inclusive).
4. Other bonds.
   a. No Maintenance Bond for this project. Maintenance bond (pages __ to ___ inclusive)
5. General Conditions (pages 1 to 76, inclusive).
6. Supplementary Conditions (pages 1 to 17, inclusive).
7. Specifications as listed in the table of contents of the Project Manual.
8. Drawings (not attached but incorporated by reference) consisting of 4 sheets with each sheet bearing the following general title: City of Lakeville dated 2/10/26.
9. Addenda (numbers 1 to 1, inclusive).

10. Exhibits to this Agreement (enumerated as follows):
    a. Contractor's Bid (pages 1 to 5, inclusive).
    b. Non-Collusion Affidavit
    c. Responsible Contractor Verification and Certification Form
11. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
    a. Notice to Proceed.
    b. Work Change Directives.
    c. Change Orders.
    d. Field Orders.

B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

ARTICLE 11 – MISCELLANEOUS

11.01 *Terms*

A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

11.02 *Assignment of Contract*

A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

11.03 *Successors and Assigns*

A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

11.04 *Severability*

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

11.05 *Contractor's Certifications*

A. The provisions of MINN. STAT. 16C.285 Responsible Contractor are imposed as a requirement of this Contract. This Contract may be terminated by the Owner at any time upon discovery by the Owner

that the prime contractor or subcontractor has submitted a false statement under oath verifying compliance with any of the minimum criteria set forth in the Statute.

B. The provisions of MINN. STAT. 471.425, subdivision 4a. are imposed as a requirement of this Contract.

1. Each contract of a municipality must require the prime contractor to pay any subcontractor within ten days of the prime contractor's receipt of payment from the municipality for undisputed services provided by the subcontractor. The contract must require the prime contractor to pay interest of 1- 1/2 percent per month or any part of a month to the subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of $100 or more is $10. For an unpaid balance of less than $100, the prime contractor shall pay the actual penalty due to the subcontractor. A Subcontractor who prevails in a civil action to collect interest penalties from a prime contractor must be awarded its costs and disbursements, including attorney's fees, incurred in bringing the action.

11.06 *Indemnity*

A. The Contractor agrees to indemnify and hold the City harmless from any claim made by third parties as a result of the services performed by it. In addition, the Contractor shall reimburse the City for any cost of reasonable attorney's fees it may incur as a result of any such claims.

11.07 *Other Provisions*

A. Owner stipulates that if the General Conditions that are made a part of this Contract are based on EJCDC® C-700, Standard General Conditions for the Construction Contract, published by the Engineers Joint Contract Documents Committee®, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or "track changes" (redline/strikeout), or in the Supplementary Conditions.

B. Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provisions.

11.08 *Software License.*

A. If the equipment provided by the Contractor pursuant to this Contract contains software, including that which the manufacturer may have embedded into the hardware as an integral part of the equipment, the Contractor shall pay all software licensing fees. The Contractor shall also pay for all software updating fees for a period of one year following cutover. The Contractor shall have no obligation to pay for such fees thereafter. Nothing in the software license or licensing agreement shall obligate the City to pay any additional fees as a condition for continuing to use the software.

11.09 *Patented devices, materials and processes.*

A. If the Contract requires, or the Contractor desires, the use of any design, device, material or process covered by letters, patent or copyright, trademark or trade name, the Contractor shall provide for such use by suitable legal agreement with the patentee or owner and a copy of said agreement shall be filed with the Owner. If no such agreement is made or filed as noted, the Contractor shall indemnify and hold harmless the Owner from any and all claims for infringement by reason of the use of any such patented designed, device, material or process, or any trademark or trade name or copyright in connection with the Project agreed to be performed under the Contract, and shall indemnify and defend the Owner for any costs, liability, expenses and attorney's fees that result from any such infringement.

11.10 *Assignment.*

A. Neither party may assign, sublet, or transfer any interest or obligation in this Contract without the prior written consent of the other party, and then only upon such terms and conditions as both parties may agree to and set forth in writing.

11.11 *Permits and Licenses; Rights-of-Way and Easements.*

A. The Contractor shall give all notices necessary and incidental to the construction and completion of the Project. The City will obtain all necessary rights-of-way and easements. The Contractor shall not be entitled to any additional compensation for any construction delay resulting from the City's not timely obtaining rights-of-way or easements.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on 3/16/2026 (which is the Effective Date of the Contract).

Note that the Effective Date of the Contract should match the dates of any construction bonds, if possible. The bonds shall not be dated earlier than the effective date of the Contract.

OWNER:	CONTRACTOR:
	Allied Blacktop Company
By: Luke Hellier	By:
Title: Mayor	Title: Brent Capistrant, President
	(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)
Attest: Ann Orlofsky	Attest:
Title: City Clerk	Title: Suzy Coyer, Witness
Address for giving notices:	Address for giving notices:
20195 Holyoke Avenue	Allied Blacktop Company
Lakeville, MN 55044	10503 89th Ave N.
	Maple Grove, MN 55369
	License No.: VN0000202570 *(where applicable)*

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

Bid Tabulation and Comparison

2026 Lakeville Annual Crack seal, Sealcoat & Markings Project

Item #	Description	Estimated Quantity	Units	Engineer's Estimate Unit Price	Engineer's Estimate Total Price	Apparent Low Bid: Pearson Brothers Unit Price	Apparent Low Bid: Pearson Brothers Total Price	Apparent 2nd Low: Allied Blacktop Company Unit Price	Apparent 2nd Low: Allied Blacktop Company Total Price	Apparent 3rd Low: Asphalt Surface Technologies Corp. Unit Price	Apparent 3rd Low: Asphalt Surface Technologies Corp. Total Price	Fahrner Asphalt Sealers, LLC Unit Price	Fahrner Asphalt Sealers, LLC Total Price	Avgerage Unit Price	Average Total Price
1	BITUMINOUS MATERIAL FOR FOG SEAL (CSS-1h) - TRAILS	8,000	GAL	$5.00	$40,000.00	$4.65	$37,200.00	$3.84	$30,720.00	$4.10	$32,800.00	$9.89	$79,120.00	$5.62	$44,960.00
2	CRACK SEALING - MN/DOT 3723 - ROUT & SEAL (STREETS)	200,000	LF	$1.25	$250,000.00	$0.59	$118,000.00	$0.75	$150,000.00	$0.75	$150,000.00	$1.35	$270,000.00	$0.86	$172,000.00
3	CRACK SEALING - MN/DOT 3723 - CLEAN & SEAL (TRAILS)	50,000	LF	$1.00	$50,000.00	$0.50	$25,000.00	$0.49	$24,500.00	$0.75	$37,500.00	$1.15	$57,500.00	$0.72	$36,125.00
4	LONG LINE STREET MARKINGS	3,000	GAL	$40.00	$120,000.00	$33.90	$101,700.00	$31.00	$93,000.00	$31.92	$95,760.00	$30.40	$91,200.00	$31.81	$95,415.00
5	SYMBOL MARKINGS	400	GAL	$175.00	$70,000.00	$162.00	$64,800.00	$163.00	$65,200.00	$170.10	$68,040.00	$162.00	$64,800.00	$164.28	$65,710.00
	TOTALS				**$530,000.00**	*	**$346,700.00**		**$363,420.00**		**$384,100.00**		**$562,620.00**		**$414,210.00**

* Apparent low did not meet project specifications as defined.

Date: 3/16/2026

Contract for 2026 Inflow and Infiltration Improvement Project

Proposed Action
Staff recommends adoption of the following motion: Move to award contract to Hydro-Klean, LLC. for the 2026 Inflow and Infiltration Improvement project, City Project 26-13.

Overview
The City of Lakeville conveys wastewater to the Empire Wastewater Treatment Plant, which is operated by Metropolitan Council Environmental Services (MCES). MCES monitors the volume of wastewater discharged from Lakeville and bills the City based on that flow. To reduce unnecessary treatment of groundwater, the City maintains an annual program to identify and eliminate groundwater infiltration through aging, cracked, or separated sanitary sewer pipes. Lining these pipes also seals joints and prevents tree roots from penetrating the system and potentially causing sewer backups. In addition, MCES may impose surcharges if excessive clear water enters the City's sanitary sewer system.

To reduce inflow and infiltration (I/I) in the sanitary sewer system, approximately 13,320 linear feet of sewer pipe is programmed to be rehabilitated using the cured-In-place pipe (CIPP) lining method. This work includes lining deteriorating 8-inch and 9-inch vitrified clay pipe (VCP) as well as 12-inch reinforced concrete pipe (RCP). The result is a continuous interior liner with structural characteristics comparable to a new pipe.

On February 24, 2026, at 10:30 a.m., the City received three bids for the project. Bids ranged from a low bid of $524,891.99 submitted by Hydro-Klean, LLC to a high bid of $631,765.00. The engineer's estimate for the project was $574,885.00. The total project cost is within the budget allocated for Sanitary Sewer Inflow and Infiltration Maintenance in the current Capital Improvement Program (CIP). Hydro-Klean, LLC has previously completed sewer lining projects in Lakeville, and their work has been satisfactory. Staff has reviewed the bids and supporting documentation and recommends awarding the contract to Hydro-Klean, LLC.

Supporting Information
1. Bid Summary
2. Contract

Financial Impact: $524,891.99 **Budgeted:** Yes **Source:** Sewer Fund
Envision Lakeville Community Values: Good Value for Public Services
Report Completed by: Kyle Hanson, Utilities Supervisor

2026 City of Lakeville Street Rehabilitation Project

City Project # 26-13

Bid Opening Summary

February 24th, 2026 10:30 am

Contractor	Acknowledge Addendums	Bid Bond 5%	Non-Collusion	Responsible Contractor	Base Bid	Total Bid
Hydro-Klean LLC	**N/A**	**x**	**x**	**x**	**$524,891.99**	**$524,891.99**
Vortex Services MN, LLC	N/A	x	x	x	$533,934.00	$533,934.00
Insituform Tech USA, LLC	N/A	x	x	x	$557,666.60	$557,666.60
SAK Construction, LLC	N/A	x	x	x	$567,558.00	$567,558.00
Visu-Sewer, Inc.	N/A	x	x	x	$631,765.00	$631,765.00

AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT

THIS AGREEMENT is by and between City of Lakeville, MN ("Owner") and Hydro-Klean, LLC ("Contractor").

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: 2026 Inflow and Infiltration Improvement Project, City Project No. 26-13.

ARTICLE 2 – THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows:

The project will include installation of approximately 800 linear feet of 8" CIPP liner, 10,908 linear feet of 9" CIPP liner, 1,615 linear feet of 12" CIPP liner.

ARTICLE 3 – ENGINEER

3.01 The Project has been designed by the City of Lakeville City Engineer.

ARTICLE 4 – CONTRACT TIMES

4.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Dates*

A. The Work will be substantially completed on or before **October 2, 2026**, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions. Substantial Completion shall include completion of all work less minor punch list items necessary such that all streets can be opened to traffic.

B. The Work will be final completed on or before **October 16, 2026.**

4.03 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty);

1. The liquidated damages shall be in accordance with Table 1807-1 Schedule of Liquidated Damages for all stated completion dates, as well as any intermediate completion dates.
2. Failure to complete wear course paving and open the roadway to traffic consistent with completion dates outlined in the General Conditions.
3. Failure to provide temporary stabilization and appropriate erosion/sediment control.

4. Liquidated damages will be cumulative, and shall be collected for each portion of the project under construction in which the specified parameters have not been met

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

A. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item). The Contractor's Bid, attached hereto as an exhibit, provides the basis for the extended prices for the Unit Price Work. The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

Total of all Extended Prices for Unit Price Work (subject to final adjustment based on actual quantities) $524,891.99

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on or about the third Monday of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract

a. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and

b. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

ARTICLE 7 – INTEREST

7.01 All amounts not paid when due shall bear interest at the rate of 5 percent per annum.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce the Owner to enter into this Contract, Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents, and any data and reference idents identified in the Contract Documents.

B. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.

E. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor and (3) Contractor's safety precautions and programs.

F. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions the Contract.

G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

J. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

K. Unless otherwise specified in the Contract Documents, the Contractor shall, upon receipt of the executed Contract Documents, submit in writing to the Owner the names of the Subcontractors proposed for the work. Subcontractors may not be changed except at the request or the with the consent of the Owner.

L. The Contract Documents shall not be construed as creating any contractual relationship between the Owner and any subcontractor.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 *Contents*

A. The Contract Documents consist of the following:

1. This Agreement (pages 1 to 7, inclusive).
2. Performance bond (pages 1 to 2 inclusive).
3. Payment bond (pages 1 to 2 inclusive).
4. Other bonds.
    a. Maintenance bond (pages ___ to ___, inclusive).
5. General Conditions (pages 1 to 14, inclusive).
6. Supplementary Conditions (pages 1 to 17 inclusive).
7. Specifications as listed in the table of contents of the Project Manual.
8. Drawings (not attached but incorporated by reference) consisting of X sheets with each sheet bearing the following general title: 2026 Inflow and Infiltration Improvement Project.
9. Addenda (numbers NA to NA, inclusive).
10. Exhibits to this Agreement (enumerated as follows):
    a. Contractor's Bid (pages 1 to _ inclusive).
    b. Non-Collusion Affidavit
    c. Responsible Contractor Verification and Certification Form
11. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
    a. Notice to Proceed.
    b. Work Change Directives.
    c. Change Orders.
    d. Field Orders.

B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 *Terms*

A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02 *Assignment of Contract*

A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Contractor's Certifications*

A. The provisions of MINN. STAT. 16C.285 Responsible Contractor are imposed as a requirement of this Contract. This Contract may be terminated by the Owner at any time upon discovery by the Owner that the prime contractor or subcontractor has submitted a false statement under oath verifying compliance with any of the minimum criteria set forth in the Statute.

B. The provisions of MINN. STAT. 471.425, subdivision 4a. are imposed as a requirement of this Contract.

1. Each contract of a municipality must require the prime contractor to pay any subcontractor within ten days of the prime contractor's receipt of payment from the municipality for undisputed services provided by the subcontractor. The contract must require the prime contractor to pay interest of 1-1/2 percent per month or any part of a month to the subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of $100 or more is $10. For an unpaid balance of less than $100, the prime contractor shall pay the actual penalty due to the subcontractor. A Subcontractor who prevails in a civil action to collect interest penalties from a prime contractor must be awarded its costs and disbursements, including attorney's fees, incurred in bringing the action.

10.06 *Indemnity*

A. The Contractor agrees to indemnify and hold the City harmless from any claim made by third parties as a result of the services performed by it. In addition, the Contractor shall reimburse the City for any cost of reasonable attorney's fees it may incur as a result of any such claims.

10.07 *Other Provisions*

A. Owner stipulates that if the General Conditions that are made a part of this Contract are based on EJCDC® C-700, Standard General Conditions for the Construction Contract, published by the Engineers Joint Contract Documents Committee®, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or "track changes" (redline/strikeout), or in the Supplementary Conditions.

B. Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provisions.

10.08 *Software License.*

A. If the equipment provided by the Contractor pursuant to this Contract contains software, including that which the manufacturer may have embedded into the hardware as an integral part of the equipment, the Contractor shall pay all software licensing fees. The Contractor shall also pay for all software updating fees for a period of one year following cutover. The Contractor shall have no obligation to pay for such fees thereafter. Nothing in the software license or licensing agreement shall obligate the City to pay any additional fees as a condition for continuing to use the software.

10.09 *Patented devices, materials and processes.*

A. If the Contract requires, or the Contractor desires, the use of any design, device, material or process covered by letters, patent or copyright, trademark or trade name, the Contractor shall provide for such use by suitable legal agreement with the patentee or owner and a copy of said agreement shall be filed with the Owner. If no such agreement is made or filed as noted, the Contractor shall indemnify and hold harmless the Owner from any and all claims for infringement by reason of the use of any such patented designed, device, material or process, or any trademark or trade name or copyright in connection with the Project agreed to be performed under the Contract, and shall indemnify and defend the Owner for any costs, liability, expenses and attorney's fees that result from any such infringement.

10.10 *Assignment.*

A. Neither party may assign, sublet, or transfer any interest or obligation in this Contract without the prior written consent of the other party, and then only upon such terms and conditions as both parties may agree to and set forth in writing.

10.11 *Permits and Licenses; Rights-of-Way and Easements.*

A. The Contractor shall give all notices necessary and incidental to the construction and completion of the Project. The City will obtain all necessary rights-of-way and easements. The Contractor shall not be entitled to any additional compensation for any construction delay resulting from the City's not timely obtaining rights-of-way or easements.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on March 16, 2026 (which is the Effective Date of the Contract).

Note that the Effective Date of the Contract should match the dates of any construction bonds, if possible. The bonds shall not be dated earlier than the effective date of the Contract.

OWNER:	CONTRACTOR:
_____	Hydro-Klean, LLC
By: _____	By: Jill Lomp
Title: _____	Title: Senior Manager of Contracts and Estimation
	(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)
Attest: _____	Attest:
Title: _____	Title: CEO
Address for giving notices:	Address for giving notices:
_____	Hydro-Klean, LLC
_____	333 NW 49th Place
_____	Des Moines, IA 50313
	License No.: _____ *(where applicable)*

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

Date: 3/16/2026

Approval of Professional Services Agreement with Hosington Koegler Group, Inc (HKGI)

Proposed Action

Staff recommends adoption of the following motion: Move to approve a Professional Services Agreement with HKGI to prepare the 2050 Comprehensive Plan

Overview

On January 16, 2026 city staff prepared a request for proposal for the 2050 Comprehensive Plan Update and received nine proposals. The RFP encompasses the public engagement efforts, land use, housing plan, climate and coordination with transportation and utility plans (to be prepared by other consultants). After reviewing and scoring of the proposals, HKGI was selected to best meet the needs of the city. HKGI has extensive experience working on similar projects in comparable sized communities to Lakeville. HKGI also has a long history of working on planning related projects in Lakeville and is currently updating the city's Park System Master Plan. Cost of the study is $200,000.

Supporting Information

1. PROFESSIONAL_SERVICES_AGREEMENT_HKGi_2050_COMP_PLAN
2. Attachment A 2050 Comp Plan Scope Lakeville

Financial Impact: $200,000 **Budgeted:** Yes **Source:** General Fund
Envision Lakeville Community Values: Diversified Economic Development
Report Completed by: Tina Goodroad, Community Development Director

PROFESSIONAL SERVICES AGREEMENT

AGREEMENT made this _____ day of _____, 2026, by and between the **CITY OF LAKEVILLE,** a Minnesota municipal corporation ("City") and **HOISINGTON KOEGLER GROUP, INC.,** a Minnesota corporation ("Consultant").

IN CONSIDERATION OF THEIR MUTUAL COVENANTS, THE PARTIES AGREE AS FOLLOWS:

1. CONTRACT DOCUMENTS. The Contract consists of the following documents. In the event of conflict among the documents, the conflict shall be resolved by the order in which they are listed, with the document listed first having the first priority and the document listed last having the last priority:

A. This Professional Services Agreement;

B. City's Request for Proposals for 2050 Comprehensive Plan Update

C. Consultant's Proposal dated February 13, 2026, as modified by Exhibit A, dated March 3, 2026 ("Proposal").

In the event of conflict among the provisions of the Contract Documents, the order in which they are listed above shall control in resolving any such conflicts. Contract Document "A" has the first priority and Contract Document "C" has the last priority.

2. SCOPE OF SERVICES. The City retains Consultant to assist with the preparation, engagement, and adoption of a city-wide update to the City's Comprehensive Plan with a planning horizon to the year 2050 in compliance with Minnesota Statutes § 473.858 and the City of Lakeville's System Statement as provided in the Contract Documents. Consultant agrees to complete the services under this Agreement substantially within the time frames identified in the Contract Documents.

3. COMPENSATION. Consultant shall be paid in accordance with the fee schedule included with the Proposal, but in no event shall the total amount paid to Consultant for services exceed Two Hundred Thousand and No/100 Dollars ($200,000.00), which amount is inclusive of reimbursables, expenses, taxes and other charges. The fee shall not be adjusted if the estimated hours to perform a task, the number of estimated required meetings or any other estimate or assumption are exceeded. Consultant shall provide the City with detailed invoices on a monthly basis. The City will pay an invoice within 35 days of receipt.

4. CHANGE ORDERS. All change orders, regardless of amount, must be approved in advance and in writing by the City. No payment will be due or made for work done in advance of such approval.

5. DOCUMENTS. All reports, plans, models, software, diagrams, analyses, and information generated in connection with performance of this Agreement shall be the property of the City. The City may use the information for its purposes. The City shall be the copyright owner. The vesting of the City's ownership of the copyright in materials created by the Consultant shall be contingent upon the City's fulfillment of its payment obligations hereunder. The Consultant shall be allowed to use a description of the services provided hereunder, including the name of the City, and photographs or

renderings of any projects which develop from the planning or other services provided by the Consultant, in the normal course of its marketing activities.

6. COMPLIANCE WITH LAWS AND REGULATIONS. In providing services hereunder, Consultant shall abide by all statutes, ordinances, rules and regulations pertaining to the provisions of services to be provided.

7. STANDARD OF CARE. Consultant shall exercise the same degrees of care, skill, and diligence in the performance of the services as is ordinarily possessed and exercised by a professional consultant under similar circumstances. No other warranty, expressed or implied, is included in this Agreement. City shall not be responsible for discovering deficiencies in the accuracy of Consultant's services.

8. INDEMNIFICATION. Consultant shall indemnify and hold harmless the City, its officers, agents, and employees, of and from any and all claims, demands, actions, causes of action, including costs and attorney's fees, arising out of or by reason of the negligent acts, errors, or omissions relating to work or services provided for herein and further agrees to defend at its sole cost and expense any action or proceeding commenced for the purpose of asserting any claim of whatsoever character arising hereunder.

9. INSURANCE. Prior to the start of the project, Consultant shall furnish to the City a certificate of insurance showing proof of the required insurance required under this Paragraph. Consultant shall take out and maintain or cause to be taken out and maintained until six (6) months after the City has accepted the public improvements, such insurance as shall protect Consultant and the City for work covered by the Contract including workers' compensation claims and property damage, bodily and personal injury which may arise from operations under this Contract, whether such operations are by Consultant or anyone directly or indirectly employed by either of them. The minimum amounts of insurance shall be as follows:

Commercial General Liability (or in combination with an umbrella policy)
$2,000,000 Each Occurrence
$2,000,000 Products/Completed Operations Aggregate
$2,000,000 Annual Aggregate

The following coverages shall be included:
Premises and Operations Bodily Injury and Property Damage
Personal and Advertising Injury
Blanket Contractual Liability
Products and Completed Operations Liability

Automobile Liability
$2,000,000 Combined Single Limit – Bodily Injury & Property Damage
Including Owned, Hired & Non-Owned Automobiles

Workers Compensation

Except as provided below, Consultant must provide Workers' Compensation insurance for all its employees and, in case any work is subcontracted, Consultant will require the subcontractor to provide Workers' Compensation insurance in accordance with the statutory requirements of the State of Minnesota, including Coverage B, Employer's Liability. Insurance minimum limits are as follows:

$500,000 – Bodily Injury by Disease per employee
$500,000 – Bodily Injury by Disease aggregate
$500,000 – Bodily Injury by Accident

If Minnesota Statute 176.041 exempts Consultant from Workers' Compensation insurance or if the Consultant has no employees in the City, Consultant must provide a written statement, signed by an authorized representative, indicating the qualifying exemption that excludes Consultant from the Minnesota Workers' Compensation requirements. If during the course of the contract the Consultant becomes eligible for Workers' Compensation, the Consultant must comply with the Workers' Compensation insurance requirements herein and provide the City with a certificate of insurance.

Professional/Technical (Errors and Omissions) Liability Insurance

This policy will provide coverage for all claims the Consultant may become legally obligated to pay resulting from any actual or alleged negligent act, error, or omission related to Consultant's professional services required under the contract. Consultant is required to carry the following minimum limits:

$1,000,000 – per claim or event
$2,000,000 – annual aggregate

Any deductible will be the sole responsibility of the Consultant and may not exceed $50,000 without the written approval of the City. If the Consultant desires authority from the City to have a deductible in a higher amount, the Consultant shall so request in writing, specifying the amount of the desired deductible and providing financial documentation by submitting the most current audited financial statements so that the City can ascertain the ability of the Consultant to cover the deductible from its own resources.

The retroactive or prior acts date of such coverage shall not be after the effective date of this Contract and Consultant shall maintain such insurance for a period of at least three (3) years, following completion of the work. If such insurance is discontinued, extended reporting period coverage must be obtained by Consultant to fulfill this requirement.

The Consultant's insurance must be "Primary and Non-Contributory".

All insurance policies (or riders) required by this Contract shall be (i) taken out by and maintained with responsible insurance companies organized under the laws of one of the states of the United States and qualified to do business in the State of Minnesota, (ii) shall name the City, its employees and agents as additional insureds (CGL and umbrella only) by endorsement which shall be filed with the City. **A copy of the endorsement must be submitted with the certificate of insurance**.

Consultant's policies and Certificate of Insurance shall contain a provision that coverage afforded under the policies shall not be cancelled without at least thirty (30) days' advanced written notice to the City, or ten (10) days' notice for non-payment of premium.

An Umbrella or Excess Liability insurance policy may be used to supplement Consultant's policy limits on a follow-form basis to satisfy the full policy limits required by this Contract.

10. INDEPENDENT CONTRACTOR. The City hereby retains Consultant as an independent contractor upon the terms and conditions set forth in this Agreement. Consultant is not an employee of the City and is free to contract with other entities as provided herein. Consultant shall be responsible for selecting the means and methods of performing the work. Consultant shall furnish any and all supplies,

equipment, and incidentals necessary for Consultant's performance under this Agreement. City and Consultant agree that Consultant shall not at any time or in any manner represent that Consultant or any of Consultant's agents or employees are in any manner agents or employees of the City. Consultant shall be exclusively responsible under this Agreement for Consultant's own FICA payments, workers compensation payments, unemployment compensation payments, withholding amounts, and/or self-employment taxes if any such payments, amounts, or taxes are required to be paid by law or regulation.

11. SUBCONTRACTORS. With the exception of the individuals identified in the Proposal, Consultant shall not enter into subcontracts for services provided under this Agreement without the express written consent of the City. Consultant shall comply with Minnesota Statutes §471.425. Consultant must pay subcontractors for all undisputed services provided by subcontractors within ten (10) days of Consultant's receipt of payment from City. Consultant must pay interest of one and five-tenths (1.5%) percent per month or any part of a month to subcontractors on any undisputed amount not paid on time to subcontractors. The minimum monthly interest penalty payment for an unpaid balance of One Hundred Dollars ($100.00) or more is Ten Dollars ($10.00).

12. ASSIGNMENT. Neither party shall assign this Agreement, nor any interest arising herein, without the written consent of the other party.

13. WAIVER. Any waiver by either party of a breach of any provisions of this Agreement shall not affect, in any respect, the validity of the remainder of this Agreement.

14. ENTIRE AGREEMENT. The entire agreement of the parties is contained herein. This Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between the parties relating to the subject matter hereof. Any alterations, amendments, deletions, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties, unless otherwise provided herein.

15. CONTROLLING LAW/VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota. In the event of litigation, the exclusive venue shall be in the District Court of the State of Minnesota for Dakota County.

16. COPYRIGHT. Consultant shall defend actions or claims charging infringement of any copyright or patent by reason of the use or adoption of any designs, drawings or specifications supplied by it, and it shall hold harmless the City from loss or damage resulting there from.

17. PATENTED DEVICES, MATERIALS AND PROCESES. If the contract requires, or Consultant desires, the use of any design, devise, material or process covered by letters, patent or copyright, trademark or trade name, Consultant shall provide for such use by suitable legal agreement with the patentee or owner and a copy of said agreement shall be filed with the City. If no such agreement is made or filed as noted, Consultant shall indemnify and hold harmless the City from any and all claims for infringement by reason of the use of any such patented designed, device, material or process, or any trademark or trade name or copyright in connection with the services agreed to be performed under the contract, and shall indemnify and defend the City for any costs, liability, expenses and attorney's fees that result from any such infringement.

18. RECORDS. Consultant shall maintain complete and accurate records of time and expense involved in the performance of services.

19. AUDIT DISCLOSURE AND DATA PRACTICES. Any reports, information, data, etc. given to, or prepared or assembled by the Consultant under this Agreement which the City requests to be kept confidential, shall not be made available to any individual or organization without the City's prior written approval. The books, records, documents and accounting procedures and practices of the Consultant or other parties relevant to this Agreement are subject to examination by the City and either the Legislative Auditor or the State Auditor for a period of six (6) years after the effective date of this Agreement. Pursuant to Minnesota Statutes § 13.05, Subd. 11, all of the data created, collected, received, stored, used, maintained, or disseminated by the Contractor in performing this Contract is subject to the requirements of the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, and the Contractor must comply with those requirements as if it were a government entity. The remedies in Minnesota Statutes § 13.08 apply to the Contractor. The Contractor does not have a duty to provide access to public data to the public if the public data are available from the City, except as required by the terms of the Contract. All subcontracts entered into by Consultant in relation to this Agreement shall contain similar Data Practices Act compliance language. All subcontracts entered into by Consultant in relation to this Agreement shall contain similar Data Practices Act compliance language.

20. NON-DISCRIMINATION. The Consultant agrees during the life of this Agreement not to discriminate against any employee, application for employment, or other individual because of race, color, sex, age, creed, national origin, sexual preference, or any other basis prohibited by federal, state, or local law. The Consultant will include a similar provision in all subcontracts entered into for performance of this Agreement.

21. TERMINATION OF THE AGREEMENT. The City may terminate this Agreement or any part thereof at any time, upon written notice to Consultant, effective upon delivery including delivery by facsimile or email. In such event, Consultant will be entitled to compensation for work performed up to the date of termination or, in the case of a lump sum contract, based upon a pro rata basis.

22. NOTICES. All notices, demands or requests required or permitted to be made pursuant to or under this Agreement must be in writing and deemed valid if sent by registered mail, return receipt requested, or delivered by overnight delivery service providing written evidence of delivery, or by hand delivery by a reputable independent courier providing written evidence of delivery, addressed as follows:

CITY:
City of Lakeville
20195 Holyoke Avenue
Lakeville MN 55044
Attention: City Administrator

CONSULTANT:
HKGi
800 Washington Ave. N. #207
Minneapolis, MN 55401
Attention: Brad Scheib

Either party may change the designated recipient of notice by so notifying the other party in writing.

[Remainder of page intentionally left blank]
[Signature pages to follow]

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written. By the signature of its representative below, each party affirms that it has taken all necessary action to authorize said representative to execute the Agreement.

CITY OF LAKEVILLE

BY: _____
Luke M. Hellier, Mayor

AND_____
Ann Orlofsky, City Clerk

HOISINGTON KOEGLER GROUP INC

BY: _____
Brad Scheib, Vice President

Attachment A

Lakeville Comprehensive Plan Update Scope of Work

Phase One: Create the 2050 Comprehensive Plan

TASK 1 – TAKE THE PULSE AND ESTABLISH THE VISION

Task 1 is focused on establishing the foundation for the 2050 Comprehensive Plan. Task 1 will focus on developing an understanding of the community's existing context, gathering input on community needs, and establishing a shared community vision for Lakeville through 2050. In addition to updating base mapping and demographics, the planning process will include an audit of the 2040 Comprehensive Plan and a review of how the direction established by the Metropolitan Council in Imagine 2050 will need to be incorporated into the 2050 Comprehensive Plan.

1.1 Conduct a kick-off workshop with Planning Staff to confirm the scope and schedule, gather background information, and collaboratively prepare the community engagement plan.

1.2 Prepare base mapping and update demographic, housing, and economic information to create a succinct summary for the community and to update the Community Context (Existing Conditions and Trends).

1.3 Review any studies, reports, or Comprehensive Plan amendments prepared since completion of the 2040 Comprehensive Plan, particularly the Envision Lakeville 2023 plan.

1.4 Evaluate the city's system statement and checklist from the Metropolitan Council to determine what needs to be updated and what topics potentially require additional discussion with Staff, policymakers, and the community.

1.5 Facilitate a meeting with Key Staff (e.g. parks, engineering, public works), and engineering consultants as needed, to officially kick off the project:

   a. Discuss what worked and what didn't work with the 2040 Comprehensive Plan and introduce upcoming meetings to audit the 2040 Comprehensive Plan.
   b. Discuss issues and opportunities.
   c. Confirm background information received to date.
   d. Review and refine draft community engagement materials.
   e. Discuss approach for updates to Transportation and Water Resources chapters.

1.6 Conduct virtual meetings with Key Staff to audit individual chapters of the 2040 Comprehensive Plan to understand what potential updates are needed to address the Metropolitan Council direction.

1.7 Conduct Kick Off Event with advisory boards, commissions and Council (Planning Commission, Park, Recreation and Natural Resources Commission, Arts Center Advisory Board, Economic Development Commission, Youth Advisory Commission and City Council) to provide background on comprehensive planning, provide highlights about Lakeville today, preview the upcoming community engagement outreach, and solicit initial input.

1.8 Conduct Engagement Round 1 (Inform and Listen). Round 1 of the community engagement will have two primary purposes. First, we will use it to communicate the project to the community "Inform." Secondly, we will use this phase to identify key elements of the community vision

and community needs that should be considered "Listen". It is anticipated that this round of engagement will include the preparation of materials for posting on the project website and inclusion in City communications; preparation of an online engagement tool; attendance at community pop-up events; and the preparation of an engagement summary. This round of engagement will also include the development of a survey that can be distributed to the business community and other targeted stakeholder groups. To ensure a broad audience is engaged, this round of engagement will extend for up to four months to enable the consulting team and Planning Staff to participate in a range of events. While the consultant team will participate in up to three events, the consultant team will ensure Planning Staff will have the materials needed to attend additional events.

1.9 Meet with Planning Staff to review a draft community engagement summary and community context chapter, as well as to confirm additional community outreach events.

1.10 Prepare a quarterly update to the City Council and boards and commission describing the current project status and next steps.

Deliverables:

- Detailed project schedule and milestones
- Project branding and preliminary document template structure (print and online)
- Updated Community Background (Existing Conditions and Trends)
- Comprehensive plan audit findings presentation (including minimum requirements review)
- Summary of foundational principles and plans to carry forward into updated plan
- Community engagement strategy and plan
- Phase 1 engagement materials, summary reporting, and presentation of findings
- Meeting agendas and communication/presentation materials

TASK 2 – SHAPE THE PLAN

Building on the findings from Task 1, HKGi will collaborate with Key Staff to identify key directions for each chapter of the Comprehensive Plan. This will include recommended refinements to existing goals and policies, as well as the development of new goals and policies for the Metropolitan Council's new requirements regarding climate and natural systems. Task 2 will also focus on exploring key land use changes and potential impacts of those changes on infrastructure. Community Engagement Round 2 will focus on a community wide event and seeking input with targeted stakeholders on areas of change and areas of topical expertise (sustainability, arts and culture, etc).

2.1 Collaborate with Key Staff, and city consultants as needed, on the key plan directions (vision), as well as preliminary land use changes and infrastructure system improvements needed. This exploration is anticipated to extend up to three staff meetings and will include the development of diagrams and illustrations. Preliminary data will also be quantified as needed to enable high-level evaluation of land use concepts for special areas, redevelopment areas, and potential annexation areas.

2.2 Meet with the Planning Commission to review community input from Task 1 and discuss the key directions being explored (Vision).

2.3 Refine key directions based on input from the Planning Commission and prepare for Joint Meeting.
2.4 Conduct a Joint Meeting where advisory boards, commissions and City Council are invited to distill and discuss the findings from the 1st round of community engagement, confirm the community vision, and discuss key plan directions.
2.5 Revise community vision and key plan directions to prepare for Community Engagement Round 2.
2.6 Conduct Community Engagement Round 2. The 2nd round of community engagement will seek input from targeted stakeholders regarding key directions. This may include a community wide event and focused meetings with neighborhood groups or community organizations. While the consultant team will participate in up to 3 events, the consultant team will ensure Planning Staff will have the materials needed to attend additional events.
2.7 Prepare a quarterly update to the City Council and boards and commission describing the current project status and next steps.

Deliverables:

- Meeting agendas and communication/presentation materials for all meetings
- Draft memo documenting community vision (values and goals)
- Vignettes and Diagrams illustrating updates/changes to key special areas, redevelopment nodes, or potential growth/annexation areas
    - For focus area project boards will be created with land use and development form changes. They will be presented in both two-dimensional plan view and three-dimensional illustrations of key areas.
    - Quantification of housing units and commercial square footage assumptions, land use acreages, and density analysis for subsequent infrastructure and TAZ analysis and incorporation into the comprehensive plan (GIS files and Excel Spreadsheet)
- Concept narrative and implementation strategies.
- Housing needs assessment and implementation plan
- Demonstration of forecast consistency (2030, 2040 and 2050)
- Evaluation matrix/tool to facilitate stakeholder input to concepts and ideas.
- Engagement materials and summary for Phase 2 engagement
- Quarterly update materials

TASK 3 – PREPARE THE PLAN

Task 3 will use community input and the key directions from Task 2 to prepare a full draft of the 2050 Comprehensive Plan in collaboration with Staff. A review draft will be presented to the Planning Commission and City Council. Then, HKGi will facilitate Community Engagement Round 3. Input from the reviews and community engagement will be used to create a final draft that will be considered for approval by the Planning Commission and preliminary approval by the City Council in Task 4.

3.1 Prepare draft of the 2050 Comprehensive Plan in collaboration with Staff.
3.2 Present the draft 2050 Comprehensive Plan to the Planning Commission.

3.3 Present the draft 2050 Comprehensive Plan to the City Council.
3.4 Conduct Community Engagement Round 3. Round 3 of Community Engagement will include the posting of the draft 2050 Comprehensive Plan online for broad community review and comment. The draft will also be sent to the advisory boards and commissions for review and comment.
3.5 Prepare a quarterly update the City Council and boards and commission describing the current project status and next steps.

Deliverables:

- Meeting agendas and communication/presentation materials for all meetings
- Working Draft 1 of the 2050 Comprehensive Plan Update
- Engagement materials for Phase 3 engagement
- Quarterly update materials

TASK 4 – SEEK APPROVALS

The final task of this phase will begin with the preparation of the final draft of the 2050 Comprehensive Plan based on the review and community input in Task 3. The final draft will then be presented to the Planning Commission at a public hearing. The City Council will consider approving the draft for distribution to adjacent and affected agencies for review.

4.1 Prepare draft 2 (public hearing draft) of the 2050 Comprehensive Plan.
4.2 Conduct the Planning Commission Public Hearing.
4.3 Make final revisions to the plan (draft 3 – distribution draft) based on Planning Commission recommendation.
4.4 Present 2050 Comprehensive Plan to the City Council for authorization to distribute to adjacent and affected agencies.

Deliverables:

- Meeting agendas, notices, and communication/presentation materials for all meetings
- Draft 2 and Draft 3 of the 2050 Comprehensive Plan

Phase Two: Distribute the Plan for Review

TASK 5 – DISTRIBUTE THE PLAN FOR 6-MONTH REVIEW

Comprehensive Plans are required to be distributed to adjacent and affected jurisdictions for a minimum of six months, or until comments from all agencies are received. Depending on timing, the Metropolitan Council also allows communities to submit the draft Comprehensive Plan for optional preliminary review. Subtasks for this task include:

5.1 Assemble electronic version of Comprehensive Plan for distribution.

5.2 Support review by adjacent and affected jurisdictions by preparing an email with a response form and a link to the 2050 Comprehensive Plan for Planning Staff to distribute to the required list of affected and affected jurisdictions.
5.3 Submit the 2050 Comprehensive Plan for Metropolitan Council preliminary plan review.
5.4 Summarize comments received and prepare revisions as needed from adjacent and affected jurisdictions, as well as the Metropolitan Council.
5.5 Present revised 2050 Comprehensive Plan to the City Council for authorization to submit it to the Metropolitan Council.

Deliverables:

- Compilation of 2050 Comprehensive Plan items for distributions to agencies and jurisdictions including review and response form and email distribution list.
- Compilation of comments received and recommended revisions.
- Materials for Council review and authorizing resolution to submit to Metropolitan Council for official review.

Phase Three: Metropolitan Council Review and Final Adoption

Task 6 – FACILITATE METROPOLITAN COUNCIL REVIEW

Task 6 will focus on seeking approval from the Metropolitan Council for the 2050 Comprehensive Plan. This will involve making revisions until the Metropolitan Council deems it complete and supporting Planning Staff through the approval process.

6.1 Prepare and submit the 2050 Comprehensive Plan for Metropolitan Council formal review.
6.2 Revise the 2050 Comprehensive Plan as needed to address completeness issues identified by the Metropolitan Council.
6.3 Support Planning Staff through the Metropolitan Council approval process.

Deliverables:

- Compilation of required submittal materials for official Metropolitan Council submission
- Revisions to plan as needed by the Metropolitan Council review requirements.

Task 7 – ADOPT THE PLAN

The final task will support the final adoption of the 2050 Comprehensive Plan by the City Council following approval by the Metropolitan Council.

7.1 Prepare final 2050 Comprehensive Plan for City Council adoption including an executive summary.
7.2 Support Planning Staff with the City Council's adoption.
7.3 Submit the 2050 Comprehensive Plan and all required documentation to the Metropolitan Council.
7.4 Provide Planning Staff with the final electronic files.

Deliverables:

- Final 2050 Comprehensive Plan Full PDF Plan
- Summary document formatted for easier online review
- Final Engagement Report assembling all engagement materials in input
- All Electronic Files associated with the Plan.

Date: 3/16/2026

First Amendment to the Amelia Meadows Development Contract

Proposed Action
Staff recommends adoption of the following motion: Move to approve the First Amendment to the Amelia Meadows Development Contract.

Overview
The Amelia Meadows final plat and Development Contract was approved by the City Council on June 16, 2025. Throughout the platting process, the Metropolitan Council worked collaboratively with the City and Developer to include the construction of a new sanitary sewer meter station into the development project. This facility is necessary to measure wastewater flow from the subdivision and future upstream growth and will be installed on the City's sanitary sewer system to support long-term wastewater billing and system planning.

The attached First Amendment updates the Development Contract so that it incorporates the Metropolitan Council sanitary sewer facilities and accurately reflects the project responsibilities, financial adjustments and reimbursement procedures.

Supporting Information
1. 2026.03.16 First Amendment to Amelia Meadows Development Contract

Financial Impact: $0 **Budgeted:** No **Source:** N/A
Envision Lakeville Community Values: Good Value for Public Services
Report Completed by: Jonathan Nelson, Assistant City Engineer

(reserved for recording information)

FIRST AMENDMENT TO DEVELOPMENT CONTRACT

AMELIA MEADOWS

THIS FIRST AMENDMENT TO DEVELOPMENT CONTRACT ("Amendment") is made this 16th day of March 2026, by and between the **CITY OF LAKEVILLE**, a Minnesota municipal corporation ("City") and **U.S. HOME, LLC**, a Delaware limited liability company (hereinafter referred to as the "Developer").

RECITALS

A. The City and Developer previously entered into a Development Contract dated June 16, 2025, and recorded in the Office of the County Recorder, Dakota County, Minnesota on August 13, 2025, as Document No. **3687580** for the property to be platted as Amelia Meadows, Dakota County, Minnesota ("Development Contract").

B. City and Developer desire to modify the terms of the Development Contract to reflect Developer responsibility to construct a meter station within the development.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. EFFECT OF DEVELOPMENT CONTRACT. The Development Contract shall remain in full force and effect except as specifically amended herein.

2. AMENDMENT TO PARAGRAPH 7. Paragraph 7 of the Development Contract is amended to add Plan G to read as follows:

Plan G: Metropolitan Council Plans and Specifications for Council Project as provided in the Reimbursement Agreement defined under Paragraph 4 of this Amendment.

3. AMENDMENT TO PARAGRAPH 33. Paragraph 33 of the Development Contract is amended to read as follows:

33. SUMMARY OF CASH REQUIREMENTS. The following is a summary of the cash requirements under this Contract which must be furnished to the City prior to the City Council signing the final plat:

A. Park Dedication	$285,768.00
B. Sanitary Sewer Availability Charge	16,023.00
C. Storm Sewer Charge	137,027.07
D. MS4 Administration Fee	39,989.66
E. Traffic Control Signs	5,525.00
F. Streetlight Operating Fee	1,983.52
G. Environmental Resources Management Fee	3,014.48
H. Property Data and Asset/Infrastructure Management Fee	4,860.00
I. City Engineering Administration (3% for letters of credit)	132,530.16
SUBTOTAL CASH REQUIREMENTS	**$626,720.89**

CREDITS TO THE CASH REQUIREMENTS	
Meter Station Reimbursement	$157,089.00
Trunk Watermain Oversizing Credit	$39,535.00
Trunk Sanitary Sewer Oversizing Credit	329,430.60
City 3/8 Trail Cost – 200th Street and Cedar Avenue	$30,331.50
SUBTOTAL – CREDITS TO THE CASH REQUIREMENTS	**$556,386.10**
TOTAL CASH REQUIREMENTS	**$70,443.79**

4. AMENDMENT TO DEVELOPMENT CONTRACT. The Development Contract is amended to add the following:

The Metropolitan Council ("Council") has coordinated with the Developer to place a meter station within the development. The meter station will be maintained by the Metropolitan Council and will be located north of and adjacent to Lot 1, Block 5 within Outlot C. The Metropolitan Council has reviewed and approved the re-alignment of the sewer.

The City and Metropolitan Council have entered into an Agreement for Reimbursement for the construction and reimbursement of costs for meter station with the development of the plat ("Reimbursement Agreement"). The Developer shall be responsible for compliance with all obligations and stipulations required by the Met Council of U.S. Home as referenced in the Reimbursement Agreement and shall take no action or fail to take any action that would place the City in default of the Reimbursement Agreement. The Developer shall receive a reimbursement from the Metropolitan Council, through the City, for the Metropolitan Council cost as identified in Exhibit B of the Reimbursement Agreement upon reimbursement from the Metropolitan Council. The Metropolitan Council's fiscal contribution for the project will be limited to the installation of the meter instrumentation and RTU Cabinet. The Developer shall hire a pre-qualified contractor to relocate and construct the meter station housing shell and installation of instrumentation.

The City and Developer agree to split the costs identified to be paid by Others in Exhibit B of the Reimbursement Agreement. The City shall reimburse Developer $157,089 of cash requirements due in the Reimbursement Agreement to satisfy the cash requirements for City. In the event that the costs for the meter construction and installation exceed the estimated costs identified in the Reimbursement Agreement, the City and Developer will negotiate in good faith to determine an equitable adjustment in the reimbursement to the Developer.

No grading shall commence adjacent to the existing meter station on the parent parcel until the new meter is operational, as authorized by the Metropolitan Council.

Developer and its contractors must:

i. Perform the Council Project in strict accordance with the Council Project Construction Documents; and

ii. Not interrupt Council's existing sewer service at any time without the prior written consent of the Council's authorized representative; and

iii. During construction of the Council Project, there will be no interruptions to the sanitary sewer transport system that will affect the Council's billing process and procedures without the written consent of the Council; and

iv. At all times maintain unrestricted access for the Council and its representatives to the Council's existing gravity sewer and any other Council facilities.

Developer shall incorporate the foregoing terms in all construction contracts for construction of the Council Project.

Developer and its contractors shall defend, indemnify and hold harmless the Council and the City, their officers, agents and employees from claims, suits, demands, judgments, costs, interest, expenses (including reasonable attorney fees and disbursements) arising out of or by reason of the acts or omissions of Developer, its officers, employees, agents or subcontractors related to the Council Project.

Developer and its contractors must provide and maintain insurance in the amounts and terms specified in Paragraph 38(i) of the Development Contract and name the Council and the City as additional insureds by endorsement for the Council Project and shall provide Certificates of Insurance to the City and Council evidencing the required insurance.

Developer and its contractors are independent contractors for the purpose of completing the work on the Council Project.

If hazardous wastes, pollutants or contaminants as those terms are defined in law exist on the Council Project site or within the development property, Developer will be solely responsible for any response or remedial action, monitoring or reporting under the law. The Developer shall promptly notify the City and the Council of any discovery or suspected presence of such substances, apply for and obtain all required environmental regulatory approvals, no-association letters, no-further actions letters, or other assurance letters, and have the Council and City expressly named as a beneficiary or protected party in each such document. Developer shall perform or cause to be performed all necessary Phase I and Phase II environmental investigations and promptly deliver copies to the Council and the City. This paragraph survives the termination of Development Contract as amended by this Amendment.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed on or as of the date first above written.

[*Remainder of page is intentionally left blank.*
Signature pages follow.

CITY OF LAKEVILLE

BY: _____
Luke M. Hellier, Mayor

(SEAL)

AND _____
Ann Orlofsky, City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Luke M. Hellier and by Ann Orlofsky, the Mayor and City Clerk of the City of Lakeville, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
NOTARY PUBLIC

DEVELOPER:
U.S. HOME, LLC

BY: _____
Joe Jablonski
Its: Vice President

STATE OF MINNESOTA)
)ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 2ND day of MARCH, 2026, by Joe Jablonski, the Vice President of US Home, LLC, a Delaware limited liability company, on behalf of said company.

Stephen Troskey
Notary Public
Minnesota
My Commission Expires 01/31/2030

_____
NOTARY PUBLIC

DRAFTED BY:
CAMPBELL, KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, MN 55121
Telephone: 651-452-5000
AMP/smt

Date: 3/16/2026

Cooperative Reimbursement Agreement with the Metropolitan Council for Sanitary Sewer Meter M657 Construction

Proposed Action

Staff recommends adoption of the following motion: Move to approve Agreement for Reimbursement of Meter Vault Installation with the Metropolitan Council for the construction of sanitary sewer meter M657.

Overview

The Amelia Meadows development requires installation of a sanitary sewer meter vault to measure wastewater flow from the subdivision and future upstream growth. The Metropolitan Council Environmental Services (MCES) is responsible for metering wastewater entering its regional system, and the new meter (M657) will be installed on the City's sanitary sewer system to support long-term wastewater billing and system planning.

The meter vault will be constructed as part of the developer's public improvement work. MCES prepared a reimbursement agreement that allows the City to include the meter vault work in the Amelia Meadows project and receive reimbursement for eligible construction costs. The estimated project cost is $1,208,530 and includes a local cost participation cost of $314,178 that will be shared equally between the City and the Amelia Meadows developer. As the lead agency, the full amount of the project cost is shown in this memo; the City's estimated net cost is $157,089.

Supporting Information

1. Cooperative Reimbursement Agreement for Meter M657 (Met Council No. 24I025)
2. Exhibits A-E (Met Council No. 24I025)

Financial Impact: $1,208,530 **Budgeted:** Yes **Source:** Sanitary Sewer Trunk Fund
Envision Lakeville Community Values: Good Value for Public Services
Report Completed by: Jonathan Nelson, Assistant City Engineer

AGREEMENT FOR REIMBURSEMENT
OF
METER VAULT INSTALLATION

This Agreement is between the Metropolitan Council, a public corporation and political subdivision of the State of Minnesota ("Council") and the City of Lakeville, a municipal corporation under the laws of the State of Minnesota ("City"), each a "Party" and collectively the "Parties".

BACKGROUND RECITALS

1. The City has approved plans for the Amelia Meadows Development in Lakeville at the intersection of Cedar Ave (CSAH 23) and 200th Street W. (CSAH 64) referred to as the ("City Project"). The City Project is being constructed by U.S. Home, LLC ("U.S. Home").

2. To facilitate future development within Lakeville's Farmington Outlet Meter District as outlined in the City's 2040 Comprehensive Plan, the City desires to extend sewer from the Council's Interceptor 8007 (into Lakeville). The Council plans to install a wastewater meter on the City's sanitary sewer line that will be used for measuring wastewater volume from Lakeville's Farmington Outlet Meter District and allocating municipal wastewater charges. The meter installation on the City's sanitary sewer pipe is hereinafter referred to as the "Council Project" as specified in Exhibit D.

3. Both Council and City desire that the Council Project be constructed with City's Project which is more fully described in Article I of this Agreement.

4. The term "Council's Authorized Representative or 'CAR'" (hereinafter referred to as "CAR") means the person designated in writing by Council's General Manager of Metropolitan Council Environmental Services ("MCES"), as the Council's authorized representative assigned to manage this Agreement.

5. Council is not staffed or equipped to construct the Council Project at this time.

6. Therefore, Council desires to have the City facilitate the necessary construction of the Council Project as part of the City Project, which is being performed by the developer, U.S. Home, under the Development Contract for Amelia Meadows ("Development Contract"), attached hereto as Exhibit E.

7. The City shall cause U.S. Home to construct the Council Project with the City Project through the Development Contract, including any amendments to the Development Contract as necessary.

8. All references to U.S. Homes shall include U.S. Home's contractors where contractors are used in the services of this Agreement, whether or not such contractors are expressly referenced in this Agreement.

9. Pursuant to Minnesota Statutes, Section 473.504, subd. 12, Council is authorized

to contract with any local government unit for the performance on Council's behalf of any service on such terms as may be agreed upon by the contracting parties.

10. The recitals set forth above are incorporated herein by reference and made part of this Agreement.

NOW, THEREFORE, for mutual consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Parties agree as follows:

AGREEMENT

I.
Purpose of Agreement

1. The purpose of this Agreement is to set forth the terms and conditions and responsibilities of each of the Parties to this Agreement for the construction of the Council Project. The Council hereby appoints the City as its agent to construct the Council Project in accordance with the Council Project construction documents and the terms and conditions of this Agreement.

2. For purposes of this Agreement the scope of the Council Project is as follows: Install a new 10-ft diameter polymer concrete meter vault with a 6-inch Parshall flume, 37 linear feet of 27-inch CCFRPMP, and a bituminous pavement driveway.

3. The location of the City Project and the Council Project is shown on the attached Exhibit A.

II.
Construction Documents

1. The Council will prepare and submit to the City for review and acceptance, a design document, including plans, and specifications for the Council Project ("Council Project Construction Documents"). City agrees that it will review the Council Project Construction Document in a timely manner and will not unreasonably withhold acceptance of the Council Project Construction Document.

2. The City shall be responsible for ensuring that the Council Project requirements are met. The City will require, through its development contract with U.S. Home that U.S. Home, as the developer and contracting entity for the City Project, incorporate the approved Council Project Construction Documents into the overall construction document for the City Project. The City, through U.S. Home shall be responsible for bidding, awarding, and administering all construction contracts necessary to complete both the City Project and the Council Project in accordance with Minnesota Statutes, Section 471.435, also known as the Uniform Municipal Contracting Law.

3. Prior to the start of construction of the Council Project, the City will cause U.S. Home to submit to the City the construction schedule proposed by U.S. Home's contractor for the Council Project portion of the work. The City will promptly forward to the Council the

schedule, and the Council will have fourteen days to review and accept or reasonably reject the proposed schedule. Once accepted by the Council, the schedule will be incorporated into and become part of the Council Project Construction Documents. Throughout construction, the City will cause U.S. Home to submit to the City, and subsequently from the City to the Council, any proposed changes to the accepted schedule for the Council's Project for Council's review and acceptance, which will not be unreasonably withheld or delayed.

4. The City will require, through its development contract with U.S. Home that the construction contracts entered into by U.S. Home for the City Project incorporate the Council's Project and expressly provide that U.S. Home and its contractor(s) must:

i. Perform the Council Project in strict accordance with the Council Project Construction Documents;

ii. Not interrupt Council's existing sewer service at any time without the prior written consent of the CAR;

iii. During construction of the Council Project, there will be no interruptions to the sanitary sewer transport system that will affect the Council's billing process and procedures without the written consent of the Council; and

iv. At all times maintain unrestricted access for the Council and its representatives to the Council's existing gravity sewer and any other Council facilities.

5. The City will use best efforts, but no less than the same level of effort the City would use for its project, to enforce the obligations described in paragraphs 2, 3, and 4 above against U.S. Home and its contractor(s) for the benefit of the Council.

III.
Reserved.

IV.
Easements and Permits

1. City, at its expense, will acquire all permanent and temporary permits, easements and property interests necessary for the Council Project.

2. As of the date of this Agreement, no additional property acquisition is required for construction and installation of the Council Project within the City Project. Council will be responsible for all land acquisitions outside of the City Project under this Agreement necessary to install the Council Project.

3. City will be responsible to obtain all other permits associated for the construction of the Council Project.

V.
Reserved

VI.
Construction and Contract Administration

1. The City shall require U.S. Home to administer all construction contracts for the City Project, including the Council Project, and that U.S. Home provide construction staking, field supervision, and all other construction administration services necessary for the proper completion of the Council Project in accordance with the Council Project Construction Documents.

2. The CAR will have the right, at all reasonable times, to inspect the work on the Council Project. The City will cause U.S. Home to provide the following on a regular basis:

a. Weekly in-person construction meetings for the Council Project;

b. 3-week construction schedule look ahead at each construction meeting;

c. All testing and inspection reports related to the Council Project; and

d. Monthly pay applications or progress payment documentation showing quantities and work completed on the Council Project.

e. The Council Project may be inspected by the CAR, but the Council's Authorized Representative will not have responsibility for supervision of the work. The City will provide to the CAR weekly construction reports indicating construction progress, testing results, and bid item pay quantities for the purposes of monthly estimates.

The CAR will notify the City immediately of U.S. Home's failure to comply with the Council Project Construction Documents during the performance of the Council Project work and inform the City of the specific reasons for non-conformance. The City will immediately forward such notice to U.S. Home and will use best efforts, but no less than the same level of effort the City would use for its project, to cause U.S. Home and its contractor to correct the non-compliance. Upon completion of the Council Project, Council will inform the City in writing either that the Council's Project has been constructed and conforms to the Council Project Construction Documents and is fully operational, or that Council's Project has not been constructed in accordance with the Council Project Construction Documents and is not operational.

3. Upon substantial completion of the Council Project, the City will cause U.S. Home to notify the Council in writing that the Council Project is ready for final inspection and acceptance. Within a reasonable time thereafter, the Council will inspect the Council Project and will notify the City in writing either:

a. that the Council Project has been constructed in substantial conformance with the Council Project Construction Documents and is fully operational and accepted by the Council; or

b. that the Council Project does not conform to the Council Project Construction Documents, specifying the deficiencies and the corrective work required.

The City will require U.S. Home to promptly complete all corrective work identified by the Council. The final decision on conformance of Council's Project to the Council Project Construction Documents will be made by Council. The Council will accept the work on the Council Project in writing.

4. The City will require U.S. Home and its contractors to submit all shop drawings, product data, and other submittals required by the Council Project Construction Documents directly to the CAR. The Council will provide written comments within fourteen days. Primary responsibility for ensuring that all submittals conform to the overall design intent and are compatible with the Council Project Construction Documents will remain with U.S. Home and its contractor.

5. The City will use best efforts, but no less than the same level of effort the City would use for its own project, to enforce, for the benefit of the Council, all obligations of U.S. Home and its contractors under the development contract and construction contracts relating to the proper and timely completion of the Council Project in accordance with the Council Project Construction Documents.

VII.
Modifications to Construction Documents

1. Neither the City nor U.S. Home will implement, and the City will require U.S. Home to ensure that its contractor does not implement, any amendment to or material change in the approved Council Project Construction Documents without the Council's prior written acceptance. City will submit any amendments to or material changes to the Council Project Construction Documents to the Council for review and acceptance, which acceptance will not be unreasonably withheld and will be communicated by notice from Council to City within fourteen calendar days of receipt. Requests for amendments or material changes ("Change Order") to the Council Project Construction Documents must be submitted to the CAR at least fourteen calendar days prior to implementation. No work implementing such amendment or material change may proceed until the City has received written acceptance signed by the General Manager of Metropolitan Council Environmental Services or their designee.

2. The Council may, by written directive from the CAR, require changes or modifications to the scope, design, or details of the Council Project. The City will promptly cause U.S. Home to cause its contractor to perform such changes or modifications, provided that:

a. All direct additional costs reasonable incurred as a result of such Council-directed changes will be promptly reimbursed by the Council to the party that actually incurs the cost upon receipt of a detailed invoice; and

b. If the Council directed change will materially increase the cost of or delay the scheduled completion of the City Project, the Parties will negotiate in good faith an equitable adjustment to the City Project schedule and or reimbursement to the City or U.S. Home before the change is implemented.

VIII.

Entry Onto Easements

1. The City hereby grants to Council the right to enter onto its property and any easements and right-of-way that it may have obtained for construction of the Council Project for the purpose of Council fulfilling its obligations under this Agreement.

2. Council hereby grants to the City the right to enter onto its property and any easements and right-of-way that it may have obtained for the Council Project for the purpose of the City fulfilling its obligations under this Agreement.

IX.
Cost Participation

1. Council will reimburse the City for construction of the Council Project. An estimated itemization of reimbursement of the construction costs is set forth in the attached Exhibit B.

2. The Parties further agree that the project costs stated above in this Article IX and more specifically shown on Exhibit B to this Agreement are an estimate of the construction costs for the contract work on the Council Project. The unit prices and bid items for the Council Project that are contained in the construction contracts entered into by U.S. Home and the final quantities of work actually performed on the Council Project, as measured and certified by U.S. Home and verified by the City Engineer or the City's designated representative. The City Engineer's designated representatives will govern in computing the total final contract construction cost, including the cost of amendments and Change Order(s) as provided in Article VII of this Agreement, for determination of the final Council Project construction and administration costs for reimbursement to the City by Council, which shall not exceed the amount of $983,787.20 without an amendment to this Agreement.

3. All payments to U.S. Home or work performed on the Council Project will be made by the City.

X.
Payment and Record Drawings

1. During construction of the Council Project, the City will submit invoices to the Council for reimbursement of Council Project costs after the City has received from U.S. Home a properly executed pay voucher accompanied by partial or final lien waivers that specifically identify completed Council Project work. The Council will pay the City within 35 calendar days after it receives the invoice. If the Council disputes any portion of an invoice, it will give the City notice of the dispute within 14 calendar days after the Council receives the invoice. If the Council disputes any portion of an invoice, the Council will pay the undisputed portion of the invoice within 35 calendar days after receipt of the invoice, and it will pay the remainder of any amount due within 35 calendar days after the dispute is resolved.

2. In the event the calculations show that Council has advanced funds in greater amount than is due the City, the City will refund without interest the amount to Council.

3. Payment by Council will be adjusted by any Change Order(s) approved by Council as provided in Section VII of this Agreement.

4. Upon completion of the construction of the Council Project and acceptance of the Council Project by Council, the City will cause U.S. Home to prepare and provide to City and Council (i) electronic file as-built drawings of the Council Project and (ii) deliver copies of and assign to Council any warranties of labor or materials for the Council Project.

XI.
Ownership/Maintenance/Warranties

1. Upon completion of the construction of the Council Project and acceptance of the Council Project by Council pursuant to this Agreement, the Council Project will become property of the Council. All associated warranties and guarantees provided by the construction contractors and subcontractors associated with the Council Project will become the property of Council, and shall be assigned to the Council.

2. Upon Council becoming the owner of the Council Project, Council will be responsible for operation and maintenance of the Council Project including the connection structure. The City will own and be responsible for the gravity sewer upstream of interceptor 8007 MH 33. The Council will grant the City periodic access to the Council connection structure for operational purposes.

XII.
Liability

1. To the extent authorized by law each Party is responsible only for its own acts and the results of its acts. The Council's and City's liability is governed by the provisions of Minnesota Statutes, Chapter 466.

2. The Council and City each warrant that they have an insurance or self-insurance program with minimum coverage consistent with the liability limits in Minnesota Statutes, Chapter 466. Nothing in this Agreement is a waiver or limitation of any immunity or limitation of liability by the Council or City.

3. The City will ensure that the construction contract associated with the Council Project includes clauses that:

a. the City will cause U.S. Homes and their contractor to defend, indemnify, and hold harmless the Council, its officers, agents and employees from claims, suits, demands, damages, judgments, costs, interest, expenses (including reasonable attorney's fees, witness fees and disbursements) arising out of or by reason of the acts or omissions of U.S. Home, its officers, employees, agents or subcontractors;

b. the City will cause U.S. Home to require the contractor to provide and maintain insurance in the amounts specified in the attached Exhibit E, which is incorporated into this Agreement, and name the Council as an additional insured under Section 38.I of the Amelia Meadows Development Contract;

c. require the contractor to be an independent contractor for the purposes of completing the work on the Council Project; and

d. require the City's contractor to provide to City and Council the contractor's Certificate of Insurance that shows the Council as additionally insured for work covered by the contract.

XIII.
General Provisions

1. All records kept by the Council and City with respect to the Council Project are subject to examination by representatives of each Party. All data collected, created, received, maintained or disseminated for any purpose by the Council and City under this Agreement are governed by Minnesota Statutes, Chapter 13 ("Act"), and the Minnesota Rules implementing the Act.

2. The City agrees to comply with all laws applicable to the City relating to nondiscrimination, affirmative action, public purchases, contracting, employment, workers' compensation, prompt payment under Minnesota statutes Section 471.425 subd. 4a., and surety deposits required for construction contracts. Minnesota Statutes, Section 181.59 and any applicable local ordinance relating to civil rights and discrimination and the Affirmative Action Policy statement of the Council is considered a part of this Agreement.

3. The employees of the Parties, and all other persons engaged by each Party will not be considered employees of the other Party. Each Party is solely responsible for all claims arising from its employees including claims under the Worker's Compensation Act, the Minnesota Economic Security Law and all third party claim resulting from an act or omission of an employee.

4. If hazardous wastes, pollutants or contaminants as those terms are defined in law exist on the Combined Project site, the City will require, through its development contract with U.S. Home, that U.S. Home be solely responsible for any response or remedial action, monitoring or reporting under the law. The City will cause U.S. Home to promptly notify the City and the Council of any discovery or suspected presence of such substances, apply for and obtain all required environmental regulatory approvals, no-association letters, no-further actions letters, or other assurance letters, and have the Council expressly named as a beneficiary or protected party in each such document. The City will cause U.S. Home to perform or cause to be performed all necessary Phase I and Phase II environmental investigations and promptly deliver copies to Council. This paragraph survives the termination of this Agreement.

5. This Agreement is the entire agreement between the Parties and supersedes all oral agreements and negotiations between the Parties relating to this Agreement. All exhibits and attachments to this Agreement are incorporated into the Agreement. If there is a conflict between the terms of this Agreement and any of the exhibits, the Agreement governs.

6. The provisions of this Agreement are severable. If a court finds any part of this Agreement void, invalid, or unenforceable, it will not affect the validity and enforceability of the

remainder of this Agreement. A waiver by a Party of any part of this Agreement is not a waiver of any other part of the Agreement or of a future breach of the Agreement.

7. Any modifications to this Agreement will be in writing as a formal amendment.

8. This Agreement is binding upon and for the benefit of the Parties and their successors and assigns. This Agreement is not intended to benefit any third-party.

9. Except as otherwise provided for in this Agreement, this Agreement may be terminated by the mutual agreement of the Parties.

10. If a force majeure event occurs, neither Party is responsible for a failure to perform or a delay in performance due to the force majeure event. A force majeure event is an unforeseen event beyond a Party's reasonable control, such as unusually severe weather, fire, floods, other acts of God, labor disputes, acts of war or terrorism, or public health emergencies.

11. Under Minnesota Statutes, Section 16C.05, subdivision 5, the Parties agree that the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by either Party and the state auditor or legislative auditor, as appropriate, for at least six years from the end of this Agreement.

12. A Party will send all notices or demands under this Agreement either by:

a. certified mail;
b. e-mail, as long as the recipient acknowledges receipt by e-mail or otherwise in writing; or
c. delivered in person to the other Party addressed to the following authorized representatives:

Daniel Chouinard
Metropolitan Council Environmental Services
3565 Kennebec Drive
Eagan, MN 55122

Zach Johnson
City of Lakeville
20195 Holyoke Avenue
Lakeville, MN 55044

13. The Parties will use a dispute resolution process for any unresolved dispute between the Parties before exercising any legal remedies. The dispute resolution process is a three level dispute resolution ladder that escalates a dispute from the project management level through the executive management level. At each level of the dispute resolution process, the Parties' representatives will meet and explore resolution until either Party determines that effective resolution is not possible at the current level, and notifies the other Party that the process is elevated to the next level. The Parties designate the following dispute resolution representatives:

	City Representative	**Metropolitan Council Representative**

Level 1	Zach Johnson, City Engineer	Interceptor Engineering Manager
Level 2	Paul Oehme, Public Works Director	Assistant General Manager
Level 3	Justin Miller, City Administrator	General Manager, Environmental Services

The Parties will complete the dispute resolution process in good faith before resorting to any other legal process or remedy.

14. The City is authorized to enter into this Agreement pursuant to the City Resolution No. ___, approved on _____. The Council is authorized to enter this Agreement pursuant to Business Item 2024-226, approved on September 25, 2024.

15. This Agreement will be effective when all Parties have signed it. The date of this Agreement will be the date this Agreement is signed by the last Party to sign it (as indicated by the date associated with that Party's signature).

16. The following list of exhibits are an integral part of this Agreement and deemed incorporated by reference herein.

a) Exhibit A: Project Limits

b) Exhibit B: Cost Estimates

c) Exhibit C: Contractor Insurance Certificate as required in Section XII and this Agreement (to be provided to the Council when construction contract is awarded)

d) Exhibit D: Council Project Plans and Specifications (or "Council Project")

e) Exhibit E: Development Contract between the City of Lakeville and U.S. Home, LLC for Amelia Meadows

Each Party is signing this Agreement on the date stated below that Party's signature.

METROPOLITAN COUNCIL,
A public corporation and political subdivision
of the State of Minnesota

By: _____

Name, Title:_____

Date: _____

CITY OF LAKEVILLE
A municipal corporation of the State of Minnesota

By: _____
Luke M. Hellier, Mayor

Date: _____

and _____
Ann Orlofsky, City Clerk

Date: _____

[The remainder of this page is intentionally blank.]

Exhibit A
Project Limits

(see next page)

Legend

- Maintenance Hole
- MCES Interceptor
- City Sewer

Notes:
1. Direction of sewer flow is generally west to east.
2. Spatial data is from the MCES geodatabase obtained January 2024.

Page Orientation:

Scale: 1 inch = 300 feet

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: D. Youngblood
DRAWN BY: D. Youngblood
SHEET CHK'D BY: D. Youngblood
CROSS CHK'D BY: S. Wolsfeld
APPROVED BY: D. Youngblood
DATE: August 2024

CDM Smith
7650 Currell Blvd, Unit 300
Woodbury, Minnesota 55126

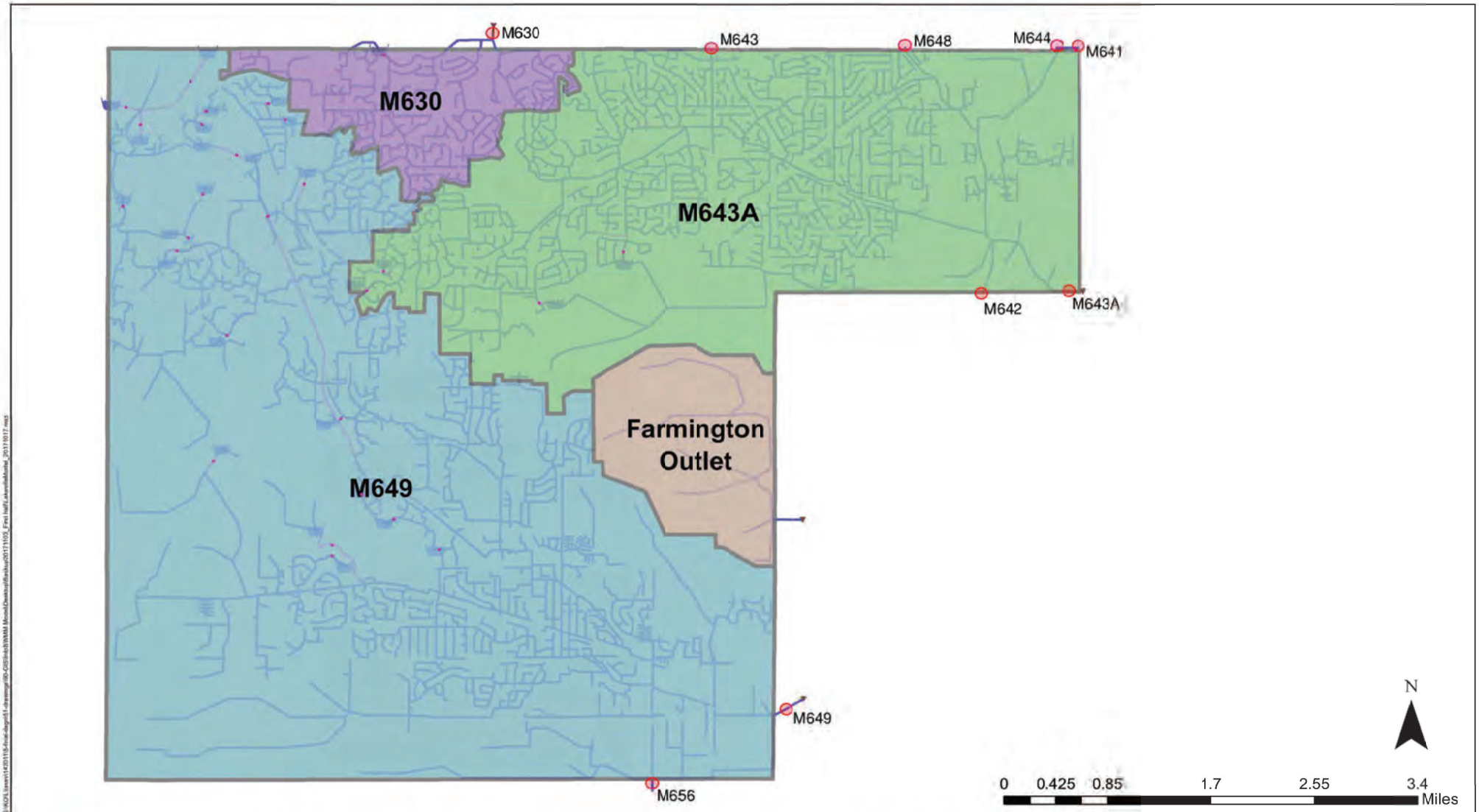
METROPOLITAN COUNCIL

New Lakeville Farmington Meter M657
ES Project 805609

Exhibit A
Project Limits
Met Council Contract No. 24I025

PROJECT NO. XX-XXX-XXXXX
FILE NAME: M657_CooperativeAgreement

SHEET NO.
FIG-1



SEH

3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110
PHONE: (651) 490-2000
FAX: (888) 908-8166
TF: (800) 325-2055
www.sehinc.com

Project: 142011 14.00
Print Date: 6/27/2018

User Name: Kate Holmberg
Projection:NAD 1983 HARN Adj MN Dakota Feet
Source: City of Lakeville and SEH

Meter Districts
Comprehensive Sanitary Sewer Plan
City of Lakeville

Figure
12

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

Exhibit B
Cost Estimates

(see next page)

Exhibit B - Cost Estimates
LAKEVILLE AGREEMENT FOR REIMBURSEMENT
MET COUNCIL ENVIRONMENTAL SERVICES Project 805609

No.	Item	Unit	Est. Qty.	Unit Price	MCES Est. Qty*	Others Estimated Qty	MCES Extended	Others Extended	Total
1	Mobilization	LS	1	$37,800.00	1	0	$37,800.00	$0.00	$37,800.00
2	Dewatering	LS	1	$16,600.00	1	0	$16,600.00	$0.00	$16,600.00
3	Temporary Conveyance	LS	1	$39,400.00	0	1	$0.00	$39,400.00	$39,400.00
4	Bollards	EA	6	$2,210.00	6	0	$13,260.00	$0.00	$13,260.00
5	Bituminous Pavement	SY	140	$105.00	140	0	$14,700.00	$0.00	$14,700.00
6	Excavation	CY	3000	$5.00	1900	1100	$9,500.00	$5,500.00	$15,000.00
7	Sheeting and Shoring	SF	5500	$12.38	2400	3100	$29,712.00	$38,378.00	$68,090.00
8	24-in CCFR Pipe	LF	100	$1,050.00	0	100	$0.00	$105,000.00	$105,000.00
9	27-in CCFR Pipe	LF	37	$1,160.00	37	0	$42,920.00	$0.00	$42,920.00
10	48-in Manhole (New)	LS	1	$98,400.00	0	1	$0.00	$98,400.00	$98,400.00
11	48-in Manhole Extension to Grade	LS	1	$27,500.00	0	1	$0.00	$27,500.00	$27,500.00
12	120-in Polymer Concrete Meter Vault	LS	1	$484,000.00	1	0	$484,000.00	$0.00	$484,000.00
13	Parshall Flume (6-in Throat)	LS	1	$85,800.00	1	0	$85,800.00	$0.00	$85,800.00
14	RTU Cabinet and Base	LS	1	$26,400.00	1	0	$26,400.00	$0.00	$26,400.00
15	Backfill	CY	2900	$5.40	2900	0	$15,660.00	$0.00	$15,660.00
16	Erosion Control / Stabilization	LS	1	$3,000.00	1	0	$3,000.00	$0.00	$3,000.00
17	Survey - Sathre Bergquist	LS	1	$5,000.00	1	0	$5,000.00	$0.00	$5,000.00
18	Geotechnical Inspections	LS	1	$10,000.00	1	0	$10,000.00	$0.00	$10,000.00
19	CAR Directed Time and Material Allowance	EA	100000	$1.00	100000	0	$100,000.00	$0.00	$100,000.00

*After Council Project is complete, as-built quantities will be used to update MCES Est. Qty, and invoice will be sent to Met Council

Subtotal	$1,208,530.00
Others Construction Cost	$314,178.00
Met Council Construction Cost	$894,352.00
Contract Administration (10%)	$89,435.20
TOTAL Met Council Cost	**$983,787.20**

Exhibit C
Contractor Insurance Certificate

(see next page)

Exhibit D
Council Project Plans and Specifications

(see next page)

LAKEVILLE FARMINGTON M657

MCES PROJECT 805609
METROPOLITAN COUNCIL CONTRACT 24I025

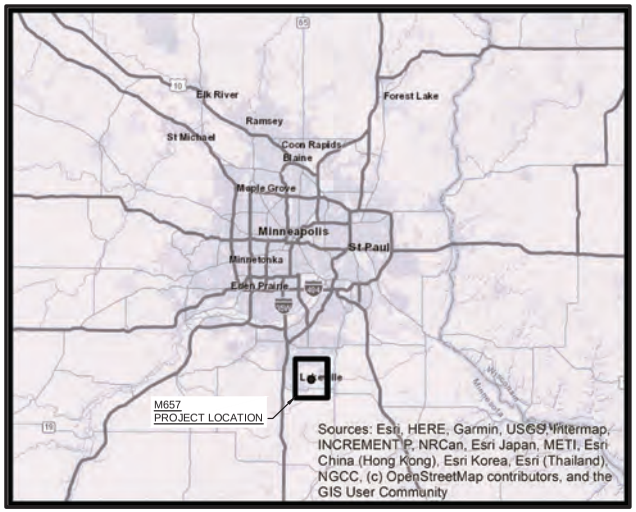
JUNE 2025

FINAL DESIGN

CDM Smith
652 Bielenberg Drive, Suite 203
Woodbury, MN 55125
Tel: (651) 252-3800
CDMSmith.com

VOLUME 1 OF 1
SHEETS 1 - 12

LAKEVILLE FARMINGTON M657
MCES PROJECT 805609
METROPOLITAN COUNCIL CONTRACT 24I025



VICINITY MAP
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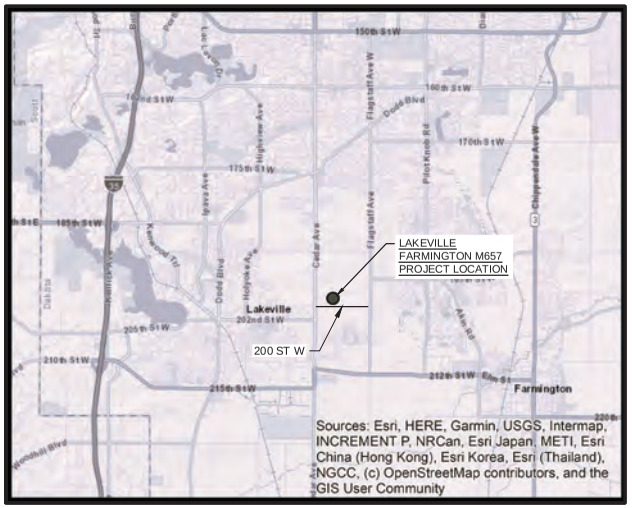
SHEET INDEX

DISCIPLINE	SHEET NUMBER	DRAWING NUMBER	SHEET TITLE DESCRIPTION
GENERAL			
	1	G1	TITLE SHEET
	2	G2	GENERAL NOTES AND ABBREVIATIONS
	3	G3	GENERAL LEGEND
	4	G4	GENERAL ABBREVIATIONS
CIVIL			
	5	C1	CIVIL LEGEND
	6	C2	PLAN AND PROFILE
	7	C3	DETAILS
	8	C4	DETAILS
	9	C5	DETAILS
PROCESS			
	10	D1	PLAN AND SECTION
	11	D2	DETAILS
	12	D3	DETAILS



LOCATION MAP
NO SCALE

NONPUBLIC DATA

NO	DATE	BY	REMARKS	NO	DATE	BY	REMARKS
REVISIONS				REVISIONS			

DESIGNED DJY
DRAWN DC
CHECKED BC

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 UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNATURE: Doug J Youngblood
TYPED OR PRINTED NAME: DOUG J YOUNGBLOOD
DATE: 2025-07-09 REG NO: 47071

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Woodbury, MN 55125
Tel: (651) 252-3800
CDMSmith.com

PROJECT: 805609
FILE NAME: G001.DWG

LAKEVILLE FARMINGTON M657
TITLE SHEET

G1
1 OF 12

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GENERAL NOTES:

1. LOCATIONS OF EXISTING PROPERTY LINES, ABOVE GRADE STRUCTURES, SUBSURFACE STRUCTURES, AND SOIL CONDITIONS ARE BASED ON BEST AVAILABLE INFORMATION AND ARE APPROXIMATE. ACCURACY IS NOT GUARANTEED. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DIMENSIONS OF ALL PERTINENT EXISTING ITEMS PRIOR TO CONSTRUCTION.
2. ALL CONSTRUCTION ACTIVITIES ARE TO BE CONFINED TO EXISTING RIGHT OF WAY, EASEMENTS, AND ACCESS PERMIT AREAS UNLESS OTHERWISE AUTHORIZED BY PROPERTY OWNER. CONTRACTOR SHALL PROVIDE ALL SHORING AND PROTECTION AS NECESSARY TO KEEP EXCAVATION LIMITS WITHIN EXISTING RIGHT OF WAY AND EASEMENTS.
3. CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL (800-252-1166 OR 651-454-0002) AT LEAST 48 HOURS PRIOR TO START OF ANY EXCAVATION ACTIVITIES.
4. HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES AS SHOWN ARE APPROXIMATE AND FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND COORDINATE WITH UTILITIES CONSTRUCTED FOR THE RESIDENTIAL DEVELOPMENT. CONTRACTOR SHALL VERIFY AND RECORD THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES ENCOUNTERED IN THE FIELD AND RECORD ANY CHANGES ON THE RECORD DRAWINGS.
5. CONTRACTOR SHALL CONTACT UTILITY OWNERS AND/ OR PERFORM EXPLORATORY EXCAVATIONS TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES, FACILITIES AND OTHER ITEMS AS NECESSARY. IF ITEMS NEED RELOCATION, THE CONTRACTOR SHALL NOTIFY THE CAR AND SUBMIT A PLAN FOR APPROVAL WELL IN ADVANCE OF RELOCATING ANY ITEMS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS, INCLUDING APPROVAL AND COORDINATION, WITH FACILITY OWNER FOR RELOCATION OF AN ITEM.
6. CONTRACTOR SHALL SUPPORT ALL EXISTING UTILITY PIPING AND CONDUIT EXPOSED DURING CONSTRUCTION BY MEANS ACCEPTABLE TO UTILITY OWNER. THE CONTRACTOR SHALL PROTECT ANY EXISTING THRUST BLOCKS ENCOUNTERED THAT MAY BE RESTRAINING EXISTING UTILITIES AND SHALL NOT UNDERMINE THEM.
7. VERIFY AND DOCUMENT LOCATIONS AND SIZES OF ALL ACTIVE EXISTING MANHOLE CONNECTIONS.
8. COORDINATE TRAFFIC CONTROLS WITH ACTIVE CONSTRUCTION AT THE DEVELOPMENT.
9. EASEMENT IS NOT PAVED. ESTABLISH TEMPORARY ACCESS AS NEEDED TO MOBILIZE EQUIPMENT TO WORK AREAS.
10. CONTRACTOR SHALL WARRANTY WORK FOR 1 YEAR AFTER FINAL COMPLETION.
11. SITE SURVEY BEARINGS ARE BASED ON THE DAKOTA COUNTY COORDINATE SYSTEM (NAD 83 - 1986 ADJ.)

SANITARY SEWER NOTES:

1. ALL BACKFILL FOR SEWER EXCAVATIONS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY.

REMOVALS, EROSION CONTROL, AND RESTORATION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ITEMS, UTILITIES, AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL RESTORE ALL PROPERTY INCLUDING, BUT NOT LIMITED TO, DRAINAGE SWALES, GRADING, LANDSCAPING, AND VEGETATION IN COORDINATION WITH THE DEVELOPMENT'S LANDSCAPING PLANS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL EXCESS EXCAVATED MATERIAL, SOILS, AND DEMOLITION DEBRIS TO AN OFF-SITE LOCATION OR ON-SITE LOCATION IDENTIFIED BY THE DEVELOPER. EXCAVATED SOIL USED FOR BACKFILLING SHALL BE TEMPORARILY STOCKPILED AND SHALL NOT CONTAIN ANY CONSTRUCTION DEBRIS, ROCK OR OTHER DELETERIOUS MATERIAL.
3. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING ROADWAYS AND PAVEMENT BY OBSERVING ALL LOAD LIMITS AND OFF-LOADING OF EQUIPMENT IN ACCORDANCE WITH CITY, COUNTY AND MNDOT STANDARDS. CONTRACTOR SHALL NOT DISTURB TRAFFIC EXCEPT AS PREVIOUSLY APPROVED TO DO SO BY THE APPLICABLE ROADWAY AUTHORITY AND CAR.
4. PROVIDE ROCK CONSTRUCTION ENTRANCE TO PREVENT TRANSPORTING SEDIMENT INTO THE ROAD.
5. ALL DISTURBED NON-PAVED AREAS SHALL BE RESTORED TO EXISTING GRADE. DISTURBED AREAS SHALL BE RESTORED IN COORDINATION WITH THE DEVELOPMENT'S LANDSCAPING PLANS.
6. APPROPRIATE EROSION CONTROL SHALL BE PROVIDED AT ALL TIMES IN AREAS OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL SILT FENCE, ROCK CONSTRUCTION ENTRANCES, INLET PROTECTION, AND SEDIMENT TRAPS.
7. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING COMPLIANCE WITH ALL EROSION CONTROL REQUIREMENTS AND PERMITS, INCLUDING BUT NOT LIMITED TO: NPDES GENERAL CONSTRUCTION STORMWATER PERMIT, CITY PERMITS, AND WATERSHED DISTRICT PERMITS.
8. ALL EROSION CONTROL DEVICES SHALL MEET THE STANDARDS FOR THE GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM, PERMIT MN R100001, ISSUED BY THE MINNESOTA POLLUTION CONTROL AGENCY.
9. EROSION CONTROL DEVICES SHALL BE MAINTAINED OR REPLACED PER DISCRETION OF THE DEVELOPER TO REMAIN IN COMPLIANCE WITH THE OVERALL SWPPP FOR THE DEVELOPMENT.
10. CONTRACTOR SHALL PLACE ALL DOWN GRADIENT BEST MANAGEMENT PRACTICES (BMPS) PRIOR TO STARTING ANY WORK ACTIVITIES. CONTRACTOR SHALL PLACE PERMANENT SITE RESTORATION BMPS IMMEDIATELY DURING WORK ACTIVITIES, UNLESS THE AREA IS TO BE RE-DISTURBED. CONTRACTOR SHALL UTILIZE TEMPORARY BMPS, SUCH AS BLANKET, PLASTIC SHEETING, MULCH, ETC., TO MINIMIZE EROSION UNTIL PERMANENT SITE RESTORATION BMPS ARE PLACED ACCORDING THE PERMIT. THE CONTRACTOR SHALL ADJUST BMPS ACCORDINGLY TO AVOID ABOVE AND BELOW GROUND UTILITIES.
11. REMOVE ALL SOILS AND SEDIMENTS DEPOSITED ONTO PUBLIC AND/OR PRIVATE PAVEMENT AREAS.
12. INSTALL INLET PROTECTION IN ALL DOWNSTREAM CATCH BASINS WHICH RECEIVE RUNOFF FROM THE DISTURBED AREA. CATCH BASIN INSERTS ARE REQUIRED AT ALL LOCATIONS NOT WITHIN THE DISTURBED AREA WHICH RECEIVE RUNOFF (MNDOT TYPE C INLET PROTECTION). NOTE, HAY BALES AND SILT FENCE WRAPPED GRATES ARE NOT EFFECTIVE AND ARE NOT APPROVED FOR USE AS INLET PROTECTION DEVICES.
13. TEMPORARY STOCKPILES LOCATED ON PAVED SURFACES MUST BE AT LEAST 2 FEET OR MORE AWAY FROM THE DRAINAGE/GUTTER LINER AND SHALL BE COVERED IF REMAINING MORE THAN 24 HOURS. AT NO TIME SHALL ANY STOCK PILE REMAIN IN PLACE FOR MORE THAN 5 DAYS. ANY STOCKPILES REMAINING MORE THAN 24 HOURS WITH POSITIVE CONTINUOUS DRAINAGE TO THE WETLAND, OR ANY OTHER CRITICAL AREAS, SHALL HAVE SUPER DUTY SILT FENCE INSTALLED.
14. MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES IN PLACE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED. INSPECT TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONCE EVERY 7 DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES BY THE CONTRACTOR AND REPLACE DETERIORATED, DAMAGED, OR ROTTED EROSION CONTROL DEVICES IMMEDIATELY. TEMPORARY AND PERMANENT SEEDING WILL BE OBSERVED FOR GROWTH AND WASHOUTS. BMPS WILL BE CLEANED/MAINTAINED PER THE PERMIT. SEE SECTION IV.E. OF THE PERMIT FOR ADDITIONAL INSPECTION REQUIREMENTS.
15. MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PERFORMED WHENEVER THE DEVICE IS 30% FULL. FAILURE TO MAINTAIN EROSION CONTROL DEVICES MAY LEAD TO FURTHER ENFORCEMENT ACTION.
16. READY MIXED CONCRETE AND BATCH PLANT WASHOUTS PROHIBITED WITHIN THE PUBLIC RIGHT OF WAY. ALL CONSTRUCTION SITE WASTE, INCLUDING BUT NOT LIMITED TO: DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE SHALL BE PROPERLY MANAGED AND DISPOSED OF AS TO NOT HAVE AN ADVERSE IMPACT ON WATER QUALITY AND SHALL MEET ALL REQUIREMENTS OF THE GENERAL PERMIT.
17. IF DEWATERING IS REQUIRED FOR ANY WORK, THE CONTRACTOR SHALL PREPARE A DEWATERING PLAN FOR CAR APPROVAL PRIOR TO STARTING ANY WORK ACTIVITIES. DISCHARGED WATER SHALL BE TREATED PRIOR TO ENTERING SURFACE WATER OR LEAVING THE SITE. CONTRACTOR SHALL ACQUIRE A WATER APPROPRIATIONS PERMIT FROM THE MNDNR FOR DEWATERING EXCEEDING 10,000 GALLONS PER DAY OR A TOTAL EXCEEDING 1 MILLION GALLONS PER YEAR.
18. TEMPORARILY OR PERMANENTLY STABILIZE ALL DISTURBED AREAS WITHIN 7 DAYS. USE SEEDING AND MULCHING WITH EROSION CONTROL BLANKETING IN WOODED AREAS, SODDING AND STAKED SODDING IN PARKS AND TURFED AREAS, AND EARLY APPLICATION OF GRAVEL BASE FOR AREAS DESIGNATED FOR PAVED SURFACING.
19. REMOVE ALL TEMPORARY SYNTHETIC, STRUCTURAL, AND NON-BIODEGRADABLE EROSION AND SEDIMENT CONTROL AFTER THE SITE HAS UNDERGONE FINAL STABILIZATION AND PERMANENT VEGETATION HAS BEEN ESTABLISHED. MINIMUM VEGETATION COVER OF 70% REQUIRED. ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED UNTIL THE SITE HAS 70% ESTABLISHED VEGETATIVE COVER AND ALL PAVED AREAS HAVE BEEN STABILIZED WITH THE SELECTED PAVEMENT TYPE OR TEMPORARY PAVEMENT.
20. DESIGN DOCUMENTS DO NOT SHOW DEVELOPMENT-WIDE GRADING PLAN OR POST-CONSTRUCTION LANDSCAPING PLAN. CONTRACTOR SHALL RESTORE THE SITE IN ACCORDANCE WITH THESE PLANS PREPARED BY THE DEVELOPER.

TEMPORARY CONVEYANCE NOTES:

1. PROVIDE PUMPED TEMPORARY CONVEYANCE TO MAINTAIN CONTINUAL SANITARY SERVICE DURING CONSTRUCTION.
2. PROVIDE TEMPORARY CONVEYANCE SYSTEM PER SPECIFICATIONS. ASSUME A PEAK CONVEYANCE OF 100 GPM. CONTRACTOR SHALL MONITOR FLOW IN THE EVENT ADDITIONAL DEVELOPMENT SOUTH OF 200TH STREET ADDS FLOW TO THE SYSTEM THAT MUST BE CONVEYED DURING CONSTRUCTION.

PRECAST VAULT NOTES:

1. PRECAST VAULT SHALL BE OF POLYMER CONCRETE DESIGNED TO MITIGATE BUOYANCY ASSUMING GROUNDWATER IS AT GRADE. SEE SPECIFICATION FOR REQUIREMENTS.
2. CONTRACTOR SHALL MEET ALL REQUIREMENTS OUTLINED BY SPECIFICATIONS OF THE OWNER. IN ADDITION, THE FOLLOWING TWO SPECS ARE INCLUDED WITH THE CONTRACT DOCUMENTS: 02605 - GRAVITY SEWER MAINTENANCE HOLES AND 15152 - PARSHALL FLUME FLOWMETERS.

UTILITY CONTACT INFORMATION:

PURSUANT TO THE REQUIREMENTS OF M.S. 216D.04, THE STATE ONE CALL NOTIFICATION CENTER WAS CONTACTED IN FALL 2024. SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-.2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA." THIS INFORMATION MAY NOT BE RELIED ON AS WARRANTING THE ACTUAL PRESENCE, CHARACTERISTICS, OR LOCATION OF THE UNDERGROUND FACILITIES, AND DOES NOT RELIVE ANY PERSON FROM COMPLYING W/ STATE NOTIFICATION AND LOCATION. NOT ALL SANITARY SEWER SERVICES AND WATER SERVICES ARE SHOWN.

CONTACT INFORMATION FOR UTILITIES

CENTER POINT ENERGY	406-541-9571
CENTURYLINK	855-742-6062
MCES	651-602-4511
MNDOT	651-366-5750
XCEL	800-848-7558

GOPHER STATE ONE CALL LOCATE REQUESTS: CALL 811 OR 651-454-0002 OR 800-252-1166

WEB ADDRESS: WWW.GOPHERSTATEONECALL.ORG/SUBMIT

NONPUBLIC DATA

NO	DATE	BY	REMARKS	NO	DATE	BY	REMARKS
			REVISIONS				REVISIONS

DESIGNED DJY
DRAWN DC
CHECKED BC

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 UNDER THE LAWS OF THE STATE OF MINNESOTA.
SIGNATURE: Doug J. Youngblood
TYPED OR PRINTED NAME: DOUG J. YOUNGBLOOD
DATE 2025-07-09 REG NO 47071

CDM Smith
652 Bielenberg Drive, Suite 203
Woodbury, MN 55125
Tel: (651) 252-3800
CDMSmith.com

PROJECT 805609
FILE NAME G002.DWG

LAKEVILLE FARMINGTON M657

GENERAL NOTES AND ABBREVIATIONS

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2 OF 12

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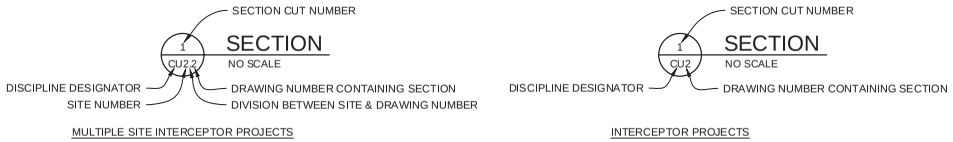

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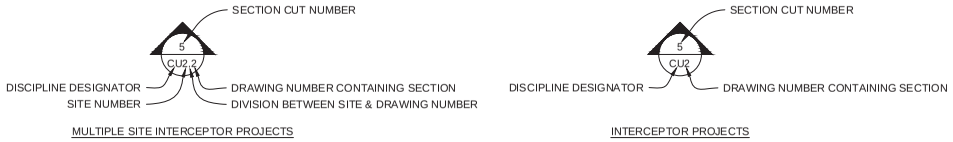

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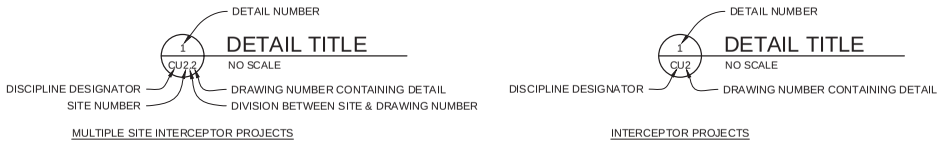

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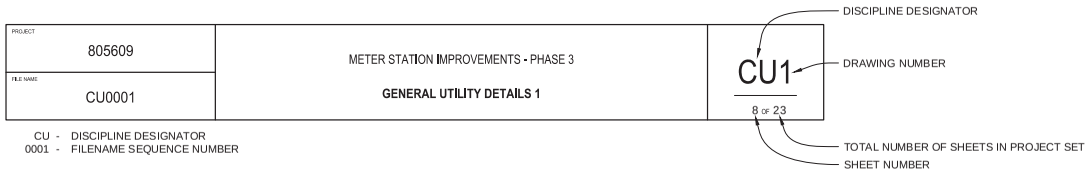

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0001 - FILENAME SEQUENCE NUMBER

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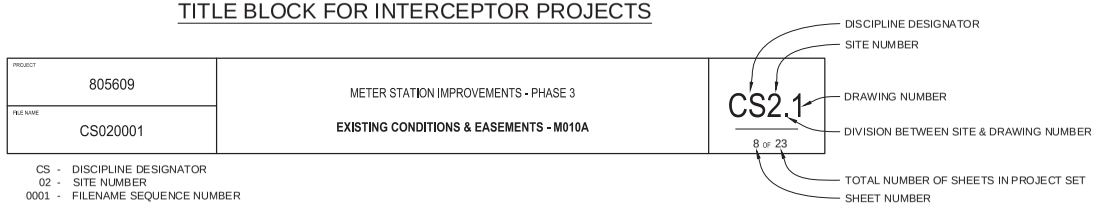

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02 - SITE NUMBER
0001 - FILENAME SEQUENCE NUMBER

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KEYNOTE DESIGNATOR

REVISION DESIGNATOR

NONPUBLIC DATA

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	MM/DD/YY		ISSUED FOR BIDDING				
REVISIONS				REVISIONS			

DESIGNED: DJY
DRAWN: DC
CHECKED: BC

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SIGNATURE: Doug J Youngblood
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DATE: 2025-07-09 REG NO: 47071

CDM Smith
652 Bielenberg Drive , Suite 203
Woodbury, MN 55125
Tel: (651) 252 -3800
CDMSmith.com

PROJECT: 805609
FILE NAME: G003.DWG

LAKEVILLE FARMINGTON M657
GENERAL LEGEND

G3
3 OF 12

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GENERAL ABBREVIATIONS

AB	ANCHOR BOLT
AC	ASPHALT CONCRETE
ACR	ADHESIVE CLARIFIER RETURN
ACS	ADHESIVE CLARIFIER SUPPLY
ADDL	ADDITIONAL
A/E	ARCHITECT/ENGINEER
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AL/ALUM	ALUMINUM
ALT	ALTERNATE
ANC	ANCHOR
APPROX	APPROXIMATE
BF	BLIND FLANGE
BHP	BRAKE HORSEPOWER
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BOD	BOTTOM OF DUCT
	BIOLOGICAL OXYGEN DEMAND (FIVE DAY)
BOT	BOTTOM
BUR	BUILT UP ROOF
B&S	BELL AND SPIGOT
CAR	COUNCIL'S AUTHORIZED REPRESENTATIVE
CB	CATCH BASIN
CBOD	CARBONACEUOS BIOLOGICAL OXYGEN DEMAND (FIVE DAY)
CF	CUBIC FEET
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
CIP	CAST IRON PIPE
CIPP	CURED IN PLACE PIPE
CIU	CHEMICAL INDUCTION
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CL	CLEARANCE, CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT, CONCRETE BLOCK
CO	CLEAN OUT
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUED, CONTINUOUS
CPU	COMPUTER
CPVC	CHLORINATED POLYVINYL CHLORIDE
D	DAY, DIAMETER
DEG	DEGREE
DEMO	DEMOLITION, DEMOLISH
DET	DETAIL, DETECTOR
DIP	DUCTILE IRON PIPE
DIS	DISCONNECT
DIST	DISTRIBUTION, DISTANCE
DN	DOWN
DWG	DRAWING
E	EAST
ECC	ECCENTRIC
EF	EACH FACE
EJ	EXPANSION JOINT
EL	ELEVATION
EMBD	EMBEDDED
EQ	EQUAL
EQUIP	EQUIPMENT
ESVCP	EXTRA STRONG VITRIFIED CLAY
EW	EACH WAY
EWEF	EACH WAY EACH FACE
EXP	EXPANSION, PIPE EXPANSION
EXP JT	EXPANSION JOINT
EXST	EXISTING
EXT	EXTERIOR, EXTRACTOR
EXTN	EXTENSION
FD	FLOOR DRAIN
FE	FLOW METER
F/F	FACE TO FACE
FIN	FINISH, FINISHED
FIN FLR	FINISHED FLOOR
FLG	FLANGE
FLR	FLOOR
FRP	FIBERGLASS REINFORCED PLASTIC
FS	FLOW SENSOR
FT	FOOT, FEET

(continued on next page)

GA	GAUGE
GALV	GALVANIZED
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
GRTG	GRATING
GSP	GALVANIZED STEEL PIPE
GT	GROUT, GREASE TRAP
GYP BD	GYPSUM BOARD
H	HEIGHT
HB	HOSE BIB
HM	HOLLOW METAL
HNDRL	HANDRAIL
HORIZ	HORIZONTAL
HP	HIGH PRESSURE, HORSEPOWER
HR	HOUR
ID	INSIDE DIAMETER, IDENTIFICATION
IN	INCH, INCHES
INSUL	INSULATION
INV	INVERT
IPS	IRON PIPE SIZE
JT	JOINT
K	KIP (1000 POUNDS)
KLF	KIPS PER LINEAR FOOT
KPL	KICK PLATE
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
KV	TIME (K) CONTROLLED VALVE
LB	POUND
LB/D	POUNDS PER DAY
LB/HR	POUNDS PER HOUR
LCV	LEVEL CONTROL VALVE
LF	LINEAR FOOT
LS	LUMP SUM
MAX	MAXIMUM
MCU	MASTER CONTROL UNIT
MECH	MECHANICAL
MGD	MILLION GALLONS PER DAY
MG/L	MILLIGRAMS PER LITER
MH	MAINTENANCE HOLE
MIN	MINIMUM, MINUTE
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLSS	MIXED LIQUOR SUSPENDED SOLIDS
MOD	MODIFIED, MODULE, MODULAR, MOTOR OPERATED DAMPENER
MSS	MANUFACTURERS' STANDARDIZATION SOCIETY, MOTOR START SWITCH
N	NORTH
NA	NOT APPLICABLE
NC	NORMALLY CLOSED
NH_3-N	AMMONIA NITROGEN
NIC	NOT IN CONTRACT
NO	NUMBER, NORMALLY OPEN
NOM	NOMINAL
NTS	NOT SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OSHA	OCCUPATIONAL SAFETY AND HEALTH ACT
PB	PULL BOX, PUSH BUTTON (ELECTRICAL)
PBD	PANELBOARD, PARTICLE BOARD
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PL	PLATE
PLC	PROGRAMMABLE LOGIC CONTROLLER
PLF	POUNDS PER LINEAR FOOT
PNL	PANEL (CONTROL, PURGE, CABINET, CONSOLE, ETC PANELBOARD)
PREFAB	PREFABRICATED (REPLACE OR ADD)
PRV	PRESSURE RELIEF VALVE, PRESSURE REDUCING VALVE, POWER ROOF VENTILATOR
PS	PRESSURE SWITCH, PRESSURE SENSOR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAGE
PVC	POLYVINYL CHLORIDE
PV	PLUG VALVE, PAVED

RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RED	REDUCER
REINF	REINFORCE, REINFORCED, REINFORCING REINFORCEMENT
REQD	REQUIRED
REV	REVISE/REVISION
RO	ROUGH OPENING
ROF	RATE OF FLOW
RND	ROUND
RST	RESET
RTD	RESISTANCE TEMPERATURE DETECTOR
RTRP	REINFORCED THERMOSETTING RESIN PIPE
S	SOUTH
SAN	SANITARY
SB	SOIL BORING
SECT	SECTION
SF	SQUARE FEET
SIM	SIMILAR
SL	SLOPE, SLIDE, SLIDING
SPEC	SPECIFICATION
SPRT	SUPPORT
SP/SPA	SPACE, SPACES, SPACING
SQ FT	SQUARE FEET
SQ IN	SQUARE INCHES
SST	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUBST	SUBSTATION (UNIT, SECONDARY, ETC)
T	TREAD, TANK, TEE, TUNNEL, THERMOSTAT
TB	TOP OF BEAM, TERMINAL BOX, BOARD, OR CABINET (ELECTRICAL, INSTRUMENTATION, TELEPHONE)
T&B	TOP AND BOTTOM
TC	TOP OF CONCRETE
TEMP	TEMPERATURE, TEMPORARY
TF	TOP OF FOOTING
THD	THREAD, THREADED
THRU	THROUGH
TJ	TOP OF JOIST
TKN	TOTAL KJELDAHL NITROGEN
TN	TOTAL NITROGEN
TO	TOP OF
TOW	TOP OF WALL
TP	TANGENT POINT, TOTAL PHOSPHOROUS, TOP OF PAVEMENT, TOTAL PRESSURE
TRTD	TREATED
TSL	TOP OF SLAB
TST	TOP OF STEEL
TYP	TYPICAL
VERT	VERTICAL
VOL	VOLUME
VS	VARIABLE SPEED
VTR	VENT THROUGH ROOF
W	WIDTH, WALL, WITH, WEST, WIRE
W/	WITH
WD	WOOD, WIDE, WIDTH
WH	WALL HUNG, WALL HYDRANT, WATT-HOUR
WHTR	WATER HEATER
W/O	WITHOUT
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC
YH	YARD HYDRANT

EQUIPMENT IDENTIFICATION SYSTEM

EQUIPMENT - PROPOSED AREAS

DIS-NAOCL-P01

DIS	=	AREA CODE
NAOCL	=	PROCESS STREAM
P	=	EQUIPMENT PREFIX
01	=	EQUIPMENT NUMBER

EQUIPMENT - EXISTING NUMBERING RETAINED

PSP-1

PSP	=	EQUIPMENT PREFIX
1	=	EQUIPMENT NUMBER

VALVES - PROPOSED

DIS-NAOCL-V01

DIS	=	AREA CODE
NAOCL	=	PROCESS STREAM
V	=	VALVE
01	=	VALVE NUMBER

VALVES - EXISTING NUMBERING RETAINED

V100

V	=	VALVE
100	=	VALVE NUMBER

EQUIPMENT PREFIXES - NEW

ACC	AIR CONDITIONING CONDENSER
AHU	AIR HANDLING UNIT
BL	BLOWER
BS	BAR SCREEN
CARD	CARD READER
CIU	CHEMICAL INDUCTION UNIT
COL	COLLECTOR MECHANISM
CP	AIR COMPRESSOR
EF	EXHAUST FAN
F	FAN
GATE	ARM GATE
GC	GRIT CLASSIFIER
GS	GRIT CYCLONE
HC	HOSE CABINET
HEX	HEAT EXCHANGER
HWB	BOILER
MX	MIXER
OCU	ODOR CONTROL UNIT
ORD	ODOR SCRUBBER
P	PUMP
REC	RECEIVER
SCALE	WEIGH SCALE
SCG	SCUM GRINDER
SCP	SCUM PUMP
SG	SLUICE GATE
SIGN	SIGNAGE
SLG	SLIDE GATE
SP	SUMP PUMP
ST	STORAGE TANK
STR	STRAINER
TWH	TANKLESS WATER HEATER
VES	VESSEL
WC	WASHER/COMPACTOR
WH	WATER HEATER

GENERAL NOTES:

1. SCREENED (LIGHT) DELINEATION SHOWN ON SHEETS DENOTES EXISTING FACILITIES. SCREENED EXISTING FACILITIES INFORMATION TAKEN FROM PREVIOUS CONSTRUCTION SHEETS AND FIELD SURVEYS, IS FOR REFERENCE ONLY, AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE ORDERING OF MATERIALS AND BEGINNING CONSTRUCTION. NON SCREENED (BOLD) DELINEATION IS PROPOSED WORK TO BE COMPLETED UNDER THIS CONTRACT.

EQUIPMENT PREFIXES - EXISTING

BL	BLOWER
BLR	BOILER
DW	DE-WATERING WELL
EF	EXHAUST FAN
ERP	PLANT WATER PUMPS
F	FAN
GS	GRIT CLASSIFIER
GC	GRIT CYCLONE
HRU	HEAT RECOVERY UNIT
MAU	MAKE-UP AIR UNIT
NW	MONITORING WELL
PC	PRIMARY CLARIFIER
PSP	PRIMARY SLUDGE PUMP
QC	COMPRESSOR
RASP	RETURN SLUDGE PUMP
SC	SECONDARY CLARIFIER
SCP	SCUM PUMP
SGG	SCUM GRINDER
SG	SLUICE GATE
SE	SEWAGE EJECTOR
SP	SCREW PUMP
STWP	DRAINAGE PUMP
TSP	THICKENED SLUDGE PUMP
WASP	WASTE SLUDGE PUMP
WWCH	CHILLER

NONPUBLIC DATA

NO	DATE	BY	REMARKS	NO	DATE	BY	REMARKS

REVISIONS | REVISIONS

DESIGNED: DJY
DRAWN: DC
CHECKED: BC

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SIGNATURE: Doug J Youngblood
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PROJECT: 805609
FILE NAME: G004.DWG

LAKEVILLE FARMINGTON M657

GENERAL ABBREVIATIONS

G4

4 OF 12

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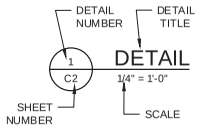
SYMBOLS

PROPOSED SYMBOLS	SYMBOL DESCRIPTION
BM	BENCHMARK
SB-47	SOIL BORING INDICATOR
	BUILDING STRUCTURE
	CURB & GUTTER
CONIFEROUS DECIDUOUS	TREES
	BUSH LINE
	SIGN
	BOLLARD
870	CONTOUR MAJOR
869	CONTOUR MINOR
868	CONTOUR DEPRESSION
885.03	SPOT ELEVATION
Ⓢ MH	SANITARY MAINTENANCE HOLE
Ⓓ MH	STORM MAINTENANCE HOLE
CB	CATCH BASIN (PAVEMENT AREA)
CB	CATCH BASIN (GRASSY AREA)
CB	CATCH BASIN (CURB AREA)
	CULVERT
W	WATER GATE VALVE
W	WATER HYDRANT
Ⓦ MH	WATER MAINTENANCE HOLE
GAS	GAS VALVE
	POWER POLE
	GUY WIRE
UP	UTILITY POLE
TELCO	CABLE TV PEDESTAL
	REMOVAL OF EXISTING TREES

PROPOSED SURVEY SYMBOLS	SYMBOL DESCRIPTION
PARCEL 33	PARCEL DESCRIPTION NUMBER
9 119 21 11 0001	PROPERTY DESCRIPTION NUMBER
	CONTROL HORIZONTAL
	CONTROL VERTICAL
	SECTION CORNER
	1/4 SECTION CORNER
	PROPERTY CORNER MONUMENT

GENERAL SYMBOLS



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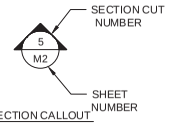

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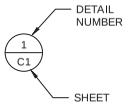

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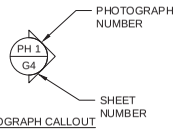

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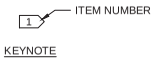

KEYNOTE

REVISION NUMBER

LINE TYPES

PROPOSED PLANT LINE TYPE	UTILITIES LINE TYPE NAME & DESCRIPTION
ACM	ACM (AIR COMPRESSED)
SCS	SCS (SCUM SECONDARY)
WPE	WPE (WATER PLANT EFFLUENT)
ML	ML (MIXED LIQUOR)
DW	DW (DEWATERING)
SEF	SEF (SECONDARY EFFLUENT)
DG	DG (DIGESTER)
SPD	SPD (SUMP PUMP DISCHARGE)
DS	DS (DIGESTED SLUDGE)
WSC	WSC (WATER SCRUBBER)
DRN	DRN (DRAIN)
RCY	RCY (PLANT RECYCLE)
RAS	RAS (RETURN ACTIVATED SLUDGE)
CHM	CHM (CHEMICAL)
ATA	ATA (AERATION)
FE	FE (FINAL EFFLUENT)
TPI	TPI (TOTAL PLANT INFLUENT)

SITE LINE TYPES	LINE TYPE NAME & DESCRIPTION
	DASHED2 (PERMANENT EASEMENT)
	DASH4 (TEMPORARY EASEMENT)
	PHANTOM2 (ASSUMED RIGHT OF WAY)
	DASHED (CONSTRUCTION LIMITS)
WET	WET (WETLAND)
	SPRT (SPECIAL STRUCTURAL SUPPORT)
XB	XB (FENCE-BARBED)
XC	XC (FENCE-CHAIN LINK)
XE	XE (FENCE-ELECTRIC)
XS	XS (FENCE-SILTATION)
XWD	XWD (FENCE-WOOD)

PROPOSED UTILITIES LINE TYPES	LINE TYPE NAME & DESCRIPTION
>	SAN (SANITARY SEWER)
>>	STRM (STORM SEWER)
FM	FM (FORCEMAIN)
W	WATR (WATERMAIN)
G	GAS (GAS)
EOH	EOH (ELECTRICAL OVERHEAD)
EUG	EUG (ELECTRICAL UNDERGROUND)
CTV	CTV (CABLE TV)
FOT	FOT (TELEPHONE FIBER OPTIC)
TOH	TOH (TELEPHONE OVERHEAD)
TUG	TUG (TELEPHONE UNDERGROUND)
WAS	WAS (WASTE ACTIVATED SLUDGE)
RAS	RAS (RETURN ACTIVATED SLUDGE)
GTS	GTS (GRAVITY THICKENED SLUDGE)
24" PIPE	DOUBLE LINE - UTILITIES 18" & OVER (DRAWN TO OUTSIDE DIAMETER)
W	ENCASED PIPE 18" & OVER (DRAWN TO OUTSIDE DIAMETER)
	JACKED/TUNNELED PIPE 18" & OVER (DRAWN TO OUTSIDE DIAMETER)

GENERAL LINE TYPES	LINE TYPE NAME	COMMON USAGE
	CENTER	BUILDING GRID LINE
	CENTER2	CENTER LINE
	HIDDEN2	FUTURE WORK
MATCH LINE		MATCH LINE

HATCH PATTERNS

	BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE GROUT
	AGGREGATE PAVEMENT
	GRADE
	AGGREGATE FILL
	COMPACTED FILL
	SAND
	REMOVAL
	OBJECT HATCH

NONPUBLIC DATA

NO	DATE	BY	REMARKS	NO	DATE	BY	REMARKS

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SIGNATURE: Doug S Youngblood

TYPED OR PRINTED NAME: DOUG J. YOUNGBLOOD

DATE: 2025-07-09 REG NO: 47071

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PROJECT: 805609

FILE NAME: C001.DWG

LAKEVILLE FARMINGTON M657

CIVIL LEGEND

C1

5 OF 12

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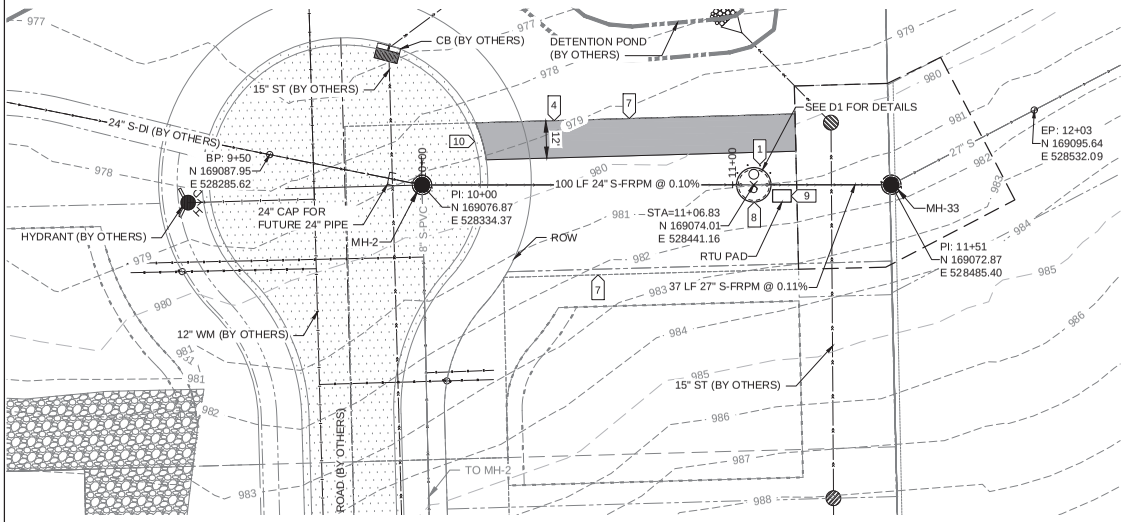
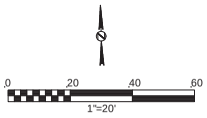


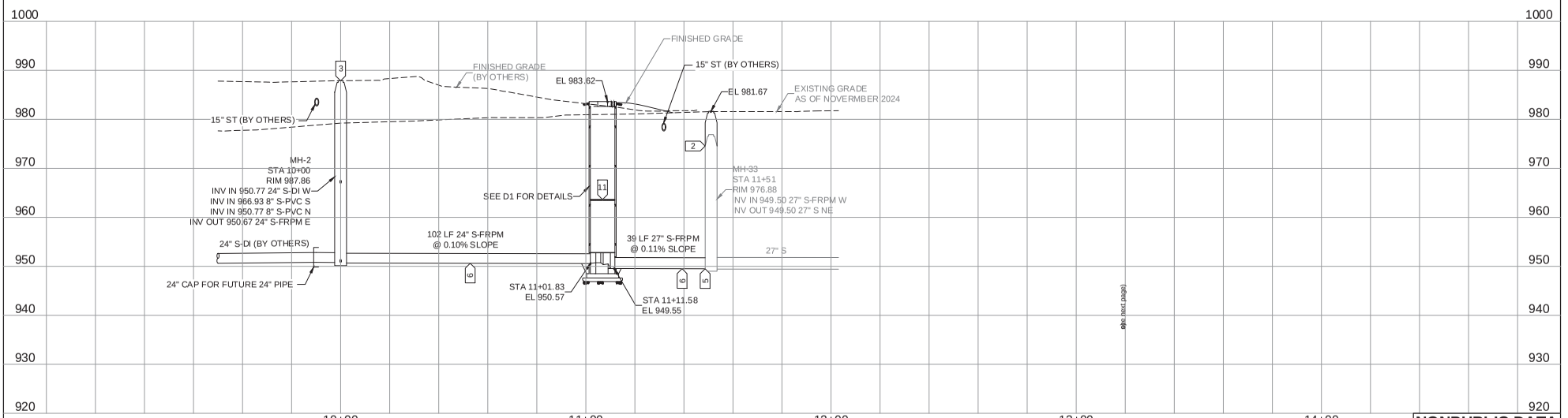


GENERAL NOTES:

1. METER STATION WILL BE INCORPORATED INTO THE OVERALL RESIDENTIAL DEVELOPMENT PLAN. WORK SHALL COORDINATE WITH THE OVERALL DEVELOPMENT'S GRADING PLAN, LANDSCAPING PLAN, SWPPP AND TRAFFIC CONTROL PLAN.
2. WORK SHOWN HEREIN IS LIMITED TO RECONSTRUCTION OF MH-2, RECONSTRUCTION OF THE SEWER WEST TO EAST FROM MH-2 TO MH-33, RAISING MH-33 TO GRADE, CONSTRUCTION OF METER STATION M657 AND CONSTRUCTION OF AN ACCESS DRIVEWAY. OTHER WORK IS DETAILED IN THE RESIDENTIAL DEVELOPMENT PLAN.
3. EXISTING SANITARY SEWER ALIGNED SOUTH TO NORTH AT MH-2 IS ACTIVE. PROVIDE TEMPORARY CONVEYANCE TO MAINTAIN SANITARY SEWER FLOW DURING CONSTRUCTION.
4. DEVELOPER WILL BE GRADING IN AND AROUND THE PROJECT AREA. EXISTING GRADE SHOWN ON THIS SHEET MAY NOT BE ACCURATE AT THE TIME OF CONSTRUCTION. FIELD VERIFY AS NEEDED.
5. SANITARY SEWERS SHOWN AT SUE QUALITY LEVEL B. ALL OTHER UNDERGROUND UTILITIES ARE PLANNED LOCATIONS TO BE CONSTRUCTED BY OTHERS.

KEY NOTES:

1. BOLLARDS (TYP 6) PER DETAIL C/C3.
2. RAISE MANHOLE TO GRADE. DEMOLISH CONE AND TOP SLAB. ADD NEW WALL, CONE AND FRAME. MANHOLE SHALL BE IN ACCORDANCE WITH MCES STANDARDS. SEE DETAIL B/C3.
3. REPLACE MANHOLE PER LAKEVILLE PLATE LF-SS-3 SHOWN ON SHEET A/C3.
4. 12-FT WIDE BITUMINOUS DRIVEWAY. SEE DETAIL D/C4.
5. INVERT ELEVATION BASED ON RECORD DRAWINGS AND CANNOT BE VERIFIED BECAUSE MANHOLE IS BURIED. FIELD VERIFY PRIOR TO EXCAVATION TO CONFIRM INFLUENT PIPE INVERT ELEVATION. REPORT ELEVATION TO MET COUNCIL REPRESENTATIVE SO DRAWINGS CAN BE REVISED FOR KEY ELEVATIONS. ADJUST INVERTS ACCORDINGLY TO MAINTAIN A MINIMUM 0.1% SLOPE AND SUFFICIENT DROP THROUGH THE FLUME. PIPE PENETRATION CURRENTLY FOR A 27-IN HDPE PIPE. MODIFY AND SEAL FOR 27-IN FRP PIPE.
6. PROVIDE FIBERGLASS REINFORCED POLYMER MORTAR (FRPM) PIPE BY HOBAS PIPE. PIPE SHALL BE STIFFNESS CLASS SN 72, PRESSURE CLASS PN 25, CCFRPM OR FW, FWC PIPE.
7. COORDINATE EXCAVATION BEYOND THE IMMEDIATE PROPERTY BOUNDS WITH RESIDENTIAL DEVELOPMENT CONSTRUCTION TO AVOID INGRESS ON ADJACENT CONSTRUCTION SITES.
8. GRADE AROUND TOP SLAB AT 12% TO MEET FINISHED GRADE.
9. ROUTE POWER TO A NEW UTILITY POLE NEAR THE RTU CABINET. COORDINATE POWER ROUTING WITH OTHER ELECTRICAL UTILITIES CONSTRUCTED IN THE DEVELOPMENT.
10. PROVIDE DRIVEWAY APRON PER LAKEVILLE STANDARD DETAIL LV-2T-4 AS SHOWN ON SHEET C3.
11. PROVIDE FIBERGLASS INTERMEDIATE PLATFORM AT EL 963.62. DESIGN PLATFORM SO PASS THROUGH BY LADDER IS POSSIBLE WITHOUT REMOVING SECTIONS OF THE PLATFORM. PROVIDE 24-IN X 23-IN HINGED PANEL IN GRATING ALIGNED WITH THE MANHOLE LOCATED IN CENTER OF TOP SLAB. SEE DRAWING D1 AND SPECIFICATION 02605 FOR ADDITIONAL INFORMATION.



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NO	DATE	BY	REMARKS	NO	DATE	BY	REMARKS
			REVISIONS				REVISIONS

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PROJECT: 805609
FILE NAME: C002.DWG

LAKEVILLE FARMINGTON M657
PLAN AND PROFILE

C2
6 OF 12

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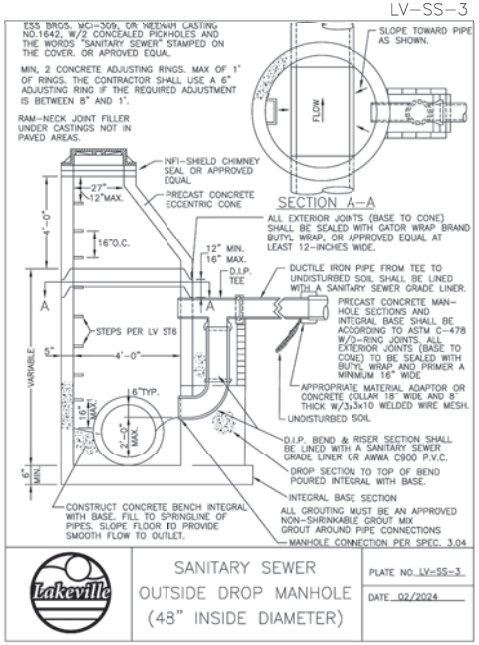
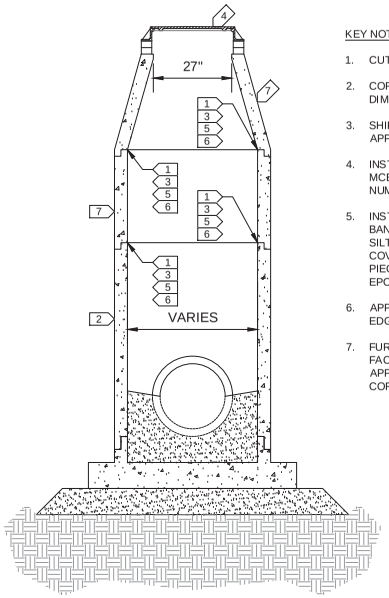
LV–SS–3



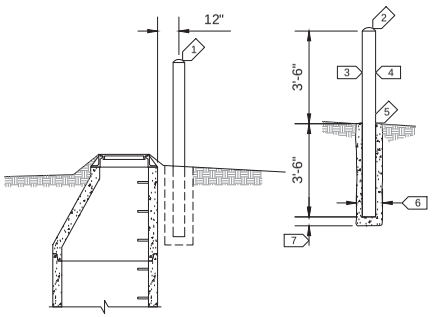
A — DROP MANHOLE DETAIL
NO SCALE



B — T-LOCK MH RECONSTRUCTION
NO SCALE

KEY NOTES:

1. CUT BELL AND SPIGOT ENDS OFF FOR FLUSH CONNECTION.
2. CORROSION RESISTANT RCP WITH T-LOK MANHOLE. DIMENSIONS VARY.
3. SHIPLAP BUTYL MASTIC JOINT ALL AROUND, GATORWRAP OR APPROVED OTHER PER MCES STANDARD DETAIL.
4. INSTALL CASTING AND COVER PER DETAIL D (SHEET C3) AND MCES STANDARD DETAIL - GRADE RINGS AND CASTING DETAIL NUMBER - 02D132.
5. INSTALL 14 GAGE 316 GRADE 12-INCH WIDE STAINLESS STEEL BAND AROUND CIRCUMFERENCE OF MANHOLE AFTER SIKA SILTAFLEX 1A IS APPLIED. COVER TOP OF T-LOCK. DO NOT COVER POLYMER MANHOLE. BAND SHALL CONSIST OF TWO PIECES AND EACH SHALL BE SECURED WITH FOUR DRILLED AND EPOXY ANCHORED STAINLESS STEEL 316 GRADE BOLTS.
6. APPLY 1/4-INCH BEAD OF SIKA SILTAFLEX 1A ALL AROUND TOP EDGE OF T-LOCK.
7. FURNISH AND INSTALL CONCRETE CONE AND RISER WITH FACTORY APPLIED SUREGRIP CONCRETE PROTECTIVE LINER OR APPROVED ALTERNATIVE (FOLLOW MCES 09900 CONCRETE CORROSION RESISTANT COATING SPEC).



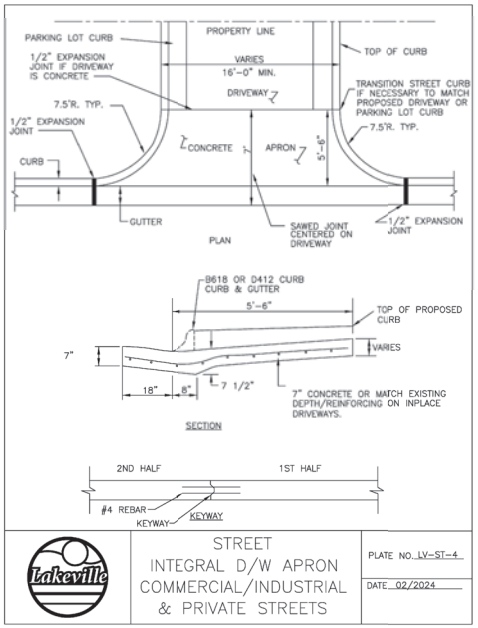
GENERAL NOTES:

1. USE 4" DIA. SCHEDULE 40 GALVANIZED PIPE WITH 8" DIA. CONCRETE FOR MANHOLE BOLLARDS (TYP - 1 EACH NON-ROADWAY LOCATION).
2. USE BOLLARDS TO PROTECT VULNERABLE EQUIPMENT - SHOW ON PLAN.

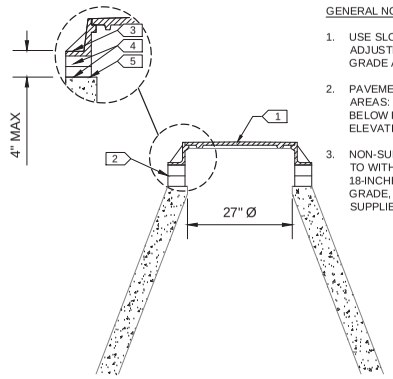
KEY NOTES:

1. INSTALL BOLLARD (TYPICAL ALL MAINTENANCE HOLES) EXCEPT WITHIN ROADWAY R/W.
2. DOMED TOP WITH TROWELED FINISH.
3. PRIME AND PAINT YELLOW.
4. 6" DIA. SCHEDULE 40 STEEL PIPE X 7'-0" FILLED WITH CONCRETE.
5. SLOPE TOP TO DRAIN.
6. 18" DIA. 4000 PSI PORTLAND CEMENT CONCRETE BASE.
7. 4" MIN. THICKNESS

LV–ST–4



E — DRIVEWAY APRON DETAIL
NO SCALE



GENERAL NOTES:

1. USE SLOPED AND OR 1/4-INCH ADJUSTMENT RINGS TO MATCH GRADE AND CROWN OF ROAD.
2. PAVEMENT AND MANICURED AREAS: ADJUST TO 1/4-INCH BELOW FINISHED SURFACE ELEVATION.
3. NON-SURFACED AREAS: ADJUST TO WITHIN 6-INCHES TO 18-INCHES ABOVE FINISHED GRADE, AND INSTALL MCES SUPPLIED FIBERGLASS STAKE.

KEY NOTES:

1. MH FRAME AND COVER. NEENAH R-1733 OR EAST JORDAN1205Z FRAME AND 1205AGS COVER. PROVIDE GASKETED SOLID LID WITH TWO CONCEALED PICK HOLES AND 3/4" RAISED LETTERS READING "INTERCEPTOR SANITARY SEWER".
2. ADJUSTING RINGS. PRO-RING BY CRETEX, HDPE LIFESAVER MANHOLE ADJUSTMENT UNIT BY IPEX, OR HDPE MANHOLE RING BY LADTECH. MAXIMUM ADJUSTING HEIGHT 4-INCHES. RINGS TO EXTEND TO EDGE OF MH SHOULDER TO PROVIDE LOAD TRANSFER AS REQUIRED TO MAINTAIN MH LOAD RATING, BUT SHALL NOT EXTEND MORE THAN 6-INCHES BEYOND SHOULDER.
3. PROVIDE TWO ROWS OF PRO-STIK BUTYL SEALANT OR APPROVED EQUAL BETWEEN TOP ADJUSTMENT RING AND FRAME.
4. PROVIDE TWO ROWS OF ADJUSTMENT RING MANUFACTURER APPROVED SEALANT BETWEEN ALL RINGS AND CONE.
5. BOTTOM HDPE ADJUSTMENT RING REQUIRES 1/4-INCH SOLID RING BELOW BOTTOM RING.
*OMIT KEYNOTE #5 WHEN USING PRO-RING BY CRETEX

D — GRADE RINGS AND CASTING DETAIL
NO SCALE

NONPUBLIC DATA

NO	DATE	BY	REMARKS	NO	DATE	BY	REMARKS
			REVISIONS				REVISIONS

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DATE 2025-07-09 REG NO 47071

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PROJECT 805609
FILE NAME C003.DWG

LAKEVILLE FARMINGTON M657
DETAILS

C3
7 OF 12

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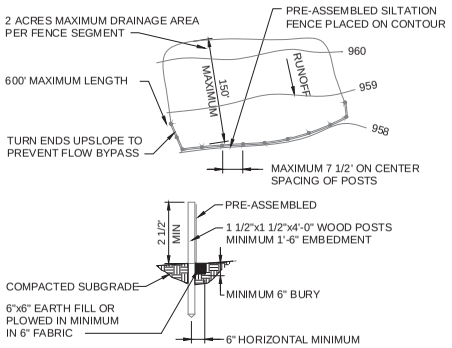
MODIFIED: 6/25/2025 9:43 PM

NOTES:

1. WHEN DISTANCE EXCEEDS 150', OR DRAINAGE AREA EXCEEDS 2 ACRES, USE HEAVY DUTY SILTATION FENCE WITHOUT BALE BACKING.



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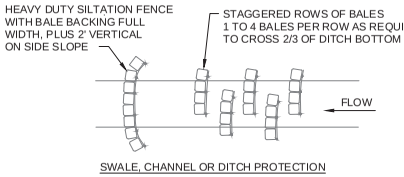
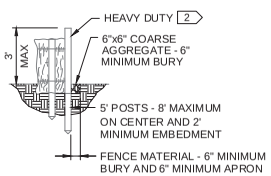
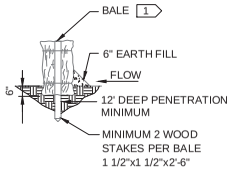
SILTATION FENCE
NO SCALE



SWALE, CHANNEL OR DITCH PROTECTION



HEAVY DUTY SILT FENCE



STRAW/HAY BALE BARRIER PLACEMENT

HEAVY DUTY SILTATION
FENCE, STRAW/HAY BALE
NO SCALE

GENERAL NOTE:

1. STRAW OR HAY BALE BACKING OF SILTATION FENCE REQUIRED AT LOCATIONS SHOWN.

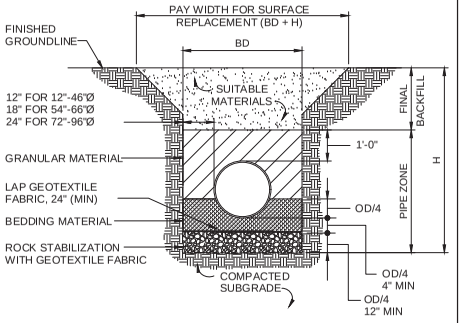
KEY NOTES:

1 COMPRESSED STRAW OR HAY 1'-4"x1'-4"x4'-0" TIED WITH 2 BANDS

2 COMPOSITE OF NET BACKING, POSTS, GEOTEXTILE AND FASTENERS ASSEMBLED ON SITE

* 3" DIAMETER WOOD OR METAL POSTS
* MINIMUM 5x1 1/2" STAPLES PER POST FASTENERS

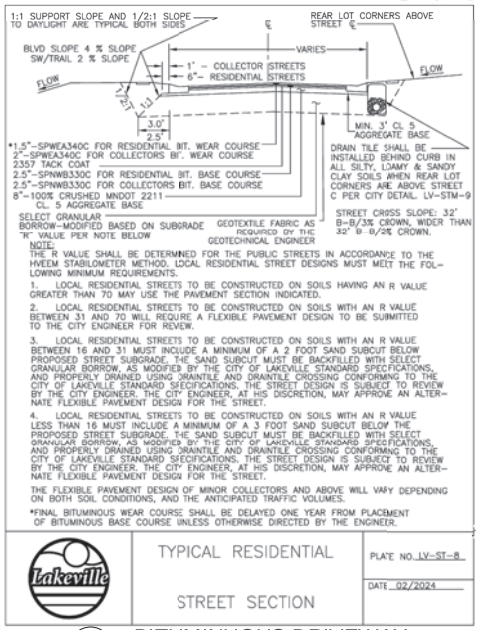
NOTE:
CONTRACTOR SHALL CONSTRUCT TRENCH AND PROVIDE PROTECTIVE MEASURES AS REQUIRED TO COMPLY WITH OSHA REGULATIONS.



PIPE BEDDING/TRENCH BACKFILL DETAIL
WITH ROCK STABILIZATION/TRENCH DEWATERING

PIPE STABILIZATION
WITH GEOTEXTILE FABRIC
NO SCALE

LV–ST–8



BITUMINUOUS DRIVEWAY
NO SCALE

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			REVISIONS				REVISIONS

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PROJECT 805609
FILE NAME C004.DWG

LAKEVILLE FARMINGTON M657
DETAILS

C4
8 OF 12

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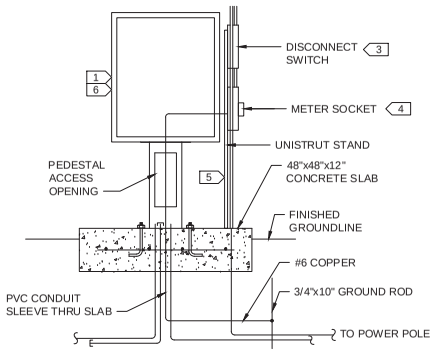


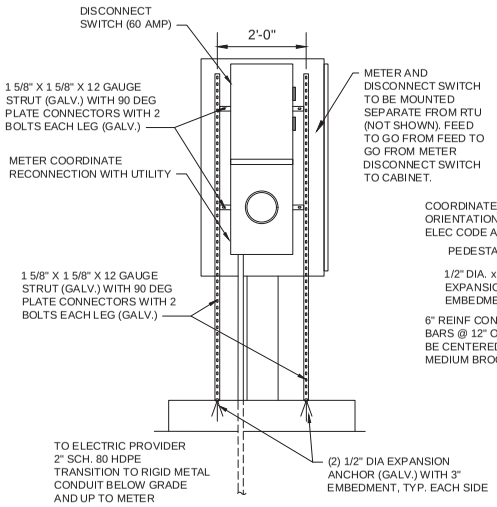
RTU CABINET

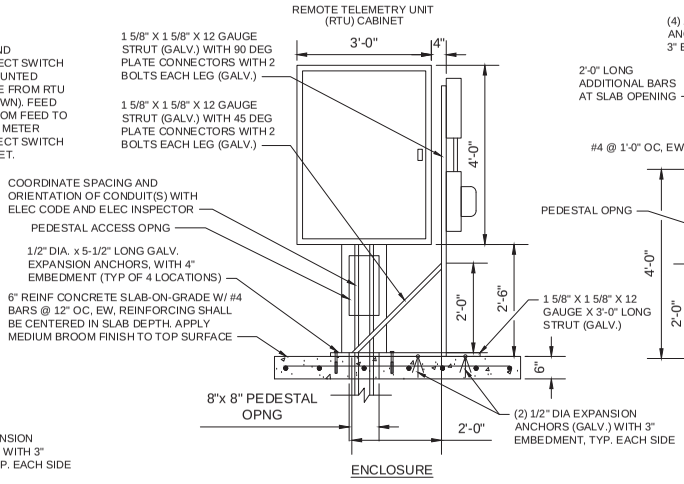
GENERAL NOTES:

1. MCES TO FURNISH RTU CABINET, METER AND SAFETY SWITCH. CONTRACTOR SHALL PICKUP EQUIPMENT AT MCES REGIONAL MAINTENANCE FACILITY LOCATED AT 3565 KENNEBEC DRIVE, EGAN, RTU CABINET SHALL BE SET BY CONTRACTOR ON RTU BASE SLAB.
2. PROVIDE ALL ELECTRICAL EQUIPMENT, CONDUIT AND WIRE AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONAL SYSTEM
3. COORDINATE INSTALLATION OF RISER ON UTILITY POWER POLE OR BURIED SERVICE (AS DIRECTED BY XCEL AND LENNAR) TO MEET XCEL ENERGY REQUIREMENTS. PROVIDE WEATHER PROOF SERVICE HEAD AND SLACK CABLE AS REQUIRED.
4. WIRING METHODS WITHIN THE PARTIAL FLUME METERING VAULTS SHALL CONFORM TO CLASS 1, DIVISION 1 HAZARDOUS AREA LOCATION REQUIREMENTS. PROVIDE TWO SEAL-OFF FITTINGS IN THE RACEWAY BETWEEN THE RTU AND THE VAULT PER NEC.
5. STRUT STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 33 KSI (ASTM A653) WITH MINIMUM MATERIAL THICKNESS OF 12 GUAGE. STRUT STEEL SHALL BE PRE-GALVANIZED.
6. CONNECTOR PLATES SHALL HAVE A MINIMUM YEILD STRENGTH OF 33 KSI (ASTM 1011 GR 33) AND HAVE DOUBLE BOLT CONNECTIONS. MINIMUM PLATE THICKNESS SHALL BE 1/4". ALL CONNECTOR PLATES SHALL BE PRE-GALVANIZED.
7. FASTENERS SHALL BE HEX HEAD BOLTS WITH CHANNEL NUTS MEETING OR EXCEEDING ASTM A576 GR 1015. ALL FASTENERS SHALL BE GALVANIZED.
8. EXPANSION ANCHOR SHALL MEET OR EXCEED ASTM F1941 WITH HEX NUTS MEETING OR EXCEEDING ASTM A563 GR. A. WASHERS SHALL MEET OR EXCEED ASTM F844.
9. COORDINATE WITH ELECTRICAL UTILITY FOR LOCATION OF SERVICE. PROVIDE CONDUIT AND GROUND AS REQUIRED BY THE CITY AND UTILITY. PROVIDE 2-IN SCH 80 HDPE WITH (3) #3 XHHW-2 + #8 GND TO UTILITY TRANSFORMER. WIRE FEED ROUTE SHALL STAY WITHIN THE RIGHT OF WAY.
10. COORDINATE WITH UTILITY FOR MAIN BREAKER REQUIREMENTS. BOND GROUND TO VAULT.
11. MARK ALL FINAL WIRING ROUTING WITH FLAGS AND COORDINATE WITH MCES FOR SURVEY OF UTILITY POST CONSTRUCTION.

KEY NOTES:

1. MOUNT RTU ENCLOSURE ON PAD.
2. IN VAULT PROVIDE THREE (3) 1" SCH 80 PVC CONDUIT WITH PULL STRING. NO LB FITTINGS IN TOP OF VAULT. TRANSITION FROM PVC TO RIGID STEEL CONDUIT FROM VAULT TO RTU PEDESTAL. SEAL PIPE WITH DUCT PUTTY. INSIDE VAULT EXTEND ONE CONDUIT TO FLUME CHANNEL AND ONE TO LIGHT. COORDINATE WITH OTHERS FOR CONDUIT PENETRATIONS THROUGH NEW SLAB FOR RTU AND WALL OF VAULT.
3. 60 AMP, 2 POLE SERVICE ENTRANCE RATED FUSED DISCONNECT SWITCH WITH NEMA 4X ENCLOSURE.
4. METER SOCKET WITH INTERNAL BYPASS SWITCH IN ACCORDANCE WITH UTILITY (ELECTRIC PROVIDER) REQUIREMENTS.
5. INCOMING ELECTRIC FEED BY CONTRACTOR TO RUN THROUGH METER AND BE TERMINATED AT SAFETY SWITCH. DOCUMENT FINAL ROUTING. COORDINATE WITH UTILITY TO ENSURE PROPER CONSTRUCTION TIME. MCES ELECTRICIAN SHALL MAKE FINAL CONNECTION BETWEEN SAFETY SWITCH AND RTU CABINET.
6. UTILIZE 20A SINGLE BOLE BREAKER TO FEED LIGHTING. PROVIDE LIGHT SWITCH IN RTU.





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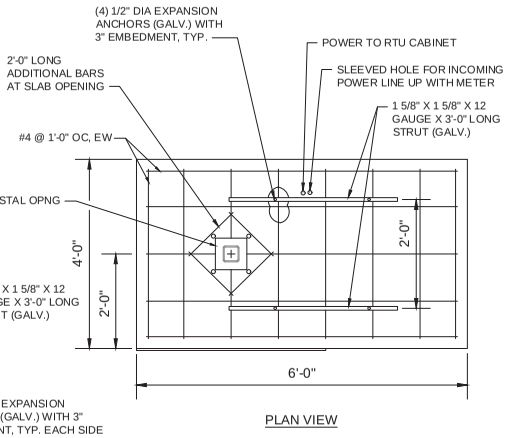

PLAN VIEW

A - RTU PAD
NO SCALE

NONPUBLIC DATA

NO	DATE	BY	REMARKS	NO	DATE	BY	REMARKS
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DATE: 2025-07-09 REG NO: 47071

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PROJECT: 805609
FILE NAME: C005.DWG

LAKEVILLE FARMINGTON M657
DETAILS

C5
9 OF 12

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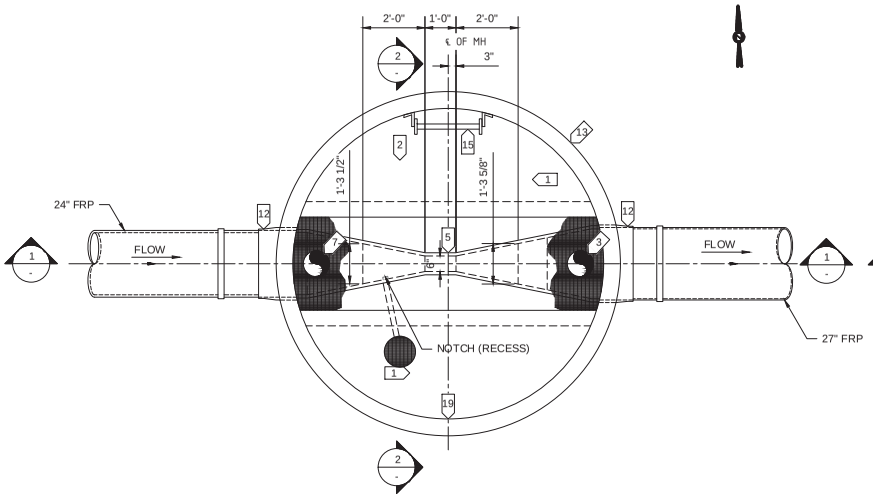
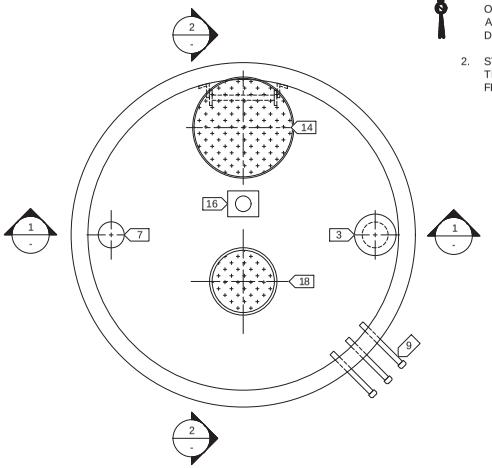


1 PLAN AT EL 952.83
1/2" = 1'-0"



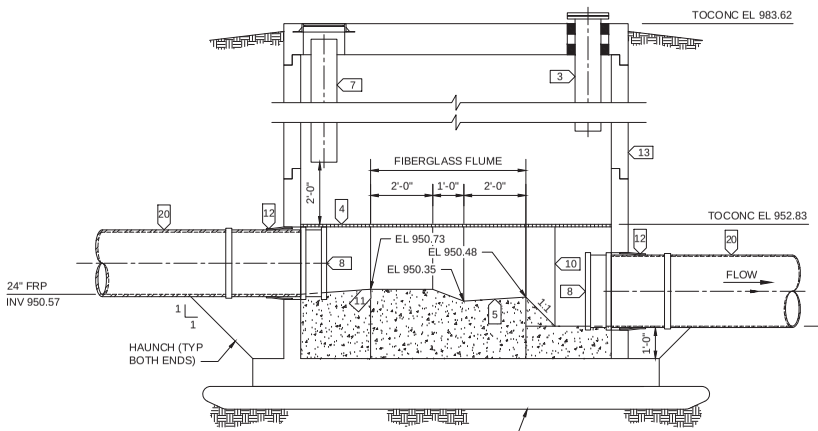
2 PLAN AT EL 983.62
1/2" = 1'-0"

NOTES:

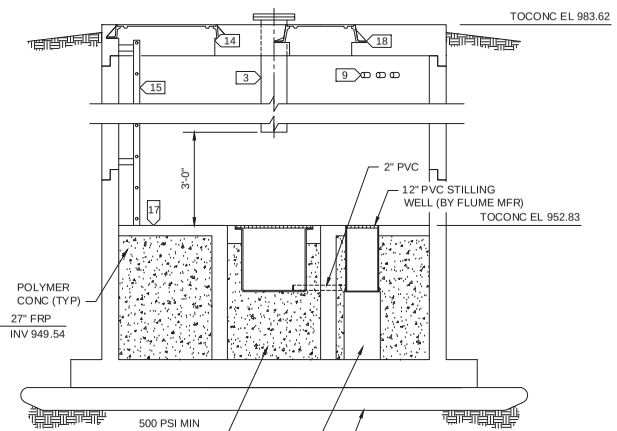
1. LEVEL CALIBRATION POLE TO BE INSTALLED BY OTHERS. HOLE WILL BE CUT IN GRATING BY OTHERS FOR RADAR AND TO ALLOW HATCH TO OPEN WITHOUT DISTURBING THE RADAR DEVICE.
2. STAFF GAUGE ON THE INSIDE OF THE FLUME TO BE PROVIDED BY FLUME MANUFACTURER.

KEY NOTES:

1. PROVIDE POLYMER CONCRETE PRECAST STRUCTURE.
2. 12-IN DIAMETER STILLING WELL PER DETAIL A/D2 WITH 2-IN PVC PIPE CONNECTION TO FLUME CHANNEL. STILLING WELL COVER SHALL BE VINYLESTER GRATING GS-1 PER DETAIL A/D2. BUBBLER TUBE WILL BE PROVIDED BY OTHERS.
3. PROVIDE 10-IN SCHEDULE 80 VENT, 316 SS PIPE CLAMPS AND 316 SS HARDWARE FOR SUPPORTS. PROVIDE BLIND FLANGE APPROXIMATELY 3" ABOVE GRADE.
4. 1.5" THICK VINYLESTER GRATING GS-4 TYPE PER DETAIL B/D2 AND C/D3. PROVIDE PANEL PIECES THAT HAVE SUFFICIENT STIFFNESS TO MAINTAIN LOAD BEARING CAPACITY AND ALSO THAT CAN BE DISASSEMBLED AND REMOVED THROUGH ACCESS POINTS. SUBMIT SHOP DRAWING FOR VERIFICATION OF GRATING PIECE SIZE AND ORIENTATION. GRATING PANEL WEIGHT SHALL NOT EXCEED 50 LBS EACH.
5. PROVIDE 6-IN STANDARD SIZE FIBERGLASS PARSHALL FLUME PER ASTM D1941.
6. PARSHALL FLUME CURB ON BOTH SIDES OF THE CHANNEL PER DETAIL B/D2.
7. PROVIDE 10-IN DIAMETER SCHEDULE 80 PVC PIPE PER DETAIL A/D3. PROVIDE 316SS PIPE CLAMPS AND 316 SS HARDWARE FOR SUPPORTS. PROVIDE CAP AT GRADE. VENT WILL BE USED FOR CONNECTION TO PORTABLE VENTILATION FAN PROVIDED BY OTHERS. SEAL AT TOP SLAB PER DETAIL A/D3. PROVIDE NEENAH 1910D FRAME AND COVER CAST INTO TOP SLAB.
8. DESIGN AND LOCATE AND CONNECT END ADAPTOR RELATIVE TO THE FLUME AS RECOMMENDED BY THE FLUME MANUFACTURER TO ENSURE ACCURATE FLOW MEASUREMENT. PROVIDE FLEXIBLE SLEEVE COUPLINGS OR HOBAS FWC COUPLING ASSEMBLY OR OTHER MEANS OF CONNECTION AS RECOMMENDED BY MANUFACTURER. SEAL PIPE AND END ADAPTORS TO PROVIDE NO GAP AND A WATERTIGHT CONNECTION.
9. THREE 2-IN PVC CONDUIT AT EL 982.00. EXTEND 12-IN OUTSIDE OF THE STRUCTURE AND CAP.
10. FIBERGLASS TRANSITION SECTION. PROVIDED BY FLUME MFG.
11. FLUME SILL INVERT TO BE SET TWO INCHES ABOVE INFLUENT PIPE'S INVERT. COORDINATE INVERT DIMENSION WITH DESIGN OF CUSTOM END ADAPTER PIECE TO PROVIDE GRADUAL INCREASE TO FLUME.
12. COORDINATE CONNECTOR AND SEAL WITH STRUCTURE FABRICATOR AND FLUME MANUFACTURER TO ENSURE A WATERTIGHT CONNECTION.
13. 10'Ø PRECAST MANHOLE.
14. 38-IN DIA MH COVER AND FRAME. COM3800 DUROSTREET COMPOSITE MANHOLE ASSEMBLY. CAST INTO POLYMER CONCRETE TOP SLAB.
15. ALUMINUM LADDER. SEE DETAIL B/D3. COAT AL SURFACES IN CONTACT WITH CONCRETE WITH BITUMINOUS COATING.
16. DBI SALA DAVIT BASE WITH CAP. CAST INTO TOP SLAB.
17. 4-IN CONCRETE SLOPE FLOOR 1/4-IN / 1 FT TOWARDS CHANNEL ON BOTH SIDES OF FLUME WITH BROOM FINISH.
18. NEENAH R-1733 MH COVER AND FRAME CAST INTO POLYMER CONCRETE TOP SLAB.
19. MOUNT LIGHTING AT EL 960.83. LIGHTING SHALL BE LED DIALIGHT LSC3C4M3GEX 4FT LED LINEAR FIXTURE SUITABLE WITH CL1 / DIV1 MOUNTING BRACKET. FIXTURE AND MINIMUM 1,000. FIELD ROUTE CONDUIT AND AFFIX CONDUIT TO WALL WITH 316-SS HARDWARE. INSTALL LIGHTING SWITCH IN RTU PANEL.
20. PROVIDE FLEXIBLE JOINTS AND LOCATE AS RECOMMENDED BY VAULT MANUFACTURER TO PROTECT PIPE FROM SETTLEMENT OF THE VAULT.



1 SECTION
1/2" = 1'-0"



2 SECTION
1/2" = 1'-0"

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PROJECT 805609
FILE NAME D001.DWG

LAKEVILLE FARMINGTON M657
PLAN AND SECTION

D1
10 OF 12

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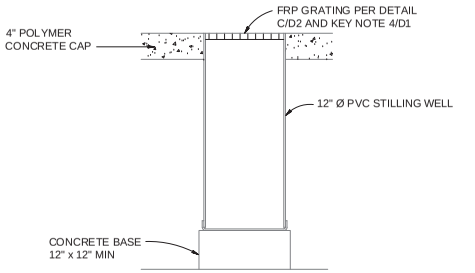
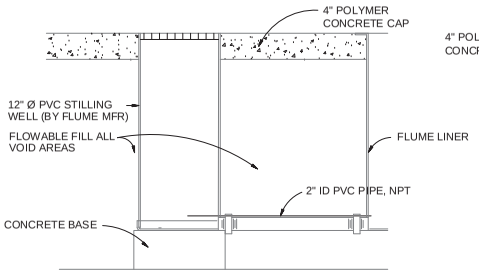
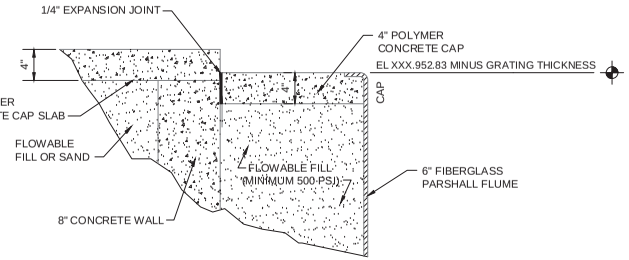




A - PARSHALL FLUME STILLING WELL / BUBBLER TUBE

NO SCALE



B - PARSHALL FLUME CURB

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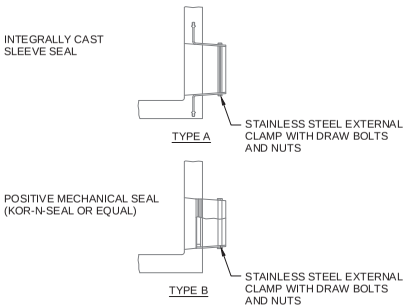

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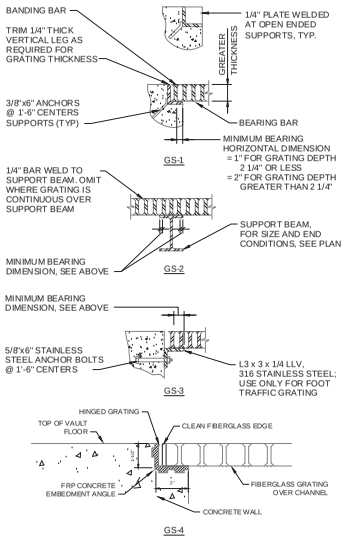

NOTES:

1. EXTEND GRATING CONTINUOUSLY OVER GATE GUIDES AND GATES.
2. NOTCH GRATING SUPPORTS AT GATES AS REQUIRED.
3. GRATING SPAN ⟷ SEE PLAN.
4. MATERIAL FOR SUPPORTS OF STEEL AND ALUMINUM GRATING TO BE SAME AS GRATING, EXCEPT METAL SUPPORTS THAT ARE TO BE EMBEDDED IN CONCRETE SHALL BE TYPE 316 STAINLESS STEEL.
5. PROVIDE MISCELLANEOUS GRATING FASTENERS AS REQUIRED.
6. BAND ALL EDGES AND OPENINGS GREATER THAN 4" WITH 3/16 x DEPTH OF BEARING BAR.
7. THE HORIZONTAL CLEARANCE BETWEEN THE GRATING AND GRATING SUPPORTS SHALL NOT BE LESS THAN 1/4" NOR GREATER THAN 1/2" AND AS SPECIFIED.
8. TOP OF GRATING TO BE FLUSH WITH ADJACENT FLOOR.
9. ALL SAW CUT SURFACES MUST BE PROTECTED WITH CORROSION RESISTANT COATING OR PANELING
10. PROVIDE HINGES ON GRATINGS FOR THE FOLLOWING APPLICATIONS:
    - STILLING WELL
    - SUMP PIT

C - GRATING SUPPORT

NO SCALE

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FILE NAME D002.DWG

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DETAILS

D2

11 OF 12

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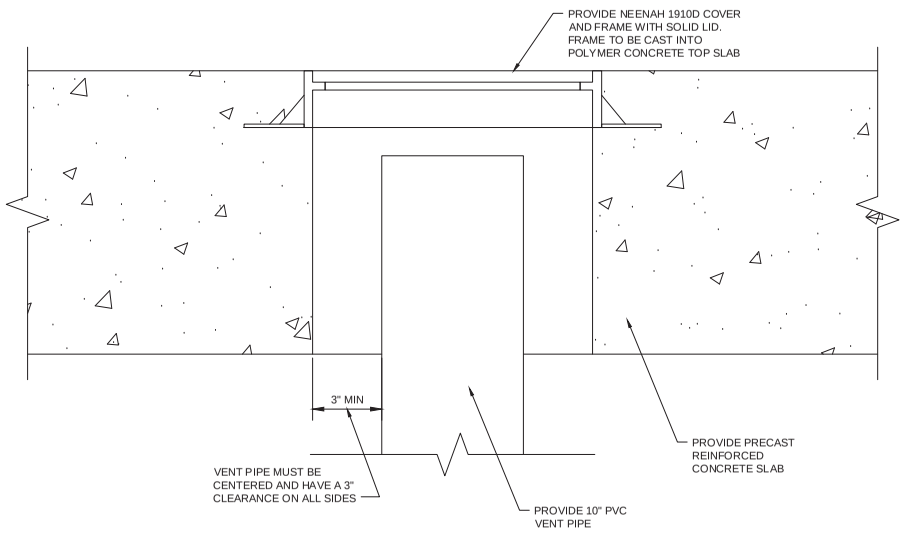

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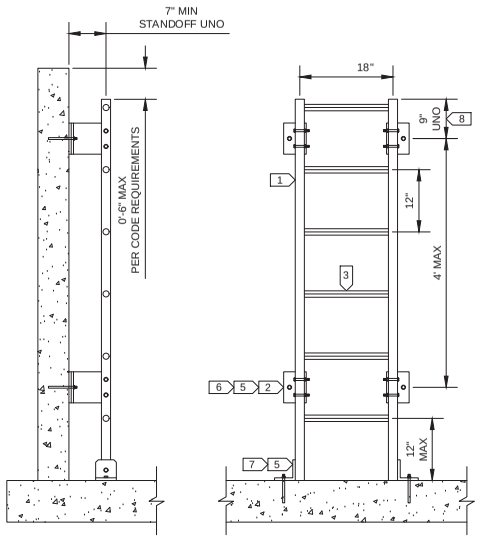

ALUMINUM ACCESS LADDER

B
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ALUMINUM ACCESS LADDER

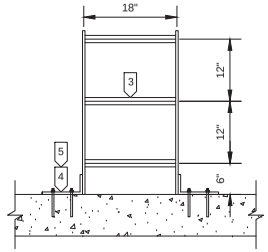
NO SCALE

NOTE:

1. CONTRACTOR SHALL VERIFY DIMENSION AGAINST SITE AND MANUFACTURER REQUIREMENTS

KEY NOTES:

1. 1/2' X 3" SOLID FLAT BAR ALUMINUM RAILS.
2. 1/2" DIA MOUNTING HOLES.
3. SOLID EXTRUDED ALUMINUM RUNGS 1-1/8" DIAM, STRIATED.
4. ALUM MOUNTING BRACKET.
5. 1/2" DIA X 4" LONG SST EXP ANCHOR BOLT.
6. WALL MOUNTING BRACKET: 4" X 8" X 3/8" ALUM ANGLE - 6" LONG.
7. FLOOR MOUNTING BRACKET: 4" X 4" X 1/2" ALUM ANGLE - 2-3/4" LONG.



ALUMINUM STATIC GRAB BAR

NONPUBLIC DATA

NO	DATE	BY	REMARKS	NO	DATE	BY	REMARKS
			REVISIONS				REVISIONS

DESIGNED DF
DRAWN DC
CHECKED DY

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 UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: [signature]

TYPED OR PRINTED NAME: DOUG J. YOUNGBLOOD

DATE 2025-07-09 REG NO 47071

CDM Smith
652 Bielenberg Drive , Suite 203
Woodbury, MN 55125
Tel: (651) 252 -3800
CDMSmith.com

PROJECT 805609

FILE NAME D003.DWG

LAKEVILLE FARMINGTON M657

DETAILS

D3

12 OF 12

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PLOTTED: 6/30/2025 8:37:59 AM
MODIFIED: 6/30/2025 8:21:3 AM

Metropolitan Council Environmental Services

3565 Kennebec Drive
Eagan, MN 55122

Lakeville Farmington M657

MCES PROJECT NUMBER 805609

VOLUME 1 OF 2
TECHNICAL SPECIFICATIONS AND APPENDICES

October 2025

Metropolitan Council
Environmental Services

Lakeville Farmington M657

DOCUMENT 00005

CERTIFICATIONS PAGE

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

Dan Chouinard, P.E.
MN Registration Number 56026
Date: 10/20/25

Responsible for Division 1

Doug Jermain Youngblood, P.E.
MN Registration Number 47071
Date: 07/10/25

Responsible for Division 2, and Division 15

DOCUMENT 00010

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1. Appendix A – Soil Boring
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DRAWINGS

1. Lakeville Farmington M657

END OF DOCUMENT

SECTION 00015

LIST OF DRAWINGS

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SECTION 01010 - SUMMARY OF WORK

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Location of Work

B. Basic description of the Work.

C. Related work at site by others and COUNCIL.

D. COUNCIL furnished goods.

E. Sequencing and scheduling requirements.

F. CONTRACTOR use of the site.

1.2 LOCATION OF WORK

A. The Work of this Contract is located at the following locations:

1. Lakeville Farmington M657 located near the intersection of 200th Street West and Cedar Avenue in Lakeville, MN.

2. The project area is located within a residential development by Lennar.

B. This work is located within public property, public right of way, temporary and utility easements.

1.3 WORK DESCRIPTION

A. The Work described in this section provides a general description of the major work and does not include all work to be performed by the CONTRACTOR.

1. Temporary conveyance of residential sanitary sewage.

2. Demolition of existing manholes and pipes.

3. Construction of a new sanitary sewer manhole upstream of the metering station.

4. Construction of a new metering manhole, M657. This construction includes a polymer concrete structure, parshall flume and appurtenances withing this metering station.

5. Construction of a new RTU pad and connection to electrical service.

6. Raising an existing manhole to grade.

7. Construction of a new access driveway and bollards.

8. Site grading and restoration consistent with the Lennar development plan.

B. If there is a contradiction between MCES specifications and plans, the plans shall take precedence. If MCES construction documents do not cover an item of work, the City's specifications shall be followed.

1.4 RELATED WORK AT SITE BY OTHERS

A. Lennar will be constructing a residential development in and around the metering station site. Coordinate all work with the overall work plan by Lennar.

1.5 RELATED WORK AT SITE BY COUNCIL

A. COUNCIL does not anticipate performing any construction work in the project area concurrent with the Work of this Contract.

B. COUNCIL staff operates and maintains facilities that are currently and continuously receiving, pumping and treating wastewater.

C. Other COUNCIL work may be performed that requires the coordination by and cooperation of the CONTRACTOR in order to minimize unplanned delays or interruptions to COUNCIL work or operations.

D. COUNCIL will do the following operations concurrent with the Work of this Contract:

1. Provide an RTU cabinet, electric meter and safety switch to connect to the electrical service.

2. Continuous operation and maintenance of existing facilities not made available to the CONTRACTOR for purposes of executing the Work.

3. Notification

   a. CONTRACTOR must provide a minimum of fourteen (14) days advance notice to the CAR and 24-hour advance confirmation to the CAR, requesting any COUNCIL services. CONTRACTOR'S request must specifically identify the unit and system affected but must be subject to the operational availability of backup tanks and systems for the affected process.

   b. Other constraints or sequencing requirements may affect notification requirements.

4. CONTRACTOR must be responsible for all other removal and flushing activities required to complete the work as follows:

   a. Furnish water for flush down and cleaning. Haul water from off-site if necessary.

   b. If residues from flush down are limited to sewage related waste materials (water, grit, sludge), then drainage may be through existing COUNCIL facilities.

   c. If residues other than those previously mentioned are present, including those residues incorporated by construction related activities, then CONTRACTOR must dispose of them off site in a lawful manner.

E. Switching and De-energization of Electrical Equipment

1. The CONTRACTOR must perform de-energization of all electrical equipment as required for the purposes of completing this work with the following exceptions:

2. Switching and de-energization of equipment feeder and branch circuits below 600V and not part of the main distribution system or process equipment must be performed by the CONTRACTOR upon receiving authorization by the CAR.

3. Switching and de-energization of process electrical equipment below 600V must be performed by COUNCIL's Operations staff.

4. The remainder of all switching and de-energization must be performed by COUNCIL's electrical maintenance staff.

1.6 COUNCIL FURNISHED GOODS

A. No COUNCIL furnished goods are included in this Contract.

1.7 WORK SEQUENCE

A. The existing facilities are currently and continuously receiving, pumping and treating wastewater and those functions must not be interrupted except as specified herein and with MCES approved Operation Impact Notice (OIN) per Section 01500. CONTRACTOR must coordinate the work with the CAR to avoid any interference with normal operation of sewer equipment and processes.

B. The CONTRACTOR must coordinate the work with the CAR to minimize interference with normal operations of COUNCIL facilities and processes which provide for continuously receiving, pumping, and treating wastewater.

C. CONTRACTOR must plan, organize, and determine the sequencing of their work subject to the following constraints:

1. Coordinate temporary conveyance of the upstream sewers with the City of Lakeville and Lennar.

2. Coordinate site work, road construction, grading and restoration with Lennar.

3. Coordinate adjacent utility work with Lennar.

1.8 CONTRACTOR USE OF SITE AND PREMISES

A. Cooperate fully with COUNCIL's personnel for existing facilities. COUNCIL may restrict the time and duration of bypassing, diversions, shutdowns, and other disruptions to facility operations.

1. Prepare a construction plan and schedule identifying existing facility constraints and submit to the CAR in accordance with Section 01300 submittals.

2. Notify CAR of work affecting existing facilities prior to its start. Changes in plan and schedule must be submitted to CAR within 14 days of needing facilities. Do not begin this work without CAR's authorization.

B. Confine work to remain within the Construction Limits shown on the Drawings. If other additional space is needed for contractor staging or other items, obtain and pay for such space off-site.

C. Provide alternative source of power as required.

D. DO NOT permit construction employees to reside at the Project site.

E. Lennar and COUNCIL will identify parking areas available to CONTRACTOR personnel.

PART 2 PRODUCTS NOT USED

PART 3 EXECUTION NOT USED

END OF SECTION

SECTION 01025 - MEASUREMENT AND PAYMENT

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Description of procedural requirements for Allowances.

B. Measurement criteria applicable to portions of the Work performed under a unit price, planned quantities and/or lump sum payment method.

C. Descriptions of bid items, their measurement and payment information.

1.2 CONTRACTOR RESPONSIBILITIES

A. CONTRACTOR must provide necessary equipment, workers, and survey personnel as required by the CAR to measure quantities.

1.3 ALLOWANCES

A. Definitions

1. Reimbursement Allowances: Reimbursements of invoice amounts paid by the CONTRACTOR to third parties for authorized allowance work. No CONTRACTOR markups will be applied to these costs.

2. Time and Material Allowances: Measurement will be determined from daily submittals documenting the direct costs of labor, material, and equipment required for completion of authorized work. Payment of the direct costs approved from daily cost submittals will constitute full compensation for direct costs of authorized time and material allowance work. Direct costs, overhead, and profit fee must be in accordance with the General Conditions.

B. Allowance Administration:

1. Allowances have been included on the Bid Form to provide funds for work which cannot be identified in sufficient detail to be bid. Allowances are cost estimates to be used for bidding purposes only and are subject to the following:

a. Measurement and payment of the work and costs for each allowance must be consistent with this Section.

b. At closeout of contract, allowance funds not authorized for payment will be credited to the COUNCIL.

2. No CONTRACTOR markups will be applied to Reimbursement allowances.

1.4 LUMP SUM AND UNIT PRICE BID ITEMS

A. Payment for all lump sum and unit price items must be at the prices listed in the Bid Form and must constitute full compensation for all equipment, labor, installation, materials, project management and the CONTRACTOR'S overhead and profit to complete the Work. Compensation is for all risk, loss, damage, and all expense resulting from completing the Work. All work shown or specified but not included in the Measurement and Payment item

descriptions must be considered incidental to the Work and no separate payment must be made for that work.

B. The term “complete in place”, when used in these payment provisions, means completion of the Contract item or units in accordance with all indicated and specified requirements and ready for use.

C. Progress payments will be based on the CAR’s observations and evaluations of quantities incorporated in the Work multiplied by the unit price with an adjustment for percentage of work completed.

D. Final payment for Work governed by unit prices will be made on the basis of the actual measurements and quantities determined by CAR multiplied by the unit price for Work which is incorporated in or made necessary by the Work.

1.5 MEASUREMENT OF QUANTITIES

A. The CAR must determine quantities by the system of weights and measures in customary use. Additional measurement requirements, if any, are further described in each item description.

B. Measurement by Weight: Weight measurements must be made on calibrated scales unless otherwise described in the measurement section of that item. Furnishing, maintaining and using scales is incidental to the work. Use scales that have an unexpired certification by a testing firm or agency that verifies the accuracy of the scales. Vehicle tare weights must be measured, documented to the CAR and subtracted from scale readings.

C. Measurement by Volume: Volume Measurement must be made by direct measurement of area times the average depth unless otherwise described in the measurement section of that item.

D. Measurement by Area: Area must be measured by using mean length and width or radius within contract-designated limits unless otherwise described in the measurement section of that item. No payment will be made outside of the contract-designated limits unless directed in writing by the CAR.

E. Linear Measurement: Linear measurement must be measured at the item centerline or parallel to and along the foundation.

F. Plan Quantity: Plan quantities, listed on the Bid Form with a “(P)”, must not be measured. The sum of payments for plan quantities must not exceed the Extended Amount.

1.6 SUBMITTALS

A. Allowances:

1. Submit documentation of direct costs for time and allowance work to the CAR on a daily basis.

2. Submit the following items to CAR with applications for payment for reimbursement allowance charges:

   a. Receipt for actual charges paid.

   b. Detailed explanation of the charges

c. Copies of CONTRACTOR's correspondence relating to reimbursement allowance charges.

d. Copies of haul or load tickets or other documentation required to support the application.

PART 2 PRODUCTS NOT USED

PART 3 EXECUTION

3.1 DESCRIPTION OF MEASUREMENT AND PAYMENT ITEMS

A. Bid Item 1 has been provided on the Bid Form for "Mobilization".

1. Measurement will be Lump Sum.

2. Payment will constitute full compensation for all work and costs of preparatory work, bonds, insurance, temporary facilities, and movement of personnel, equipment, supplies, to the Project site, incidentals, establishment of CONTRACTOR offices, and other facilities necessary for the WORK and all costs associated with completing the WORK that are not included in other bid items.

a. Payment up to 5 percent of the TOTAL BID will be made in the first payment.

b. Payment for Mobilization charges in excess of 5 percent of the TOTAL BID will be made with the FINAL PAYMENT.

B. Bid Item 2 has been provided on the Bid Form for "Dewatering."

1. Measurement will be Lump Sum.

2. Payment will constitute full compensation for all work and costs for labor, materials, equipment, and all else necessary for groundwater dewatering to facilitate construction. Partial payment for dewatering work will be based on an agreed-upon percentage of Work completed prior to submittal of Application for Payment.

C. Bid Item 3 has been provided on the Bid Form for "Temporary Conveyance."

1. Measurement will be Lump Sum.

2. Payment will constitute full compensation for all work and costs for temporary conveyance including plugging of sewers, pumping, conveyance piping, discharge into downstream manhole, odor control and pump monitoring / watch.

D. Bid Item 4 has been provided on the Bid Form for "Bollards."

1. Measurement will be Each.

2. Payment will constitute full compensation for all work and costs for labor, materials, equipment, and all else necessary to complete in place as specified for Bollards.

E. Bid Item 5 has been provided on the Bid Form for "Bituminous Pavement."

1. Measurement will be by the Square Yard regardless of thickness.

2. Payment will constitute full compensation for all work necessary to complete the Bid Item in full, including grading, subgrade preparation, pavement construction and curb / apron construction.

3. Bituminous pavement removal and replacement for temporary conveyance must be incidental to Bid Item 3 “Temporary Conveyance”.

F. Bid Item 6 has been provided on the Bid Form for “Excavation.”

1. Measurement will be by Cubic Yards of material excavated.

2. Payment will constitute full compensation for all work and costs for excavation including labor, materials, equipment and all else necessary to complete as specified for excavation.

G. Bid Item 7 has been provided on the Bid Form for “Sheeting and Shoring.”

1. Measurement will be by Square Feet for each type of sheeting and/or shoring installed.

2. Payment will constitute full compensation for all work and costs necessary to provide, install and remove sheeting and shoring systems required to complete the work.

H. Bid Item 8 has been provided on the Bid Form for “24-in CCFR Pipe.”

1. Measurement will be Linear Foot for each type, size and class of pipe installed.

2. Payment will constitute full compensation for furnishing and installing complete in place as specified. Payment shall include fittings, connections to structures, pipe bedding and flexible joints.

I. Bid Item 9 has been provided on the Bid Form for “27-in CCFR Pipe.”

1. Measurement will be Linear Foot for each type, size and class of pipe installed.

2. Payment will constitute full compensation for furnishing and installing complete in place as specified. Payment shall include fittings, connections to structures, pipe bedding and flexible joints.

J. Bid Item 10 has been provided on the Bid Form as “48-in Manhole (new).”

1. Measurement will be lump sum.

2. Payment will constitute full compensation for all work costs and all else necessary to complete the Bid Item as specified, including demolition of the existing manhole, foundation construction, assembly, frame / castings, connections, drop structure, manhole frame and cover of all sizes and models shown on the Drawings and finishing of the manhole.

K. Bid Item 11 has been provided on the Bid Form as “48-in Manhole Extension to Grade.”

1. Measurement will be Vertical Foot of extension of manhole installed up to grade.

2. Payment will constitute full compensation for all work, costs, and all else necessary to complete the Bid Item as specified. Payment shall include expositing and demolishing existing manhole components, providing and installing manhole barrel and cone sections to raise the manhole to grade, top slab, castings / frame, sealing and internal liners.

L. Bid Item 12 has been provided on the Bid Form for “120-in Polymer Concrete Meter Vault”

1. Measurement will be Lump Sum.

2. Payment will constitute full compensation for all work, costs and all else necessary to complete installation of the meter vault. Payment shall include foundation construction, wall structure, top slab structure, items cast into the top slab (manhole covers [Neenah 1733 and Composite Frame / Lid], base, davit carne arm), ladder. Intermediate platform, floor grating, vent pipes, and electrical conduits..

M. Bid Item 13 has been provided on the Bid Form for “6-in Parshall Flume.”

1. Measurement will be Lump Sum.

2. Payment will constitute full compensation for all work, costs, and all else necessary to complete the Bid Item, including the parshall flume, channel, grouted base below the flume, provisions to seal the flume, calibration or testing of the flume, and prefabricated parshall flume end adapters to transition to/from pipe to a channel.

N. Bid Item 14 has been provided on the Bid Form for “RTU Cabinet Base and Appurtenances.”

1. Measurement will be Lump Sum.

2. Payment will constitute full compensation for all work, costs, and all else necessary to complete the Bid Item including electrical connection, cabinet mounting and capping / monitoring of electrical systems.

O. Bid Item 15 has been provided on the Bid Form for “Backfill”

1. Measurement will be Cubic Yard of backfilled materials.

2. Payment will constitute full compensation for all work, labor and costs required to backfill the site as specified including equipment, placing and compacting spoils, providing additional backfill material.

P. Bid Item 19 has been provided on the Bid Form for “CAR Directed Time and Material Allowance”
1. An allowance has been established to cover costs associated with labor, materials, and equipment necessary to conduct MCES utility Work not anticipated or shown on the Drawings as directed by the CAR.
2. Payment will be on a time and material basis.

Q. Not used

R. All other work and costs must be incidental to the Project and included in the appropriate Bid Item and no additional compensation will be made.

END OF SECTION

SECTION 01300 – SUBMITTALS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Procedural and specific requirements for the following submittals:

1. Shop Drawings and Product Information.
2. Construction Progress Schedules.
3. Samples.
4. Designs and Design Data.
5. Test Reports.
6. Certificates.
7. Manufacturer's instructions.
8. Field reports.
9. Construction Safety Submittals.
10. Project photos and Video Tapes.
11. Permit Compliance Documentation
12. Other submittals required by the CAR or the Contract Documents.

1.2 CONTRACTOR'S RESPONSIBILITIES

A. Submit as required by Division 1-16 specification sections. Project work, materials, fabrication, and installation shall conform with approved shop drawings, applicable samples, and product data.

B. Prepare and transmit each submittal sufficiently in advance of performing the related work or other applicable activities, or within the time specified in the individual sections of the Specifications; so that the installation will not be delayed by review and processing times, including disapproval and resubmittal (if required); coordination with other submittals; verification of field measurements and clearances; testing; purchasing; fabrication, delivery, and similar sequenced activities. No extension of time will be authorized because of the CONTRACTOR's failure to transmit submittals sufficiently in advance of the Work. Fabrication performed, materials purchased or on-site construction accomplished which does not conform to shop drawings and data shall be the CONTRACTOR's risk.

C. Determine and verify the following:

1. Field measurements, quantities, dimensions, specified performance criteria, installation requirements, materials, catalog numbers, conformance with the specifications and drawings, and similar information with respect thereto.

2. Materials with respect to intended use, fabrication, shipping, handling, storage, assembly, and installation pertaining to the performance of the Work.

3. Information relative to CONTRACTOR's sole responsibilities with respect to means, methods, techniques, sequences, and procedures of construction and safety precautions and programs incident thereto.

D. Check all subcontractors shop drawings regarding measurements, size of members, materials and details until satisfied that they conform to the intent of the Drawings and Specifications. Return all shop drawings found to be inaccurate or otherwise in error to the subcontractors for correction before submission to the COUNCIL.

E. Affix the following Contractor's Certification Statement including the CONTRACTOR's Company Name and signed by the CONTRACTOR to each shop drawing, sample, product data, and submittal:

1. "Contractor's Certification Statement: By this Submittal, I hereby represent that I have determined and verified all field measurements, field construction criteria, materials, dimensions, catalog numbers and similar data and I have reviewed and approved this submittal and checked and coordinated each item with other applicable approved shop drawings, submittals and all Contract requirements."

F. Supplier's Certification Statement:

1. "Supplier's Certification Statement: By this Submittal, we hereby certify that we have reviewed the contract requirements for the furnishing and installation of [name equipment provided] including environmental conditions, materials, characteristics, hydraulics, supporting utilities, dimensions, and structural support, and we certify that this is an appropriate application for this equipment."

G. Notify the CAR in writing, at the time of submittal, of any deviations in the submittals from the requirements of the Contract Documents. Such notice shall be in a written communication separate from the submittal and shall be indicated on each Shop Drawing and Sample submitted to A/E for review and approval of each variation.

H. The review and approval of shop drawings, samples or product data by the A/E shall not relieve the CONTRACTOR from its responsibility with regard to the fulfillment of the terms of the Contract. All risks of error and omission are assumed by the CONTRACTOR and the A/E and COUNCIL will have no responsibility therefore.

1.3 SUBMITTAL REQUIREMENTS

A. Transmit submittals in a timely manner and without impeding overall progress of the Work.

1. Schedule submittals consistent with the construction schedule with recognition of time required for submittal review.

2. Coordinate submittals with other submittals, related activities, sequential activities, and overall performance of the Work.

B. Transmit submittals under COUNCIL approved Submittal Transmittal Form (Form 01300-1) to the parties identified at the Preconstruction Conference and send a properly documented copy of the Submittal Transmittal Form to the CAR.

C. Maintain a written log of submittals and actions thereon. Distribute copies of reviewed and approved submittals, bearing review stamp, to concerned parties. Place one copy of approved submittals in Project record documents file, consistent with Section 01700.

D. All submittals shall be transmitted in electronic format (*.pdf or Microsoft Office - *.xls, *.doc, or *.ppt) and shall be legible (ie. Minimum size font is 8 pt. as printed on 8 x 11 inch or 11 x 17 inch sized paper or actual size of preprinted scanned material).

E. Clearly identify on the transmittal sheet if the submittal represents “Or-Equal” items or substitute items or construction methods.

1. If the submittal represents substitute items or construction methods, include supporting documentation.

F. Combine the following items and submit under a single transmittal sheet.

1. Copies of Product Data, Quality Assurance Data, and Shop Drawings.

G. The CONTRACTOR shall sequentially number each submittal or develop a submittal identification numbering system acceptable to the CAR.

1. Resubmittals shall be designated by the addition of a letter, A to Z, indicating the resubmission (i.e. C=3rd submission).

1.4 SUBMITTAL REVIEW PROCEDURES

A. CONTRACTOR shall make corrections required by A/E and shall return the required number of corrected copies of Shop Drawings and submit as required new Samples for review and approval. CONTRACTOR shall direct specific attention in writing to reviews other than the corrections called for by A/E on previous submittals

B. Where a Shop Drawing or Sample is required by the Contract Documents or the schedule of Shop Drawings and Sample submissions is required, related Work performed prior to A/E’s review and approval of the pertinent submittal will be at the sole expense and responsibility of CONTRACTOR.

C. The CONTRACTOR remains responsible for details and accuracy, for coordinating the work with all other associated work and trades, for selecting fabrication processes, for techniques of assembly, and for performing work in a safe manner.

D. Submittals will be reviewed for conformance with Contract Documents and will receive one of the following actions:

1. A - Furnish as submitted
2. B - Furnish as Noted (by A/E)
3. C - Revise and Resubmit
4. D - Rejected
5. E - A/E’s Review Not Required

E. Submittals will be reviewed for CONTRACTOR’s approval stamp. Submittals not stamped by the CONTRACTOR(s) will be returned without any action.

F. Failure to include required specific information will result in the transmittal being returned to the CONTRACTOR with action “C” or “D”.

G. Resubmittals will be handled in the same manner as first submittals. On resubmittals, direct specific attention, in writing on the letter of transmittal and on resubmitted shop drawings by use of revision triangles or other similar methods, to revisions other than the corrections requested by the A/E, on previous submissions. Any such revisions which are not clearly identified shall be made at the risk of the CONTRACTOR. Make corrections to any work done because of this type revision that is not in accordance to the Contract Documents as may be required by the A/E.

H. Partial submittals may not be reviewed. The A/E will be the only judge as to the completeness of a submittal. Submittals not complete will be returned to the CONTRACTOR and will be considered “Not Approved” until resubmitted.

1. The A/E may at its option provide a list or mark the submittal directing the CONTRACTOR to the areas that are incomplete.

I. Repetitive Review:

1. Shop drawings and other submittals will be reviewed no more than [twice] at the COUNCIL’s expense. All subsequent reviews will be performed at times convenient to the A/E and at the CONTRACTOR’s expense, based on the A/E’s then prevailing rates or on the following. If review is in-house (COUNCIL A/E), then the rate shall be set at a rate of $70 per hour for each hour worked or portion thereof on all subsequent reviews. Reimburse the COUNCIL for all such fees invoiced to the COUNCIL by the A/E or worked by the A/E if in-house. Reimbursement shall be via a check made payable to the “Metropolitan Council” and submitted to the CAR. Submittals must be revised and re-submitted until approved.

2. Any need for more than one submission, or any other delay in obtaining A/E’s review of submittals, will not entitle CONTRACTOR to extension of the Contract Time.

J. If the CONTRACTOR considers any correction indicated on the shop drawings to constitute a change to the Contract Documents, give written notice thereof to the CAR at least 7 calendar days prior to release for manufacture.

K. When the shop drawings have been completed to the satisfaction of the A/E, carry out the construction in accordance therewith and shall make no further changes therein except upon written instructions from the A/E.

L. Submittals will be reviewed in order received unless CONTRACTOR requests a revised order of review, in writing.

M. All submittals shall be sufficiently in advance of construction requirements to provide no less than 21 calendar days for review from the time the A/E receives them. No less than 30 calendar days will be required for major equipment that requires review by more than one engineering discipline.

N. Revise and resubmit rejected submittals and those requiring corrections or verification of information in a timely manner such that overall progress of the Work is not impeded.

1.5 A/E'S REVIEWS

A. The review of shop drawings, data, samples, and other submittals will be for general conformance with the design concept and Contract Documents. They shall not be construed:

1. As permitting any departure from the Contract requirements;
2. As relieving the CONTRACTOR of responsibility for any errors, including details, dimensions, and materials;
3. As approving departures from details furnished by the A/E, except as otherwise provided herein.
4. As approving substitutions to specified products or manufacturers.

B. A/E will attempt to complete review of each submittal within 21 calendar days of its receipt. Failure of A/E to review a submittal within 21 calendar days shall not be the basis for CONTRACTOR to claim additional Contract Price or Contract Time. A/E will attempt to alert CONTRACTOR in writing, with notification to CAR within 7 calendar days of receipt of each submittal if the review will require more than 21 days. Length of time for A/E's review is dependent upon numerous factors, including, but not limited to:

1. Size of submittal.
2. Completeness of submittal.
3. Complexity of submittal.
4. Number of other submittals received in the same time period.

1.6 PRECONSTRUCTION SUBMITTALS

A. Submit electronic copies of each of the following items at least 3 days prior to the Preconstruction Conference:

1. CONTRACTOR's Principal Staff and Consultants information including name(s) and work addresses, and telephone number.
2. CONTRACTOR's project manager, field superintendent, safety representative and other site representatives. Include name(s), home and work addresses, and home, work and cellular telephone numbers.
3. CONTRACTOR's individual(s) authorized to sign documents information including names, work address, samples of signature, and limits of authority of each individual.
4. Schedule of Values.
5. CONTRACTOR's list of Subcontractors and major suppliers.
6. Preliminary Progress Schedule consistent with Section 01310.
7. Proposed schedule of submittals.
8. Proposed Submittal Transmittal Form. Provide space for the following information in a format acceptable to the COUNCIL:

a. Date, CONTRACTOR's name, Project name and number, and Contract Number.

b. Names of Subcontractors and suppliers involved with the submittal.

c. Reference to pertinent Drawing sheets and Specification sections.

d. Identification of "or-equal" items, substitute items and substitute construction methods represented by the submittal.

e. 6-inch by 8-inch blank space for A/E's review notes and stamp.

1.7 PROGRESS SCHEDULE

A. Chronological progress schedule on 11-inch by 17-inch sheets including the following:

1. Sequence of construction.

2. Temporary construction of facilities, utilities, and controls.

3. Temporary pumping and piping provisions.

4. Other Work related items requested by the CAR.

B. List each stage and work activity in chronological sequence showing beginning and completion dates. Include each work activity with an estimated duration of 3 or more calendar days.

C. Format information as a horizontal bar chart with separate bars for each trade or operation. Provide space for notations and future revisions.

D. Identify each work item by applicable specification section number and graphically show relationships between work items.

E. Estimate times for performance of the following:

1. Preparation of submittals by CONTRACTOR and review of submittals by A/E. Include this information on the Progress Schedule and in a separate Schedule of Submittals which shows only submittal related activities.

2. Fabrication, delivery, and installation.

3. Testing, start-up, instruction of COUNCIL personnel, and clean-up.

4. Diversions, shut downs, work in existing COUNCIL facilities and other disruptions of COUNCIL facilities regardless of durations.

F. Include narrative description of CONTRACTOR's construction plan explaining:

1. Assumptions used to develop the schedule

2. Disruption schedule and CONTRACTOR requirements for COUNCIL facilities.

3. Proposed construction sequence.

4. The nature of relationships shown between work items.

5. Critical path activities and approaches to addressing their coordination and completion.

6. Means and methods of construction, and equipment to be employed in the Work.

7. Proposed construction facilities and temporary controls.

8. Coordination with other contractors on the site.

G. Revise, update, and reissue schedule with each application for payment or when requested by CAR. Show changes in the Work since previous schedule was submitted and show percentage of completion for each activity. Revise Council facility disruption parts of plan as needed. Submit revisions 14 days before needing COUNCIL facilities.

H. Where work is to be performed under this contract concurrently with and/or contingent upon work performed on the same facilities or area under other contracts, coordinate this contract's schedule with the schedules of the other contracts. Obtain the schedules of the other appropriate contracts from the CAR for the preparation and updating of the construction schedule and make the required changes in the schedule when indicated by changes in corresponding schedules.

I. Adjustment of schedule and activity completion times:

1. CONTRACTOR requested changes in methods of operating which affect the approved construction schedule, notify the CAR in writing, stating what schedule changes are proposed and the reason for the change. If the CAR approves these changes, revise and submit for approval the entire affected portion of the schedule.

2. CAR requested adjustments may consist of changing portions of the activity sequence and/or activity duration's, division of approved activities, or other adjustments as may be authorized by the CAR. The addition of extraneous, non-working activities and/or activities which add restraints to the schedule shall not be approved.

3. Mandatory adjustments.

4. If the completion of any activity, whether or not critical, falls more than one hundred percent (100%) behind its approved duration, submit a schedule adjustment showing each such activity divided into two activities reflecting completed versus uncompleted work.

5. Shop drawings which need to be resubmitted or are not reviewed within the schedule timed shall be immediately rescheduled.

6. The CONTRACTOR acknowledges and agrees that actual delays in activities which, according to the schedule, do not affect any contract completion date shown by the critical path in the schedule do not have any effect on the contract completion date or dates, and therefore, will not be the basis for a change therein.

7. Available float time in the schedule may be used by the COUNCIL or by the CONTRACTOR. Float time is defined as the amount of time between the early start date and the late start date, or the early finish date and the late finish date of any of the activities in the schedule.

1.8 SHOP DRAWINGS:

A. Draw to accurate scale in electronic format for sheets sizes not less than 8-1/2 inches by 11 inches nor larger than 22 inches by 34 inches, except for actual pattern or template-type

drawings. Do not reproduce Contract Documents as basis of Shop Drawings. Provide complete information to show conformance to the Contract Documents consisting of technical drawings and data specifically prepared for this Project, including, but not limited to:

1. Fabrication and installation drawings including reference to applicable detailed drawings of components and assemblies.
2. Shop work manufacturing instructions.
3. Templates and patterns.
4. Coordination drawings for products and materials that must interface with the work of other submittals indicating how work, shown by separate shop drawings, will interface and the sequence of installation.

B. Shop drawings and product data sheets to be printed on 11-in x 17 inches and smaller shall be merged together in an orderly fashion in an electronic file and bear the above Certification Statement on the cover sheet. The cover sheet shall fully describe the packaged data and include a list of all items within the package.

1.9 PRODUCT DATA

A. Provide complete information to show conformance to the contract documents and other information as may be specified or required, including:

1. Manufacturer's standard product information, delete all non-applicable information and clearly identify all applicable information. Manufacturer's sales information sheets are not acceptable.
2. Manufacturer's instructions for transportation, handling, storage, maintenance, and installation.

1.10 QUALITY ASSURANCE DATA

A. Documentation showing compliance with requirements specified in the Article titled "QUALITY ASSURANCE" in Part 1 of Division 2-16 specification sections. Quality Assurance documentation shall include the following, as applicable:

1. Design considerations, including mix formulas, calculations, and test results verifying design mix performance.
2. Manufacturers, installer's, and designer's qualifications.
3. Certifications.

1.11 SAMPLES

A. Individual samples to show conformance to the Contract Documents. Sets of samples which show the full range of available colors and finishes for items COUNCIL is to select colors, patterns, textures, or finishes.

B. Label or tag each sample or set of samples with Project Name, Project Number, specification section number, and intended use.

C. Include 2 samples.

1.12 SOURCE QUALITY CONTROL DATA

A. Documentation showing compliance with requirements specified in Articles titled “SOURCE QUALITY CONTROL” in Part 2 of Division 2-16 specification sections. Source Quality Control Data shall include:

1. Serial numbers or other distinctive markings on products which will allow COUNCIL to identify products represented by the Source Quality Control Data.
2. Results of factory testing showing conformance with specified requirements.
3. Certified performance data for products such as pump curves.
4. Identity of individual or firm performing the Source Quality Control testing.

B. Submit electronic copies of Source Quality Control Data for approval prior to shipping products from the manufacturing, assembly, or fabrication facility to the Project site.

1.13 FIELD QUALITY CONTROL REPORTS

A. Prepare written reports showing conformance of work with requirements specified in Articles titled “FIELD QUALITY CONTROL” in Part 3 of Division 2-16 specification sections.

B. Arrange for Independent Testing Laboratory to prepare written reports showing conformance of work with requirements specified in Articles titled “TESTING AND INSPECTION” in Part 3 of Division 2-16 specification sections, when directed by the CAR.

C. Include the following information in the written report:

1. Identify by applicable specification section and test or inspection method.
2. Date of report and name, address, and telephone number of firm responsible for report.
3. Names and signatures of individuals performing the test or inspection and of individuals issuing the report.
4. Dates, times, temperatures, weather conditions, and locations of tests and inspections.
5. Complete inspection or test data, results of test, interpretation of test results, compliance with the Contract Documents, and recommendations regarding retesting.

D. Submit electronic copies of Field Quality Control Data within 7 days of the completion of inspections and tests.

PART 2 PRODUCTS NOT USED

PART 3 EXECUTION NOT USED

Metropolitan Council
Environmental Services

Lakeville Farmington M657

MCES SHOP DRAWING TRANSMITTAL

ATTN: ATTN: ATTN:

PROJECT NO. _____
PROJECT NAME: _____

		INITIALS - DATE		
CONTRACTOR	TO MCES ENGRG.	_____	_____	TRANSMITTAL: _____
MCES ENGRG. TO	CONTRACTOR	_____	_____	SPEC. NO.: _____
MCES ENGRG. TO	MCES CONST.	_____	_____	SPEC. TITLE: _____
MCES CONST. TO	CONTRACTOR	_____	_____	_____

NO. OF COPIES	DESCRIPTION OF ITEM	DRAWING NUMBER	ACTION TAKEN

REMARKS BY CONTRACTOR:

THE ABOVE TRANSMITTAL IS RETURNED WITH THE ACTION DESIGNATED ABOVE IN ACCORDANCE WITH THE FOLLOWING LEGEND:

A = FURNISH AS SUBMITTED, B = FURNISH AS NOTED, C = REVISE & RESUBMIT, D = REJECTED, E = ENGINEER'S REVIEW NOT REQUIRED.

REMARKS BY APPROVER:

DISTRIBUTION OF SHOP DRAWINGS BY MCES:

____	_____	____	_____
____	_____	____	_____
____	_____	____	_____
____	_____	____	_____

END OF SECTION

SECTION 01310 - CONSTRUCTION SCHEDULE (CPM)

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Quality assurance.

B. Format

C. Schedules

D. Submittals

E. Review and evaluation

F. Updating schedules

G. Distribution

1.2 RELATED SECTIONS

A. General Conditions, Supplementary Conditions, and Division 1 sections apply to the work of this Section.

1.3 QUALITY ASSURANCE

A. Scheduler: CONTRACTOR's personnel specializing in CPM scheduling with one year minimum experience in scheduling construction work of a complexity comparable to this Project, and having use of computer facilities capable of delivering a detailed graphic printout within 24 hours of request.

B. CONTRACTOR's Administrative Personnel: 1 year minimum experience in using and monitoring CPM schedules on comparable projects.

1.4 FORMAT

A. Listings: Reading from left to right, in ascending order for each activity. Activities representing field construction work shall have durations no greater than 20 working days.

B. Diagram Sheet Size: 24 inches high by 36 inches wide.

C. Scale and Spacing: To allow for notations and revisions.

1.5 SCHEDULES

A. Prepare network analysis diagrams in precedence format and supporting mathematical analyses using the Critical Path Method.

B. Illustrate the order and interdependence of activities and sequence of work; how the start of a given activity depends on completion of preceding activities, and how the completion of the activity may restrain the start of subsequent activities.

C. Illustrate complete sequence of construction by activity, identifying work of separate work stages and types. Activities shall be grouped (with identifying banding) by codes

representing stages and work types. Provide dates for submittal for approval of samples and shop drawings [including those for COUNCIL furnished items], the procurement of critical materials and equipment and their installation and commissioning. The activities representing material and equipment procurement shall contain the appropriate specification section number in the activity description.

D. Mathematical analyses: Tabulate each activity of detailed network diagrams, using calendar dates, and identify for each activity:

1. Preceding and succeeding activity numbers.
2. Activity description.
3. Estimated duration of activity, in units of days.
4. Earliest start date (by calendar date).
5. Earliest finish date (by calendar date).
6. Actual start date (by calendar date).
7. Actual finish date (by calendar date).
8. Latest start date (by calendar date).
9. Latest finish date (by calendar date).
10. Total and free float or slack.
11. Percentage of activity completed.
12. Responsibility for activity (CONTRACTOR, subcontractor, suppliers).

E. Required Sorts: List activities in sorts or groups:

1. By the preceding work item or event number from lowest to highest.
2. By amount of float or slack, then in order of early start.
3. By responsibility, in order of earliest possible start date.
4. In order of latest allowable start date.
5. In order of latest allowable finish date.
6. Listing of basic input data that generates the report.
7. Listing of activities on the critical path.
8. Weekly activity manpower loading (in man-days) by activity number from lowest to highest.
9. Graphical Weekly and total manpower projections.
10. Activity cost showing activity original cost value, % complete previously, previous cost to date, period % complete, period earned cost, %complete to date, total cost to date, sorted by stages and activity number from the lowest to highest.

1.6 SUBMITTALS FOR REVIEW

A. Within 14 days after the effective date of the Agreement, submit the proposed preliminary network diagram defining planned operations for the first 60 days of Work, with a general outline for the remainder of the Work. Include the costs of activities expected to be completed or partially completed before submission and approval of the complete network diagram.

B. Within 30 days after the [effective date of the Agreement, submit the draft of the proposed complete network diagram for review. Include written certification that major Subcontractors have reviewed and accepted the proposed schedule.

C. Within 10 days after the joint review of the proposed complete network diagram, submit the complete network analysis consisting of network diagrams and mathematical analyses.

D. Submit updated network schedules every30 days.

E. Submit the number of opaque reproductions the CONTRACTOR requires, plus two copies which will be retained by the COUNCIL.

1.7 REVIEW AND EVALUATION

A. Participate in joint review and evaluation of the network diagrams and analysis with the CAR at each submittal at a time and place determined by the CAR.

B. Evaluate project status to determine work behind schedule and work ahead of schedule.

C. After review, revise as necessary as a result of the review, and resubmit within 10 days.

1.8 UPDATING SCHEDULES

A. Maintain schedules to record actual start and finish dates of completed activities.

B. Indicate progress of each activity to date of revision, with projected completion date of each activity. Annotate diagrams to graphically depict the current status of Work.

C. Indicate activities modified since previous submittal. major changes in Work, and other identifiable changes.

D. Indicate changes required to maintain Date of Substantial Completion.

E. Submit sorts required to support recommended changes.

F. Provide a narrative report to define problem areas, anticipated delays, and impact on the schedule. Report corrective action taken or proposed and its effect [including the effects of changes and schedules of separate contractors].

1.9 DISTRIBUTION

A. Following joint review and updating, distribute copies of updated schedules to:

1. COUNCIL two copies.
2. COUNCIL Scheduling Consultant, one electronic backup copy
3. Subcontractors.
4. Suppliers.

5. Other concerned parties.

B. Instruct recipients to promptly report, in writing, problems anticipated by projections shown in the schedules.

PART 2 PRODUCTS

2.1 SCHEDULING SOFTWARE

2.2 The network analysis scheduling software used to produce the schedule and mathematical analyses shall be Primavera Project Planner for WindowsTM or approved equal.

PART 3 EXECUTION

3.1 RESPONSIBILITY FOR SCHEDULE COMPLIANCE

A. Whenever the current monthly construction schedule and construction status report indicates that delays to the critical path have resulted or when so directed by the CAR, take some or all of the following actions at no additional cost to the COUNCIL.

B. Submit to the CAR for approval, a written statement of the steps to be taken to remove or arrest the delay to the critical path in the approved schedule.

C. Increase construction manpower in such quantities and crafts as will substantially eliminate, in the judgment of the CAR, the backlog of work.

D. Increase the number of working hours per shift, shifts per working days, working days per week, the amount of construction equipment, or any combination of the foregoing, sufficiently to substantially eliminate, in the judgment of the CAR, the backlog of work.

E. Reschedule activities to achieve maximum practical concurrence of accomplishment of activities, and comply with the revised schedule.

F. Costs incurred by the COUNCIL arising from such lengthening of hours, including furnishing of Inspectors, shall be the CONTRACTOR's responsibility and shall be deducted from monies due him/her. Failure of the CONTRACTOR to comply with the requirements of the CAR may be grounds for determination by the COUNCIL that the CONTRACTOR is not proceeding at such rates as will ensure completion within the specified time and may result in the termination of the right of the CONTRACTOR to continue the work.

3.2 ADJUSTMENT OF CONTRACT SCHEDULE AND COMPLETION TIME

A. If the CONTRACTOR desires to make changes in his method of operating which affect the approved construction schedule, notify the CAR in writing stating what schedule changes are proposed and the reason for the change. If the CAR approves these changes, revise and submit for approval, without additional cost to the COUNCIL, all of the affected portion of the CPM network. Adjust the CPM schedule only after prior approval of his proposed changes by the CAR.

B. Adjustments may consist of changing portions of the activity sequence and/or activity duration’s, division of approved activities, or other adjustments as may be authorized by the CAR. The addition of extraneous, non working activities and/or activities which add restraints to the CPM schedule shall not be approved.

C. If the completion of any activity, whether or not critical, falls more than one hundred percent (100%) behind its approved duration, submit for approval a schedule adjustment showing each such activity divided into two activities reflecting completed versus uncompleted work.

D. Shop drawings which are not approved on the first submittal or within the schedule time shall be immediately rescheduled.

E. The contract completion time will be adjusted only for causes specified in this contract. To request an extension of any contract completion date, furnish such justification and supporting evidence as the CAR may deem necessary for a determination as to whether the CONTRACTOR is entitled to an extension of time under the provisions of this contract. CAR will, after receipt of such justification and supporting evidence, make findings of fact and will advise the CONTRACTOR in writing thereof. If the CAR finds that the CONTRACTOR is entitled to any extension of any contract completion date under the provisions of this contract, the CAR's determination as to the total number of days extension shall be based upon the currently approved CPM schedule and on all data relevant to the extension. Such data shall be included in the next monthly updating of the schedule. The CONTRACTOR acknowledges and agrees that actual delays in activities which, according to the CPM schedule, do not affect any contract completion date shown by the critical path in the network do not have any effect on the contract completion date or dates, and therefore, will not be the basis for a change therein.

F. From time to time it may be necessary for the contract schedule and/or completion time to be adjusted by the CAR to reflect the effects of job conditions, weather, strikes, unavoidable delays on the part of the COUNCIL or its representatives, and other unforeseeable conditions which may indicate schedule adjustments and/or completion time extension. Under such conditions, reschedule the work and/or contract completion time to reflect the changed conditions, and revise the schedule accordingly. It is specifically pointed out that the use of available float time in the CPM schedule may be used by the COUNCIL as well as by the CONTRACTOR. Float time is defined as the amount of time between the early start date, and the late start date, or the early finish date and the late finish date, of any of the activities in the schedule.

3.3 COORDINATING SCHEDULES WITH OTHER CONTRACT SCHEDULES

A. Where work is to be performed under this contract concurrently with and/or contingent upon work performed on the same facilities or area under other contracts, coordinate this contract's schedule with the schedules of the other contracts. Obtain the schedules of the other appropriate contracts from the CAR for the preparation and updating of the construction schedule and make the required changes in the schedule when indicated by changes in corresponding schedules.

3.4 MEASUREMENT AND PAYMENT

A. All work and costs of this Section shall be incidental to the Project and included in the TOTAL BID.

END OF SECTION

SECTION 01322 - AS-BUILTS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. General as-built requirements.

1.2 DEFINITION

A. As-Builts: Drawings, tables and other information depicting the work completed. As-built is synonymous with "red-line", "markup" or "red-mark". As-builts are produced by the CONTRATOR or CONTRACTOR's Subcontractors, vendors, suppliers, or manufacturer's.

B. As-left: The work completed or the site status at the end of a work day, shift, or visit.

C. Survey Technician: Field personnel in charge of making field survey observations to gather horizontal and vertical coordinate location data.

1.3 CONTRACTOR RESPONSIBILITIES

A. Provide necessary equipment, workers, and survey personnel as required to produce as-builts.

B. Repeat measurements or survey and make corrections to any as-built data or drawings as required by the ENGINEER prior to the next monthly as-built submittal.

1.4 SUBMITTALS

A. Preconstruction submittal: Submit name and documentation of the qualifications meeting the requirements of this section for the Survey Technician.

B. Provide monthly submittals of as-built data and drawings following all the requirements of this section and consistent with SECTION 01300 SUBMITTALS

C. Submittals shall contain the as-built data and drawings as specified herein PART 3 of this section.

1.5 QUALITY ASSURANCE

A. Survey data shall be collected by a survey technician.

B. Survey technician shall have a minimum of three (3) years of construction surveying practice or licensed as a Professional Land Surveyor in the State of Minnesota. Three (3) years of construction surveying practice can be reduced to one (1) year if the survey technician has obtained certification from the National Society of Professional Surveyors (NSPS) as a Level 1 Certified Survey Technician (CST).

PART 2 PRODUCTS NOT USED

PART 3 EXECUTION

3.1 GENERAL

A. Submit as-builts that show additions, deletions, and other changes that were made during construction. Label as-built plans, drawings, schedules, and survey data as "AS-BUILT" with the current revision time and date. Except for survey data, if work was completed as shown in these Contract Documents and no changes were made, mark these as-builts as "AS-BUILT - no field changes".

B. Prepare and distribute as-builts in digital format according to the requirements of this section. Submit all drawing files in PDF format. PDF markups that are readable through Adobe Acrobat Reader® are acceptable. As-built drawings should not exceed 11x17 or ledger page size.

C. Submit all digital as-builts at least once a month and no more than 20 calendar days past the constructed field change. Update the paper copy of all electrical as-built drawings as-left and leave in the associated electrical or controls panel documentation pocket.

3.2 SURVEY DATA

A. Obtain the northing, easting, and elevation of underground facilities prior to backfilling any trenches. Collect coordinates at every 40 feet of pipe, cable, or duct installation and at any utility crossing, horizontal bend, vertical bend, junction, tee, or transition. Collect all coordinates using the County Coordinate System at a sub-foot accuracy for northings and eastings and one-tenth foot accuracy for elevation.

B. Collect coordinates at the corners of subsurface installed structures or any exposed structures and buried electrical conduits. Collect coordinates using the County Coordinate System at a one-tenth foot accuracy for northings, eastings, and elevations.

C. Collect coordinates of the meter and meter vault including rim elevations, top slab, intermediate landing, lower walking surface, inverts of upstream and downstream connecting pipes, three inverts across the flume entrance (after entry end adapter), three inverts across the flume throat entrance, three inverts across the flume throat exit and three inverts across the end of the flume’s energy recovery section. Collect coordinates using the County Coordinate System at a one-tenth foot accuracy for northings, eastings and at a one-hundredth foot accuracy for elevations.

D. Collect coordinates of every gravity sewer manhole including the inverts of the manhole and all connected piping. Collect coordinates using the County Coordinate System at a one-tenth foot accuracy for northings, eastings and at a one-hundredth foot accuracy for elevations.

E. Obtain coordinates of surface restoration features including roadway, signage, hydrants, shut-off valves, curbs, drainage basins, manholes, access boxes, cathodic test stations and tracer wire stations. Collect coordinates using the County Coordinate System at a one-tenth foot accuracy for northings, eastings, and elevations.

F. Provide all as-built survey data in Point Number, Northing Easting, Elevation, Point Description (PNEZD) comma delimited (csv) file. Use point descriptions from a data dictionary provided by the ENGINEER. Include project number, project name and revision date and time in the first line of the csv file.

3.3 BUILDING DRAWINGS

A. Record all additions, deletions, and field changes as drawing markups. Draw a revision cloud around the change. Add a revision date to the revision cloud. Crosshatch areas removed and show revised linework with dimensions to adjacent walls or openings. Use red to denote all new graphics.

PART 4 EQUIPMENT DRAWINGS

A. Markup Contract Drawings such as piping and electrical connection diagrams, plan views and elevation views showing actual location of equipment with clearance dimensions to nearby equipment.

END OF SECTION

SECTION 02315

EXCAVATION

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Examination.
B. Preparation.
C. Excavation Drainage and Stabilization
D. Preparation
E. Excavating Operations
F. Storage and Disposal of Excavated Materials
G. Excavation and Disposal of Rocks and Boulders
H. Site Inspection
I. Cleanup

1.2 REFERENCES

A. American Society for Testing and Materials (ASTM):
   1. C136 Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates.
   2. D75 Standard Practice for Sampling Aggregates.
   3. D422 Standard Test Methods for Particle-Size Analysis of Soils
   4. D698 Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft3) (600 kN-m/m3).
   5. D1557 Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft3) (2,700 kN-m/m3).
   6. D2487 Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System)
   7. D2488 Standard Practice for Description and Identification of Soils (Visual-Manual Procedure).
   8. D2922 Standard Test Methods for Density of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth).
   9. D3017 Standard Test Methods for Water Content of Soil and Rock in Place by Nuclear Methods (Shallow Depth).
   10. D4318 Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils.
B. City Engineers Association of Minnesota Standard Specifications.
C. State of Minnesota Department of Transportation (MnDOT) Standard Specification for Construction.

1.3 DEFINITIONS

A. Borrow material: material required for construction that is not available or not to be obtained from project excavations.
B. Classified excavation: Any excavation meeting one of the following definitions (Mn/DOT 2105) muck, common channel, or rock.
C. Clear Rock: Sorted and washed rock used for drainage and excavation stabilization.
D. Excavated materials: soil materials excavated from trench, foundation, or project site.
E. Muck Excavation: As defined in Mn/DOT 2105.

F. Rock: Mn/DOT 2105.2A2. Pavement shall not be considered rock.
G. Salvage Material: As defined in Mn/DOT 2105.
H. Subgrade Excavation: As defined in Mn/DOT 2105.
I. Subsoil: The mineral soil horizon immediately below the topsoil usually containing no or little organic material.
J. Suitable Fill: Borrow and site materials not containing unsuitable materials and meeting the material requirements defined in SECTION 02316 FILL AND BACKFILL for each fill and embankment use.
K. Unclassified Excavation: As defined in Mn/DOT 2105. Includes all excavations except muck, common channel, or rock regardless of character or classification of material.
L. Unsuitable Materials: Roots or other organic matter, trash, refuse, debris, frozen materials, rock, or other materials not defined for use as backfill or are too wet to obtain specified compaction rates.

1.4 SUBMITTALS

A. Provide following submittals consistent with SECTION 01300 SUBMITTALS.
   1. Excavation Plan/Shop Drawings:
      a. Methods and sequencing of excavation.
      b. Proposed locations of stockpiled excavated material.
      c. Proposed onsite and offsite spoil disposal sites.
      d. Numbers, types, and sizes of equipment proposed to perform excavations.
      e. Anticipated difficulties and proposed resolutions.
      f. Reclamation of onsite spoil disposal areas.
      g. Number, types and sizes of equipment proposed to perform cleaning and street sweeping.
      h. List of site contacts, responsibilities, and site phone numbers.
   2. Excavation Support Plan: Excavation support calculations and details shall be certified by a Professional Engineer licensed in the State of Minnesota and include:
      a. Design assumptions and calculations.
      b. Sheeting, type, size, material properties, penetration, location(s), installation, equipment.
      c. Bracing, type, size, material properties, location.
      d. Layout plan and profile of excavation bracing system.
      e. Anticipated difficulties and proposed resolutions.
      f. Minimum lateral distance from the crest of slopes for vehicles, equipment and stockpiled excavated materials.
   3. Dewatering Plan:
      a. Observation well locations.
      b. Deep well locations, pump size(s), header size(s).
      c. Well point locations, header size(s).
      d. Sump pit depth(s) size(s) location(s) pumping requirements.
      e. Flow meter types and location.
      f. Flow recording and reporting plan.
      g. System electrical requirements and generation equipment.
      h. Outlet channel location(s).
      i. Outlet erosion and sedimentation control.
      j. Surface water runoff collection system.
   4. Field quality control test results

1.5 EXISTING CONDITIONS

A. Project site subsurface information is provided in Volume 1 of Contract Documents.

1.6 SEQUENCING AND SCHEDULING

A. Coordinate excavation with development work conducted on adjacent properties by Lennar.
B. Clearing, grubbing, and stripping: Coordinate with development work conducted by Lennar and coordinate sedimentation and erosion control with the development-wide site plans prior to excavating.
C. Dewatering: Conform with the Dewatering Plan, prior to initiating excavation.
D. Excavation support: Install and maintain as necessary to support sides of excavations and prevent detrimental settlement and lateral movement of existing facilities, adjacent property, and completed work.

PART 2 PRODUCTS

2.1 MATERIALS

A. Clear Rock: Clean 1 ½ –inch minus sorted and washed crushed rock excluding crushed carbonate rock and free of clay balls, debris, and organic materials. 100 percent retained by the #4 sieve.

PART 3 EXECUTION

3.1 EXAMINATION

A. Prior to construction, inspect existing utility structures and surface features with CAR and document condition.
B. Verify with CAR that permits necessary to do work are obtained.

3.2 PREPARATION

A. Comply with the requirements of Article 4.3 of SECTION 00700 GENERAL CONDITIONS for the marking of utility locations and protecting underground facilities. COUNCIL will locate COUNCIL owned utilities one time. CONTRACTOR shall reimburse COUNCIL for re-locating COUNCIL's underground utilities.
B. Implement traffic control. Place and maintain traffic warning signs, barricades, guards, and warning lights.
C. Stake excavation limits: Maintain activities within limits shown for the property bounds. If work extends beyond bounds, coordinate with other construction conducted by Lennar.
D. Protect surface features that are not designated to be removed. Complete temporary removals of surface features. Saw cut pavement along straight lines before excavation. Install mailboxes for temporary service if necessary.
E. Clear and grub: Strip off topsoil to a line two feet outside of areas to be excavated and stockpile. Do not strip within the drip line (branch spread) of trees identified to remain. Separate and dispose of as appropriate any vegetation, trash, stones over two inches in diameter, and other extraneous material from salvageable topsoil. Stockpile and protect salvageable topsoil until it is used in landscaping, top soiling, sodding or seeding operations. Avoid mixing topsoil with subsoil. Landscape property in coordination with Lennar's site development plans.
F. Protect survey monuments.
G. Install and maintain excavation support systems as shown or as required according to the submitted in the excavation support plan.

3.3 EXCAVATION DRAINAGE AND STABILIZATION

A. Conform to the applicable requirements of Lennar's development-wide drainage plans all regulations and permits. Construct dewatering well points or sump pits consistent with the dewatering plan.
B. Dewater all areas to receive fill to 1–foot below grade prior to preparation for fill or embankment. Remove water in a manner that minimizes soil erosion.

C. Direct surface and groundwater discharges to natural drainage channels, drains, or storm sewers. Provide energy dissipation and sedimentation basins at discharge point.

D. Provide continuous water control until backfill is complete.

E. In areas where dewatering by sump pit or well point cannot adequately remove water, at the discretion of the CONTRACTOR and approval of the CAR construct alternate drainage using the following means:

1. Over excavate as required to slope cut toward dewatering sump or natural drainage. Remove all material sloughed from excavation or trench walls.
2. Backfill to working grade line using Clear Rock as specified above. Bedding and compaction requirements for Clear Rock shall be identical to the bedding and compaction requirements of the overlying materials.
3. Separate Clear Rock material from all natural or imported material using Geotextile Fabric as specified in MN/DOT 3733.
4. Overlap all Geotextile Fabric a minimum of 2 feet. In pipe trenches, the fabric shall be overlapped 2 feet longitudinal, and 2 feet transverse to the trench.
5. Compact each lift so as to provide a firm, unyielding support for the overlying material.
6. Constructing alternate drainage including all materials shall be incidental to the project**.**

3.4 TESTING AND INSPECTION

A. The CONTRACTOR shall coordinate with and schedule ITL to perform the following tests, as directed by the CAR:

B. Borrow Material Gradation Tests:

1. Clear Rock: 1 test per 100 cubic yards (loose volume).

C. CONTRACTOR shall deliver to the ITL samples collected in accordance with ASTM D75 as follows:

1. Clear Rock: 1 test per 100 cubic yards (loose volume).

3.5 EXCAVATING OPERATIONS

A. Excavation is unclassified. Complete excavation regardless of the type, nature, or condition of the materials encountered.

B. Excavate, shape, and prepare all soils to the elevations and dimensions shown and in coordination with adjacent properties developed by Lennar**.** Perform additional excavation as required for construction operations, forming and inspection. Footings and foundations to rest on undisturbed soil, unless shown otherwise.

C. Provide temporary support of existing utilities located within excavation.

D. Slopes: Excavated to at least the angle of repose or brace, shore or sheet as required by OSHA, 29 CFR Part 1926.

E. Segregate Suitable Fill meeting the requirements of SECTION 02316 FILL AND BACKFILL for reuse on site from the remaining excavated material. Store all materials according to Article 3.6**.**

F. Utilities:

1. Unless shown to be removed, protect active utility lines shown on the Drawings or otherwise made known to the CONTRACTOR prior to excavation. If damaged, repair or replace.
2. If active utility lines are encountered, and are not shown on the Drawings or otherwise made known to the CONTRACTOR, promptly take necessary steps to assure that service is not interrupted.
3. If existing utilities are found to interfere with the permanent subsurface work being constructed under this Section, immediately notify the CAR.

4. Do not proceed with permanent relocation of utilities until written instructions are received from the CAR.

G. Trenching:
1. Pipe Envelope: Excavate to trench width and initial backfill depth, as shown. Width at top of excavation will vary depending on native soil type and depth of trench.
2. Firm Subgrade: Grade with hand tools, remove loose and disturbed material, and trim off high areas and ridges left by excavating bucket teeth. Allow space for Bedding Material if shown or specified.
3. Unstable Subgrade: If subgrade is encountered that may require removal to prevent pipe settlement, notify CAR. CAR will determine the depth of over excavation, if any, required.
4. Remove all sheeting in the trenches except when, in the opinion of the CAR, field conditions or the type of sheeting or methods of construction such as use of concrete bedding are such as to make removal of sheeting impractical. In such cases, CAR may permit portions of sheeting to be cut off and remain in the trench.

H. Protection of persons and property:
1. Barricade or fence open holes and depressions occurring as part of the Work, and post warning lights on property adjacent to or within public access.
2. Operate warning lights during hours from dusk to dawn each day and as otherwise required.
3. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, washout and other hazards created by performance of the work, under this Section.

I. Use means necessary to prevent dust becoming a nuisance to the public, to neighbors and to other work being performed on or near the site.

J. Maintain access to adjacent areas at all times.

K. Excavate for roadway subgrades in accordance with Mn/DOT 2105.

3.6 STORAGE AND DISPOSAL OF EXCAVATED MATERIALS

A. Stockpiling Excavated Material:
1. Stockpile excavated material that is suitable for use as fill or backfill until material is needed.
2. Confine stockpiles to within easements, rights-of-way, and approved work areas. Do not obstruct roads, streets, driveways or sidewalks.
3. Do not stockpile excavated material adjacent to trenches and other excavations unless excavation sideslopes and excavation support systems are designed, constructed, and maintained for stockpile loads.
4. Do not stockpile excavated materials near or over existing facilities, adjacent property, or completed work, unless approved in writing by CAR as part of excavation or filling plan.
5. Store excavated material outside of delineated wetland areas.
6. Stockpile materials in areas approved by Lennar and in coordination with work at adjacent properties.

B. Disposal of Spoil:
1. Dispose of excavated materials, which are unsuitable or not needed for fill or backfill, in designated spoil disposal areas as indicated by Lennar.

3.7 EXCAVATION AND DISPOSAL ROCKS AND BOULDERS

A. Rock excavation may be performed by jack hammering, expansive chemical splitting, or other similar process. No blasting will be allowed.

B. Unused rock and boulders shall be removed and disposed of off-site at no additional expense to the COUNCIL.

3.8 SITE INSPECTION

A. In the event the inspections indicate the work has not been performed in accordance with the Drawings and Specifications, the materials shall be removed and the work redone and retested.

3.9 CLEANUP

A. Remove all surplus and discarded materials, equipment, rubbish and temporary structures on all parts of the Work. The project site shall be left in a clean and acceptable condition.

END OF SECTION

SECTION 02316

FILL AND BACKFILL

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Examination.
B. Excavation Drainage and Stabilization.
C. Preparation.
D. General Procedures.
E. Initial Backfill.
F. Backfill and Compaction.
G. Subgrade Preparation for Roadways, Slabs, and other Pavements.
H. Placing Embankments.
I. Riprap Placement.
J. Finish Grading.
K. Testing and Inspection.
L. Tolerances and Warranty.

1.2 1.2 REFERENCES

A. American Society for Testing and Materials (ASTM):

1. C33 Standard Specification for Concrete Aggregates
2. C117 Standard Test Method for Materials Finer than 75 µm (No. 200) Sieve in Mineral Aggregates by Washing.
3. C94 Specification for Ready-Mixed Concrete.
4. C136 Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates.
5. C150 Portland Cement.
6. C331 Standard Specification for Lightweight Aggregate for Concrete Masonry Units.
7. C578 Standard Specification for Rigid, Cellular Polystyrene Thermal Insulation
8. C618 Fly Ash and Raw or Calcined Natural Pozzolan for use as a Mineral Admixture in Portland Cement Concrete.
9. D2487 Standard Classification of Soils for Engineering Purposes.
10. D420 Standard Guide for Investigating and Sampling Soil and Rock.
11. D422 Standard Test Method for Particle-Size Analysis of Soils
12. D75 Standard Practice for Sampling Aggregates.
13. D698 Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,000 feet-lb f/feet3) (600 kN-m/m3).]
14. D1556 Standard Test Method for Density of Soil in Place by the Sand-Cone Method.
15. D2487 Standard Classification of Soils for Engineering Purposes.
16. D2488 Standard Practice for Description and Identification of Soils (Visual-Manual Procedure).
17. D2922 Standard Test Methods for Density of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth).
18. D3017 Standard Test Methods for Water Content of Soil and Rock in Place by Nuclear Methods (Shallow Depth).

19. D4253 Standard Test Methods for Maximum Index Density of Soils Using a Vibratory Table.
20. D4254 Standard Test Methods for Minimum Index Density of Soils and Calculation of Relative Density.
21. D4318 Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils.
22. D4832 Preparation and Testing of Soil-Cement Slurry Test Cylinders.

B. State of Minnesota Department of Transportation (MnDOT) Standard Specifications for Construction.

C. City Engineers Association of Minnesota Standard Specifications.

D. American National Standards Institute (ANSI):

1. Standard Practice for Direct Design of Buried Pre-cast Concrete Pipe Using Standard Installations (SIDD).
2. Z535.1 Safety Color Code.

E. American Public Works Association (APWA):

1. Uniform Color Code for Temporary Marking of Underground Utility Locations.

F. Department of Labor, Occupational Safety and Health Administration, Occupational Safety and Health Standards - Excavations, Final Rule - 29 CFR, Part 1926.

1.3 DEFINITIONS

A. Aggregate Base: Graded aggregate for use in pipe embedment, beneath structural foundations, beneath pavement or slab surfaces, or as an aggregate surfacing.

B. Borrow Material: Earthen material required for construction or other specified purpose that is not to be obtained from the project site.

C. Clear Rock: Sorted and washed rock used for drainage and excavation stabilization.

D. Completed Lift: A lift that is ready for next layer or next phase of work.

E. Geotextile: a permeable geosynthetic comprised solely of textiles (ASTM D4439)

F. Granular Backfill: Graded aggregate and clean coarse sands and gravels for use in backfill.

G. Imported Material: Material obtained by the CONTRACTOR from an approved offsite source(s).

H. Lift: Loose (uncompacted) layer of material.

I. Optimum Moisture Content: Determined in accordance with ASTM standard specified to determine maximum dry density for Relative Compaction.

J. Pipe Bedding: Granular material upon which pipes, conduits, cables, or duct banks are placed.

K. Pipe Haunch: Granular material placed beneath the spring line of a pipe.

L. Pipe Initial Backfill: Backfill materials placed over the pipe to as to protect the pipe.

M. Pipe Spring Line: The horizontal line bisecting a pipe between the invert and the crown.

N. Pipe Zone: Backfill zone that includes full trench width and extends from Prepared Trench Bottom to top outside surface of pipe, conduit, cable or duct bank.

O. Pipe Cover: That part of initial backfill as measured from top of pipe and protecting pipe, conduit cable or duct bank from damage by heavy compaction equipment.

P. Relative Compaction: The ratio, in percent, of the as-compacted field dry density to the laboratory maximum dry unit weight as determined in accordance with compaction tests by ASTM D1557. Corrections for oversize material may be applied to either the as-compacted field dry density or the maximum dry density, as determined by the CAR.

Q. Relative Density: As defined by ASTM D4253 and ASTM D4254. Calculated in accordance with ASTM D4254 based on maximum index density determined in accordance with ASTM D4253 and minimum index density determined in accordance with ASTM D4254.

R. Riprap Stone: Protective stone covering on earth slopes, abutments, walls, and other structures where the soil is susceptible to erosion.

S. Select Granular Borrow: Graded aggregate and coarse sands and gravels for use in pipe embedment and beneath structural foundations.

T. Suitable Fill: Borrow and site materials not containing Unsuitable Materials and meeting the material requirements defined for each fill and embankment use.

U. Topsoil: The earth horizon immediately below the sod layer and consisting of 3 to 20 percent of organic material. It is generally either black or a darker color than the underlying mineral subsoil.

V. Unsuitable Materials: Roots or other organic matter, trash, refuse, debris, frozen materials, rock, or other materials not defined for use as backfill or are too wet to obtain specified compaction rates.

1.4 SUBMITTALS

A. Provide following submittals consistent with Section 01300 submittals.

B. Product data:
   1. Design Data: Controlled Low Strength Fill and Low Permeability Fill mix designs signed by qualified mix designer.
   2. For each borrow material:
      a. Name and location of source.
      b. Results of gradation tests ASTM D422 or ASTM C136.

C. Shop drawings – Fill and Embankment Plan, Detailing:
   1. Methods and sequencing of filling operations.
   2. Fill material.
   3. Compaction requirements.
   4. Compactive effort (number of passes with specific equipment).
   5. Equipment and load on underground facilities.
   6. Schedule.
   7. Field compaction testing plan including:
      a. Laboratory name.
      b. Tests and Frequency.
      c. Method(s).

D. Sample of each type of borrow to testing laboratory, in accordance with ASTM D420.

E. Samples:
   1. For each borrow material:
      a. Bag sample at source (except riprap) ASTM D75 (50-lb minimum) - one sample per source.
      b. Deliver sample to Independent Testing Lab (ITL).
   2. Marking Tape: 4-foot long.
   3. Geotextile Fabric

F. Test reports:
   1. For each borrow and excavation material:
      a. Laboratory classification; ASTM D2487.
      b. Gradation test(s) results; ASTM D422 or ASTM C136.
      c. Moisture dry unit weight relationship ASTM D698.
   2. Field quality control test results.
   3. Manufacturers certificate that riprap materials meet the requirements of MN/DOT 3601 for gradation and material properties.

1.5 EXISTING CONDITIONS

A. Project site subsurface information is provided in Volume 1 of the Contract Documents.

1.6 QUALITY ASSURANCE

A. Notify CAR when:
   1. Structure, tank or trench is ready for backfilling, and whenever backfilling operations are resumed after a period of inactivity.
   2. Subgrade materials consist of unsuitable materials or cannot be compacted to specified limits.
   3. Fill material appears to be deviating from specifications or material classification is deviating from the classification of the material previously accepted for use as fill or backfill.

1.7 WEATHER LIMITATIONS

A. Grading and filling work is prohibited between November 15th and April 15th unless waived in writing by the CAR.

B. Do not place frozen material as fill or backfill on frozen foundation or other fill material.

C. Do not place material which will freeze during backfilling or compaction operations.

D. Do not place material excavated during inclement weather until after material dries sufficiently to meet compaction requirements.

PART 2 PRODUCTS

2.1 MATERIALS

A. Suitable Fill: Borrow and site materials not containing organic matter, debris, boulders or rock fragments larger than 1/2 cubic foot, or any other Unsuitable Materials and that the CAR determines to be suitable for specific uses.

B. Granular Backfill: Graded aggregate and clean coarse grained sands and gravels. Materials classified by ASTM D2487 as SP, SW, GW, GP, GM, GC, SM, and SC meeting the following gradation requirements:
   1. 100 percent passing the 3-inch sieve.
   2. The portion passing the #200 sieve divided by the portion passing the 1-inch sieve may not exceed 20 percent by mass.
   3. Acceptable materials include those meeting MN/DOT 3149.2.D.1

C. Select Granular Borrow: Graded aggregate and clean coarse grained sands and gravels. Materials classified by ASTM D2487 as SP, SW, GW, and GP meeting the following gradation requirements:
   1. 100 percent passing the 1 ½ -inch sieve.
   2. The portion passing the #200 sieve divided by the portion passing the 1-inch sieve may not exceed 12 percent by mass.
   3. Acceptable materials include those meeting MN/DOT 3149.2.B2.

D. Clear Rock: Clean 1 ½ –inch minus sorted and washed crushed rock excluding crushed carbonate rock and free of clay balls, debris, and organic materials. 100 percent retained by the #4 sieve.

E. Aggregate Base: Graded aggregate free of clay balls and organic materials. Meeting the requirements of MN/DOT 3138.2.E Class 5.

F. Geotextile Fabric: MN/DOT 3733.

G. Controlled Low Strength Fill: Flowable Fill as identified on the drawings.

H. Clay Fill: Clay Fill material used for trench dams shall meeting the following requirements:
   1. Low permeability soil free of organic materials
   2. On-site excavated clay material or imported fill material
   3. 30 to 80 percent by weight passing No. 200 Standard Sieve.
   4. Maximum permeability at compacted density of 95 percent: 5x10-7 cm/sec when tested by falling head method.

I. Riprap Stone: Meeting the requirements of MN/DOT 3601 Class II
J. Riprap Filter Material: Meeting the requirements of MN/DOT 3601.B.2.
K. Topsoil: As specified by Lennar for use throughout the development.
L. Polystyrene Insulation: Extruded type conforming to the following:
   1. Specifications: ASTM C578
   2. Thickness: 2 inches
   3. Edges: Square
M. Marking Tape:
   1. Inert polyethylene, impervious to known alkalis, acids, chemical reagents, and solvents likely to be encountered in soil.
   2. Thickness: Minimum 4 mils.
   3. Width: 6 inches.
   4. Identifying Lettering: Minimum 1-inch high, permanent black lettering imprinted continuously over entire length.
   5. Material from the following manufacturers and which meet these specifications will be accepted:
      a. Reef Industries; Terra Tape.
      b. Allen; Markline.
   6. Color: In accordance with APWA Uniform Color Code for Temporary Marking of Underground Utility locations.

Color[a]	Facility
Red	Electric power lines, cables, conduit, and lightning cables
Orange	Communicating alarm or signal lines, cables, or conduit
Yellow	Gas, oil, steam, petroleum, or gaseous materials
Green	Sewers and drain lines
Blue	Water, irrigation, and slurry lines
[a]As specified in ANSI Z535.1, Safety Color Code.	

PART 3 EXECUTION

3.1 EXAMINATION

A. Inspect surfaces to receive fill/foundation soils/trench foundation soils with CAR.
B. Re-inspect surfaces to receive fill with CAR if more than 0.25 inches of rainfall has occurred after initial inspection, but prior to placing next course of material.
C. Re-inspect foundation soils with CAR if rainfall, or snow has occurred after initial inspection, but prior to construction foundation, mud mat, or placing pipe and bedding.
D. Advise CAR of soil types or conditions that are not in accordance with soil borings provided in Volume 1 of the Contract Documents.
E. Notify CAR if subgrade material is not suitable for construction.

3.2 PREPARATION

A. Remove ice, frozen material, and snow prior to grading or filling operations.
B. Test Rolling:
   1. Test roll surfaces/foundation soils to receive fill with [a pneumatic tired roller in accordance with Mn/DOT 2111.2.
   2. Protect culverts, utilities, and other structures from damage during test rolling.
   3. Provide additional cover over in-place structures and utilities as shown. Remove cover after test rolling.
   4. Replace utilities and structures damaged during test rolling.
   5. Test roll entire surface to receive fill.
   6. Operate vehicle at 2.5 to 5 miles per hour.
   7. Make two passes over surface area.
   8. Unrolled areas between tire tracks may not exceed 12 inches.
   9. The surface will be considered unstable when surface shows yielding or rutting of more than two inches during test rolling.

3.3 GENERAL PROCEDURES

A. Replace unsuitable soils with the same material used for the overlying fill or backfill. Placement and compaction of the material shall comply with the requirements for the overlying fill or backfill.
B. Replace excavation carried below grade lines on permanent cut Slopes (where overlying area is not to receive fill or backfill) with Suitable Fill.
C. Place fill, backfill or embankment and compact to the required density over the full width and length of the excavation before placing the next lift.
D. Do not allow or cause any of the Work performed to be covered or enclosed by work of this Section prior to required inspections, tests, or approvals. Should any of the Work be so enclosed or covered up before it has been approved, uncover all such Work and, after approvals have been made, backfill and compact as specified.
E. Dress complete embankment, backfill or fill with allowance for topsoil, surfacing or slope protection where applicable.
F. Do not place backfill or fill on frozen ground.
G. No backfill materials shall exceed the maximum specified moisture content specified in the table below. CONTRACTOR shall mix, dry, or replace backfill materials exceeding the specified maximum moisture content at no cost to COUNCIL.

Maximum Moisture Content Requirements	
Required Standard Proctor Density (ASTM D698)	Maximum Percentage Exceeding Standard Proctor Optimum Moisture Content (ASTM D698)
100%	1%
95%	3%
≤90%	5%

3.4 INITIAL BACKFILL

A. Structure foundation preparation:
   1. Place foundation on undisturbed native soil.
   2. Proof roll subgrade of shafts with 3 passes of vibratory plate compactor.
   3. Compact upper 12 inches]of foundation soils to 100 percent Modified Proctor Density as determined by ASTM 1557.
   4. Correct any over excavation beneath footings and base slabs with Select Granular Borrow or Aggregate Base placed in 6-inch lifts.
   5. Correct any over excavation beneath slabs on grade with Select Granular Borrow or Aggregate Base placed in 6-inch lifts.

B. Backfill Around Structures:
   1. Obtain CAR's acceptance of concrete work and attained strength prior to placing backfill.
   2. Backfill to top of structure, unless otherwise shown, with Granular Backfill placed in 6-inch lifts. Compact each lift to minimum 100 percent Standard Proctor Density as determined by ASTM D698.

C. Pipe Embedment.
   1. Replace unsuitable foundation soils with Select Granular Borrow or Aggregate Base.
   2. Remove ledge rock, boulders, and large stones to provide at least 12-inch clearance from pipe.
   3. Backfill Pipe Zone and Pipe Cover with Select Granular Borrow or Aggregate Base as shown on the Contract Drawings.
   4. Do not block pipe. Dig bell holes in Pipe Bedding at each joint such that pipe barrel rests continuously on bedding.
   5. For Rigid Pipe (Concrete), loosely compact the middle Pipe Bedding at a width no greater than 1/3 the outside pipe diameter as per SIDD method Type 1 installation.
   6. Restrain pipe, conduit, cables, and duct banks as necessary to prevent their movement during backfill operations.
   7. Backfill material should be worked under the sides of the pipe and hand graded to provide satisfactory haunching and a firm unyielding surface.
   8. Place material within Pipe Zone and Pipe Cover in 6-inch lifts. Provide 1-foot Pipe Cover for pipe diameters up to and including 48-inches and 11/2 feet Pipe Cover for pipe diameters greater than 48-inches. Protect pipe from the dropping of large rocks or other impact loads. Compact each lift to a minimum [100] percent Standard Proctor Density as determined by ASTM D698.
   9. Compaction of materials within the Pipe Zone and Pipe Cover shall be accomplished with portable or hand vibratory equipment methods to achieve complete consolidation under, around, and immediately above the pipe. Do not use roller type power driven equipment to compact Pipe Zone and Pipe Cover materials.
   10. Backfill Pipe Initial Backfill with Granular Backfill or fill as shown in the Contract Drawings placed in 8-inch lifts. Compact each lift to minimum 95 percent Standard Proctor Density as determined by ASTM D698.
   11. Place Polystyrene Insulation over pipe backfill where the crown of pipe is less than 6 feet below finish grade surface.
   12. Clear Rock may be used in lieu of the above foundation, bedding, haunch, and initial backfill materials. Construct according to SECTION 02315 EXCAVATION. Placement and compaction of Pipe Bedding, Pipe Haunching, and Pipe Initial Backfill shall remain as specified above.
   13. Install trench dams using Clay Fill at locations shown:
      a. Upon completion of trench excavation, scarify bottom and sides of trench to depth of 9 inches to 12 inches.

b. Remove all sand seams, pockets, or non-cohesive material encountered.
c. Replace with Clay Fill placed in 12inch lifts and compacted to 95 percent modified proctor density.

14. Controlled Low Strength Fill:
    a. Discharge from truck mounted drum type mixer into trench.
    b. Place in lifts as necessary to prevent uplift (flotation) of new and existing facilities.

3.5 BACKFILL AND COMPACTION

A. General.
   1. Scarify slopes receiving fill.
B. In areas outside the load influence of structures, tanks, pavements, curbs, slabs, piping, other facilities, place Suitable Fill materials as follows:
   1. Maximum 12-inch thick loose lifts.
   2. Compact each lift to minimum 85 percent Standard Proctor Density as determined by ASTM D698.
C. In areas within the load influence of structures, tanks, pavements, curbs, slabs, piping, other facilities place Granular Backfill [or Suitable Fill] materials as follows:
   1. Maximum 8-inch thick loose lifts.
   2. Compact each layer by mechanical means to a minimum of 95 percent percent Standard Proctor Density as determined by ASTM D698, except to 100 percent in upper three-feet of boulevard areas, shoulders, and paved surfaces.
D. Pipe Trenches.
   1. Install marking tape continuously along the centerline of all buried piping Two feet below the ground surface.
   2. Backfill around access structures with same class backfill as specified for adjacent trench unless otherwise shown or specified.
E. For areas beneath railroad embankments or railroad property:
   1. Place Granular Backfill in maximum 8-inch thick loose lifts.
   2. All embankments shall be compacted to a density of not less than 100 percent Standard Proctor Density as determined by ASTM D698.

3.6 SUBGRADE PREPARATION FOR ROADWAYS, SLABS, AND OTHER PAVEMENTS

A. For areas beneath paved surfaces and unpaved roadways place materials in accordance with Mn/DOT 2105.3.E except as follows:
   1. Upper three-feet of roadbed: Place Granular Backfill in maximum 8-inch thick loose lifts. Compact to minimum of 100 percent Standard Proctor Density as determined by ASTM D698.
   2. Remainder of roadbed: Place Granular Backfill or Suitable Fill in maximum 12-inch thick lifts. Compact to minimum of 95 percent Standard Proctor Density as determined by ASTM D698.
B. Aggregate Base and Surfacing: Construct in accordance with MN/DOT 2211 and 2212.
   1. For Specified Density Method, Determine Optimum Moisture and Maximum dry unit weight using ASTM D3017 and D1556, respectively.

3.7 PLACING EMBANKMENTS

A. Excavate to lines, grades, and slopes shown.
B. Provide seepage trenches for Granular Backfill replacement of unstable areas.
C. Use Suitable Fill from excavated materials for embankment construction.
D. Construct embankment layers from uniform materials.
E. Place granular materials in upper most portion of the embankment.
F. Mechanically mix non-uniform soils to produce uniform moisture content and density.

G. Do not place stone, concrete or bituminous fragments exceeding [three] inches in the upper [six] inches of roadbed embankment or within [18] inches of the structure.
H. Backfill excavations below subgrade and seepage trenches in accordance with this section.
I. Place upper [three] feet of roadbed in maximum [eight-inch] loose layers.
J. Place remainder of roadbed in maximum [twelve-inch] loose layers.
K. Compact upper three-feet of embankment to not less than [95 percent] Standard Proctor Density as determined by ASTM D698.
L. Compact remainder of embankment to not less than [85 percent] Standard Proctor Density as determined by ASTM D698.

3.9 FINISH GRADING

A. Finish site grading true to grade within 0.1 feet of the grade shown on drawings.
B. Plow, disk, and drag any areas compacted by trucks, other vehicles or storage of materials to match texture of adjacent areas.
C. Allow for 6-inch thickness of topsoil where shown.
D. Place topsoil in accordance with Lennar's requirements for the development. Spread salvaged topsoil uniformly over distributed area. Conduct finishing and top soiling concurrent with grading operations.
E. Dispose of excavated material not suitable or required for backfill.

3.10 TESTING AND INSPECTION

A. The CONTRACTOR shall coordinate with and schedule ITL in accordance with Section 01400 QUALITY CONTROL to perform the following tests, as directed by the CAR:
B. SOURCE TESTING
    1. Gradation Tests:
        a. Suitable On-Site Material:
            (1.) Procedure: ASTM C136
            (2.) Frequency: 1 test per 1000 yards of each type of material.
    2. Borrow Material:
        a. Suitable Fill: 1 tests per 100 cubic yards (loose volume).
        b. Granular Backfill: 1 test per 100 cubic yards (loose volume).
        c. Select Granular Borrow: 1 test per 100 cubic yards (loose volume).
        d. Clear Rock: 1 test per 100 cubic yards (loose volume).
        e. Aggregate Backfill: 1 test per 100 cubic yards (loose volume).
        f. Aggregate Base: 1 test per 100 cubic yards (loose volume). .
    3. Sample: CONTRACTOR shall collect samples in accordance with ASTM D75 and deliver to ITL in accordance with Section 01400.
        a. During production of imported material, provide sample as follows:
            C. Suitable Fill: 1 tests per 100 cubic yards (loose volume).
            D. Granular Backfill: 1 test per 100 cubic yards (loose volume).
            E. Select Granular Borrow: 1 test per 100 cubic yards (loose volume).
            F. Clear Rock: 1 test per 100 cubic yards (loose volume).
            G. Aggregate Backfill: 1 test per 100 cubic yards (loose volume).
            H. Aggregate Base: 1 test per 100 cubic yards (loose volume). .
    4. Test reports provided by ITL shall be used by the CONTRACTOR in preparation of Submittals on borrow material.
C. FIELD TESTING:
    1. In-place density tests: In accordance with ASTM D1556. During placement of materials, test as follows:

a. Suitable Fill: [ ].
b. Granular Backfill: [ ].
c. Select Granular Borrow: [ ].
d. Aggregate Base: [ ].

2. In-place moisture tests: in accordance with ASTM D3017. During placement of materials, test as follows:
   a. Suitable Fill: [ ].
   b. Granular Backfill: [ ].
   c. Select Granular Borrow: [ ].
   d. Aggregate Base: [ ].
3. Soil Tests:
   a. Soil bearing test on the foundation soils will be taken at the CAR's discretion.
   b. Soil density tests on the backfill material will be taken at the CAR's discretion.
4. Remove material placed in work that does not meet material or compaction requirements.

3.11 TOLERANCES AND WARRANTY

A. Repair settlements greater than ½-inch as measured by a 10 foot straight edge that occur in paved surfaces or yard areas during the guarantee period. Repair trench settlements greater then 1 inch as measured by a 10-foot straight edge in remaining areas.

B. Replace surface material to match existing.

END OF SECTION

SECTION 02605

GRAVITY SEWER MAINTENANCE HOLES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Polymer Concrete Maintenance Holes (MH).

1.2 REFERENCES

A. American Society for Testing and Materials (ASTM):

1. A48 Gray Iron Casting.

2. A240 Chromium and Chromium-Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels and for General Applications.

3. A276 Stainless Steel Bars and Shapes.

4. C33 Concrete Aggregates.

5. C443 Joints for Concrete Pipe and Manholes, Using Rubber Gaskets.

6. C478 Standard Specification for Precast Reinforced Concrete Manhole Sections

7. C497 Test Methods for Concrete Pipe, Manhole Sections or Tile

8. C579 Standard Test Methods for Compressive Strength of Chemical-Resistant Mortars, Grouts, Monolithic, Surfacing and Polymer Concretes.

9. C580 Standard Test Method for Flexural Strength and Modulus of Elasticity of Chemical-Resistant Mortars, Grouts, Monolithic Surfacing and Polymer Concretes.

10. C648 Test Method for Deflection Temperature of Plastics Under Flexural Load in Edgewise Position

11. C857 Minimum Structural Design Loading for Underground Utility Services.

12. C923 Resilient Connectors between Reinforced Concrete Manhole Structures, Pipes, and Laterals.

13. C990 Standard Specification for Joints for Concrete Pipe, Manholes and Precast Box Sections Using Preformed Flexible Joint Sealants.

14. D648 Deflection Temperature of Plastics Under Flexural Load in Edgewise Position.

15. D695 Test Methods for Compressive Properties of Rigid Plastics.

16. D790 Test Method for Flexural Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials.

17. D2412 Test Method for Determination of External Loading Characteristics of Plastic Pipe by Parallel Plate Loading.

18. D2584 Ignition Loss of Cured Reinforced Resins.

19. D6783 Standard Specification for Polymer Concrete Pipe.

B. American Concrete Institute (ACI):

1. ACI 318 Building Code Requirements for Structural Concrete.

2. ACI 350-06 Code Requirements for Environmental Engineering Concrete Structures and Commentary.

3. ACI440.1R-15 Guide for the Design and Construction of Structural Concrete Reinforced with Fiber-Reinforced Polymer Bars.

4. ACI 548.6R-96 Polymer Concrete Structural Applications State of the Art Report

C. American Association of State Highway and Transportation Officials (AASHTO):

1. AASHTO H-20 Axial Loading Requirements.

1.3 SUBMITTALS

A. Submit the following items for review by MCES:

1. Manufacturer’s Product Data for the following items:

a. MH vaults and risers including procedures for jointing and allowable joint deflections.

b. Castings and Covers

c. Davit Arm Base

d. Vent Piping and Pipe Supports

e. Gaskets.

f. Joint Materials and Sealants.

g. Steps.

h. Grating over the Parshall Flume Channel. Provide dimensions, support and anchor details, deflection anticipated with a 200 lb load, maximum recommended load and ultimate capacity.

i. Intermediate Platform Grating and Anchors. Provide dimensions, support and anchor details, deflection anticipated with a 200 lb load, maximum recommended load and ultimate capacity.

j. Pipe Connections

2. Summary of criteria used in maintenance hole design including, as minimum, material properties, loading criteria and dimensions assumed. Include certification from manufacturer that polymer concrete maintenance hole design meets or exceeds the load and strength requirements of ASTM C478 and ASTM C857, reinforced in accordance with ACI 440.1R-15. Include current ISO 9001:2018 certification.

3. Shop Drawings showing: maintenance hole material, manhole dimensions, weights, joints, pipe connections, depth, elevations of pipe penetrations, grating design, intermediate platform design and orientation of connecting pipe prepared by a professional engineer registered in the State of Minnesota.

4. Calculations prepared by a professional engineer registered in the State of Minnesota to support the basis of design:

a. Structural calculations for maintenance hole wall and slab thickness design.

b. Calculation confirming that the structure is not buoyant with groundwater at grade.

c. Intermediate platform and anchor design.

5 Manufacturer’s Certificate of Compliance stating that each structure will be structurally sound for each specific installation shown on the Drawings.

6. Quality Control Documentation: Provide documentation that polymer concrete material used for the structure meets structural requirements.

PART 2 PRODUCTS

2.1 POLYMER CONCRETE MAINTENANCE HOLES

A. Manufactures: Materials from the following manufactures will be accepted:

1. Armorock.

2. Approved Equal.

B. Acid resistant polymer maintenance hole sections, base sections and related components.

C. Provide reinforced precast concrete base slab and hardware to attach polymer base section to slab. Polymer bench and channel are to be constructed with polymer concrete material.

D. Riser sections:

1. Manhole joints shall be assembled with a bell/spigot or shiplap butyl mastic joint such that on assembly, the manhole base, riser, and top section make a continuous and uniform maintenance hole structure.

2. Construct riser sections for polymer concrete maintenance holes from standard polymer concrete maintenance hole sections of the diameter indicated on drawings. Use various lengths of polymer concrete maintenance hole sections in combination to provide correct height with the fewest joints.

3. Design wall sections for depth and loading conditions with wall thickness as designed by the polymer concrete manufacturer.

4. The top slab and wall sections shall include provisions for a maintenance hole covers, vent openings and davit arm base as shown on the Drawings.

E. Gaskets:

1. ASTM C443.

2. Wrap gasketed maintenance hole joints with 9-in Gator Wrap Infi Shield.

F. Pipe Connections:

1. Pipe connections shall be factory installed and coordinated.

2. Provide transition from circular pipe to rectangular channel using transition pieces specified in Section 15152.

3. Influent and effluent pipes shall include flexible joints as recommended by the vault manufacturer to protect the pipe from settlement of the vault.

G. Materials:

1. Polymer Mixture – mixture shall consist of solely of thermosetting resin, sand and aggregate. No cementitious materials shall be allowed. All sand and aggregate shall be inert in an acidic environment.

2. Reinforcement – Shall use acid resistant reinforcement (FRP Bar) in accordance with ACI 440.1R-06 as applicable for polymer concrete design.

3. Resin: The manufacturer shall use only polyester resin systems designed for use with this particular application. Resin shall have a minimum deflection temperature of 158 degrees F when tested at 264 psi following Test Method D 648. The resin content shall not be less than 7% of the weight of the sample as determined by test Method D 2584.

4. Filler: All aggregate, sand and quartz powder shall meet the requirements of ASTM C33.

5. Additives: Resin additives, such as curing agents, pigments, dyes, fillers and thixotropic agents shall not be detrimental to the MH.

H. Design wall sections for depth and loading conditions with wall thickness as required by polymer concrete manufacturers. Wall thickness shall conform with depth of structure, geotechnical conditions, and an assumed groundwater level at-grade.

I. Provide tops to support H-20 vehicle loading and receiving maintenance hole cover, vents, and davit arm base, as indicated on drawings.

J. Each maintenance hole component shall be free of all defects, including indentations, cracks, foreign inclusions and resin starved areas that, due to their nature and degree or extent, detrimentally affect the strength and serviceability of the component part. The internal diameter of maintenance hole components shall not vary more than 1%. Variations in height of two opposite sides of risers and conical tops shall not be more the 5/8-inch. The under run in height of a riser or conical top shall not be more than l/4-inch per foot of height with a maximum of 1/2-inch in any one section.

K. Marking and Identification- (Inside and Outside of MH)

1. Manufacturer's name or trademark

2. Manufacturer's location

3. Production Date.

L. Minimum clear distance between two wall penetrations shall be a minimum of 6-inches on 48-inch to 72-inch diameter. A clearance of 3-inches is required between wall penetration and joint.

M. Extended base footer requirements for buoyancy concerns can be addressed with cementitious concrete material.

N. Exceptions to ASTM C 478- components shall be designed for the intended combinations of manufacturing materials.

O. Material used to fill the maintenance hole and grout the fiberglass flume into place shall be as recommended by the manufacturer and compatible with the polymer concrete structure.

P. All materials needed for grouting and patching will be a polyester mortar compound provided by the manufacturer or an approved equal by the manufacturer.

2.3 CASTINGS

A. Machine bearing surfaces of frame and cover to provide true surfaces.

B. Provide a solid lid with two concealed pick holes as detailed on the Drawings.

C. Provide self-sealing system with gasket glued inserted into dovetail groove in bottom of lid.

D. Furnish lids which read "INTERCEPTOR SANITARY SEWER" in 3/4-inch high cast letters.

E. Embed castings in the top slab and flush with grade.

F. Castings:

1. COM3800 Durostreet Composite Manhole Assembly.

2. NEENAH 1910D frame and solid cover.

3. NEENAH R-1733 frame and solid cover.

2.5 ACCESSORIES

A. Joint Wrap:

1. Gator Wrap by Sealing System, Inc.

B. Steps:

1. Provide aluminum ladder with dimensions and materials as shown in the drawings.

C. Hardware:

1. All hardware used in the maintenance hole and with interior appurtenances shall be Type 316 stainless steel.

D. Grating over Channel:

1. Grating shall be vinylester and Type GS-4 as shown in the Drawings.

2. Grating pieces shall be 2 ft (east-to-west) by 4 ft (north-to-south) with hinges on the south side of the channel.

E. Intermediate Platform:

1. Intermediate platform shall be designed by an Engineer licensed in the State of Minnesota. Design shall ensure sufficient support and anchors to prevent deflection of the platform.

2. Provide stainless steel anchors with details as provided by the platform manufacturer.

3. Platform grating shall be vinylester with removable pieces no larger than 2 ft by 4 ft and less than 50 lbs each. Support structure shall be 316 stainless steel and vinylester support members and 316 stainless steel wall brackets

4. Platform shall include a removable 24-in by 24-in section positioned at the center of the structure.

5. Platform shall include an opening for a fixed ladder. Provide a minimum 30-in clearance between the ladder's face and platform to allow for person-travel. Provide a minimum 16-in clearance between the side of the ladder and the platform.

6. Landing platform shall meet all OSHA requirements for a landing platform provided for a fixed ladder. Base load shall assume support for one person and one removable piece of platform grating with safety factors as per OSHA.

PART 3 EXECUTION

3.1 INSTALLATION

A. Install maintenance structures in accordance with the Drawings and this Section. Completed installation shall be plumb within 1/2-inch over entire structure build.

B. Protect all work against flooding and floatation.

C. Place base slab on compacted granular subgrade prepared as shown on the Drawings.

D. Internal Pipe Joint Seal:

1. Thoroughly clean the areas in which the joint seals are to be installed.

2. Install the seal in accordance with all manufacturer instructions.

E. Bench and Invert

1. This maintenance hole will include a sanitary sewer channel and fiberglass Parshall flume. The Parshall flume shall be grouted into place in strict adherence to the dimensions shown on the drawings.

2. Manufactured end-adapter transition pieces from circular sewer to rectangular channel and rectangular channel to circular sewer shall be provided by OpenChannelFlow or approved equal.

3. Fill and grout materials shall be polymer concrete that is compatible with the polymer concrete maintenance hole structure.

F. Riser Joints

1. Fill joints with compatible epoxy bonding agent to eliminate infiltration. Finish flush with the adjoining surfaces. Fill the inside of any leaking joint with epoxy bonding agent.

2. Allow joints to cure before backfilling. Backfill carefully and evenly around maintenance hole section.

G. Prevent entrance of soil and debris into all new and existing maintenance holes.

H. Pipe Connections and Penetrations: per Project Drawings.

I. Riser Joints:

1. Seal joints between precast sections with a rubber O-ring set in a recess.

2. Fill joints with a compatible epoxy bonding agent to eliminate infiltration. Finish flush with the adjoining surfaces. Fill the inside of any leaking joint with an epoxy bonding agent.

3. Allow joints to set for 14 hours before backfilling. Backfill carefully and evenly around the maintenance hole section.

4. Install gator wrap around all riser joints.

3.2 TESTING AND INSPECTION

A. Coordinate with and schedule testing services.

B. Conduct a visual inspection of the structure to identify infiltration. All infiltration sources shall be sealed with chemical grout.

3.3 FIELD QUALITY CONTROL

A. General:

1. Monitor, record and report to CAR defects or damage to materials during installation.

2. Complete a video inspection of the finished maintenance hole structure. Video shall be using a panoramic, 360-degree, high-definition camera deployed at grade and lowered through the structure. Submit video documentation to CAR within 10 days following inspection.

B. Cleaning and Protection:

1. Clean and protect work in progress, during handling and during installation. Apply protective coverings on materials or installed work to ensure the materials are free from damage or deterioration.

2. Clean and perform maintenance on the structure and appurtenances prior to review for final acceptance by the CAR.

3.4 FINAL ACCEPTANCE

A. Defects: When CAR deems a defect is repairable, repair defects. If a defect is not repairable, replace damaged materials or install a new structure / component at no additional cost to the COUNCIL.

B. Rehabilitation of Defects Prior to Acceptance: After various types of rehabilitation work are complete, the work shall be visually inspected for compliance in the presence of the CAR.

C. Rehabilitation of Defects After Acceptance: The CAR reserves the right to inspect the structure during the 2-year warranty period. Any leakage or defects in the work found by this inspection shall be corrected by the Contractor within 30 days from notice and at no additional cost to the COUNCIL.

END OF SECTION

SECTION 02763

CCTV INSPECTION OF GRAVITY SEWER

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Closed Circuit Television (CCTV) Inspection of sewers using internal video equipment for the purposes of assessing thoroughness of cleaning, observing and recording structural and service defects and construction features and to verify new sewer construction prior to acceptance.

B. All designated sewer sections shall be visually inspected by means of color closed- circuit television (CCTV) specifically designed for sewer inspection. The televising shall only be performed by experienced personnel in possession of a valid PACP Operators Certificate.

C. Inspection observations shall be recorded in accordance with PACP standards.

1.2 DEFINITIONS

A. Spill: A spill is any bypass of wastewater from the Metropolitan Disposal System, including, without limitation, backups and discharge into basements, streets, storm sewers, wetlands, water bodies, and/or ground.

1.3 PROJECT DOCUMENTS

A. Refer to the Drawings for new pipes that will be constructed and shall be inspected.

1.4 SUBMITTALS

A. Submit a valid copy of the NASSCO PACP Operators Certificate for each operator to the CAR a minimum of 10 working days before starting the inspection work.

B. Submit PipeTech® CCTV sewer inspection data and reports for each pipeline segment on a portable hard drive monthly as data is collected for Council review until work is complete.

PART 2 PRODUCTS NOT USED

PART 3 EXECUTION

3.1 OPERATOR QUALIFICATIONS FOR INSPECTION AND CONDITION CODING

A. Provide a minimum of one operator on site at all times with each inspection unit who holds a valid PACP certificate from NASSCO. Ensure each operator is fully trained in all aspects of sewer inspection and capable of making accurate observations and recording all conditions that may be encountered in the sewers.

B. Perform inspection work and condition coding only using operators who hold a valid PACP certificate.

3.2 EQUIPMENT

A. The television camera and all other devices used for inspection shall be one specifically designed and constructed for such inspection. The camera shall be capable of radial view for inspection of the top, bottom, and sides of the pipe and for looking up lateral connection. The camera shall be mounted on a self propelled transporter or on adjustable skids/floats, to keep it in the center of the pipe. Lighting shall be supplied by a lamp on the camera, capable of being dimmed or brightened remotely from the control panel. The lighting system shall be capable of lighting the entire periphery of the pipe and give a neutral color to the image. The camera shall be operative in 100% humidity conditions and shall have a minimum of 650 lines of resolution and tested at 400 psi. The view seen by the televising camera shall be transmitted to the

monitor, and other components of the video system shall be capable of producing a picture quality satisfactory to the CAR; and if unsatisfactory, the equipment shall be removed and no payment be made for unsatisfactory inspection.

B. Due to structure depth and locations, camera video equipment must be capable of inspecting a minimum of 800 feet of sewer from a single access point.

3.3 ACCESS

A. CONTRACTOR must locate and designate all MH access points for the work. If a designated MH is below existing grade, CONTRACTOR must notify CAR. The CAR will determine if the MH is required to bring to grade or if other means are available to complete CCTV inspection.

3.4 TELEVISING

A. The television camera shall be moved through the interceptor at a uniform rate, stopping when necessary to ensure proper documentation of the sewer condition and rotated to view each service connection or sewer service stub. At no time shall the television camera be pulled at a speed greater than 30 feet per minute.

B. If, during the inspection operation, the television camera will not pass through the entire sewer section, the Contractor shall re-setup his equipment in a manner so that the inspection can be performed from the opposite maintenance structure. If, again, the camera fails to pass through the entire sewer section, the inspection shall be considered complete and no additional inspection work will be required. All costs of re-setup due to an obstruction in the sewer that will not allow the camera to pass shall be considered incidental and payment shall be for the lineal feet of televised sewer main.

C. In addition to televising the interceptor, all maintenance structures at the beginning and end of each survey must be panned with the video camera and visually inspected.

3.5 DISTANCE MEASURING

A. The footage meter, for accurately recording the location of the television camera with respect to the reference maintenance structure, shall be a direct reading, above ground, friction clamp device or other suitable equipment. Marking on the cable, or the like, which would require interpolation for depth of maintenance structure, will not be allowed. The meter shall be capable of being manually re-zeroed for each new setup. Footage shall be shown on the video data view and recorded at all times, and must be zeroed at the beginning of each survey. All footages must be within +/- 2-ft along the interceptor centerline from center of MH to center of MH. Footage must be shown on the video data view and recorded at all times.

3.6 CODING VIDEO INSPECTION

A. All data must be collected in accordance with PACP standardized coding and reporting.

B. MCES currently uses PipeTech® inspection software from Peninsular Technologies. Use of the latest version of PipeTech® application is required for this project. Other PACP certified inspection software packages will not be accepted.

C. File names shall be labeled using MCES GIS attribute information when available.

D. When available, each MH to MH section shall be labeled using a concatenation of the “ID_NO”, an underscore (“_”) and the “INT_SECT” attribute information. An example would be: 1-GV-461_4031. In cases where there are two or more INT_SECT numbers between structures, the longest section should be selected.

E. When as part of the WORK, if GIS attribute information is unavailable due to: MH addition, replacement or removal, or pipe addition, replacement or removal, each MH to MH section shall be labeled using the contract plan and profile sheets and a concatenation of the “Interceptor ID”,

an underscore ("_") and MH to MH information. An example would be: 1-GV-461_MH 588-MH 587. The structure where the survey begins must be the first listed in the file name.

F. A folder for each MH to MH section shall be created and labeled as noted above in article 3.5 C. Within each folder the following files shall be stored: PipeTech file (.ptd), inspection video (.mpg), PACP top view report (.pdf) and PACP snapshot report (.pdf).

3.7 QUALITY CONTROL

A. The successful Contractor shall deliver to Council staff a proposed quality assurance/control (QA/QC) plan. No work shall commence prior to the approval of the QA/QC plan by Council staff.

B. No payment shall be made for sections failing the quality control parameters.

C. Finished inspection video should be clear, neutral color and continuous over the entire length. Should the quality of the video or any required information be missing from the submittals, the work will be deemed incomplete. The contractor will be required to reinspect the section(s) to the satisfaction of Council staff, at no addition cost to the Council.

3.8 FLOW CONTROL

D. New pipes shall be under flow control during post-construction acceptance testing.

3.9 SEWER INSPECTIONS

A. CCTV inspections of each pipeline segment are required before CIPP lining (Pre-lining) and after completion of CIPP lining (Post-lining).

B. Notify the CAR of the locations where sewer inspections will be performed one full day before starting inspection work at that location.

C. Implement flow control measures in accordance with Article 3.7 of this Section where required to ensure the following flow levels are maintained during sewer inspections.

1. A minimum of 95% of the height of the sewer is to be visible during the sewer pre-lining inspection and the sewer post-lining inspection.
2. Evacuate fog from the sewer and manhole before beginning inspections and keep the sewer and manhole clear of fog during the entire inspection.
3. Keep the camera lens clean during the entire sewer and maintenance structure inspection.
4. Ensure the picture is in focus from the point of observation to a minimum of 2 pipe diameters ahead of the camera.
5. Perform sewer inspections in accordance with the following:
   a. In the downstream direction unless a reverse set up is required.
   b. From the center of the start maintenance structure to the center of the finish maintenance structure.
   c. Begin inspections generally with the upstream sewer in the system and proceed downstream in a consecutive manner.
   d. Ensure the face of the start maintenance structure is clearly visible at the start of the sewer inspection.
   e. Record the length of sewer from the center of the maintenance structure to the cable calibration point at the start of the inspection and adjust the distance reading at the cable calibration point so that zero is at the center of the start maintenance structure.
   f. Indicate on the monitor screen accurate automatic distance measurement that begins to move immediately as the camera moves. Ensure measurement is accurate from the cable calibration point to the center of the finish maintenance structure.
6. Re-perform sewer inspections where the CAR has determined the tolerance requirements for camera position and speed and internal distance measurement requirements have not been satisfied.

3.10REVERSE SET-UP INSPECTION

A. Perform a reverse set-up inspection when a blockage in the sewer prevents completion of the inspection from the upstream maintenance structure. Move the equipment to the downstream maintenance structure and attempt to complete the inspection of the entire sewer to the upstream maintenance structure.

3.11 INCOMPLETE INSPECTIONS

A. Advise the CAR immediately when a sewer inspection cannot be completed due to collapse, excessive deformation, intruding connections, obstructions or large displaced joints. Jointly decide with the CAR one of the following alternatives.
   1. Abandon the inspection, or
   2. Re-perform the inspection subsequent to one of the following actions.
      a. Performing solid debris cutting.
      b. Removing intruding connections.
      c. Modifying the camera setup position or method of transport.
      d. Completion of external or emergency repairs.

3.12 OBSERVED FAILURES DURING SEWER INSPECTIONS

A. Immediately notify the CAR if a defect appears to pose a threat to public health and safety or indicates impending failure. Notify the MCES Dispatcher at 651-602-4511 after normal working hours if the CAR cannot be reached. Capture photograph, videotape or digital images. Provide the captured images to the CAR as soon as possible.

3.13 SEWER INSPECTION REPORTS

A. Contractor shall deliver to the CAR, the following Sewer Inspection Reports for each pipeline segment:
   1. Two (2) copies of CCTV inspection data on portable hard drive. Portable hard drive will be made available for pickup upon successful download.

3.14ACCEPTANCE OF INSPECTIONS

A. The CAR will review inspection reports, video recordings and electronic data files to ensure compliance with the specifications within 10 working days of submission. The CAR may adjust the frequency of reviews based on the results of previous reviews.
   1. Post-construction Inspection: CAR will determine acceptability of pipe construction within 5 working days of submission of video recording.
B. Re-perform sewer and maintenance structure inspections where the CAR has determined the requirements of the specification have not been satisfied.
C. Correct non-compliant inspection submissions and resubmit the corrected inspections to the CAR within 5 working days.
D. Repeat the process until the inspection submissions are accepted by the CAR.

END OF SECTION

SECTION 15152

PARSHALL FLUME FLOWMETERS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Parshall flume, transition channel sections, wiring, and accessories.

1.2 DEFINITIONS

A. Primary Measurement Device: Consists of the Parshall flume and accessories.

B. Secondary Measurement Device. Level measuring sensor as calibrated by the primary measurement device.

1.3 REFERENCES

A. American Society for Testing and Materials (ASTM):

1. ASTM D 638 Standard Test Method for Tensile Properties of Plastics.

2. ASTM D 790 Standard Test Methods for Flexural Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials.

3. ASTM D 2583 Standard Test Method for Indentation Hardness of Rigid Plastics by Means of a Barcol Impressor.

4. ASTM D 1941 Standard Test Method for Open Channel Flow Measurement of Water with the Parshall Flume.

1.4 SYSTEM DESCRIPTION

A. Single 6-inch Parshall Flume.

B. Circular to rectangular end adapter to connect the rectangular channel to the upstream and downstream circular sewers.

C. The manufacturer of the metering equipment shall assume overall undivided responsibility for the performance of the equipment specified herein. The CONTRACTOR shall inspect and furnish all equipment and labor necessary to install Parshall flume metering equipment, Remote Telemetry Unit (RTU) enclosure, conduits, and accessories.

D. The COUNCIL will provide radar level sensor unit and mounting hardware for Parshall flume metering. The COUNCIL installs a radar unit and mounting hardware in a meter vault. The contractor shall furnish and install all conduit, j-boxes, conductors, and as shown on the Drawings. Coordinate work with CAR.

1. CONTRACTOR shall be responsible for conduits as shown in the Contract Documents.

2. COUNCIL will be responsible for wiring terminations on COUNCIL provided equipment, cables, and conductors.

1.5 SUBMITTALS

A. Submit shop drawings of all equipment components required under this Section in accordance with Section 01300 SUBMITTALS.

B. Product Data:

1. Test results of representative fiberglass reinforced plastic laminate.

2. Type, Product Name and Resin Manufacturer.

3. Product Warranty

C. Shop Drawings showing:

1. Critical dimensions, jointing, and connections, fasteners, and anchors.

2. Materials of construction.

3. Sizes, spacing, and location of structural members, connections, attachments, openings, and fasteners.

4. Staff/Level gauge details and location

5. End adapter dimensions, installation locations, seals and grouting or other means to affix to the channel.

D. Test Data

1. Independent certified test results confirming material properties.

2. Test results are to be performed on specimens representative of the resins and reinforcements submitted upon with such resins and reinforcements listed by the certifying party.

3. Data shall be no more than three (3) years old.

E. Discharge Tables

1. Level-to-flow discharge tables, showing:

a. Flow equations.

b. Submergence transition, where published.

c. Accuracy, where published.

d. Plan view layout showing critical dimensions and primary point of measurement (Ha).

e. Discharge table source.

F. Manufacturer's information

1. Installation instructions including handling and storage instructions.

2. Manufacturer's Project specific specifications.

3. All submittals, specifications, drawings, brochures, installation instructions, descriptive literature, etc. shall have all units of measurement in Imperial units.

G. Submit operating and maintenance data.

1.6 DELIVERY, STORAGE AND HANDLING

A. Store products indoors or in a weather protected area until installation. Protect from sunlight, construction traffic, and damage.

B. Responsibility for the care and protection of equipment shall remain with the CONTRACTOR until it has been tested and accepted.

1.7 WARRANTY

A. Flumes shall be warranted to be free of defects in workmanship and materials for two years.

B. The warranty period shall be from the date of commissioning.

PART 2 PRODUCTS

2.1 PARSHALL FLUME

A. Manufacturers: Materials from the following manufacturers and which meet these specifications will be accepted.

1. Openchannel Flow

2. Warminster Fiberglass

3. Tracom

4. Plasti-Fab

5. FRP Composites

6. EFC

7. Fisher & Porter

8. or approved equal.

B. Flume, influent transition / adapter section and exit transition / adapter section materials shall meet the following.

1. ISO certified polyester laminating resin:

a. Low VOC.

b. Properties shall meet or exceed:

1)	Tensile Strength (ASTM D638)	14,000 psi
2)	Flexural Strength (ASTM D790)	22,000 psi
3)	Flexural Modulus (ASTM D790)	900,000 psi
4)	ANSI/AWWA F101	Type II
5)	Barcol Hardness (ASTM D2583)	30
6)	Water Absorption (ASTM D2583)	<0.15%
7)	Temperature limit	150° F

c. Orthophthalic resins shall not be allowed.

2. E-glass:

a. Minimum of 30% laminate content by weight

b. Silane coupling agent.

c. C-glass shall not be allowed.

3. Gel coat

a. All surfaces must be gel coated backed by a resin rich layer of resin and chopped glass forming a water and chemical resistant surface. The remainder of the laminate shall be fiberglass reinforced polyester containing not less than 30% glass content by weight.

b. 15 mil cured thickness.

c. UV inhibitors shall be in all gel coat formulations.

d. Interior surfaces shall be white gloss free of irregularities, exterior

surfaces shall be grey.

4. Dimensional bracing:

   a. Removable, gray equal leg pultruded fiberglass bracing with T-304 stainless steel hardware capable of providing sufficient strength and structural support to resist the stresses of shipping and installation.

      1) 2-inch x 2-inch

5. Flanges

   a. Integral top and end flanges:

      1) 2-inches wide (minimum)

6. Stiffening ribs:

   a. Knee joined encapsulated stiffening ribs to provide sufficient strength and rigidity to allow the flume to be self-supporting and capable of holding the rated maximum head of water without visible distortion.

7. Anchoring clips:

   a. Anchor clips chemically bonded to the exterior of the flume to aid in securing the flume during installation.

   b. Pre-drilled with Ø5/8-inch hole.

8. Dimensional Tolerances:

   a. Flume dimensions shall be plus or minus 1/16-inch.

C. Flume shall be size as listed on the Drawings and shall be full length; molded fiberglass reinforced polyester laminated in one piece. Flumes that are provided in multiple pieces will not be accepted. Upstream and downstream molded fiberglass transition sections may be provided separately from Parshall Flume.

D. Flume wall and floor thickness shall be as shown in Table 1.

TABLE 1
WALL THICKNESSES FOR PARSHALL FLUMES
(6-inch through 24-inch Throat)

FLUME SIZE (IN.)	WALL/FLOOR THICKNESS (IN.)
6	3/8
9	3/8
12	1/2
18	1/2

24	1/2

E. Flume shall be reinforced with box section stiffeners down the sides and across the bottom if flume is 42” wide or greater at any section. Stiffeners shall be joined at the knee to form a rigid dimensionally stable flume.

F. Flume shall be free-standing and strong enough to hold a 30” minimum depth of water without visible distortion.

G. Flume shall have locking clips fastened along the side of the flume to be used for anchorage into the concrete.

H. Stiffeners across the top shall be permanent FRP pultruded angle/channel or temporary wood spreaders and shall provide sufficient strength and structural support to resist the stresses that occur during shipping and proper installation of the flume.

I. Accessories:

1. Manufacturer-installed Staff/Level gauge: High visibility, direct read level gauge with 3/4-inch black letters/numerals at major divisions on a high visibility yellow background. Scale shall be graduated in 1-inch major divisions and 1/8-inch minor divisions.

J. Performance and Design Criteria:

1. Walls: Vertical

2. Throat Size: 6-in

3. Dimensions Conforming with ASTM D1941 - D 1941 Standard Test Method for Open Channel Flow Measurement of Water with the Parshall Flume.

2.2 FLUME TRANSITION SECTIONS / END ADAPTER

A. Shall be provided by the same manufacturer as the flume manufacturer.

B. Flume transition sections / End Adapter: Fiberglass pieces manufactured in substantial accord with, and of materials specified in Article 2.1 above. Provide pieces that can be attached to the circular influent and effluent sewers and the rectangular channel. Provide flexible seals and/or grout as recommended by the manufacturer. to connect the end adapter to the flume.

C. End adapters shall be by OpenChannelFlow or equal.

D. Connect end adapters to the influent / effluent sewer and flume channel as recommended by the manufacturer.

E. End adapters shall match influent and effluent pipe diameters and smoothly transition from rounded pipe section to rectangular flume section to match flume converging and diverging section height and width. Transition shall be in

accordance with best design practices for Parshall flumes.

PART 3 EXECUTION

3.1 PREPARATION

A. Determine and verify all field and equipment dimensions.

B. Coordinate each installation with telemetry system and associated design requirements.

C. Remove burrs from inside of the pipe to provide a uniform smooth wall.

3.2 INSTALLATION

A. Install equipment in accordance with the manufacturer recommendations and these specifications.

B. Install Parshall flume in one piece. Cutting or any other activity that will alter the dimensions of the flume will not be permitted. Upstream and downstream molded fiberglass transition sections may be provided and installed separately from Parshall flume.

C. Install flume symmetrical to centerline of the approach channel.

D. Contractor to coordinate with CAR to inspect flume installation before pouring concrete. After pouring concrete, CAR to re-inspect flume and verify elevations.

E. Place CLSM along bottom and sides of flume. Ensure that all voids are gilled and all air displaced. Install CLSM in lifts of a depth to ensure no floating or wall deflections, with **lifts not exceeding 1/3 the total depth to be filled**.

F. Installation Tolerances:

1. Flume crest shall be installed at the elevation shown on the drawings with a tolerance not to exceed +/- 1/8”.

2. Centerline of the flume shall match the centerline of the upstream pipe and transition section.

3. The floor of the converging section shall be leveled laterally and longitudinally to a tolerance not to exceed +/- 1/16” over the entire length and width of the converging section.

4. The converging/throat/diverging section side walls shall be installed plumb to a tolerance not to exceed +/- 1/16” as measured from bottom to top of section side walls.

5. Provide a rectangular throat section template 1/16” smaller in dimension than ASTM D 1941 standard dimensions for flume size installed. The template shall pass through any area of the throat after installation without binding to demonstrate throat sidewalls are plumb and parallel.

6. If the installed flume fails to meet the requirements of items 1-5 above, the flume shall be removed and reset until the requirements are met.

3.3 FIELD QUALITY CONTROL

A. Upon delivery of the flume to site but prior to installation, CONTRACTOR shall perform a joint inspection of the flume components with CAR and COUNCIL Metering and Alarm staff.

B. Prior to permanent placement of the flume system, CONTRACTOR shall field verify level tolerances of the installed flume.

C. CONTRACTOR shall remain responsible for the Parshall flume until field verification and ITL testing and report are successfully completed, and flume is accepted by COUNCIL.

3.4 QUALITY ASSURANCE

A. Prior to permanent placement of the flume system, COUNCIL will field perform secondary verification of level tolerances of the installed flume.

B. After permanent placement of the flume system, COUNCIL will re-verify level tolerances of the installed flume system.

C. COUNCIL will field calibrate secondary measurement device (level sensor) after flow has been restored.

D. Upon completion of the installation of the flume COUNCIL and CONTRACTOR shall verify the instrumentation and data acquisition is working properly.

E. After field calibration of the secondary measurement device by COUNCIL (level sensing device), independent testing laboratory (ITL) shall verify accuracy of the primary measurement device (flume and accessories) using dye dilution methods.

1. Verification shall be completed for three flows: diurnal peak flow, median daily flow, and low diurnal flow.

2. Verification shall comply with ASTM D1941-91.

END OF SECTION

APPENDIX A

SOIL BORING

Soil Boring and Laboratory Testing Report

Meter M657
Near 6923 200th Street West
Farmington, Minnesota

Prepared for

CDM Smith Inc.

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

Jeffrey D. Casmer, PE
Project Engineer
License Number: 52677
October 23, 2024

BRAUN INTERTEC
The Science You Build On.

Project B2408775

Braun Intertec Corporation

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

October 23, 2024 Project B2408775

Doug Youngblood, PE
CDM Smith Inc.
652 Bielenberg Drive, Suite 203
Woodbury, MN 55125

Re: Soil Boring and Laboratory Testing Services
Meter M657
Near 6923 200th Street West
Farmington, Minnesota

Dear Mr. Youngblood:

We have completed the soil boring and laboratory testing services requested by CDM Smith Inc. for the Meter M657 project located at the above referenced address near the boundary between Lakeville and Farmington, Minnesota.

Scope of Services

We performed our scope of services for the project in accordance with the Professional Services Agreement between CDM Smith Inc. and Braun Intertec Corporation, dated August 13, 2024. The following list describes the tasks completed in accordance with our authorized scope of services.

- Staking the boring location and coordinating the clearing of underground utilities. CDM Smith Inc. selected, and we staked the exploration location.
- Performing the requested standard penetration test (SPT) boring to a nominal depth of 50 feet below grade.
- Reviewing the recovered soil samples and preparing a boring log.
- Performing laboratory testing on samples selected by Braun Intertec.
- Preparation of this factual soil boring and laboratory testing report.

Provided Information

Prior to mobilizing to the site, CDM Smith Inc. provided us with the approximate coordinates of the requested soil boring location. The coordinates were entered into our GPS unit for staking in the field.

Exploration Location and Elevation

The soil boring was located in a field used for agricultural purposes and at the time of our field exploration, the field was planted with a corn crop. Prior to staking the boring location, the farmer removed a portion of the corn to facilitate access. However, the corn was only removed along the western edge of the field and the provided coordinates for the requested boring location was east of the cut path approximately 100 feet into the corn. The final soil boring location was denoted as ST-1 and was performed at the approximate location shown on the attached figure. We acquired the surface elevation and coordinates with GPS technology using the State of Minnesota's permanent GPS base station network.

Drilling and Sampling

Standard Penetration Test Borings

The SPT boring was drilled with an ATV-mounted core and auger drill rig equipped with 3 1/4-inch diameter hollow-stem auger. We performed the borings in general accordance with ASTM D6151 taking penetration test samples at 2 1/2- or 5-foot intervals in general accordance with ASTM D1586. A 140-pound automatic hammer was used for the penetration tests. The boring log shows the actual sample intervals and corresponding depths.

Sample Storage

Representative soil samples will remain in our Minneapolis office for a period of 60 days to be available for your examination. After this time the samples will be disposed.

Groundwater Observations and Borehole Abandonment

The drillers checked for groundwater as the boring was advanced. The boring was checked again for the presence of groundwater after auger withdrawal. The borehole was then sealed with bentonite grout in accordance with Minnesota Department of Health regulations.

Exploration Logs

Log of Boring Sheets

Log of Boring sheets are attached to this report. The log identifies and describes the penetrated geologic materials, and presents the results of penetration resistance tests, laboratory tests performed on penetration test samples, and groundwater measurements.

We inferred strata boundaries from changes in the penetration test samples and/or the auger cuttings. Because we did not perform continuous sampling, the strata boundary depths are only approximate. The boundary depths likely vary away from the boring locations, and the boundaries themselves may also occur as gradual rather than abrupt transitions.

Geologic Origins

We assigned geologic origins to the materials shown on the log based on: (1) a review of local geology maps, (2) visual classification of the various geologic material samples retrieved during the course of our subsurface exploration, (3) penetration resistance testing performed for the project, and (4) available common knowledge of the geologic processes and environments that have impacted the site and surrounding area in the past.

Material Classification and Testing

Visual and Manual Classification

We visually and manually classified the geologic materials encountered based on ASTM D2488. When we performed laboratory classification tests, we used the results to classify the geologic materials in accordance with ASTM D2487. The attached Descriptive Terminology includes a chart explaining the classification system we used.

Laboratory Testing

Laboratory testing was performed on samples recovered from the boring as selected by us. Laboratory testing performed included moisture content tests, Atterberg limits, and mechanical sieve analysis (#200 sieve only). The tests were performed in accordance with ASTM procedures. The results are noted on the boring log across from the corresponding sample.

Groundwater Fluctuations

Groundwater measurements were made under the conditions reported herein and shown on the exploration log. It should be noted that the observation period was relatively short, and groundwater can be expected to fluctuate in response to rainfall, flooding, irrigation, seasonal freezing and thawing, surface drainage modifications, and other seasonal and annual factors.

Standard of Care

In performing our services, Braun Intertec has used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of our profession currently practicing in the same locality. No warranty, express or implied, is made.

General

We appreciate the opportunity to be of service to you on this project. If you have any questions regarding this report, please call Jeff Casmer at 952.995.2314.

Sincerely,

BRAUN INTERTEC CORPORATION

Jeffrey D. Casmer, PE
Project Engineer

Joshua L. Kirk, PE
Director, Senior Engineer

Attachments:
Soil Boring Location Sketch
Log of Boring Sheets ST-1 (2 pages)
Descriptive Terminology of Soil

F:\2024\B2408775\CAD\B2408775.dwg,Geotech,10/9/2024 1:51:21 PM

DENOTES APPROXIMATE LOCATION OF STANDARD PENETRATION TEST BORING

N

75' 0 150'

SCALE: 1"= 150'

BRAUN INTERTEC
The Science You Build On.
11001 Hampshire Avenue S
Minneapolis, MN 55438
952.995.2000
braunintertec.com

Project No:	B2408775
Drawing No:	B2408775
Drawn By:	JAG
Date Drawn:	9/24/24
Checked By:	JC
Last Modified:	10/9/24

Meter M657

6923 200th Street W.

Farmington, Minnesota

Soil Boring Location Sketch

BRAUN INTERTEC
The Science You Build On.

LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2408775
Soil Borings
Meter M657
6923 200th Street West
Farmington, Minnesota

BORING: **ST-1**
LOCATION: Captured with RTK GPS.
DATUM: NAD 1983 HARN Adj MN Dakota (US Feet)
NORTHING: 169075.2 EASTING: 528368.8
DRILLER: B. Kammermeier LOGGED BY: J. Casmer START DATE: 09/30/24 END DATE: 09/30/24
SURFACE ELEVATION: 979.7 ft RIG: 7506 METHOD: 3 1/4" HSA SURFACING: Farm WEATHER: Sunny

Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
977.7		SANDY SILT (ML), dark brown, moist (TOPSOIL FILL)					
2.0		FILL: SILT with SAND (ML), with layers of non-organic and organic Clay, brown, dark brown and black, moist		3-3-4 (7) 14"		20	P200=84%
975.7							
4.0		LEAN CLAY (CL), contains seams of Silt, brown, moist, medium (GLACIAL TILL)	5	2-3-3 (6) 16"	0.75	23	
				2-3-3 (6) 16"	0.75	20	LL=30, PL=20, PI=10
969.7							
10.0		SANDY LEAN CLAY (CL), trace Gravel, gray, moist, soft to hard (GLACIAL TILL)	10	2-3-4 (7) 16"			
				2-3-5 (8) 16"	1.5		
	▼		15	2-3-5 (8) 16"	1.5	16	
			20	2-3-4 (7) 0"			No recovery
			25	1-2-2 (4) 6"			
		Wet Gravel layer at 30 feet	30	2-4-8 (12) 14"	0.75	18	

Continued on next page

BRAUN INTERTEC
The Science You Build On.

LOG OF BORING

See Descriptive Terminology sheet for explanation of abbreviations

Project Number B2408775
Soil Borings
Meter M657
6923 200th Street West
Farmington, Minnesota

BORING: **ST-1**
LOCATION: Captured with RTK GPS.
DATUM: NAD 1983 HARN Adj MN Dakota (US Feet)
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Elev./ Depth ft	Water Level	Description of Materials (Soil-ASTM D2488 or 2487; Rock-USACE EM 1110-1-2908)	Sample	Blows (N-Value) Recovery	q_p tsf	MC %	Tests or Remarks
		SANDY LEAN CLAY (CL), trace Gravel, gray, moist, soft to hard (GLACIAL TILL)					
			35	12-15-20 (35) 18"	3.75		
			40	8-12-15 (27) 18"	3	13	
			45	17-14-30 (44) 18"	4		
932.7							
47.0		POORLY GRADED SAND (SP), fine to medium-grained, gray, wet, very dense (GLACIAL OUTWASH)					
			50	4-15-42 (57) 18"		11	P200=4%
928.7							Water observed at 15.0 feet at end of drilling.
51.0		END OF BORING					
		Boring immediately backfilled with bentonite grout					
			55				
			60				

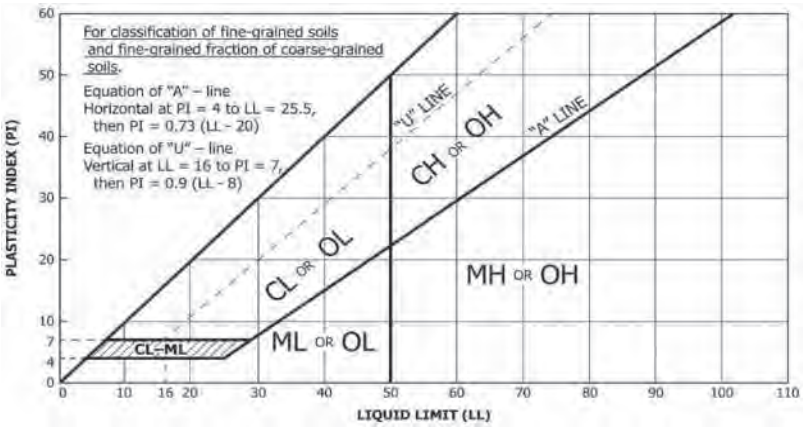
BRAUN INTERTEC
The Science You Build On.

Descriptive Terminology of Soil

Based on Standards ASTM D2487/2488
(Unified Soil Classification System)

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests[A]				Soil Classification	
				Group Symbol	Group Name[B]
Coarse-grained Soils (more than 50% retained on No. 200 sieve)	Gravels (More than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (Less than 5% fines[C])	$C_u \geq 4$ and $1 \leq C_c \leq 3$[D]	GW	Well-graded gravel[E]
			$C_u < 4$ and/or ($C_c < 1$ or $C_c > 3$)[D]	GP	Poorly graded gravel[E]
		Gravels with Fines (More than 12% fines[C])	Fines classify as ML or MH	GM	Silty gravel[E F G]
			Fines Classify as CL or CH	GC	Clayey gravel[E F G]
	Sands (50% or more coarse fraction passes No. 4 sieve)	Clean Sands (Less than 5% fines[H])	$C_u \geq 6$ and $1 \leq C_c \leq 3$[D]	SW	Well-graded sand[I]
			$C_u < 6$ and/or ($C_c < 1$ or $C_c > 3$)[D]	SP	Poorly graded sand[I]
		Sands with Fines (More than 12% fines[H])	Fines classify as ML or MH	SM	Silty sand[F G I]
			Fines classify as CL or CH	SC	Clayey sand[F G I]
Fine-grained Soils (50% or more passes the No. 200 sieve)	Silts and Clays (Liquid limit less than 50)	Inorganic	PI > 7 and plots on or above "A" line[J]	CL	Lean clay[K L M]
			PI < 4 or plots below "A" line[J]	ML	Silt[K L M]
		Organic	Liquid Limit – oven dried / Liquid Limit – not dried <0.75	OL	Organic clay[K L M N] / Organic silt[K L M O]
	Silts and Clays (Liquid limit 50 or more)	Inorganic	PI plots on or above "A" line	CH	Fat clay[K L M]
			PI plots below "A" line	MH	Elastic silt[K L M]
		Organic	Liquid Limit – oven dried / Liquid Limit – not dried <0.75	OH	Organic clay[K L M P] / Organic silt[K L M Q]
Highly Organic Soils		Primarily organic matter, dark in color, and organic odor		PT	Peat

A. Based on the material passing the 3-inch (75-mm) sieve.
B. If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.
C. Gravels with 5 to 12% fines require dual symbols:
   GW-GM well-graded gravel with silt
   GW-GC well-graded gravel with clay
   GP-GM poorly graded gravel with silt
   GP-GC poorly graded gravel with clay
D. $C_u = D_{60} / D_{10}$ $C_c = (D_{30})^2 / (D_{10} \times D_{60})$
E. If soil contains ≥ 15% sand, add "with sand" to group name.
F. If fines classify as CL-ML, use dual symbol GC-GM or SC-SM.
G. If fines are organic, add "with organic fines" to group name.
H. Sands with 5 to 12% fines require dual symbols:
   SW-SM well-graded sand with silt
   SW-SC well-graded sand with clay
   SP-SM poorly graded sand with silt
   SP-SC poorly graded sand with clay
I. If soil contains ≥ 15% gravel, add "with gravel" to group name.
J. If Atterberg limits plot in hatched area, soil is CL-ML, silty clay.
K. If soil contains 15 to < 30% plus No. 200, add "with sand" or "with gravel", whichever is predominant.
L. If soil contains ≥ 30% plus No. 200, predominantly sand, add "sandy" to group name.
M. If soil contains ≥ 30% plus No. 200 predominantly gravel, add "gravelly" to group name.
N. PI ≥ 4 and plots on or above "A" line.
O. PI < 4 or plots below "A" line.
P. PI plots on or above "A" line.
Q. PI plots below "A" line.



Laboratory Tests

DD	Dry density, pcf	**q_p**	Pocket penetrometer strength, tsf
WD	Wet density, pcf	**q_U**	Unconfined compression test, tsf
P200	% Passing #200 sieve	**LL**	Liquid limit
MC	Moisture content, %	**PL**	Plastic limit
OC	Organic content, %	**PI**	Plasticity index

Particle Size Identification

Boulders..... over 12"
Cobbles..... 3" to 12"
Gravel
  Coarse..... 3/4" to 3" (19.00 mm to 75.00 mm)
  Fine..... No. 4 to 3/4" (4.75 mm to 19.00 mm)
Sand
  Coarse..... No. 10 to No. 4 (2.00 mm to 4.75 mm)
  Medium..... No. 40 to No. 10 (0.425 mm to 2.00 mm)
  Fine..... No. 200 to No. 40 (0.075 mm to 0.425 mm)
Silt..... No. 200 (0.075 mm) to .005 mm
Clay..... < .005 mm

Relative Proportions[L, M]

trace..... 0 to 5%
little..... 6 to 14%
with..... ≥ 15%

Inclusion Thicknesses

lens..... 0 to 1/8"
seam..... 1/8" to 1"
layer..... over 1"

Apparent Relative Density of Cohesionless Soils

Very loose ..... 0 to 4 BPF
Loose ..... 5 to 10 BPF
Medium dense..... 11 to 30 BPF
Dense..... 31 to 50 BPF
Very dense..... over 50 BPF

Consistency of Cohesive Soils	Blows Per Foot	Approximate Unconfined Compressive Strength
Very soft	0 to 1 BPF	< 0.25 tsf
Soft	2 to 4 BPF	0.25 to 0.5 tsf
Medium	5 to 8 BPF	0.5 to 1 tsf
Stiff	9 to 15 BPF	1 to 2 tsf
Very Stiff	16 to 30 BPF	2 to 4 tsf
Hard	over 30 BPF	> 4 tsf

Moisture Content:

Dry: Absence of moisture, dusty, dry to the touch.
Moist: Damp but no visible water.
Wet: Visible free water, usually soil is below water table.

Drilling Notes:

Blows/N-value: Blows indicate the driving resistance recorded for each 6-inch interval. The reported N-value is the blows per foot recorded by summing the second and third interval in accordance with the Standard Penetration Test, ASTM D1586.

Partial Penetration: If the sampler could not be driven through a full 6-inch interval, the number of blows for that partial penetration is shown as #/x" (i.e. 50/2"). The N-value is reported as "REF" indicating refusal.

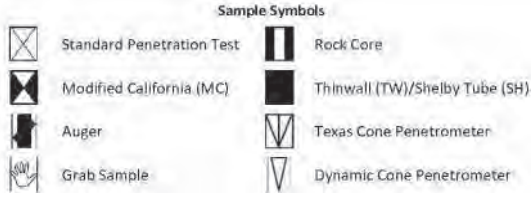
Recovery: Indicates the inches of sample recovered from the sampled interval. For a standard penetration test, full recovery is 18", and is 24" for a thinwall/shelby tube sample.

WOH: Indicates the sampler penetrated soil under weight of hammer and rods alone; driving not required.

WOR: Indicates the sampler penetrated soil under weight of rods alone; hammer weight and driving not required.

Water Level: Indicates the water level measured by the drillers either while drilling (▽), at the end of drilling (▼), or at some time after drilling (▽).

Sample Symbols

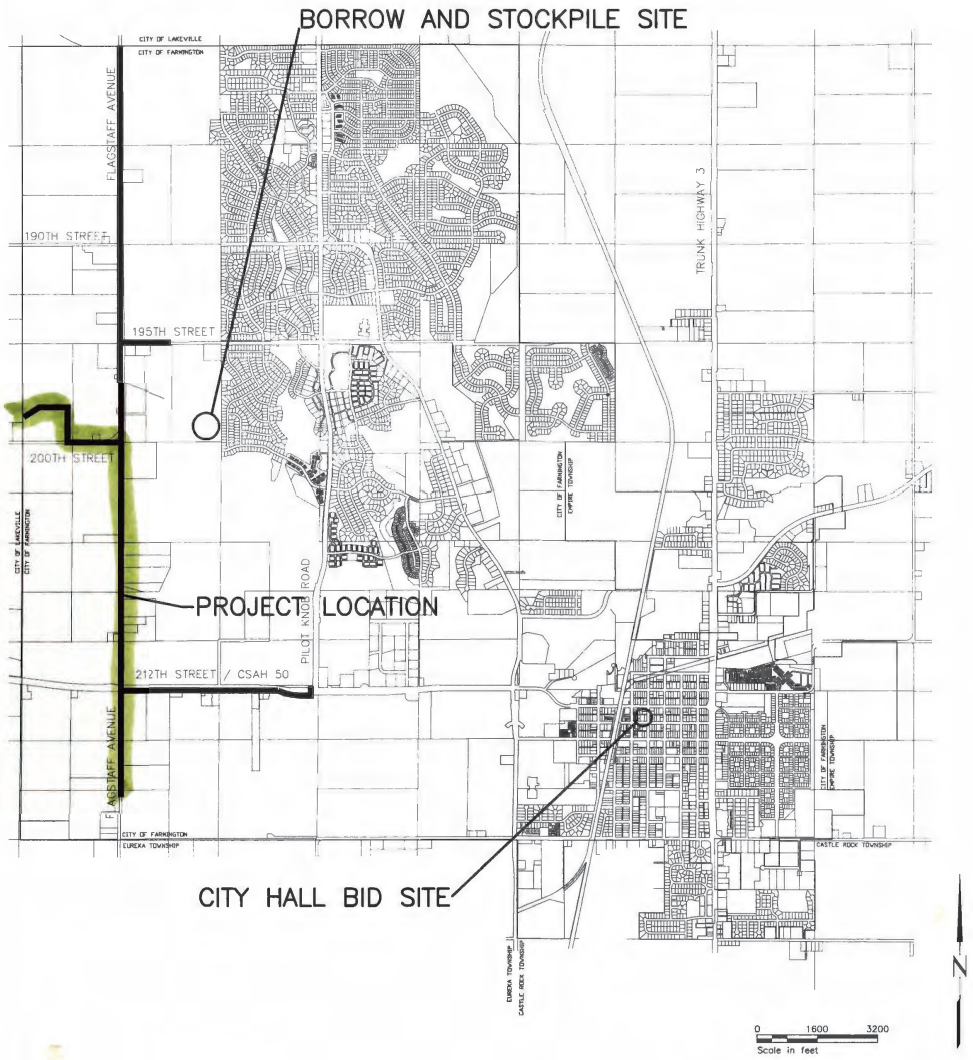


5/2021

APPENDIX B

RECORD DRAWINGS

PROJ. 800717



CITY OF FARMINGTON
A PROUD PAST - A PROMISING FUTURE

RECORD PLAN
CONTRACTOR: RYAN CONTRACTING CO.
CMM_12/2008

FARMINGTON, MINNESOTA

FLAGSTAFF AVENUE
UTILITY & STREET IMPROVEMENTS
2007

SHEET INDEX

G1.01	TITLE SHEET
G1.02	TYPICAL SECTIONS
G1.03	TYPICAL SECTIONS
G1.04	TYPICAL SECTIONS AND STORM SEWER SCHEDULE
G1.05–G1.06	STATEMENT OF ESTIMATED QUANTITIES
C1.01–C1.06	LOCATION PLANS
C2.01–C2.06	TEMPORARY EROSION CONTROL
C2.07–C2.12	PERMANENT EROSION CONTROL
C4.01–C4.09	SANITARY SEWER AND WATER MAIN IMPROVEMENTS – FLAGSTAFF AVE
C4.10	SANITARY SEWER AND WATER MAIN IMPROVEMENTS – 195TH ST
C4.11–C4.13	SANITARY SEWER AND WATER MAIN IMPROVEMENTS – 200TH ST
C4.14–C4.17	SANITARY SEWER AND WATER MAIN IMPROVEMENTS – 212TH ST
C6.01–C6.15	STORM SEWER AND STREET IMPROVEMENTS – FLAGSTAFF AVE
C6.16–C6.17	STORM SEWER AND STREET IMPROVEMENTS – 200TH ST
C6.18	STORM SEWER AND STREET IMPROVEMENTS – 195TH ST
C7.01–C7.58	CROSS SECTIONS – FLAGSTAFF AVE
C7.59–C7.63	CROSS SECTIONS – 200TH ST
C7.64	CROSS SECTIONS – 195TH ST
C7.65–C7.67	CROSS SECTIONS – 212TH ST
C8.01–C8.04	STANDARD DETAILS
C8.05–C8.08	SANITARY SEWER DETAILS
T1.01–T1.09	SIGNING AND PAVEMENT MARKINGS
T2.01–T2.03	RIGHT LANE CLOSURE – 212TH ST
T3.01	DETOUR AND TRAFFIC CONTROL PLAN
B1.01–B1.02	BOX CULVERT DETAILS
FIG. 5–395.101(A), 5–395.111, AND 5–395.115 BOX CULVERT DETAILS	
DAKOTA COUNTY SIGN LAYOUT	

THIS PLAN SET CONTAINS 153 SHEETS.

KEVAN SODERBERG	MAYOR
CHRISTY JO FOGARTY	COUNCILMEMBER
DAVID McKNIGHT	COUNCILMEMBER
DAVID PRITZLAFF	COUNCILMEMBER
STEVE WILSON	COUNCILMEMBER
PETER J. HERLOFSKY, JR.	ADMINISTRATOR
JOEL JAMNIK	ATTORNEY
LEE M. MANN	PUBL. WKS. DIR./ENGR.

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: PAUL T. HORNER
SIGNATURE: [signature]
DATE: 6/18/07 LIC. NO. 23350

SURVEY: MRW
DRAWN: DESIGNED: PTH
APPROVED: PTH
DATE: JUNE 2007
PROJ. NO. 141-0424-0

St. Paul Office
2335 West Highway 36
St. Paul, MN 55113
Phone: 651-636-4600
Fax: 651-636-1311

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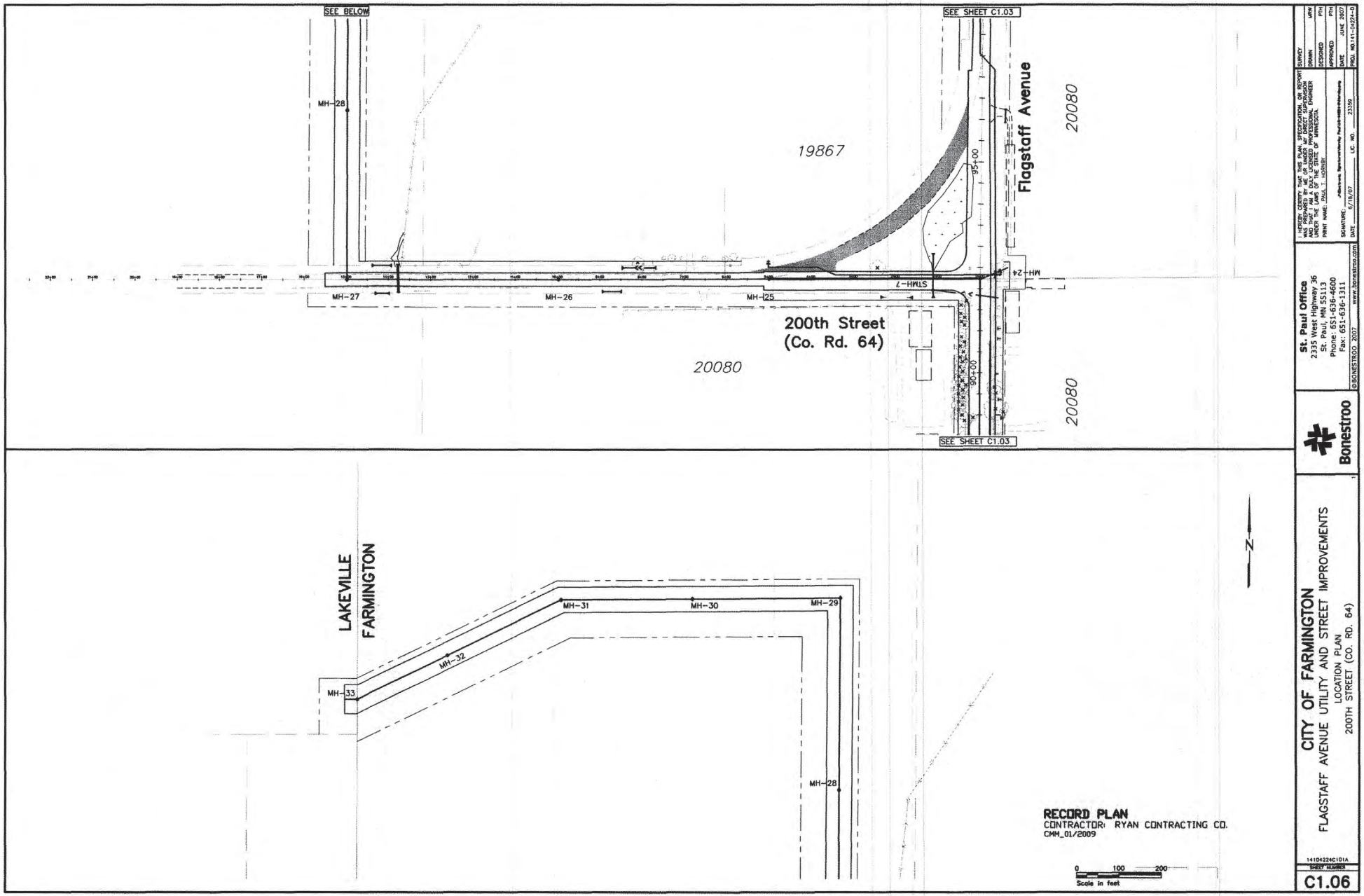
CITY OF FARMINGTON
FLAGSTAFF AVENUE UTILITY AND STREET IMPROVEMENTS
TITLE SHEET

1410422G101A
SHEET NUMBER
G1.01

RECORD DRAWING - NOT FOR CONSTRUCTION



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CITY OF FARMINGTON
FLAGSTAFF AVENUE UTILITY AND STREET IMPROVEMENTS
LOCATION PLAN
200TH STREET (CO. RD. 64)

1410422401A
SHEET NUMBER
C1.06

CITY OF LAKEVILLE

CITY OF FARMINGTON

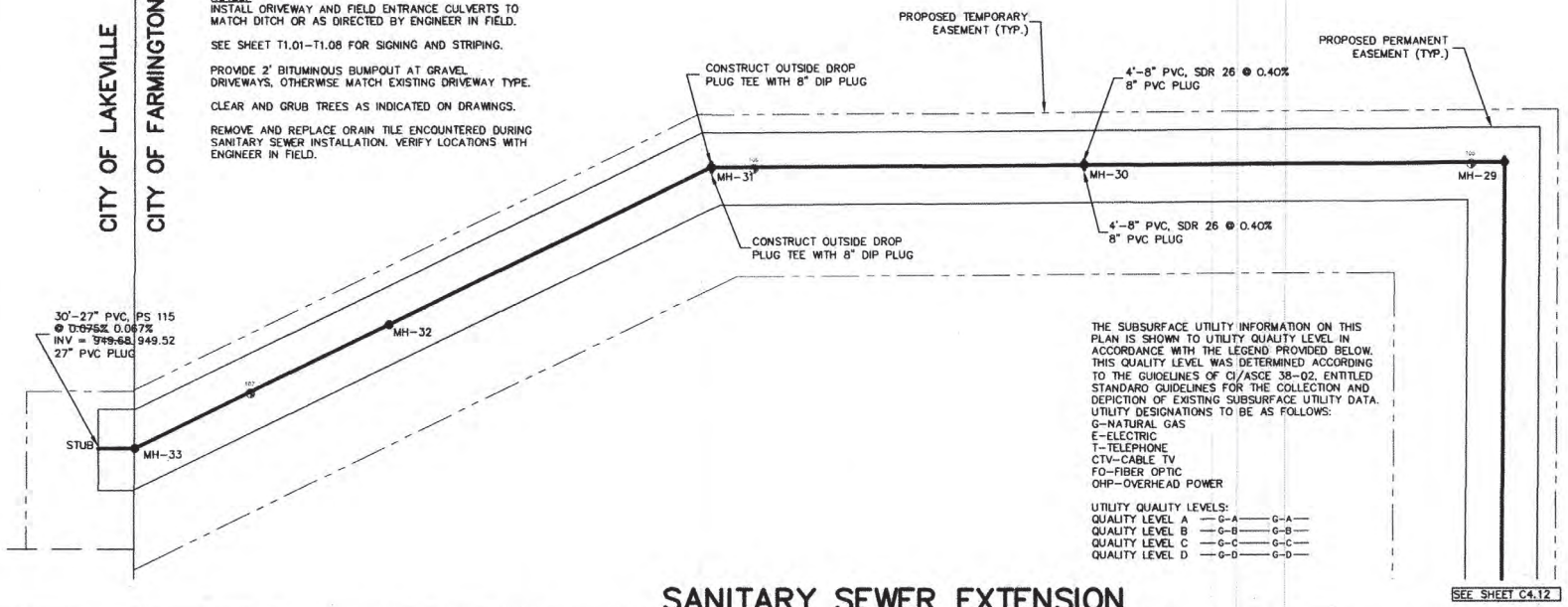
NOTES:
INSTALL DRIVEWAY AND FIELD ENTRANCE CULVERTS TO MATCH DITCH OR AS DIRECTED BY ENGINEER IN FIELD.

SEE SHEET T1.01–T1.08 FOR SIGNING AND STRIPING.

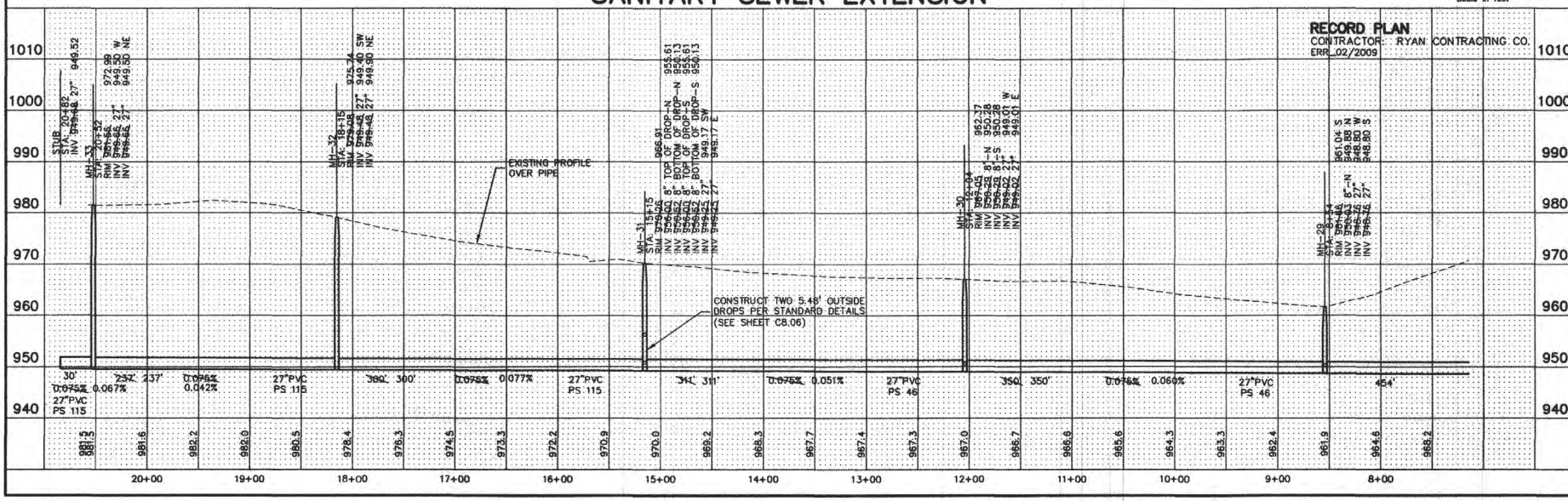
PROVIDE 2' BITUMINOUS BUMPOUT AT GRAVEL DRIVEWAYS, OTHERWISE MATCH EXISTING DRIVEWAY TYPE.

CLEAR AND GRUB TREES AS INDICATED ON DRAWINGS.

REMOVE AND REPLACE ORAIN TILE ENCOUNTERED DURING SANITARY SEWER INSTALLATION. VERIFY LOCATIONS WITH ENGINEER IN FIELD.



SANITARY SEWER EXTENSION



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PRINT NAME: PAUL T. HORNBY
SIGNATURE: s:\Stevens Projects\Farmington Projects\1410224-03\Drawings
DATE: 6/18/07 LIC. NO.: 21356

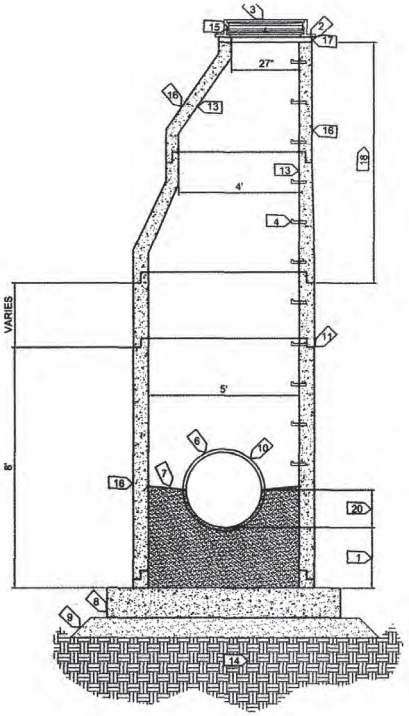
SURVEY	
DRAWN	MRK
DESIGNED	PTH
APPROVED	PTH
DATE	JUNE 2007
PROJ. NO.	141-04224-03

CITY OF FARMINGTON
FLAGSTAFF AVENUE UTILITY AND STREET IMPROVEMENTS
SANITARY SEWER IMPROVEMENTS
SANITARY SEWER EXTENSION

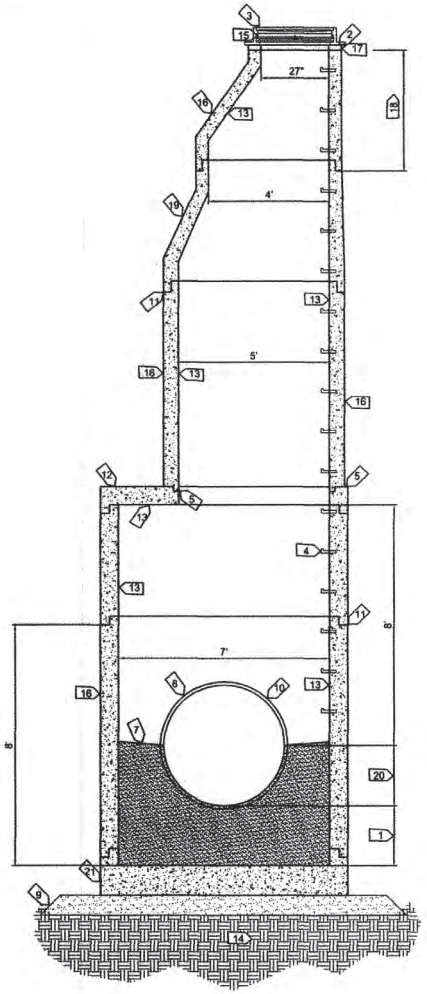
1410422 4C413A

SHEET NUMBER
C4.13

RECORD DRAWING - NOT FOR CONSTRUCTION



TYPE A
5' DIAMETER SANITARY SEWER
MH W/ ECCENTRIC CONE



TYPE B
7' DIAMETER SANITARY SEWER
MH W/ ECCENTRIC CONE

KEY NOTES

1. 12" MINIMUM - TO BE DESIGNED BY MANUFACTURER
2. PROVIDE 2 RINGS OF GASKET MATERIAL UNDER CASTING
3. FRAME AND COVER W/ CONCEALED PICKHOLE FOR MH'S CASTING INSTALLATION
4. 12" WIDE POLYPROPYLENE ENCASED STEPS. SEE DETAIL SHEET C8.06. NO STEPS IN STRUCTURES GREATER THAN 30 FEET IN DEPTH
5. COVER SLAB/RISER JOINT, SEE DETAIL SHEET C8.06
6. PROVIDE FACTORY INSTALLED WATERTIGHT PIPE CONNECTION, SEE DETAIL SHEET C8.07
7. LEAN CONCRETE
8. PRECAST INTEGRAL CONCRETE BASE SLAB - THICKNESS AND REINFORCING TO BE DESIGNED BY MANUFACTURER
9. COMPACTED AGGREGATE BEDDING MnDOT SPEC 3149.2G - 12" MIN
10. SAWCUT PIPES FLUSH WITH INTERIOR WALL OF ACCESS STRUCTURE. (TYP)
11. GASKETED JOINT (TYP), SEE DETAIL SHEET C8.07
12. PRECAST REINFORCED CONCRETE MH SLAB WITH ECCENTRIC 60" OPENING. DESIGN HS-25 PLUS EARTH LOAD
13. EMBEDDED SHEET LINER PER SPECIFICATION
14. UNDISTURBED SOIL OR COMPACTED SUBGRADE
15. INTERNAL CHIMNEY SEAL, SEE DETAIL SHEET C8.06
16. DAMPPROOFING
17. 1 HDPE RING W/ 2 RINGS OF SEALANT MATERIAL BETWEEN EACH RING. ALSO PROVIDE FLEX-SEAL UTILITY SEALANT ON INTERIOR SURFACE OF RINGS.
18. PRECAST REINFORCED CONCRETE MH CONE W/ ECCENTRIC 27" OPENING, DESIGN HS-25 PLUS EARTH LOAD
19. 60" X 48" REDUCER, SEE DETAIL SHEET C8.06
20. 1/2 PIPE DIAMETER
21. PRECAST INTEGRAL CONCRETE BASE SLAB (REINFORCING TO BE DESIGNED BY MANUFACTURER) OR CAST-IN PLACE CONCRETE BASE SLAB PER DETAILS.

IN PLANT TESTING OF MANHOLES IS REQUIRED, SEE SPECIFICATIONS.

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PRINT NAME: PAUL T. HORNBY
SIGNATURE:
DATE: 6/19/07 LIC. NO. 23329

SURVEY
DRAWN MPH
DESIGNED PTH
APPROVED PTH
DATE JUNE 2007
PROJ. NO. 141-04224-0

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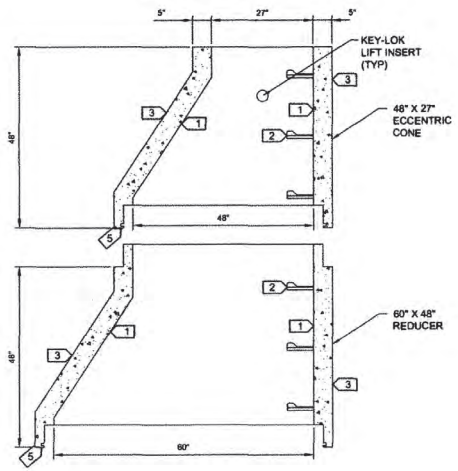
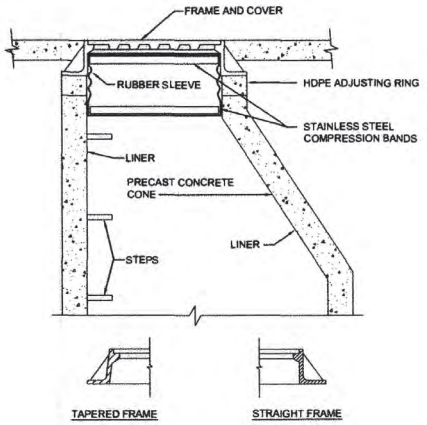
CITY OF FARMINGTON
FLAGSTAFF AVENUE UTILITY AND STREET IMPROVEMENTS
SANITARY SEWER DETAILS

141D4224C801A
SHEET NUMBER
C8.05

NOTES:
1. REINFORCING PER ASTM C-478.
2. STEPS SPACED 16" OC.



ROADWAY MH'S
60" CONE TO 48" CONE TO 27" OPENING



ROADWAY MH'S
INTERNAL CHIMNEY SEAL

KEY NOTES

1 EMBEDDED SHEET LINER PER SPECIFICATION SECTION

2 12" WIDE POLYPROPYLENE ENCASED STEPS

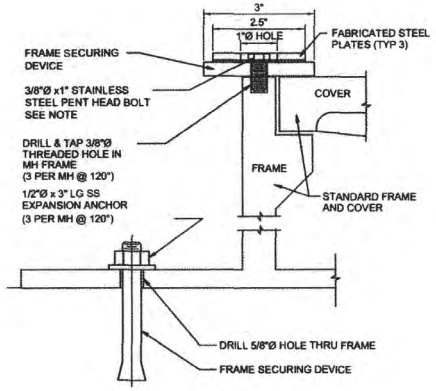
3 DAMPROOFING

4 PRECAST RISER SECTION

5 CX-2 GASKET JOINT (TYP)

6 CONTINOUS PLASTIC SHEET LINING REQUIRED SEE SPECIFICATIONS

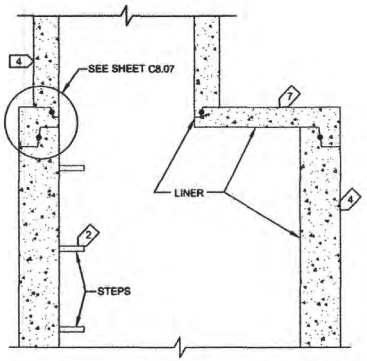
7 PRECAST REINFORCED CONCRETE MH SLAB W/ ECCENTRIC 60" OPENING. DESIGN HS-25 PLUS EARTH LOAD.



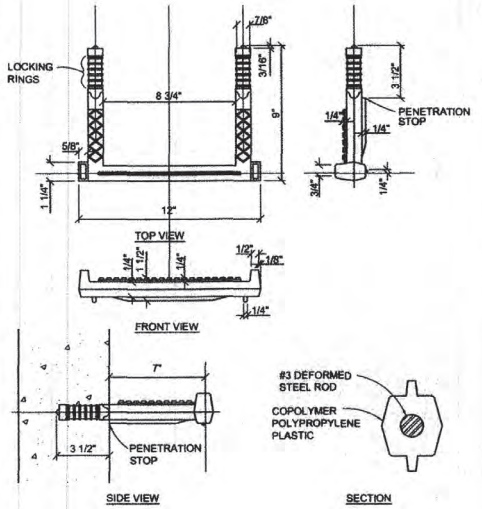
SECTION

NOTES:
1. DOES NOT APPLY TO MH'S IN ROADWAYS

BOLT DOWN MH COVER FOR OFF ROAD MH'S



MH REDUCING COVER
W/O-RING GASKET



MAINTENANCE HOLE STEPS

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PRINT NAME: PAUL T. HORNBY
SIGNATURE:
DATE: 6/18/07
LIC. NO. 23358

SURVEY:
DRAWN: MRK
DESIGNED: PTH
APPROVED: PTH
DATE: JUNE 2007
PROJ. NO. 141-0424-0

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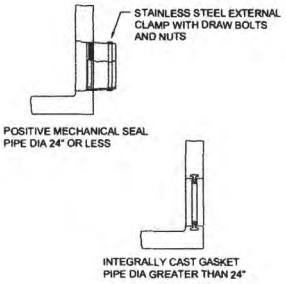
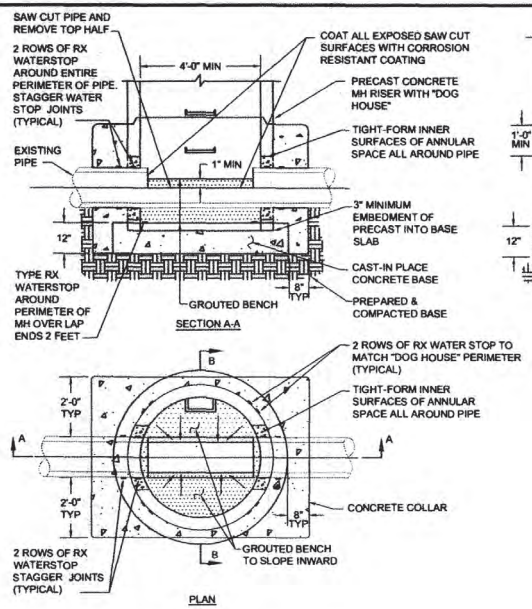
SANITARY SEWER DETAILS

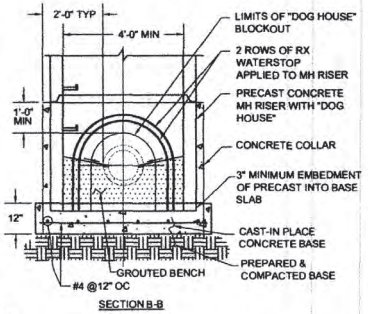
1410422C801A
SHEET NUMBER
C8.06

RECORD DRAWING - NOT FOR CONSTRUCTION



WATERTIGHT PIPE CONNECTIONS

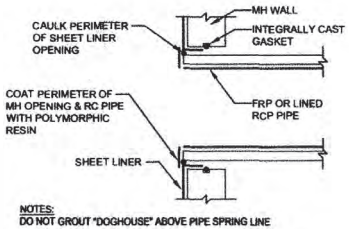




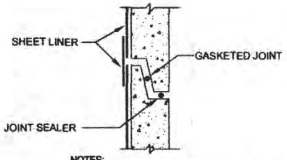
DOGHOUSE CONNECTION

KEY NOTES:

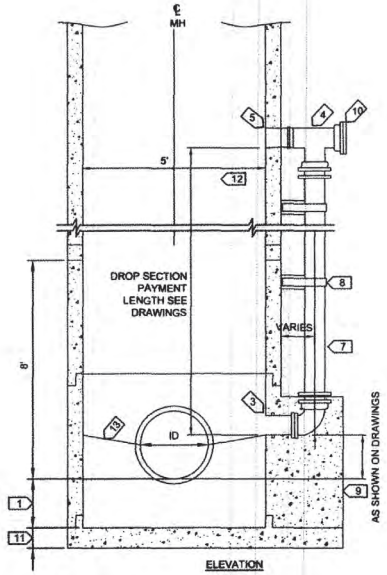
1 12" MINIMUM - TO BE DESIGNED BY MANUFACTURER
2 CONCRETE BLOCK SPACER.
3 CAST IN PLACE FITTING.
4 DIP TEE SAME DIAMETER AS STUB OUT.
5 USE WATERTIGHT SEAL.
6 STAINLESS STEEL STRAP ANCHOR AT 6'-0" OC MAXIMUM.
7 DIP, SAME DIAMETER AS STUB-OUT.
8 3"-14 GAUGE STAINLESS STEEL STRAP FASTEN TO MH W/ 4-3/8" KWIK BOLTS.
9 OUTSIDE DROP CONCRETE FOUNDATION TO BE INTEGRAL WITH MH BASE SLAB.
10 DIP PLUG, OR DIP STUB AS SHOWN ON THE DRAWINGS.
11 REINFORCMENTS AND THICKNESS TO BE DESIGNED BY MANUFACTURE.
12 MAINTENANCE HOLE CONSTRUCTION SEE DETAIL SHEET C8.05
13 LEAN CONCRETE

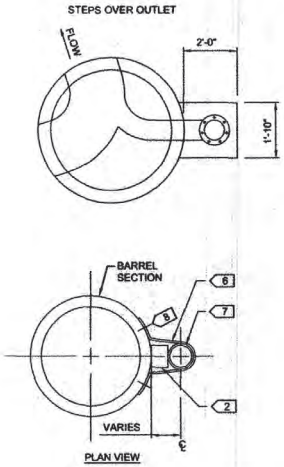


PIPE OPENING JOINT



GASKETED JOINT





NOTES:
1. FOR MAINTENANCE STRUCTURE WITH ONE DROP SECTION LOCATE STEPS OPPOSITE DROP SECTION.
2. FOR MAINTENANCE STRUCTURE WITH TWO DROP SECTIONS LOCATE STEPS OVER FLOWLINE DOWNSTREAM

TYPE C
SANITARY SEWER MH OUTSIDE DROP PIPING

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PRINT NAME: JAMES T. KOEHNEN
SIGNATURE
DATE 6/18/07
LIC. NO. 23359

SURVEY
DRAWN MRW
DESIGNED PTH
APPROVED PTH
DATE JUNE 2007
PROJ. NO. 141-0424-0

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SANITARY SEWER DETAILS

14104224C801A
SHEET NUMBER
C8.07

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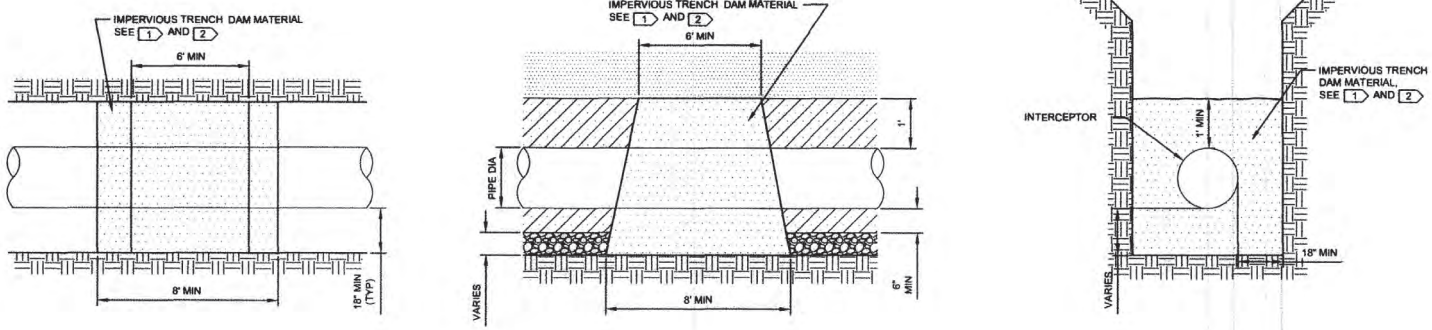
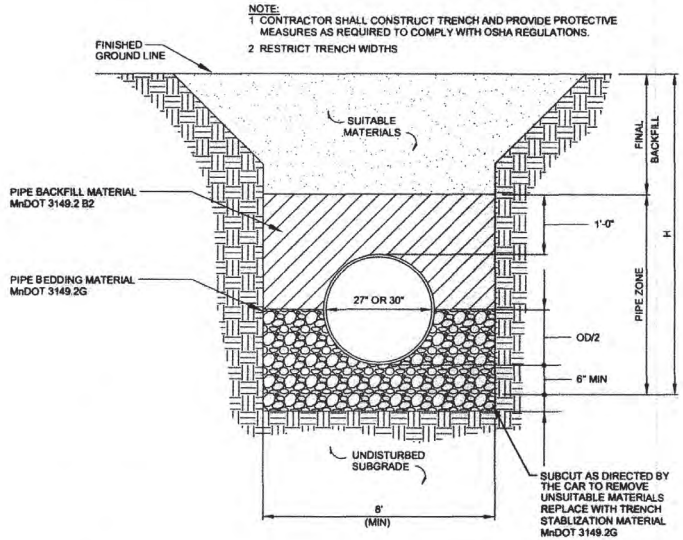


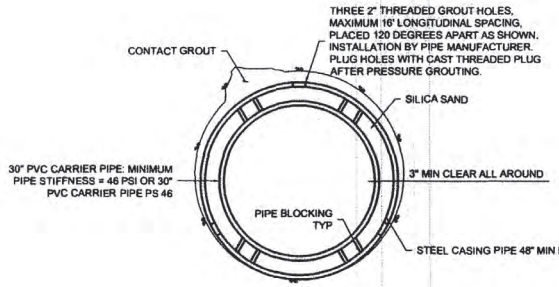
TRENCH DAM - PLAN, PROFILE, AND SECTION

KEY NOTES

1. IMPERVIOUS TRENCH DAM MATERIAL TO CONSIST OF INORGANIC LEAN CLAY, CONFORMING TO SPECIFICATIONS SECTION 002320 TRENCH EXCAVATION AND BACKFILL.
2. COMPACT IN 6" LIFTS WITH VIBRATORY COMPACTION EQUIPMENT A MINIMUM OF 2 PASSES AFTER UNIFORMLY MIXING.



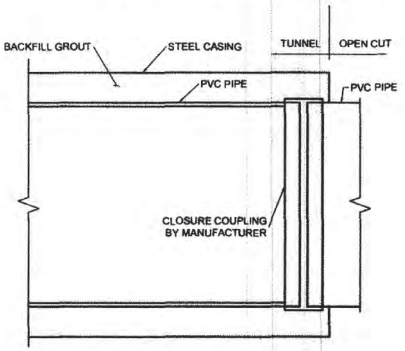
PVC PIPE BEDDING & TRENCH BACKFILL



30" PVC CARRIER IN STEEL CASING

GENERAL TUNNEL CLOSURE NOTES:

1. BACKFILL AND COMPACT MATERIAL AROUND PIT EXCAVATION PER SPECIFICATIONS.
2. EXTEND TUNNEL CONCRETE CLOSURE POUR TO THE EDGE OF TUNNEL PIT INITIAL SUPPORT SYSTEM.



CLOSURE COUPLING PVC TO PVC PIPE

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SANITARY SEWER DETAILS

141042240801A
SHEET NUMBER
C8.08

Exhibit E
Lakeville Lennar Development Contract

(reserved for recording information)

DEVELOPMENT CONTRACT

(Developer Installed Improvements)

AMELIA MEADOWS

CONTRACT dated June 16th, 2025, by and between the **CITY OF LAKEVILLE**, a Minnesota municipal corporation ("City"), and **U.S. HOME, LLC**, a Delaware limited liability company (the "Developer").

1. **REQUEST FOR PLAT APPROVAL.** The Developer has asked the City to approve a plat for ***AMELIA MEADOWS*** (referred to in this Contract as the "plat"). The land is situated in the County of Dakota, State of Minnesota, and is legally described on Exhibit "A" attached hereto and made a part hereof.

2. **CONDITIONS OF PLAT APPROVAL.** The City hereby approves the plat on condition that the Developer enter into this Contract, furnish the security required by it, and record the plat with the County Recorder or Registrar of Titles within 180 days after the City Council approves the final plat.

3. **RIGHT TO PROCEED.** Within the plat or land to be platted, the Developer may not grade or otherwise disturb the earth or remove trees, unless a grading permit has been approved by the City Engineer following approval of a preliminary plat by the City Council, construct sewer lines, water lines, streets, utilities,

public or private improvements, or any buildings until all the following conditions have been satisfied: 1) this agreement has been fully executed by both parties and filed with the City Clerk, 2) the necessary security has been received by the City, 3) the necessary insurance for the Developer and its construction contractors has been received by the City, and 4) the plat has been filed with the Dakota County Recorder or Registrar of Titles' office.

4. PHASED DEVELOPMENT. If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases if the Developer has breached this Contract and the breach has not been remedied. Development of subsequent phases may not proceed until Development Contracts for such phases are approved by the City. Park dedication charges referred to in this Contract are not being imposed on outlots, if any, in the plat that are designated in an approved preliminary plat for future subdivision into lots and blocks. Such charges will be calculated and imposed when the outlots are final platted into lots and blocks.

5. PRELIMINARY PLAT STATUS. If the plat is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless final platted into lots and blocks, not outlots, within three (3) years after preliminary plat approval.

6. CHANGES IN OFFICIAL CONTROLS. For two (2) years from the date of this Contract, no amendments to the City's Comprehensive Plan, except an amendment placing the plat in the current metropolitan urban service area, or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Contract to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Contract.

7. DEVELOPMENT PLANS. The plat shall be developed in accordance with the following plans. The plans shall not be attached to this Contract. With the exception of Plans A, B, C, and F the plans may be prepared, subject to the City Engineer's approval, after entering the Contract, but before

commencement of any work in the plat. The City Engineer may approve minor amendments to Plan B without City Council approval. The erosion control plan may also be approved by the Dakota County Soil and Water Conservation District. If the plans vary from the written terms of this Contract, the written terms shall control. The plans are:

Plan A - Plat

Plan B - Final Grading, Drainage, and Erosion Control Plan

Plan C - Tree Preservation Plan

Plan D - Plans and Specifications for Public Improvements

Plan E - Street Lighting Plan

Plan F - Landscape Plan

8. IMPROVEMENTS. The Developer shall install and pay for the following:

A. Sanitary Sewer System

B. Water System

C. Storm Sewer System

D. Streets

E. Concrete Curb and Gutter

F. Street Lights

G. Site Grading, Stormwater Treatment/Infiltration Basins, and Erosion Control

H. Underground Utilities

I. Setting of Iron Monuments

J. Surveying and Staking

K. Sidewalks and Trails

L. Retaining Walls

The improvements shall be installed in accordance with the City subdivision ordinance; City standard specifications for utility and street construction; and any other ordinances including Section 11-16-7 of the City Code concerning erosion and drainage and Section 4-1-4-2 prohibiting grading, construction activity,

and the use of power equipment between the hours of 10 o'clock p.m. and 7 o'clock a.m. The Developer shall submit plans and specifications which have been prepared by a competent registered professional engineer to the City for approval by the City Engineer. The Developer shall instruct its engineer to provide adequate field inspection personnel to assure an acceptable level of quality control to the extent that the Developer's engineer will be able to certify that the construction work meets the approved City standards as a condition of City acceptance. In addition, the City may, at the City's discretion and at the Developer's expense, have one or more City inspectors and a soil engineer inspect the work on a full or part-time basis. The Developer, its contractors and subcontractors, shall follow all instructions received from the City's inspectors. The Developer's engineer shall provide for on-site project management. The Developer's engineer is responsible for design changes and contract administration between the Developer and the Developer's contractor. The Developer or its engineer shall schedule a pre-construction meeting at a mutually agreeable time at the City with all parties concerned, including the City staff, to review the program for the construction work.

In accordance with Minnesota Statutes 505.021, the final placement of iron monuments for all lot corners must be completed before the applicable security is released. The Developer's surveyor shall also submit a written notice to the City certifying that the monuments have been installed following site grading, utility and street construction.

9. CONTRACTORS/SUBCONTRACTORS. City Council members, City employees, and City Planning Commission members, and corporations, partnerships, and other entities in which such individuals have greater than a 25% ownership interest or in which they are an officer or director may not act as contractors or subcontractors for the public improvements identified in Paragraph 8 above.

10. PERMITS. The Developer shall obtain or require its contractors and subcontractors to obtain all necessary permits, which may include:

A. Dakota County for County Road Access and Work in County Rights-of-Way
B. MnDot for State Highway Access
C. MnDot for Work in Right-of-Way
D. Minnesota Department of Health for Watermains

E. MPCA NPDES Permit for Construction Activity
F. MPCA for Sanitary Sewer and Hazardous Material Removal and Disposal
G. DNR for Dewatering
H. City of Lakeville for Building Permits
I. MCES for Sanitary Sewer Connections
J. City of Lakeville for Retaining Walls

11. DEWATERING. Due to the variable nature of groundwater levels and stormwater flows, it will be the Developer's and the Developer's contractors and subcontractors responsibility to satisfy themselves with regard to the elevation of groundwater in the area and the level of effort needed to perform dewatering and storm flow routing operations. All dewatering shall be in accordance with all applicable county, state, and federal rules and regulations. DNR regulations regarding appropriations permits shall also be strictly followed.

12. TIME OF PERFORMANCE. The Developer shall install all required public improvements by November 30, 2025, with the exception of the final wear course of asphalt on streets. The final wear course on streets shall be installed between August 15th and October 15th the first summer after the base layer of asphalt has been in place one freeze thaw cycle. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date. Final wear course placement outside of this time frame must have the written approval of the City Engineer.

13. LICENSE. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the plat to perform all work and inspections deemed appropriate by the City in conjunction with plat development.

14. EROSION CONTROL. Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City. The City may impose additional erosion control requirements if they would be beneficial. All areas disturbed by the grading operations shall be stabilized per the MPCA Stormwater Permit for Construction Activity. Seed shall be in accordance with the City's current seeding specification which may include temporary seed to provide ground cover as rapidly

as possible. All seeded areas shall be fertilized, mulched, and disc anchored as necessary for seed retention. The parties recognize that time is of the essence in controlling erosion. If the Developer does not comply with the MPCA Stormwater Permit for Construction Activity or with the erosion control plan and schedule or supplementary instructions received from the City, the City may take such action as it deems appropriate to control erosion. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. If the Developer does not reimburse the City for any cost the City incurred for such work within ten (10) days, the City may draw down the letter of credit to pay any costs. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the approved erosion control plan.

The Developer is responsible for meeting all the requirements of the MPCA Construction Permit. Redundant silt fence is required along all wetlands and waterways that do not have a 50-foot established buffer.

The Developer is responsible for the establishment of native vegetation around all stormwater treatment basins, channel restoration and buffer areas. The Developer shall submit a management plan including a schedule for maintenance to the city for approval.

Additional erosion control measures may be required during construction as deemed necessary by City staff or the Vermillion River Watershed JPO. Any additional measures required shall be installed and maintained by the Developer.

The MS4 Administration Fee has not been collected on the parent parcels and is required with the final plat, calculated as follows:

$1,999,483.00 Grading Cost Amelia Meadows	x 2% Grading Costs 2025 Rate	= $39,989.66 MS4 Administration Fee Amelia Meadows

15. GRADING. The plat shall be graded in accordance with the approved grading development and erosion control plan, Plan "B". The plan shall conform to City of Lakeville specifications. Within thirty (30) days after completion of the grading and before the City approves individual building permits (except

three (3) model home permits on lots acceptable to the Building Official), the Developer shall provide the City with an “as constructed” grading plan certified by a registered land surveyor or engineer that all storm water treatment/infiltration basins and swales, have been constructed on public easements or land owned by the City. The “as constructed” plan shall include field verified elevations of the following: a) cross sections of storm water treatment/infiltration basins; b) location and elevations along all swales, wetlands, wetland mitigation areas if any, locations and dimensions of borrow areas/stockpiles, and installed “conservation area” posts; and c) lot corner elevations and house pads, and all other items listed in City Code Section 10-3-5.NN. The City will withhold issuance of building permits until the approved certified grading plan is on file with the City and all erosion control measures are in place as determined by the City Engineer. The Developer certifies to the City that all lots with house footings placed on fill have been monitored and constructed to meet or exceed FHA/HUD 79G specifications. The soils observation and testing report, including referenced development phases and lot descriptions, shall be submitted to the Building Official for review prior to the issuance of building permits.

Before a building permit is issued, a cash escrow of $1,000.00 per lot shall be furnished to the City to guarantee compliance with the erosion control and grading requirements and the submittal of an as-built certificate of survey. Prior to the release of the required individual lot grading and erosion control security that is submitted with the building permit, an as-built certificate of survey for single family lots must be submitted to verify that the final as-built grades and elevations of the specific lot and all building setbacks are consistent with the approved grading plan for the development, and amendments thereto as approved by the City Engineer, and that all required property monuments are in place. If the final grading, erosion control and as-built survey is not timely completed, the City may enter the lot, perform the work, and apply the cash escrow toward the cost. Upon satisfactory completion of the grading, erosion control and as-built survey, the escrow funds, without interest, less any draw made by the City, shall be returned to the person who deposited the funds with the City.

The final grading plan shall identify all fill lots in which the building footings will be placed on fill material. The grading specifications shall also indicate that all embankments meet FHA/HUD 79G

specifications. The Developer shall certify to the City that all lots with footings placed on fill material are appropriately constructed. Building permits will not be issued until a soils report and an as-built certified grading plan have been submitted and approved by City staff.

Amelia Meadows contains more than one acre of site disturbance. A National Pollution Discharge Elimination System General Stormwater Permit for construction activity is required from the Minnesota Pollution Control Agency for areas exceeding one acre being disturbed by grading.

16. CLEAN UP. The Developer shall clean dirt and debris from streets that has resulted from construction work by the Developer, home builders, subcontractors, their agents or assigns. Prior to any construction in the plat, the Developer shall identify in writing a responsible party and schedule for erosion control, street cleaning, and street sweeping.

17. OWNERSHIP OF IMPROVEMENTS. Upon completion of the work and construction required by this Contract and final acceptance by the City, the improvements lying within public easements shall become City property without further notice or action.

18. CITY ENGINEERING ADMINISTRATION, CONSTRUCTION OBSERVATION AND AS-BUILT RECORD DRAWING PREPARATION.

The Developer shall pay a fee for in-house engineering administration. City engineering administration will include monitoring of construction observation, consultation with Developer and its engineer on status or problems regarding the project, coordination for final inspection and acceptance, project monitoring during the warranty period, and processing of requests for reduction in security. Fees for this service shall be three percent (3%) of construction costs identified in the Summary of Security Requirements if using a letter of credit, assuming normal construction and project scheduling. The Developer shall pay for construction observation and as-built record drawing preparation performed by the City's in-house engineering staff or consulting engineer. Construction observation shall include part or full time inspection of proposed public utilities and street construction and will be billed on hourly rates estimated to be five percent (5%) of the estimated construction cost. Construction as-built record drawing preparation shall include field surveying, preparation of as-built record drawings and updating the City's GIS database

and will be billed on hourly rates estimated to be one half of a percent (0.5%) of the estimated construction cost.

19. STORM SEWER. The Developer shall construct seven (7) publicly owned and maintained stormwater management basins and stabilization and alteration of one (1) publicly owned and maintained channel to collect and treat the stormwater runoff generated from the site. The basins will outlet to the channel within the final plat area. The channel flows west to east into the City of Farmington.

The stormwater management basins and channel will be located within Outlots C, D and E which will be conveyed to the City with the final plat. The stormwater basin design is consistent with City requirements.

The Developer shall install public storm sewer within the subdivision to collect and convey stormwater runoff generated from within the public right-of-way and lots to the public stormwater management basins and channel located within Outlots C, D and E. The channel conveys the stormwater off site to the eastern plat boundary into City of Farmington.

Draintile construction is required in areas of non-granular soils within Amelia Meadows for the street sub-cuts and lots. Any additional draintile construction, including perimeter draintile required for building footings, which is deemed necessary during construction shall be the Developer's responsibility to install and finance.

The Storm Sewer Charge has not been collected on the parent parcels and is required with the final plat, calculated as follows:

Storm Sewer Charge Summary		
Gross Area of Amelia Meadows		3,315,538.00 s.f.
Less Area of Outlot A (Future Development)	(-)	2,327,148.00 s.f.
Less Area of Outlot B (Future Development)	(-)	27,782.00 s.f.
Less Area of Cedar Avenue and 200th Street Right-of-Way	(-)	190,793.00 s.f.
Total Storm Sewer Charge Area (Single-Family)	=	769,815.00 s.f.

769,815.00 s.f.	x $0.178/s.f.	= $137,027.07
Net Area Amelia Meadows	2025 Unit Rate (Single-Family)	Storm Sewer Charge Amelia Meadows

The Storm Sewer Charge for Outlots A and B will be collected with subsequent phases of the Cedar Hills North (now known as Amelia Meadows) preliminary plat at the time they are final platted into lots and blocks, at the rate in effect at the time of final plat approval.

20. SANITARY SEWER. Amelia Meadows is located within subdistrict FO-60100 of the Farmington Outlet sanitary sewer district as identified in the City's Sanitary Sewer Comprehensive Plan.

The Developer shall construct and extend 8-inch sanitary sewer within the subdivision. The wastewater from the development will be conveyed via existing trunk sanitary sewer to the MCES Farmington Interceptor and continue to the Empire Wastewater Treatment Facility. Cedar Hills North will extend the trunk sanitary sewer line through the development to the northern plat boundary. A Direct Connection Permit is required from the Metropolitan Council for the connection to the interceptor. The development shall coordinate placement of a sanitary sewer meter within the development in accordance with requirements set forth by the Metropolitan Council. The City shall credit the Developer $329,430.60 for the oversizing of the trunk sanitary sewer constructed with the development improvements. The credit will be based on the cost difference between 8-inch sewer and the sewer that will be installed. The credit will be applied to the Developer's final plat cash fees and will be based on an estimate provided by the Developer's engineer.

The Sanitary Sewer Availability Charge has not been collected on the parent parcels and shall be paid by the Developer with the final plat, calculated as follows:

49 units	x $327.00	= $16,023.00
Total Units Amelia Meadows	2025 Unit Rate	Sanitary Sewer Availability Charge Amelia Meadows

The Sanitary Sewer Availability Charge for Outlots A and B will be collected with subsequent phases of the Cedar Hills North (now known as Amelia Meadows) preliminary plat at the time they are final platted into lots and blocks, at the rate in effect at the time of final plat approval.

21. WATERMAIN. The Developer shall extend 8-inch watermain within the development to provide water service to the subdivision. The Developer shall extend 8-inch watermain to the northern plat boundary at Gallifrey Way and Road 11 to service future development.

Consistent with the City's Comprehensive Water System Plan, trunk watermain extensions are required to be completed with the preliminary plat. The Developer shall extend 16-inch trunk watermain along the east side of Cedar Avenue from 200th Street to the north plat boundary. The Developer shall extend 12-inch trunk watermain along Gadfly Way and Road 6 to the north plat boundary.

The City shall credit the Developer $39,535.00 for the oversizing of the trunk watermains in the development. The credit will be based on the cost difference between 8-inch watermain and the oversized watermain that will be installed. The credit will be applied to the Developer's final plat cash fees and will be based on an estimate provided by the Developer's engineer.

22. CONSTRUCTION ACCESS. Construction traffic access and egress for grading, utility and street construction will be from 200th Street.

23. UNDERGROUNDING. Overhead electric service lines and poles are located along the east side of Cedar Avenue within the western final plat area. The Developer is required to remove the poles and place the service utilities underground with the final plat, consistent with the City's Public Ways and Property Ordinance. The developer shall provide a $5,000.00 security with the final plat to ensure the work is completed and certified in accordance with all applicable codes and regulations.

24. 200TH STREET IMPROVEMENTS. The Developer shall install two (2) full access intersections along 200th Street with the development improvements. The Developer shall be responsible for construction of right turn and acceleration lanes as required by Dakota County at the proposed access locations. Building permits will not be permitted until the improvements are completed.

25. PARK, TRAILS, AND SIDEWALKS. The City's Parks, Trails and Open Space Plan does not designate a park within Amelia Meadows.

The Developer shall install five-foot wide concrete sidewalks, with pedestrian curb ramps along one side of all local streets except for the Gadston Lane Cul-de-Sac. The Developer shall install five-foot-concrete sidewalks, with pedestrian curb ramps along both sides of Gallifrey Way. The Developer shall install bituminous trails along the north side of 200th Street (10-feet wide) from the eastern plat boundary to the western plat boundary, the east side of Cedar Avenue (10-feet wide) from the southern plat boundary

to the northern plat boundary, and along the proposed drainageway (8-feet-wide from 200th Street to Gadfly Way. The Developer shall complete an ADA-compliant pedestrian crossing of 200th Street at the intersection of 200th Street and Cedar Avenue. The Developer will be responsible for 100% of the grading and restoration for the bituminous trails. The City shall provide a credit to the Developer in the amount of $49,275.00 to the final plat cash fees for the City's 3/8th share (excluding grading and restoration) of the trail construction costs for the trails along 200th Street and Cedar Avenue.

The Park Dedication requirement has not been collected on the parent parcels and will be satisfied through a cash contribution to be paid with the final plat, calculated as follows:

49 units	x $5,832.00	= $285,768.00
Total Units (Low-Density) Amelia Meadows	2025 Unit Rate (Low-Density)	Park Dedication Fee Amelia Meadows

The Developer shall satisfy the park dedication requirement for Outlots A and B with subsequent phases of the Cedar Hills North (now known as Amelia Meadows) preliminary plat at the time they are final platted into lots and blocks through a cash contribution at the rate in effect at the time of final plat approval.

26. TRAFFIC CONTROL SIGNS AND STREET LIGHT OPERATION COSTS. The Developer shall pay a cash fee of $5,525.00 for traffic control signs with the final plat. If street signs are installed during frost conditions, the Developer shall pay an additional $150.00 for each traffic control sign location. If multiple mobilizations are needed, the Developer shall pay an additional $300.00 for each mobilization.

The Developer shall pay a cash fee for one-year of streetlight operating expenses with the final plat, calculated as follows:

49 units	x $40.48/unit	= $1,983.52
Total Units Amelia Meadows	2025 Rate	Streetlight Operating Fee Amelia Meadows

27. ENVIRONMENTAL RESOURCES EXPENSES. The Developer shall pay a cash fee for one-year of environmental resources management expenses with the final plat, calculated as follows:

49 units	x $61.52/unit	= $3,014.48
Total Units (Single Family) Amelia Meadows	2025 Rate	Environmental Resources Fee Amelia Meadows

28. LANDSCAPING. Unless the single-family home lot already has two (2) trees on it, the Developer or lot purchaser shall plant sufficient trees so that there are at least two (2) trees on every lot in

the plat, one of which must be planted in the front yard. Trees that are chosen by the Developer or property owner cannot cause a public nuisance, such as cotton producing trees, or trees that may become a public hazard due to insect infestation or weak bark. The minimum deciduous tree size shall be two and one-half (2½) inches caliper, balled and burlapped. Evergreen trees must be at least eight feet (8') tall. The trees may not be planted in the right-of-way. The Developer or lot purchaser shall sod the front yard, boulevard, and side yards to the rear of the structure on every lot. Weather permitting, the trees, sod, and seed shall be planted within sixty (60) days after a home has received a certificate of occupancy. Before a building permit is issued, a cash escrow of $1,000.00 per lot shall be furnished the City to guarantee compliance with the landscaping requirements. If the landscaping is not completed in a timely manner, the City may enter the lot, perform the work, and apply the cash escrow toward the cost. Upon satisfactory completion of the landscaping the escrow funds, without interest, less any draw made by the City, shall be returned to the person who deposited the funds with the City. All trees shall be warranted to be alive, of good quality, and disease free for twelve (12) months after planting. Any replacements shall be warranted for twelve (12) months from the time of planting. The Developer or property owner is responsible for contacting the City when all the landscaping has been installed to set up an inspection. Fifty percent (50%) of the security will be released when all the landscaping has been installed and inspected by City staff and the remaining fifty percent (50%) will be released one year after the landscaping inspection and any warranty work has been completed.

Landscaping shall be installed in accordance with the approved landscape plan. The Developer shall post a $115,460.00 landscaping security at the time of final plat approval to ensure that the landscaping is installed in accordance with the approved plan.

29. BUFFER YARD BERM/LANDSCAPE SCREEN. 200th Street is a major collector roadway as identified in the City's Transportation Plan. The Developer shall provide a buffer yard containing earth berms and/or plantings of a sufficient density to provide a visual screen and a reasonable buffer a minimum of ten feet in height adjacent to 200th Street consistent with the Zoning Ordinance. A certified as-built

grading plan of the buffer yard berm must be submitted and approved by City staff prior to the installation of any buffer yard plantings.

The Developer shall submit a $1,000.00 cash escrow with the building permit applications for the following lots to guarantee installation of the buffer side/rear yard sod to the edge of the trail to be constructed on the north side of 200th Street. This escrow will be in addition to the two trees/lot and front yard sod escrow required at the time of building permit:

- Lots 1-6, Block 1;
- Lots 1-9, Block 3; and
- Lot 7, Block 5.

30. WETLANDS. The wetland delineation for the site was approved on February 27, 2024. The wetland delineation was completed by MNR. The delineation identified two small wetlands on the site adjacent to the Vermillion River Watershed Water Quality Corridor. As part to of the development, the previously farmed and eroded channel will be realigned and restored. The development will be impacting 0.29 acres of wetland for a road crossing and restoring the channel. The Developer has purchased a total of 0.58 acres of banking credits to offset the impacts. The wetland replacement plan was approved on October 28, 2024.

Based on the information provided in the report the impacts indicated for the areas outlined in the report have been determined to be acceptable for use in implementing the Wetland Conservation Act.

All wetlands, channel and buffers will be placed in a city owned outlot that will be dedicated at final plat. The Developer is responsible for the establishment of the channel with native vegetation and will be required to manage the site for a minimum of five (5) years or until it is fully established. The Developer shall install “Natural Area” signs along the channel and buffer areas. Final locations (21) will be approved by the city prior to installation.

31. SPECIAL PROVISIONS. The following special provisions shall apply to plat development:

A. Implementation of the recommendations listed in the April 29, 2025, Engineering Report and April 29, 2025, Planning Report.

B. Before the City signs the final plat, the Developer shall convey Outlots C, D, and E to the City by warranty deed, free and clear of any and all encumbrances.

C. The Developer shall construct a temporary Cul-de-Sac at the east end of Gadston Lane and enter into a temporary public roadway, drainage and utility easement with the City in a recordable form approved by the City for recording with the final plat. The Developer shall install a "Future Street Extension" sign and barricades at the east end of Gadston Lane. The Developer shall provide a $2,500.00 security for the future removal and restoration.

D. Prior to City Council approval of the final plat, the Developer shall furnish a boundary survey of the proposed property to be platted with all property corner monumentation in place and marked with lath and a flag. Any encroachments on or adjacent to the property shall be noted on the survey. The Developer shall post a $5,400.00 security for the final placement of interior subdivision iron monuments at property corners. The security was calculated as follows: fifty-four (54) lots/outlots at $100.00 per lot/outlot. The security will be held by the City until the Developer's land surveyor certifies that all irons have been set following site grading and utility and street construction. In addition, the certificate of survey must also include a certification that all irons for a specific lot have either been found or set prior to the issuance of a building permit for that lot.

E. The Developer shall pay a cash fee for the preparation of addressing, property data, and City base map updating. This fee is $90.00 per lot/outlot for a total charge of $4,860.00.

F. The Developer shall be responsible for the cost of street light installation consistent with a street lighting plan approved by the City. Before the City signs the final plat, the Developer shall post a security for street light installation consistent with the approved plan. The estimated amount of

this security is $13,600.00 and consists of nine (9) post-top streetlights at $1,200.00, and two (2) mast arm lights at $1,400.00 each.

G. The Developer is required to submit the final plat in electronic format. The electronic format shall be either AutoCAD.DWG file or a .DXF file. All construction record drawings (e.g., grading, utilities, streets) shall be in electronic format in accordance with standard City specifications.

H. The following lots are prohibited from having driveway access to Gallifrey Way:

- Lots 1 and 14, Block 1;
- Lot 1, Block 2; and
- Lot 1, Block 3.

32. SUMMARY OF SECURITY REQUIREMENTS. To guarantee compliance with the terms of this Contract, payment of real estate taxes including interest and penalties, payment of special assessments, payment of the costs of all public improvements, and construction of all public improvements, the Developer shall furnish the City with a cash escrow, or letter of credit, in the form attached hereto, from a bank ("security") for $5,070,814.29. The amount of the security was calculated as follows:

CONSTRUCTION COSTS:	
A. Sanitary Sewer	$755,225.71
B. Watermain	523,918.10
C. Storm Sewer/Draintile	969,575.20
D. Streets	1,045,039.50
E. Grading, Drainage, Erosion Control and Restoration	725,812.50
F. Vegetation Establishment	150,000.00
G. 200th Street Turn Lanes	248,101.00
CONSTRUCTION SUB-TOTAL	**$4,417,672.01**
OTHER COSTS:	
A. Developer's Design (3.0%)	$132,530.16
B. Developer's Construction Survey (2.5%)	110,411.80
C. City Legal Expenses (Est. 0.5%)	22,088.36
D. City Construction Observation (Est. 5.0%)	220,883.60
E. City Record Drawings (0.5%)	22,088.36

F. Natural Area Signs	3,150.00
G. Gadston Lane Temporary Cul-de-Sac Removal	2,500.00
H. Undergrounding	5,000.00
I. Landscaping	115,460.00
J. Streetlights	13,600.00
K. Lot Corners/Iron Monuments	5,400.00
OTHER COSTS SUB-TOTAL	**$653,142.28**
TOTAL SECURITIES:	**$5,070,814.29**

This breakdown is for historical reference; it is not a restriction on the use of the security. The bank shall be subject to the approval of the City Administrator. The City may draw down the security, on five (5) business days written notice to the Developer, for any violation of the terms of this Contract or without notice if the security is allowed to lapse prior to the end of the required term. If the required public improvements are not completed at least thirty (30) days prior to the expiration of the security, the City may also draw it down without notice. If the security is drawn down, the proceeds shall be used to cure the default. Upon receipt of proof satisfactory to the City that work has been completed and financial obligations to the City have been satisfied, with City approval the security may be reduced from time to time by ninety percent (90%) of the financial obligations that have been satisfied. Ten percent (10%) of the amounts certified by the Developer's engineer shall be retained as security until all improvements have been completed, all financial obligations to the City satisfied, the required "as constructed" plans have been received by the City, a warranty security is provided, and the public improvements are accepted by the City Council. The City's standard specifications for utility and street construction outline procedures for security reductions.

33. SUMMARY OF CASH REQUIREMENTS. The following is a summary of the cash requirements under this Contract which must be furnished to the City prior to the City Council signing the final plat:

A. Park Dedication	$285,768.00
B. Sanitary Sewer Availability Charge	16,023.00
C. Storm Sewer Charge	137,027.07
D. MS4 Administration Fee	39,989.66

E. Traffic Control Signs	5,525.00
F. Streetlight Operating Fee	1,983.52
G. Environmental Resources Management Fee	3,014.48
H. Property Data and Asset/Infrastructure Management Fee	4,860.00
I. City Engineering Administration (3% for letters of credit)	132,530.16
SUBTOTAL CASH REQUIREMENTS	**$626,720.89**
CREDITS TO THE CASH REQUIREMENTS	
Trunk Watermain Oversizing Credit	$39,535.00
Trunk Sanitary Sewer Oversizing Credit	329,430.60
City 3/8 Trail Cost – 200th Street and Cedar Avenue	$30,331.50
SUBTOTAL – CREDITS TO THE CASH REQUIREMENTS	**$399,297.10**
TOTAL CASH REQUIREMENTS	**$227,423.79**

34. WARRANTY. The Developer warrants all improvements required to be constructed by it pursuant to this Contract against poor material and faulty workmanship. The warranty period for streets is one year. The warranty period for underground utilities is two years and shall commence following completion and acceptance by the City. The one year warranty period on streets shall commence after the final wear course has been installed and accepted by the City. The Developer shall post maintenance bonds in the amount of twenty-five percent (25%) of final certified construction costs to secure the warranties. The City shall retain ten percent (10%) of the security posted by the Developer until the maintenance bonds are furnished to the City or until the warranty period expires, whichever first occurs. The retainage may be used to pay for warranty work. The City's standard specifications for utility and street construction identify the procedures for final acceptance of streets and utilities.

35. RESPONSIBILITY FOR COSTS.

A. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the plat, including but not limited to Soil and Water Conservation District charges, legal, planning, engineering and construction observation inspection expenses incurred in connection with approval and acceptance of the plat, the

preparation of this Contract, review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the plat.

B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from plat approval and development. The Developer shall indemnify the City and its officers, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.

C. The Developer shall reimburse the City for costs incurred in the enforcement of this Contract, including engineering and attorneys' fees.

D. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this Contract. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it.

E. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Contract within thirty (30) days after receipt. If the bills are not paid on time, the City may halt plat development and construction until the bills are paid in full. Bills not paid within thirty (30) days shall accrue interest at the rate of eighteen percent (18%) per year. Additionally, the Developer shall pay in full all bills submitted to it by the City prior to any reductions in the security for the development.

F. In addition to the charges and special assessments referred to herein, other charges and special assessments may be imposed such as but not limited to City or MCES sewer availability charges ("SAC"), City water connection charges, City sewer connection charges, and building permit fees.

36. DEVELOPER'S DEFAULT. In the event of default by the Developer as to any of the work to be performed by it hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City, provided the Developer, except in an emergency as determined by the City, is first given notice of the work in default, not less than forty-eight (48) hours in

advance. This Contract is a license for the City to act, and it shall not be necessary for the City to seek a Court order for permission to enter the land. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part.

37. FORCE MAJEURE. If Developer is delayed at any time in progress of the plat by acts of God, casualty, insurrection, strikes, war, terrorism, lockouts, pandemic, governmental order (including health orders), labor disputes, adverse weather conditions which could not reasonably be anticipated, or any causes, acts, or occurrences beyond Developer's control (financial inability excluded) (collectively, "**Force Majeure Items**"), then the commencement date and completion dates (without adjustment to the Development Contract sums) shall be extended for such reasonable time as the Force Majeure Items continue.

38. MISCELLANEOUS.

A. The Developer represents to the City that the plat complies with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the plat does not comply, the City may, at its option, refuse to allow construction or development work in the plat until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

B. Third parties shall have no recourse against the City under this Contract.

C. Breach of the terms of this Contract by the Developer shall be grounds for denial of building permits, including lots sold to third parties.

D. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.

E. Grading, curbing, and one lift of asphalt shall be installed on all public and private streets prior to issuance of any building permits, except three (3) model homes on lots acceptable to the Building

Official. Approval of an administrative permit in compliance with Chapter 27 of the City's zoning ordinance is required prior to the construction of any model homes.

F. If building permits are issued prior to the acceptance of public improvements, the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, Developer, its contractors, subcontractors, material men, employees, agents, or third parties. No sewer and water connections or inspections may be conducted and no one may occupy a building for which a building permit is issued on either a temporary or permanent basis until the streets needed for access have been paved with a bituminous surface and the utilities are accepted by the City Engineer.

G. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

H. This Contract shall run with the land and may be recorded against the title to the property. In the event this Contract is recorded, upon request by Developer, the City covenants to provide a recordable Certificate of Completion within a reasonable period of time following the request, upon the completion of the work and responsibilities required herein, payment of all costs and fees required and compliance with all terms of the Contract. A release of this Contract may be provided in the same manner and subject to the same conditions as a Certificate of Completion provided there are no outstanding or ongoing obligations of Developer under the terms of this Contract. The Developer covenants with the City, its successors and assigns, that the Developer is well seized in fee title of the property being final platted and/or has obtained consents to this Contract, in the form attached hereto, from all parties who have an interest in the property; that there are no unrecorded interests in the property being final platted; and that the Developer will indemnify and hold the City harmless for any breach of the foregoing covenants.

I. Insurance. **Developer and Contractor shall provide a copy of the Development Contract to their insurance professional for verification that the certificate of insurance is in compliance with the requirements of the Development Contract.** Prior to execution of the final plat, Developer and its general contractor shall furnish to the City a certificate of insurance showing proof of the required insurance required under this Paragraph. Developer and its general contractor shall take out and maintain or cause to be taken out and maintained until six (6) months after the City has accepted the public improvements, such insurance as shall protect Developer and its general contractor and the City for work covered by the Contract including workers' compensation claims and property damage, bodily and personal injury which may arise from operations under this Contract, whether such operations are by Developer and its general contractor or anyone directly or indirectly employed by either of them. The minimum amounts of insurance shall be as follows:

Commercial General Liability (or in combination with an umbrella policy)
$2,000,000 Each Occurrence
$2,000,000 Products/Completed Operations Aggregate
$2,000,000 Annual Aggregate

The following coverages shall be included:

Premises and Operations Bodily Injury and Property Damage
Personal and Advertising Injury
Blanket Contractual Liability
Products and Completed Operations Liability

Automobile Liability
$2,000,000 Combined Single Limit – Bodily Injury & Property Damage
Including Owned, Hired & Non-Owned Automobiles

Workers Compensation
Workers' Compensation insurance in accordance with the statutory requirements of the State of Minnesota, including Employer's Liability with minimum limits are as follows:

- *$500,000 – Bodily Injury by Disease per employee*
- *$500,000 – Bodily Injury by Disease aggregate*
- *$500,000 – Bodily Injury by Accident*

The Developer's and general contractor's insurance must be "Primary and Non-Contributory".

All insurance policies (or riders) required by this Contract shall be (i) taken out by and maintained with responsible insurance companies organized under the laws of one of the states of the United States and qualified to do business in the State of Minnesota, (ii) shall name the City, its employees and agents as additional insureds (CGL and umbrella only) by endorsement which shall be filed with the City and (iii) shall identify the name of the plat. A copy of the endorsement must be submitted with the certificate of insurance.

Developer's and general contractor's policies and Certificate of Insurance shall contain a provision that coverage afforded under the policies shall not be cancelled without at least thirty (30) days' advanced written notice to the City, or ten (10) days' notice for non-payment of premium.

An Umbrella or Excess Liability insurance policy may be used to supplement Developer's or general contractor's policy limits on a follow-form basis to satisfy the full policy limits required by this Contract.

J. Indemnification. To the fullest extent permitted by law, Developer agrees to defend, indemnify and hold harmless the City, and its employees, officials, and agents from and against all claims, actions, damages, losses and expenses, including reasonable attorney fees, arising out of Developer's negligence or its performance or failure to perform its obligations under this Contract. Developer's indemnification obligation shall apply to Developer's general contractor, subcontractor(s), or anyone directly or indirectly employed or hired by Developer, or anyone for whose acts Developer may be liable. Developer agrees this indemnity obligation shall survive the completion or termination of this Contract.

K. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order

as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

L. The Developer may not assign this Contract without the written permission of the City Council. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it, until the City's issuance of a Certificate of Completion and Release.

M. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a structural or geotechnical engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the Building Official evidencing that the retaining wall was constructed in accordance with the approved plans and specifications. All retaining walls identified on the development plans and by special conditions referred to in this Contract shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

N. Should the Developer convey any lot or lots in the Development to a third party, the City and the owner of that lot or those lots may amend this Development Contract or other city approvals or agreements for development or use of those lots without the approval or consent of the Developer or other lot owners in the Development. Private agreements between the owners of lots within the Development for shared service or access and related matters necessary for the efficient use of the Development shall be the responsibility of the lot owners and shall not bind or restrict City authority to approve applications from any lot owner in the Development.

39. NOTICES. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address: 2780 Snelling Avenue N Suite 101 Roseville, MN 55113. Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by certified mail in care of the City Administrator at the following address: Lakeville City Hall, 20195 Holyoke Avenue, Lakeville, Minnesota 55044.

CITY OF LAKEVILLE

BY: _____
Luke M. Hellier, Mayor

(SEAL)

AND _____
Ann Orlofsky, City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this 16 day of June, 2025, by Luke M. Hellier and by Ann Orlofsky, the Mayor and City Clerk of the City of Lakeville, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
NOTARY PUBLIC

DEVELOPER:
U.S. HOME, LLC

BY: _____
Jon Aune
Its: Vice President

STATE OF MINNESOTA)
)ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 13th day of June, 2025, by Jon Aune the Vice President of **U.S. HOME, LLC**, a Delaware limited liability company, on behalf of said entity.

_____
NOTARY PUBLIC

THOMAS J BRANDABUR
Notary Public
State of Minnesota
My Commission Expires
January 31, 2027

DRAFTED BY:
CAMPBELL, KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, MN 55121
Telephone: 651-452-5000
AMP/smt

OPTIONEE CONSENT
TO
DEVELOPMENT CONTRACT

U.S. HOME, LLC, a Delaware limited liability company, which holds an Optionee's interest in the subject property, the development of which is governed by the foregoing Development Contract, agrees that the Development Contract shall remain in full force and effect even if it exercises its option pursuant to the Memorandum of Option Agreement dated November 26, 2024, and filed for record with the office of the County Recorder, Dakota County, Minnesota, on December 11, 2024, as Document No. **365525**.

Dated this 13th day of June, 2025.

U.S. HOME, LLC

BY: _____
Jon Aune
Its: Vice President

STATE OF MINNESOTA)
)ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 13th day of June, 2025, by Jon Aune the Vice President of **U.S. HOME, LLC**, a Delaware limited liability company, on behalf of said entity.

_____
NOTARY PUBLIC

THOMAS J BRANDABUR
Notary Public
State of Minnesota
My Commission Expires
January 31, 2027

THIS INSTRUMENT WAS DRAFTED BY:
Campbell Knutson
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000
AMP/smt

EXHIBIT "A"
TO
DEVELOPMENT CONTRACT

Legal Description of Property Being Final Platted as
AMELIA MEADOWS

That part of the Southwest Quarter of Section 22, Township 114 North, Range 20 West, Dakota County, Minnesota described as follows:

The South 225.0 feet of said Southwest Quarter, except the East 1320.0 feet, and except the West 547.83 feet thereof.

And

The West 678.00 feet of the South 300.00 feet of the North 2,055.00 feet of the Southwest Quarter of Section 22, Township 114 North, Range 20 West, Dakota County, Minnesota.

And

The South half of the Southwest Quarter of Section 22, Township 114 North, Range 20 West, Dakota County, Minnesota.

EXCEPT

The West 261.37 feet of the East 522.74 feet of the South 533.00 feet thereof.

ALSO EXCEPT

The South 225.00 feet of said Southwest Quarter lying West of the East 1320.00 feet and East of the West 547.83 feet thereof.

ALSO EXCEPT

The West 678.00 feet of the South 300 feet of the North 2055.00 feet of said Southwest Quarter.

(Abstract Property)

[Platted as Amelia Meadows, Dakota County, Minnesota.]

Date: 3/16/2026

Resolution Authorizing Issuance and Sale of General Obligation Bonds, Series 2026A

Proposed Action
Staff recommends adoption of the following motion: Move to approve Resolution Authorizing the Issuance and Sale of General Obligation Bonds, Series 2026A

Overview
Recommendations and financial impacts for 2026A bonds were discussed at the March 2, 2026 Council meeting. The estimated true interest cost (TIC) is 3.67% as shown in the March 2nd Finance Plan from Northland.

Passage of this motion will result in the financing of the following projects:

- #26-02 – 2026 Street Reconstruction Project
- #26-03 – 2026 Collector Rehabilitation
- #26-09 – 215th St Public Improvements (CSAH 5-CSAH 70)
- #25-11 - Capital Improvement Project (CIP) – Fire Station #2

The debt will be repaid with property taxes and franchise fees.

The 2026A bond issuance is estimated to be $39,505,000. It reflects the following:

- The term of the bonds is 20 years:
    1. $4,945,000 - Street reconstruction portion = 10 years
    2. $5,300,000 – Utility portion = 10 years
    3. $29,260,000 – CIP portion = 20 years
- The structure of the 2026A bonds is compliant with the City's Debt Policy such that the total maturity length is equal to or less than 20 years and at least 50% of the principal will be retired within 10 years.
- Call Provision - Bonds maturing on or after 2/1/2035 may be prepaid at a price of par plus accrued interest on or after 2/1/2034.

Supporting Information
1. 2026A Set Sale Resolution
2. Finance Plan 2026A

Financial Impact: $39,505,000 **Budgeted:** Yes **Source:** Taxes and franchise fees
Envision Lakeville Community Values: Good Value for Public Service
Report Completed by: Julie Stahl, Finance Director

CITY OF LAKEVILLE

RESOLUTION

Date: March 16, 2026 Resolution No. _____

RESOLUTION AUTHORIZING ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS, SERIES 2026A

BE IT RESOLVED by the City Council of the City of Lakeville, Minnesota (the "City"), as follows:

SECTION 1. PURPOSE. It is hereby determined to be in the best interests of the City to issue its General Obligation Bonds, Series 2026A, in the principal amount of approximately $39,505,000 (the "Bonds"), pursuant to Minnesota Statutes, Sections 444.075; 475.58, Subdivision 3(b); 475.521 and Chapter 475, to: (a) finance the City's 2026 Street Reconstruction and Collector Rehab projects; (b) finance various capital improvements, as described in the City's five-year capital improvement plan, including land purchase and construction of a fire station; (c) finance the City's 2026 utility improvements; and (d) pay costs associated with the issuance of the Bonds.

SECTION 2. TERMS OF PROPOSAL. Northland Securities, Inc., municipal advisor to the City, has presented to this Council a form of Terms of Proposal for the Bonds which is attached hereto and hereby approved and shall be placed on file by the Administrator. Each and all of the provisions of the Terms of Proposal attached hereto are hereby adopted as the terms and conditions of the Bonds and of the sale thereof. Northland Securities, Inc. is hereby authorized, pursuant to Minnesota Statutes, Section 475.60, Subdivision 2, paragraph (9), to solicit proposals for the Bonds on behalf of the City on a competitive basis without requirement of published notice.

SECTION 3. SALE MEETING. This Council shall meet at the time and place shown in the Terms of Proposal for the purpose of considering sealed bids for the purchase of the Bonds and of taking such action thereon as may be in the best interests of the City.

Adopted this 16th day of March, 2026.

CITY OF LAKEVILLE

By:_____
Luke M. Hellier, Mayor

ATTEST:

_____
Ann Orlofsky, City Clerk

VOTE	Hellier	Bermel	Lee	Volk	Wolter
Aye	☐	☐	☐	☐	☐
Nay	☐	☐	☐	☐	☐
Abstain	☐	☐	☐	☐	☐
Absent	☐	☐	☐	☐	☐

TERMS OF PROPOSAL

$39,505,000*
GENERAL OBLIGATION BONDS, SERIES 2026A

CITY OF LAKEVILLE, MINNESOTA
(Book-Entry Only)

NOTICE IS HEREBY GIVEN that these Bonds will be offered for sale according to the following terms:

TIME AND PLACE:

Proposals (also referred to herein as "bids") will be opened by the City's Finance Director, or designee, on Monday, April 20, 2026, at 10:00 A.M., CT, at the offices of Northland Securities, Inc. (the Issuer's "Municipal Advisor"), 150 South 5th Street, Suite 3300, Minneapolis, Minnesota 55402. Consideration of the Proposals for award of the sale will be by the City Council at its meeting at the City Offices beginning Monday, April 20, 2026 at 6:00 P.M., CT.

SUBMISSION OF PROPOSALS

Proposals may be:
a) submitted to the office of Northland Securities, Inc.,
b) emailed to PublicSale@northlandsecurities.com, or
c) submitted electronically.

Notice is hereby given that electronic proposals will be received via PARITY™, or its successor, in the manner described below, until 10:00 A.M., CT, on April 20, 2026. Proposals may be submitted electronically via PARITY™ or its successor, pursuant to this Notice until 10:00 A.M., CT, but no Proposal will be received after the time for receiving Proposals specified above. To the extent any instructions or directions set forth in PARITY™, or its successor, conflict with this Notice, the terms of this Notice shall control. For further information about PARITY™, or its successor, potential bidders may contact Northland Securities, Inc. or i-Deal® at 1359 Broadway, 2nd floor, New York, NY 10018, telephone 212-849-5021.

Neither the Issuer nor Northland Securities, Inc. assumes any liability if there is a malfunction of PARITY™ or its successor. All bidders are advised that each Proposal shall be deemed to constitute a contract between the bidder and the Issuer to purchase the Bonds regardless of the manner in which the Proposal is submitted.

BOOK-ENTRY SYSTEM

The Bonds will be issued by means of a book-entry system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds.

Individual purchases of the Bonds may be made in the principal amount of $5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Issuer through U.S. Bank Trust Company, National Association, St. Paul, Minnesota (the "Paying Agent/Registrar"), to DTC, or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The successful bidder, as a condition of delivery of the Bonds, will be required to deposit the

* The Issuer reserves the right to increase or decrease the principal amount of the Bonds. Any such increase or decrease will be made in multiples of $5,000 and may be made in any maturity. If any maturity is adjusted, the purchase price will also be adjusted to maintain the same gross spread.

bond certificates with DTC. The Issuer will pay reasonable and customary charges for the services of the Paying Agent/Registrar.

DATE OF ORIGINAL ISSUE OF BONDS

Date of Delivery (Estimated to be May 14, 2026)

AUTHORITY/PURPOSE/SECURITY

The Bonds are being issued pursuant to Minnesota Statutes, Chapters 475 and 444 and Sections 475.58, Subdivision 3b and 475.521, as amended. Proceeds will be used to finance a land purchase and construction of a fire hall, the City's 2026 street reconstruction and collector rehab projects and utility projects, and to pay costs associated with the issuance of the Bonds. The Bonds are payable from net water and sewer utility revenues and ad valorem taxes on all taxable property within the City. The full faith and credit of the Issuer is pledged to their payment and the Issuer has validly obligated itself to levy ad valorem taxes in the event of any deficiency in the debt service account established for this issue.

INTEREST PAYMENTS

Interest is due semiannually on each February 1 and August 1, commencing February 1, 2027, to registered owners of the Bonds appearing of record in the Bond Register as of the close of business on the fifteenth day (whether or not a business day) of the calendar month next preceding such interest payment date.

MATURITIES

Principal is due annually on February 1, inclusive, in each of the years and amounts as follows:

Year	Amount	Year	Amount	Year	Amount
2027	$510,000	2034	$2,340,000	2041	$1,590,000
2028	2,010,000	2035	2,405,000	2042	1,650,000
2029	2,055,000	2036	2,470,000	2043	1,715,000
2030	2,110,000	2037	1,945,000	2044	1,785,000
2031	2,165,000	2038	1,430,000	2045	1,860,000
2032	2,220,000	2039	1,480,000	2046	1,935,000
2033	2,280,000	2040	1,530,000	2047	2,020,000

Proposals for the Bonds may contain a maturity schedule providing for any combination of serial bonds and term bonds, subject to mandatory redemption, so long as the amount of principal maturing or subject to mandatory redemption in each year conforms to the maturity schedule set forth above.

INTEREST RATES

All rates must be in integral multiples of 1/20th or 1/8th of 1%. *The rate for any maturity may not be more than 2.00% less than the rate for any preceding maturity*. All Bonds of the same maturity must bear a single uniform rate from date of issue to maturity.

ESTABLISHMENT OF ISSUE PRICE (HOLD-THE-OFFERING-PRICE RULE MAY APPLY – BIDS NOT CANCELLABLE)

In order to establish the issue price of the Bonds for federal income tax purposes, the Issuer requires bidders to agree to the following, and by submitting a bid, each bidder agrees to the following.

If a bid is submitted by a potential underwriter, the bidder confirms that (i) the underwriters have offered or reasonably expect to offer the Bonds to the public on or before the date of the award at the offering price (the "initial

offering price") for each maturity as set forth in the bid and (ii) the bidder, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, retail distribution agreement or other agreement relating to the initial sale of the Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Bonds with a separate CUSIP number constitute a separate "maturity," and the public does not include underwriters of the Bonds (including members of a selling group or retail distribution group) or persons related to underwriters of the Bonds. If, however, a bid is submitted for the bidder's own account in a capacity other than as an underwriter of the Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Bonds, the bidder shall notify the Issuer to that effect at the time it submits its bid and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the winning bidder intends to act as an underwriter, the Issuer shall advise the winning bidder at or prior to the time of award whether (i) the competitive sale rule or (ii) the "hold-the-offering price" rule applies, as described in the following paragraph.

If the Issuer advises the winning bidder that the requirements for a competitive sale have not been satisfied and that the hold-the-offering price rule applies, the winning bidder shall (1) upon the request of the Issuer confirm that the underwriters did not offer or sell any maturity of the Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (2) at or prior to closing, deliver to the Issuer a certification substantially in the form attached hereto as Exhibit A, together with a copy of the pricing wire.
If the Issuer advises the winning bidder that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the winning bidder will be required to deliver to the Issuer at or prior to closing a certification, substantially in the form attached hereto as Exhibit B, as to the reasonably expected initial offering price as of the award date.

Any action to be taken or documentation to be received by the Issuer pursuant hereto may be taken or received on behalf of the Issuer by the Municipal Advisor.

Bidders should prepare their bids on the assumption that the Bonds will be subject to the "hold-the-offering-price" rule. Any bid submitted pursuant to the Notice of Sale shall be considered a firm offer for the purchase of the Bonds, and bids submitted will not be subject to cancellation or withdrawal.

ADJUSTMENTS TO PRINCIPAL AMOUNT AFTER PROPOSALS

The Issuer reserves the right to increase or decrease the principal amount of the Bonds. Any such increase or decrease will be made in multiples of $5,000 and may be made in any maturity. If any maturity is adjusted, the purchase price will also be adjusted to maintain the same gross spread. Such adjustments shall be made promptly after the sale and prior to the award of Proposals by the Issuer and shall be at the sole discretion of the Issuer. The successful bidder may not withdraw or modify its Proposal once submitted to the Issuer for any reason, including post-sale adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

OPTIONAL REDEMPTION

Bonds maturing on and after February 1, 2035 are subject to redemption and prepayment at the option of the Issuer on February 1, 2034 and any date thereafter, at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and principal amounts within each maturity to be redeemed shall be determined by the Issuer and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar.

CUSIP NUMBERS

If the Bonds qualify for assignment of CUSIP numbers such numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the successful bidder thereof to accept delivery of and pay for the Bonds in accordance with terms of the purchase contract. The CUSIP Service Bureau charge for the assignment of CUSIP identification numbers shall be paid by the successful bidder.

DELIVERY

Delivery of the Bonds will be within thirty days after award, subject to an approving legal opinion by Dorsey & Whitney LLP, Bond Counsel. The legal opinion will be paid by the Issuer and delivery will be anywhere in the continental United States without cost to the successful bidder at DTC.

TYPE OF PROPOSAL

Proposals of not less than $39,228,465 (99.30%) and accrued interest on the principal sum of $39,505,000 must be filed with the undersigned prior to the time of sale. Proposals must be unconditional except as to legality. Proposals for the Bonds should be delivered to Northland Securities, Inc. and addressed to:

Julie Stahl, Finance Director
Lakeville City Hall
20195 Holyoke Ave.
Lakeville, MN 55044

A good faith deposit (the "Deposit") in the amount of $500,000 in the form of a federal wire transfer (payable to the order of the Issuer) is only required from the apparent winning bidder, and must be received within two hours after the time stated for the receipt of Proposals. The apparent winning bidder will receive notification of the wire instructions from the Municipal Advisor promptly after the sale. If the Deposit is not received from the apparent winning bidder in the time allotted, the Issuer may choose to reject their Proposal and then proceed to offer the Bonds to the next lowest bidder based on the terms of their original proposal, so long as said bidder wires funds for the Deposit amount within two hours of said offer.

The Issuer will retain the Deposit of the successful bidder, the amount of which will be deducted at settlement and no interest will accrue to the successful bidder. In the event the successful bidder fails to comply with the accepted Proposal, said amount will be retained by the Issuer. No Proposal can be withdrawn after the time set for receiving Proposals unless the meeting of the Issuer scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made.

AWARD

The Bonds will be awarded on the basis of the lowest interest rate to be determined on a true interest cost (TIC) basis. The Issuer's computation of the interest rate of each Proposal, in accordance with customary practice, will be controlling. In the event of a tie, the sale of the Bonds will be awarded by lot. The Issuer will reserve the right to: (i) waive non-substantive informalities of any Proposal or of matters relating to the receipt of Proposals and award of the Bonds, (ii) reject all Proposals without cause, and (iii) reject any Proposal which the Issuer determines to have failed to comply with the terms herein.

INFORMATION FROM SUCCESSFUL BIDDER

The successful bidder will be required to provide, in a timely manner, certain information relating to the initial offering price of the Bonds necessary to compute the yield on the Bonds pursuant to the provisions of the Internal Revenue Code of 1986, as amended.

OFFICIAL STATEMENT

By awarding the Bonds to any underwriter or underwriting syndicate submitting a Proposal therefor, the Issuer agrees that, no more than seven business days after the date of such award, it shall provide to the senior managing underwriter of the syndicate to which the Bonds are awarded, the Final Official Statement in an electronic format as prescribed by the Municipal Securities Rulemaking Board (MSRB).

FULL CONTINUING DISCLOSURE UNDERTAKING

The Issuer will covenant in the resolution awarding the sale of the Bonds and in a Continuing Disclosure Undertaking to provide, or cause to be provided, annual financial information, including audited financial statements of the Issuer, and notices of certain material events, as required by SEC Rule 15c2-12.

NOT BANK QUALIFIED

The Issuer will not designate the Bonds as qualified tax-exempt obligations for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

BOND INSURANCE AT UNDERWRITER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of the successful bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the successful bidder of the Bonds. Any increase in the costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the successful bidder, except that, if the Issuer has requested and received a rating on the Bonds from a rating agency, the Issuer will pay that rating fee. Any other rating agency fees shall be the responsibility of the successful bidder. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the successful bidder shall not constitute cause for failure or refusal by the successful bidder to accept delivery on the Bonds.

The Issuer reserves the right to reject any and all Proposals, to waive informalities and to adjourn the sale.

Dated: March 16, 2026

BY ORDER OF THE LAKEVILLE CITY COUNCIL

/s/ Julie Stahl
Finance Director

Additional information may be obtained from:
Northland Securities, Inc.
150 South 5th Street, Suite 3300
Minneapolis, Minnesota 55402
Telephone No.: 612-851-5900

EXHIBIT A

ISSUE PRICE CERTIFICATE – COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED UNDERWRITERS

$[PRINCIPAL AMOUNT]
[BOND CAPTION]
ISSUE PRICE CERTIFICATE

The undersigned, on behalf of [NAME OF UNDERWRITER] ("[SHORT NAME OF UNDERWRITER]"), hereby certifies as set forth below with respect to the sale of the obligations named above (the "Bonds").

1. ***Reasonably Expected Initial Offering Price***.

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Bonds.

2. ***Defined Terms***. For purposes of this Issue Price Certificate:

(a) *Issuer* means [DESCRIBE ISSUER].

(b) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(d) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a "related party" to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(e) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was [DATE].

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer[and BORROWER (the "Borrower")] with respect to certain of the representations set forth in the [Tax Certificate][Tax Exemption Agreement] and with respect to compliance with the federal income tax rules affecting the Bonds, and by [BOND COUNSEL] in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038[-G][-GC][-TC], and other federal income tax advice that it may give to the Issuer[and the Borrower] from time to time relating to the Bonds.

[UNDERWRITER]

By:_____
Name:_____

Dated: [ISSUE DATE]

ISSUE PRICE CERTIFICATE – COMPETITIVE SALES WITH FEWER THAN THREE BIDS FROM ESTABLISHED UNDERWRITERS

$[PRINCIPAL AMOUNT]
[BOND CAPTION]
ISSUE PRICE CERTIFICATE

The undersigned, on behalf of [NAME OF UNDERWRITER/REPRESENTATIVE] (["[SHORT NAME OF UNDERWRITER]")][the "Representative")][, on behalf of itself and [NAMES OF OTHER UNDERWRITERS] (together, the "Underwriting Group"),] hereby certifies as set forth below with respect to the sale of the obligations named above (the "Bonds").

1. ***Initial Offering Price of the Bonds***. [SHORT NAME OF UNDERWRITER][The Underwriting Group] offered the Bonds to the Public for purchase at the specified initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire for the Bonds is attached to this certificate as Schedule B.

2. ***Hold the Offering Price Rule***. [SHORT NAME OF UNDERWRITER][Each member of the Underwriting Group] has agreed in writing that, (i) for each Maturity, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "Hold-the-Offering-Price Rule"), and (ii) any agreement among underwriters, selling group agreement, or third-party distribution agreement contains the agreement of each underwriter, dealer, or broker-dealer who is a party to such agreement to comply with the Hold-the-Offering-Price Rule. Based on the [Representative][SHORT NAME OF UNDERWRITER]'s own knowledge and, in the case of sales by other Members of the Distribution Group, representations obtained from the other Members of the Distribution Group, no Member of the Distribution Group has offered or sold any such Maturity at a price that is higher than the respective Initial Offering Price during the respective Holding Period.

3. ***Defined Terms***. For purposes of this Issue Price Certificate:

(a) *Holding Period* means the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date ([DATE]), or (ii) the date on which Members of the Distribution Group have sold at least 10% of such Maturity to the Public at one or more prices, none of which is higher than the Initial Offering Price for such Maturity.

(b) *Issuer* means [DESCRIBE ISSUER].

(c) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(d) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(e) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a "related party" to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was [DATE].

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [NAME OF UNDERWRITING FIRM][the Representative's] interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer[and BORROWER (the "Borrower")] with respect to certain of the representations set forth in the [Tax Certificate][Tax Exemption Agreement] and with respect to compliance with the federal income tax rules affecting the Bonds, and by [BOND COUNSEL] in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038[-G][-GC][-TC], and other federal income tax advice that it may give to the Issuer[and the Borrower] from time to time relating to the Bonds.

[UNDERWRITER][REPRESENTATIVE]

By:_____
Name:_____

Dated: [ISSUE DATE]

Finance Plan

City of Lakeville, Minnesota

$39,505,000
General Obligation Bonds, Series 2026A

March 2, 2026

150 South 5th Street, Suite 3300
Minneapolis, MN 55402
612-851-5900 800-851-2920
www.northlandsecurities.com
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Executive Summary

The following is a summary of the recommended terms for the issuance of $39,505,000 General Obligation Bonds, Series 2026A (the "Bonds"). Additional information on the proposed finance plan and issuing process can be found after the Executive Summary, in the Issue Overview and Attachment 3 – Related Considerations.

Purpose	Proceeds from the Bonds will be used to finance the City's 2026 street reconstruction and collector rehabilitation projects, utility and facility improvements, and to finance the costs associated with the issuance of the Bonds.
Security	The Bonds will be a general obligation of the City. The City will pledge water and sewer revenues and ad valorem taxes for payment of the Bonds.
Repayment Term	The Bonds will mature annually each February 1 in the years 2027 through 2047. Interest on the Bonds will be payable on February 1, 2027, and semiannually thereafter on each February 1 and August 1.
Estimated Interest Rate	True interest cost (TIC): 3.67% Interest rates are estimated based on Non-BQ "Aaa" rates as of February 20, 2026, plus 0.25% for planning purposes.
Prepayment Option	Bonds maturing on and after February 1, 2035, will be subject to redemption on February 1, 2034, and any day thereafter at a price of par plus accrued interest.
Rating	A rating will be requested from Moody's Ratings (Moody's). The City's general obligation debt is currently rated "Aaa" by Moody's.
Tax Status	The Bonds will be tax-exempt, non-bank qualified obligations.
Risk Factors	There are certain risks associated with all debt. Risk factors related to the Bonds are discussed in Attachment 5.
Type of Bond Sale	Public Sale – Competitive Bids
Proposals Received	Monday, April 20, 2026 @ 10:00 A.M.
Council Consideration	Monday, April 20, 2026 @ 6:00 P.M.

Issue Overview

Purpose

Proceeds from the Bonds will be used to finance the following projects (together, the "Projects"):

- a fire station and land purchase as described in the Capital Improvement Plan approved on October 6, 2025 (the "CIP Portion)"
- the 2026 street reconstruction and collector rehabilitation projects (the "Street Reconstruction Portion"); and
- the 2026 water and sewer utility projects (the "Utility Portion").

The proceeds will also be used to pay costs associated with issuing the Bonds. The Bonds have been sized based on cost estimates provided by City Staff as of February 20, 2026. The table below contains the estimated sources and uses of funds for the bond issue.

	CIP (Fire Station)	Street Reconstruction & Collector Rehab	Utility Improvements	Issue Summary
Sources Of Funds				
Par Amount of Bonds	$29,260,000.00	$4,945,000.00	$5,300,000.00	$39,505,000.00
Total Sources	**$29,260,000.00**	**$4,945,000.00**	**$5,300,000.00**	**$39,505,000.00**
Uses Of Funds				
Deposit to Project Construction Fund	28,200,000.00	4,790,584.00	5,240,000.00	38,230,584.00
Deposit to Capitalized Interest (CIF) Fund	725,564.54	97,638.58	-	823,203.12
Total Underwriter's Discount (0.700%)	204,820.00	34,615.00	37,100.00	276,535.00
Costs of Issuance	128,753.99	21,759.70	23,321.81	173,835.50
Rounding Amount	861.47	402.72	(421.81)	842.38
Total Uses	**$29,260,000.00**	**$4,945,000.00**	**$5,300,000.00**	**$39,505,000.00**

Authority

The Bonds will be issued pursuant to the authority of Minnesota Statutes, Chapters 475 and 444 and Sections 475.58, Subdivision 3b and 475.521.

CIP Portion

Under Section 475.521, a capital improvement is a major expenditure of City funds for the acquisition or betterment of public lands, buildings, or other improvements used, such as a city hall, library, public safety, or public works facility, which has a useful life of five years or more.

The maximum amount of principal and interest for capital improvement bonds cannot exceed 0.16% of the estimated market value of taxable property in the City. The City's 2026 preliminary estimated market value is $13,940,494,700 ($13,940,494,700 x 0.0016 = $22,304,792). The maximum amount of principal and interest due in a calendar year on the Bonds plus the City's outstanding CIP Bonds is estimated to be approximately $4,251,858, which is less than $22,304,792.

Before issuing bonds under a Capital Improvement Plan ("CIP"), the City must hold a public hearing on the CIP and the proposed bonds and must then approve the CIP and authorize the issuance of the bonds by at least a 3/5 majority. The City held the required public hearing and approved the CIP on October 6, 2025.

If a petition signed by voters equal to at least 5 percent of the votes cast in the last general election requesting a vote on the issuance of bonds is received by the clerk within 30 days after the public

hearing, then the bonds may not be issued unless approved by the voters at an election. The 30-day period expired on November 6, 2025.

Street Reconstruction Portion

Under Section 475.58, Subdivision 3b., street reconstruction bonds can be used to finance the reconstruction and bituminous overlay of existing city streets. Eligible improvements may include turn lanes and other improvements having a substantial public safety function, realignments, other modifications to intersect with state and county roads and the local share of state and county road projects. Eligible improvements do not include the portion of project cost allocable to widening a street or adding curbs and gutters where none previously existed.

Before issuing street reconstruction bonds, the City must hold a public hearing on the street reconstruction project and the proposed bonds, and then must pass a resolution approving the Street Reconstruction Plan and issuance of street reconstruction bonds. The City held the required public hearing and approved the Street Reconstruction Plan on October 6, 2025.

Utility Portion

Under Chapter 444, cities may add their general obligation pledge of net utility revenues for general obligation bonds issued to build, construct, reconstruct, repair, enlarge, improve, or obtain sanitary sewer, water and storm sewer facilities, and maintain and operate the facilities inside or outside its corporate limits.

Structure

The CIP Portion has been structured to result in relatively level annual debt service payments over 20 years with principal payments beginning in 2028. The Street Reconstruction Portion of the Bonds has been structured to result in relatively level annual debt service payments over 10 years with principal payments beginning in 2028. The Utility portion has been structured to result in relatively level annual debt service payments over 10 years with principal payments beginning in 2027.

The proposed structure for the bond issue and preliminary debt service projections for each portion of the bond issue are illustrated in Attachment 1 and the estimated levies are illustrated in Attachment 2.

Security and Source of Repayment

The Bonds will be general obligations of the City. The finance plan relies on the following assumptions for the revenues used to pay debt service, as provided by City staff:

- Property Taxes. The revenues needed to pay debt service on the Bonds are expected to come from property tax levies. The initial projections show that for the CIP Portion of the bonds, an annual levy of approximately $2,212,093, is needed to meet the 105% statutory requirement. The City anticipates using revenues from franchise fees to annually cancel the CIP levy. The initial projections show that for the Street Reconstruction Portion of the Bonds, an annual net levy of approximately $605,423, is needed to meet the 105% statutory requirement. The city anticipates using special assessment revenues to reduce the levy on an annual basis. The levies may be adjusted annually based on actual monies in the debt service funds. The initial levies will be made in 2026 for taxes payable in 2027.

  Given the timing of the initial revenue from the tax levy, capitalized interest will be included in the bond issue to cover the first interest payment due on February 1, 2027, before the first tax collections are received for the CIP and Street Reconstruction Portions.

- Water & Sewer Revenues. Net revenues of the City's water and sewer utilities will be pledged for payment of the Utility Portion of the Bonds. The City will covenant to adopt water and sewer rates and charges that are sufficient to produce net revenues equal to at least 105% of the debt service requirements on the Utility Portion of the Bonds. In the event there is a deficiency in the amount of net revenues available for payment of debt service, the City may levy taxes to cover the insufficiency, but only on a temporary basis until rates are adjusted

Plan Rationale

The Finance Plan recommended in this report is based on a variety of factors and information provided by the City related to the financed project and City objectives, Northland's knowledge of the City and our experience in working with similar cities and projects. The issuance of General Obligation Bonds provides the best means of achieving the City's objectives and cost-effective financing. The City has successfully issued and managed this type of debt for previous projects.

Issuing Process

Northland will receive bids from underwriters to purchase the Bonds on Monday, April 20, 2026, at 10:00 A.M. Market conditions and the marketability of the Bonds support issuance through a competitive sale. This process has been chosen as it is intended to produce the lowest combination of interest expense and underwriting expense on the structure, date and time set to receive bids. The calendar of events for the issuing process can be found in Attachment 4.

Municipal Advisor: Northland Securities, Inc., Minneapolis, Minnesota
Bond Counsel: Dorsey & Whitney LLP, Minneapolis, Minnesota
Paying Agent: US Bank Trust Company, National Association, St. Paul, Minnesota

Attachment 1 – Preliminary Debt Service Schedules

Total Combined

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/14/2026	-	-	-	-	-
02/01/2027	510,000.00	2.500%	924,561.06	1,434,561.06	1,434,561.06
08/01/2027	-	-	641,177.50	641,177.50	-
02/01/2028	2,010,000.00	2.450%	641,177.50	2,651,177.50	3,292,355.00
08/01/2028	-	-	616,555.00	616,555.00	-
02/01/2029	2,055,000.00	2.450%	616,555.00	2,671,555.00	3,288,110.00
08/01/2029	-	-	591,381.25	591,381.25	-
02/01/2030	2,110,000.00	2.500%	591,381.25	2,701,381.25	3,292,762.50
08/01/2030	-	-	565,006.25	565,006.25	-
02/01/2031	2,165,000.00	2.550%	565,006.25	2,730,006.25	3,295,012.50
08/01/2031	-	-	537,402.50	537,402.50	-
02/01/2032	2,220,000.00	2.600%	537,402.50	2,757,402.50	3,294,805.00
08/01/2032	-	-	508,542.50	508,542.50	-
02/01/2033	2,280,000.00	2.700%	508,542.50	2,788,542.50	3,297,085.00
08/01/2033	-	-	477,762.50	477,762.50	-
02/01/2034	2,340,000.00	2.850%	477,762.50	2,817,762.50	3,295,525.00
08/01/2034	-	-	444,417.50	444,417.50	-
02/01/2035	2,405,000.00	2.950%	444,417.50	2,849,417.50	3,293,835.00
08/01/2035	-	-	408,943.75	408,943.75	-
02/01/2036	2,470,000.00	3.100%	408,943.75	2,878,943.75	3,287,887.50
08/01/2036	-	-	370,658.75	370,658.75	-
02/01/2037	1,945,000.00	3.300%	370,658.75	2,315,658.75	2,686,317.50
08/01/2037	-	-	338,566.25	338,566.25	-
02/01/2038	1,430,000.00	3.450%	338,566.25	1,768,566.25	2,107,132.50
08/01/2038	-	-	313,898.75	313,898.75	-
02/01/2039	1,480,000.00	3.600%	313,898.75	1,793,898.75	2,107,797.50
08/01/2039	-	-	287,258.75	287,258.75	-
02/01/2040	1,530,000.00	3.750%	287,258.75	1,817,258.75	2,104,517.50
08/01/2040	-	-	258,571.25	258,571.25	-
02/01/2041	1,590,000.00	3.850%	258,571.25	1,848,571.25	2,107,142.50
08/01/2041	-	-	227,963.75	227,963.75	-
02/01/2042	1,650,000.00	3.950%	227,963.75	1,877,963.75	2,105,927.50
08/01/2042	-	-	195,376.25	195,376.25	-
02/01/2043	1,715,000.00	4.050%	195,376.25	1,910,376.25	2,105,752.50
08/01/2043	-	-	160,647.50	160,647.50	-
02/01/2044	1,785,000.00	4.150%	160,647.50	1,945,647.50	2,106,295.00
08/01/2044	-	-	123,608.75	123,608.75	-
02/01/2045	1,860,000.00	4.200%	123,608.75	1,983,608.75	2,107,217.50
08/01/2045	-	-	84,548.75	84,548.75	-
02/01/2046	1,935,000.00	4.250%	84,548.75	2,019,548.75	2,104,097.50
08/01/2046	-	-	43,430.00	43,430.00	-
02/01/2047	2,020,000.00	4.300%	43,430.00	2,063,430.00	2,106,860.00
Total	**$39,505,000.00**	**-**	**$15,315,996.06**	**$54,820,996.06**	**-**

Yield Statistics

Bond Year Dollars	$420,212.18
Average Life	10.637 Years
Average Coupon	3.6448244%
Net Interest Cost (NIC)	3.7106328%
True Interest Cost (TIC)	3.6742508%
Bond Yield for Arbitrage Purposes	3.5912500%
All Inclusive Cost (AIC)	3.7268714%

IRS Form 8038

Net Interest Cost	3.6448244%
Weighted Average Maturity	10.637 Years

Optional Redemption

02/01/2034	@100.000%

*Based on preliminary, Non-Bank Qualified "Aaa" rates as of February 20, 2026, plus 0.25%.

CIP Portion

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/14/2026	-	-	-	-	-
02/01/2027	-	-	725,564.54	725,564.54	725,564.54
08/01/2027	-	-	508,177.50	508,177.50	-
02/01/2028	1,090,000.00	2.450%	508,177.50	1,598,177.50	2,106,355.00
08/01/2028	-	-	494,825.00	494,825.00	-
02/01/2029	1,115,000.00	2.450%	494,825.00	1,609,825.00	2,104,650.00
08/01/2029	-	-	481,166.25	481,166.25	-
02/01/2030	1,145,000.00	2.500%	481,166.25	1,626,166.25	2,107,332.50
08/01/2030	-	-	466,853.75	466,853.75	-
02/01/2031	1,175,000.00	2.550%	466,853.75	1,641,853.75	2,108,707.50
08/01/2031	-	-	451,872.50	451,872.50	-
02/01/2032	1,205,000.00	2.600%	451,872.50	1,656,872.50	2,108,745.00
08/01/2032	-	-	436,207.50	436,207.50	-
02/01/2033	1,235,000.00	2.700%	436,207.50	1,671,207.50	2,107,415.00
08/01/2033	-	-	419,535.00	419,535.00	-
02/01/2034	1,270,000.00	2.850%	419,535.00	1,689,535.00	2,109,070.00
08/01/2034	-	-	401,437.50	401,437.50	-
02/01/2035	1,305,000.00	2.950%	401,437.50	1,706,437.50	2,107,875.00
08/01/2035	-	-	382,188.75	382,188.75	-
02/01/2036	1,340,000.00	3.100%	382,188.75	1,722,188.75	2,104,377.50
08/01/2036	-	-	361,418.75	361,418.75	-
02/01/2037	1,385,000.00	3.300%	361,418.75	1,746,418.75	2,107,837.50
08/01/2037	-	-	338,566.25	338,566.25	-
02/01/2038	1,430,000.00	3.450%	338,566.25	1,768,566.25	2,107,132.50
08/01/2038	-	-	313,898.75	313,898.75	-
02/01/2039	1,480,000.00	3.600%	313,898.75	1,793,898.75	2,107,797.50
08/01/2039	-	-	287,258.75	287,258.75	-
02/01/2040	1,530,000.00	3.750%	287,258.75	1,817,258.75	2,104,517.50
08/01/2040	-	-	258,571.25	258,571.25	-
02/01/2041	1,590,000.00	3.850%	258,571.25	1,848,571.25	2,107,142.50
08/01/2041	-	-	227,963.75	227,963.75	-
02/01/2042	1,650,000.00	3.950%	227,963.75	1,877,963.75	2,105,927.50
08/01/2042	-	-	195,376.25	195,376.25	-
02/01/2043	1,715,000.00	4.050%	195,376.25	1,910,376.25	2,105,752.50
08/01/2043	-	-	160,647.50	160,647.50	-
02/01/2044	1,785,000.00	4.150%	160,647.50	1,945,647.50	2,106,295.00
08/01/2044	-	-	123,608.75	123,608.75	-
02/01/2045	1,860,000.00	4.200%	123,608.75	1,983,608.75	2,107,217.50
08/01/2045	-	-	84,548.75	84,548.75	-
02/01/2046	1,935,000.00	4.250%	84,548.75	2,019,548.75	2,104,097.50
08/01/2046	-	-	43,430.00	43,430.00	-
02/01/2047	2,020,000.00	4.300%	43,430.00	2,063,430.00	2,106,860.00
Total	**$29,260,000.00**	**-**	**$13,600,669.54**	**$42,860,669.54**	**-**

Street Reconstruction Portion

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/14/2026	-	-	-	-	-
02/01/2027	-	-	97,638.58	97,638.58	97,638.58
08/01/2027	-	-	68,385.00	68,385.00	-
02/01/2028	440,000.00	2.450%	68,385.00	508,385.00	576,770.00
08/01/2028	-	-	62,995.00	62,995.00	-
02/01/2029	450,000.00	2.450%	62,995.00	512,995.00	575,990.00
08/01/2029	-	-	57,482.50	57,482.50	-
02/01/2030	460,000.00	2.500%	57,482.50	517,482.50	574,965.00
08/01/2030	-	-	51,732.50	51,732.50	-
02/01/2031	475,000.00	2.550%	51,732.50	526,732.50	578,465.00
08/01/2031	-	-	45,676.25	45,676.25	-
02/01/2032	485,000.00	2.600%	45,676.25	530,676.25	576,352.50
08/01/2032	-	-	39,371.25	39,371.25	-
02/01/2033	500,000.00	2.700%	39,371.25	539,371.25	578,742.50
08/01/2033	-	-	32,621.25	32,621.25	-
02/01/2034	510,000.00	2.850%	32,621.25	542,621.25	575,242.50
08/01/2034	-	-	25,353.75	25,353.75	-
02/01/2035	525,000.00	2.950%	25,353.75	550,353.75	575,707.50
08/01/2035	-	-	17,610.00	17,610.00	-
02/01/2036	540,000.00	3.100%	17,610.00	557,610.00	575,220.00
08/01/2036	-	-	9,240.00	9,240.00	-
02/01/2037	560,000.00	3.300%	9,240.00	569,240.00	578,480.00
Total	**$4,945,000.00**	**-**	**$918,573.58**	**$5,863,573.58**	**-**

Utility Portion

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/14/2026	-	-	-	-	-
02/01/2027	510,000.00	2.500%	101,357.94	611,357.94	611,357.94
08/01/2027	-	-	64,615.00	64,615.00	-
02/01/2028	480,000.00	2.450%	64,615.00	544,615.00	609,230.00
08/01/2028	-	-	58,735.00	58,735.00	-
02/01/2029	490,000.00	2.450%	58,735.00	548,735.00	607,470.00
08/01/2029	-	-	52,732.50	52,732.50	-
02/01/2030	505,000.00	2.500%	52,732.50	557,732.50	610,465.00
08/01/2030	-	-	46,420.00	46,420.00	-
02/01/2031	515,000.00	2.550%	46,420.00	561,420.00	607,840.00
08/01/2031	-	-	39,853.75	39,853.75	-
02/01/2032	530,000.00	2.600%	39,853.75	569,853.75	609,707.50
08/01/2032	-	-	32,963.75	32,963.75	-
02/01/2033	545,000.00	2.700%	32,963.75	577,963.75	610,927.50
08/01/2033	-	-	25,606.25	25,606.25	-
02/01/2034	560,000.00	2.850%	25,606.25	585,606.25	611,212.50
08/01/2034	-	-	17,626.25	17,626.25	-
02/01/2035	575,000.00	2.950%	17,626.25	592,626.25	610,252.50
08/01/2035	-	-	9,145.00	9,145.00	-
02/01/2036	590,000.00	3.100%	9,145.00	599,145.00	608,290.00
Total	**$5,300,000.00**	**-**	**$796,752.94**	**$6,096,752.94**	**-**

Attachment 2 – Estimated Levy Schedules

CIP Portion

Date	Total P+I	CIF	105% Levy	Less: Franchise Fee Revenue*	Net Levy	Levy Year	Collection Year
02/01/2027	725,564.54	(725,564.54)	-	-	-		
02/01/2028	2,106,355.00	-	2,211,672.75	2,211,672.75	-	2026	2027
02/01/2029	2,104,650.00	-	2,209,882.50	2,209,882.50	-	2027	2028
02/01/2030	2,107,332.50	-	2,212,699.13	2,212,699.13	-	2028	2029
02/01/2031	2,108,707.50	-	2,214,142.88	2,214,142.88	-	2029	2030
02/01/2032	2,108,745.00	-	2,214,182.25	2,214,182.25	-	2030	2031
02/01/2033	2,107,415.00	-	2,212,785.75	2,212,785.75	-	2031	2032
02/01/2034	2,109,070.00	-	2,214,523.50	2,214,523.50	-	2032	2033
02/01/2035	2,107,875.00	-	2,213,268.75	2,213,268.75	-	2033	2034
02/01/2036	2,104,377.50	-	2,209,596.38	2,209,596.38	-	2034	2035
02/01/2037	2,107,837.50	-	2,213,229.38	2,213,229.38	-	2035	2036
02/01/2038	2,107,132.50	-	2,212,489.13	2,212,489.13	-	2036	2037
02/01/2039	2,107,797.50	-	2,213,187.38	2,213,187.38	-	2037	2038
02/01/2040	2,104,517.50	-	2,209,743.38	2,209,743.38	-	2038	2039
02/01/2041	2,107,142.50	-	2,212,499.63	2,212,499.63	-	2039	2040
02/01/2042	2,105,927.50	-	2,211,223.88	2,211,223.88	-	2040	2041
02/01/2043	2,105,752.50	-	2,211,040.13	2,211,040.13	-	2041	2042
02/01/2044	2,106,295.00	-	2,211,609.75	2,211,609.75	-	2042	2043
02/01/2045	2,107,217.50	-	2,212,578.38	2,212,578.38	-	2043	2044
02/01/2046	2,104,097.50	-	2,209,302.38	2,209,302.38	-	2044	2045
02/01/2047	2,106,860.00	-	2,212,203.00	2,212,203.00	-	2045	2046
Total	**$42,860,669.54**	**(725,564.54)**	**$44,241,860.25**	**$44,241,860.25**	**-**		

*The City anticipates using revenues from franchise fees to eliminate the levy.

Street Reconstruction Portion

Date	Total P+I	CIF	105% Levy	Less: Special Assessment Revenues*	Net Levy	Levy Year	Collection Year
02/01/2027	97,638.58	(97,638.58)	-	-	-		
02/01/2028	576,770.00	-	605,608.50	75,938.69	529,669.81	2026	2027
02/01/2029	575,990.00	-	604,789.50	70,408.52	534,380.98	2027	2028
02/01/2030	574,965.00	-	603,713.25	67,980.64	535,732.61	2028	2029
02/01/2031	578,465.00	-	607,388.25	65,552.76	541,835.49	2029	2030
02/01/2032	576,352.50	-	605,170.13	63,124.88	542,045.25	2030	2031
02/01/2033	578,742.50	-	607,679.63	60,697.00	546,982.63	2031	2032
02/01/2034	575,242.50	-	604,004.63	58,269.12	545,735.51	2032	2033
02/01/2035	575,707.50	-	604,492.88	55,841.24	548,651.64	2033	2034
02/01/2036	575,220.00	-	603,981.00	53,413.36	550,567.64	2034	2035
02/01/2037	578,480.00	-	607,404.00	50,985.48	556,418.52	2035	2036
Total	**$5,863,573.58**	**(97,638.58)**	**$6,054,231.75**	**$622,211.69**	**$5,432,020.06**		

*Special assessments are not pledged as security to the Bonds. The City anticipates reducing the levy with special assessment collections. Special assessment revenue is based on assessments totaling $485,576, spread in equal principal payments over 10 years, assessed at a rate of 5.00% (2% over the TIC).

Attachment 3 – Related Considerations

Not Bank Qualified

The par amount of the Bonds is greater than $10,000,000; therefore, the Bonds will not be designated as "bank qualified" obligations pursuant to Federal Tax Law.

Arbitrage Compliance

Project/Construction Fund. All tax-exempt bond issues are subject to federal rebate requirements which require all arbitrage earned to be rebated to the U.S. Treasury. The rebate exemption the City expects to qualify for is the "24-month exception."

Debt Service Fund. The City must maintain a bona fide debt service fund for the Bonds or be subject to yield restriction in the debt service fund. A bona fide debt service fund involves an equal matching of revenues to debt service expense with a balance forward permitted equal to the greater of the investment earnings in the fund during that year or 1/12 of the debt service of that year.

The City should become familiar with the various Arbitrage Compliance requirements for this bond issue. The Resolution for the Bonds prepared by Bond Counsel explains the requirements in greater detail.

Continuing Disclosure

Type: Full
Dissemination Agent: Northland Securities, Inc.

The requirements for continuing disclosure are governed by SEC Rule 15c2-12. The primary requirements of Rule 15c2-12 actually fall on underwriters. The Rule sets forth due diligence needed prior to the underwriter's purchase of municipal securities. Part of this requirement is obtaining commitment from the issuer to provide continuing disclosure. The document describing the continuing disclosure commitments (the "Undertaking") is contained in the Official Statement that will be prepared to offer the Bonds to investors.

The City has more than $10,000,000 of outstanding debt and is required to undertake "full" continuing disclosure. Full disclosure requires annual posting of the audit and a separate continuing disclosure report, as well as the reporting of certain "material events." Material events set forth in the Rule, including, but not limited to, bond rating changes, call notices, and issuance of "financial obligations" (such as USDA loans, Public Finance Authority loans and lease agreements) must be reported within ten days of occurrence. The report contains annual financial information and operating data that "mirrors" material information presented in the Official Statement. The specific contents of the annual report will be described in the Undertaking that appears in the appendix of the Official Statement. Northland currently serves as dissemination agent for the City, assisting with the annual reporting. The information for the Bonds will be incorporated into our reporting.

Premiums

In the current market environment, it is likely that bids received from underwriters will include premiums. A premium bid occurs when the purchaser pays the City an amount in excess of the par amount of a maturity in exchange for a higher coupon (interest rate). The use of premiums reflects the bidder's view on future market conditions, tax considerations for investors and other

factors. Ultimately, the true interest cost ("TIC") calculation will determine the lowest bid, regardless of premium.

A premium bid produces additional funds that can be used in several ways:

- The premium means that the City needs less bond proceeds and can reduce the size of the issue by the amount of the premium.
- The premium can be deposited in the Construction Fund and used to pay additional project costs, rather than used to reduce the size of the issue.
- The premium can be deposited in the Debt Service Fund and used to pay principal and interest.

Northland will work with City staff prior to the sale day to determine use of premium (if any).

Rating

A rating will be requested from Moody's Ratings (Moody's). The City's general obligation debt is currently rated "Aaa" by Moody's. The rating process will include a conference call with the rating analyst. Northland will assist City staff in preparing for and conducting the rating call.

Attachment 4 – Calendar of Events

The following checklist of items denotes each milestone activity as well as the members of the finance team who will have the responsibility to complete it. *Please note this proposed timetable assumes regularly scheduled City Council meetings (1st & 3rd Mondays at 6 p.m., moved to Tuesday if Monday is a holiday). Council Workshops are held the 4th Monday at 6 p.m.*

January 2026						
Sun	**Mon**	**Tue**	**Wed**	**Thu**	**Fri**	**Sat**
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February 2026						
Sun	**Mon**	**Tue**	**Wed**	**Thu**	**Fri**	**Sat**
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March 2026						
Sun	**Mon**	**Tue**	**Wed**	**Thu**	**Fri**	**Sat**
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2026						
Sun	**Mon**	**Tue**	**Wed**	**Thu**	**Fri**	**Sat**
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

Holiday

Date	Action	Responsible Party
February 11, 2026	General Information Certificate sent to City for updates	Northland
February 12, 2026	City provides project costs to be included in Finance Plan no later than noon	City Staff
February 23, 2026	Finance Plan and Set Sale Resolution sent to City for meeting packet for March 2, 2026 Council Meeting	Northland, Bond Counsel
February 25, 2026	General Information Certificate returned to Northland	**City Staff**
March 2, 2026	Presentation of Finance Plan at Work Session – 6:15 p.m.	City Council Review, Northland
March 11, 2026	Preliminary Official Statement sent to City for sign off, sent to Rating Agency to initiate rating processes, and sent to Dorsey & Whitney for review	Northland
Week of March 16, 2026	Meeting to prepare for rating call	City Staff, Northland
March 16, 2026	City adopts Set Sale Resolution (on consent) – 6:00 p.m.	**City Council Action**, Northland, Dorsey & Whitney

Date	Action	Responsible Party
Week of March 23 or March 30, 2026	Rating call with Moody's	City Staff, Northland, Rating Agency
March 25, 2026	City comments and sign off on Preliminary Official Statement due to Northland City confirms final project costs to be financed and use of premium	City Staff
April 8, 2026	Rating Received no later than this date	City Staff, Northland, Rating Agency
April 9, 2026	Distribution of Preliminary Official Statement	Northland
April 13, 2026	Authorizing Resolution sent to City	Dorsey & Whitney, Northland
April 20, 2026	Bond Sale – 10:00 a.m. Bond Purchase Agreement Signed - 6:00 p.m. Authorizing Resolution Adopted	**City Council Action,** Northland, Dorsey & Whitney
April 27, 2026	Closing Documents Distributed	Dorsey & Whitney
May 14, 2026	Closing on the Bonds (Proceeds Available)	Northland, City Staff, Dorsey & Whitney

Attachment 5 - Risk Factors

Property Taxes: Property tax levies shown in this Finance Plan are based on projected debt service and other revenues. Final levies will be set based on the results of sale. Levies should be reviewed annually and adjusted as needed. The debt service levy must be included in the preliminary levy for annual Truth in Taxation hearings. Future Legislative changes in the property tax system, including the imposition of levy limits and changes in calculation of property values, would affect plans for payment of debt service. Delinquent payment of property taxes would reduce revenues available to pay debt service.

Water and Sewer Revenues: The City pledges the net revenues of the water and sewer utilities to the payment of principal and interest on the Utility Portion of the Bonds. The failure to adjust rates and charges as needed and the loss of significant customers will affect available net revenues. If the net revenues are insufficient, the City is required to levy property taxes or use other revenues to cover the deficiency. Property taxes can only be used on a temporary basis and may not be an ongoing source of revenue to pay debt service.

General: In addition to the risks described above, there are certain general risks associated with the issuance of bonds. These risks include, but are not limited to:

- Failure to comply with covenants in bond resolution.
- Failure to comply with Undertaking for continuing disclosure.
- Failure to comply with IRS regulations, including regulations related to use of the proceeds and arbitrage/rebate. The IRS regulations govern the ability of the City to issue its bonds as tax-exempt securities and failure to comply with the IRS regulations may lead to loss of tax-exemption.

March 16, 2026 **Item No.**

RESOLUTION AMENDING THE 2025 BUDGETS

Proposed Action

Staff recommends adoption of the following motion: Move to approve the Resolution Amending the 2025 General, Enterprise and Capital Fund Budgets.

Overview

Since much of the fiscal activity has already occurred, it is appropriate to amend the budget to more accurately reflect actual results. The proposed budget amendments are presented in two sections: Exhibit A for the General Fund and Exhibit B for the Capital and Enterprise Funds.

These amendments ensure continued compliance with the City's financial policies and provide more accurate representation of operating revenues and expenditures. Detailed explanations for the adjustments are included as part of the exhibits to the resolution.

General Fund				
	Adopted Budget	12/15/2025 YTD Amended	3/16/2026 Amendment	Final Amended Budget
Revenues	$ 44,006,517	$ 45,232,053	80,300	$ 45,312,353
Expenditures	43,493,424	43,584,990	80,300	43,665,290
Excess (Deficiency)	513,093	1,647,063	-	1,647,063
Other Financing Sources (Uses)	170,000	(1,825,500)	-	(1,825,500)
Net Change in Fund Balance	683,093	(178,437)	-	(178,437)
Fund Balance, January 1	22,430,446	23,186,629	-	23,186,629
Fund Balance, December 31	$ 23,113,539	$ 23,008,192	-	$ 23,008,192

The Adopted Budget January 1, 2025 fund balance was based on estimates from the prior year. The Final Amended Budget reflects the actual fund balance on January 1, 2025.

Supporting Information

- Resolution
    - Exhibit A: General Fund Budget Amendment detail
    - Exhibit B: Capital and Enterprise Fund Budgets Amendment detail

Financial Impact: $ 0 **Budgeted:** Y☐ N☐ **Source:** Various
Related Documents: (CIP, ERP, etc.): 2025 Budget
Envision Lakeville Community Values: Good Value for Public Services
Report Completed by: *Julie Stahl, Finance Director*

CITY OF LAKEVILLE

RESOLUTION NO. _____

Resolution Amending the 2025 General, Enterprise and Capital Fund Budgets

BE IT RESOLVED by the City Council of the City of Lakeville, Minnesota as follows:

1. The 2025 budget for the General Fund is hereby amended for the fiscal year ending December 31, 2025 as per Exhibit A, as attached hereto.
2. The 2025 budgets for the Enterprise and Capital Funds are hereby amended for the fiscal year ending December 31, 2025 as per Exhibit B, as attached hereto.

ADOPTED by the Lakeville City Council this 16th day of March, 2026.

_____
Luke M. Hellier, Mayor

_____
Ann Orlofsky, City Clerk

03/12/2026 **BUDGET AMENDMENT REPORT FOR CITY OF LAKEVILLE** **EXHIBIT A**

Fund/Dept	Category	POST DATE	REF #	DESCRIPTION	CHANGE TO BUDGET INCRS/(DECRS)
1000.1220	Exp - Commodities	12/31/25	3261	RECLASS AMMUNITION TO SEPARATE ACCT	(47,250)
1000.1220	Exp - Commodities	12/31/25	3261	RECLASS AMMUNITION TO SEPARATE ACCT	47,250
				BA #3261 Subtotal	**0**
1000.1700	Rev - Park Bldg Rental	12/31/25	3795	RECREATION REVENUES ADJUSTMENTS	24,800
1000.1700	Exp - Personnel	12/31/25	3795	RECREATION REVENUES ADJUSTMENTS	24,800
1000.1806	Rev - Park Bldg Rental	12/31/25	3795	RECREATION REVENUES ADJUSTMENTS	10,000
1000.1800	Exp - Personnel	12/31/25	3795	RECREATION REVENUES ADJUSTMENTS	10,000
1000.1813	Rev - Pottery Classes	12/31/25	3795	RECREATION REVENUES ADJUSTMENTS	9,000
1000.1813	Rev - Pottery Sales	12/31/25	3795	RECREATION REVENUES ADJUSTMENTS	2,500
1000.1812	Exp - Personnel	12/31/25	3795	RECREATION REVENUES ADJUSTMENTS	11,500
1000.1813	Rev - Donations	12/31/25	3795	RECREATION REVENUES ADJUSTMENTS	7,500
1000.1813	Exp - Capital Outlay	12/31/25	3795	RECREATION REVENUES ADJUSTMENTS	7,500
1000.1826	Rev - Misc Classes	12/31/25	3795	RECREATION REVENUES ADJUSTMENTS	2,000
1000.1826	Exp - Personnel	12/31/25	3795	RECREATION REVENUES ADJUSTMENTS	2,000
				BA #3795 Subtotal	**0**

6586.6586	Rev - T/I from Capital	12/31/25	3665	EXCESS 2024A BOND PROCEEDS TO P22-0	524,000
6595.6595	Exp -T/O to Capital	12/31/25	3665	EXCESS 2024A BOND PROCEEDS TO P22-0	524,000
				BA #3665 Subtotal	**0**
4125.4125	Rev - T/I from LIQ	12/31/25	3785	REDUCE EF TO F4125 TRANSFERS	(31,759)
4125.4125	Rev - T/I from UTIL	12/31/25	3785	REDUCE EF TO F4125 TRANSFERS	(33,307)
4125.4125	Rev - T/I from UTIL	12/31/25	3785	REDUCE EF TO F4125 TRANSFERS	(33,307)
7600.7601	Exp -T/O to Capital	12/31/25	3785	REDUCE EF TO F4125 TRANSFERS	(33,307)
7700.7701	Exp -T/O to Capital	12/31/25	3785	REDUCE EF TO F4125 TRANSFERS	(33,307)
7800.7800	Exp -T/O to Capital	12/31/25	3785	REDUCE EF TO F4125 TRANSFERS	(31,759)
				BA #3785 Subtotal	**0**
4200.4201	Exp -T/O to Capital	12/31/25	3790	CP22-10 REMOVE UNNEEDED TRANSFER	1,470,725
4700.4704	Rev - T/I from Capital	12/31/25	3790	CP22-10 REMOVE UNNEEDED TRANSFER	1,470,725
				BA #3790 Subtotal	**0**
4200.4201	Exp -T/O to Capital	12/31/25	3792	PARK BOND XFERS & ADJ TO ACTUAL 24-	(1,200,000)
4200.4201	Exp -T/O to Capital	12/31/25	3792	PARK BOND XFERS & ADJ TO ACTUAL 24-	(350,000)
4700.4704	Exp -T/O to Capital	12/31/25	3792	PARK BOND XFERS & ADJ TO ACTUAL 24-	42,247
4710.4711	Exp -T/O to Capital	12/31/25	3792	PARK BOND XFERS & ADJ TO ACTUAL 24-	904,949
4720.4721	Rev - T/I from Capital	12/31/25	3792	PARK BOND XFERS & ADJ TO ACTUAL 24-	(295,051)
4720.4721	Exp - Other Charges	12/31/25	3792	PARK BOND XFERS & ADJ TO ACTUAL 24-	264,375
4720.4721	Exp - Other Charges	12/31/25	3792	PARK BOND XFERS & ADJ TO ACTUAL 24-	368,000
4720.4722	Rev - T/I from Capital	12/31/25	3792	PARK BOND XFERS & ADJ TO ACTUAL 24-	(307,753)
				BA #3792 Subtotal	**0**
4161.4164	Rev - T/I from Capital	12/31/25	3794	P22-18 ADJUST BUDGET TO ACTUAL	(293,977)
4161.4164	Exp - Other Charges	12/31/25	3794	P22-18 ADJUST BUDGET TO ACTUAL	306,313
4161.4164	Exp - Capital	12/31/25	3794	P22-18 ADJUST BUDGET TO ACTUAL	(600,290)
4200.4201	Exp -T/O to Capital	12/31/25	3794	P22-18 ADJUST BUDGET TO ACTUAL	(293,977)
				BA #3794 Subtotal	**0**
7600.7600	Rev - Donations	12/31/25	3803	F7600/F7700 ADJUST BUDGET EST TO AC	4,490,000
7600.7600	Rev - Water Sales	12/31/25	3803	F7600/F7700 ADJUST BUDGET EST TO AC	1,360,657
7600.7612	Exp - Other Charges	12/31/25	3803	F7600/F7700 ADJUST BUDGET EST TO AC	935,000
7600.7612	Exp - Capital	12/31/25	3803	F7600/F7700 ADJUST BUDGET EST TO AC	127,000
7600.7681	Exp - Commodities	12/31/25	3803	F7600/F7700 ADJUST BUDGET EST TO AC	(210,000)
7700.7700	Rev - Donations	12/31/25	3803	F7600/F7700 ADJUST BUDGET EST TO AC	3,750,000
7700.7700	Rev - Sewer Use	12/31/25	3803	F7600/F7700 ADJUST BUDGET EST TO AC	1,506,346
				BA #3803 Subtotal	**10,255,003**
6597.6597	Rev - Orig Resolution		N/A	REVENUE NOT FULLY REFLECTED	579,317

Date: 3/16/2026

North Ryan Second Addition Development Contract

Proposed Action
Staff recommends adoption of the following motion: Move to approve the Development Contract for North Ryan Second Addition

Overview
The City Council approved the final plat and resolution for North Ryan Second Addition on January 20, 2026. The approved plat includes a one lot subdivision and the development of a recycling facility. The property is located south of CSAH 70, north of 217th Street and west of Jacquard Avenue and totals 11.97 acres. A stipulation of approval requires the developer to sign a development contract and all documents pursuant to the approved development contract.

The development contract is required to address site improvements and securities to assure the City the work is completed as planned. Dakota County Board of Commissioners approved the Development Contract at their March 3, 2026, meeting.

Supporting Information
1. Development Contract
2. Final Plat

Financial Impact: NA **Budgeted:** No **Source:**
Envision Lakeville Community Values: Diversified Economic Development
Report Completed by: Heather Botten, Senior Planner

(reserved for recording information)

DEVELOPMENT CONTRACT

(Developer Installed Improvements)

NORTH RYAN SECOND ADDITION

CONTRACT dated _____, 2026, by and between the **CITY OF LAKEVILLE**, a Minnesota municipal corporation ("City"), and **COUNTY OF DAKOTA**, a political subdivision of the State of Minnesota (the "Developer").

1. **REQUEST FOR PLAT AND SITE PLAN APPROVAL.** The Developer has asked the City to approve a plat for ***NORTH RYAN SECOND ADDITION*** (referred to in this Contract as the "plat") and site plan for Lot 1, Block 1, of the plat ("Site Plan"). The land is situated in the County of Dakota, State of Minnesota, and is legally described as:

> Outlot B, North Ryan Addition, Dakota County, Minnesota, according to the recorded plat thereof.
>
> [platted as North Ryan Second Addition, Dakota County, Minnesota.]

2. **CONDITIONS OF PLAT APPROVAL.** The City hereby approves the plat and Site Plan on condition that the Developer enter into this Contract, furnish the security required by it, and record the plat with the County Recorder or Registrar of Titles within 180 days after the City Council approves the final plat.

3. **RIGHT TO PROCEED.** Within the plat or land to be platted, the Developer may not grade or otherwise disturb the earth or remove trees, unless a grading permit has been approved by the City Engineer following approval of a preliminary plat by the City Council, construct sewer lines, water lines, streets, utilities, public or private improvements, or any buildings until all the following conditions have been satisfied: 1) this agreement has been fully executed by both parties and filed with the City Clerk, 2) the necessary security has been received by the City, 3) the necessary insurance for the Developer and its construction contractors has been received by the City, and 4) the plat has been filed with the Dakota County Recorder or Registrar of Titles' office.

4. **CHANGES IN OFFICIAL CONTROLS.** For two (2) years from the date of this Contract, no amendments to the City's Comprehensive Plan, except an amendment placing the plat in the current metropolitan urban service area, or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Contract to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Contract.

5. **DEVELOPMENT PLANS.** The plat shall be developed in accordance with the following plans. The plans shall not be attached to this Contract. With the exception of Plans A, B, C, and F the plans may be prepared, subject to the City Engineer's approval, after entering the Contract, but before commencement of any work in the plat. The City Engineer may approve minor amendments to Plan B without City Council approval. The erosion control plan may also be approved by the Dakota County Soil and Water Conservation District. If the plans vary from the written terms of this Contract, the written terms shall control. The plans are:

Plan A - Plat

Plan B - Final Grading, Drainage, and Erosion Control Plan

Plan C - Tree Preservation Plan

Plan D - Plans and Specifications for Public Improvements

Plan E - Street Lighting Plan

Plan F - Landscape Plan

6. **IMPROVEMENTS.** The Developer shall install and pay for the following:

A. Sanitary Sewer System

B. Water System

C. Storm Sewer System

D. Streets

E. Street Lights

F. Site Grading, Stormwater Treatment/Infiltration Basins, and Erosion Control

G. Underground Utilities

H. Setting of Iron Monuments

I. Surveying and Staking

The improvements shall be installed in accordance with the City subdivision ordinance; City standard specifications for utility and street construction; and any other ordinances including Section 11-16-7 of the City Code concerning erosion and drainage and Section 4-1-4-2 prohibiting grading, construction activity, and the use of power equipment between the hours of 10 o'clock p.m. and 7 o'clock a.m. The Developer shall submit plans and specifications which have been prepared by a competent registered professional engineer to the City for approval by the City Engineer. The Developer shall instruct its engineer to provide adequate field inspection personnel to assure an acceptable level of quality control to the extent that the Developer's engineer will be able to certify that the construction work meets the approved City standards as a condition of City acceptance. In addition, the City may, at the City's discretion and at the Developer's expense, have one or more City inspectors and a soil engineer inspect the work on a full or part-time basis. The Developer, its contractors and subcontractors, shall follow all instructions received from the City's

inspectors. The Developer's engineer shall provide for on-site project management. The Developer's engineer is responsible for design changes and contract administration between the Developer and the Developer's contractor. The Developer or its engineer shall schedule a pre-construction meeting at a mutually agreeable time at the City with all parties concerned, including the City staff, to review the program for the construction work.

In accordance with Minnesota Statutes 505.021, the final placement of iron monuments for all lot corners must be completed before the applicable security is released. The Developer's surveyor shall also submit a written notice to the City certifying that the monuments have been installed following site grading, utility and street construction.

7. CONTRACTORS/SUBCONTRACTORS. City Council members, City employees, and City Planning Commission members, and corporations, partnerships, and other entities in which such individuals have greater than a 25% ownership interest or in which they are an officer or director may not act as contractors or subcontractors for the public improvements identified in Paragraph 8 above.

8. PERMITS. The Developer shall obtain or require its contractors and subcontractors to obtain all necessary permits, which may include:

A. Dakota County for County Road Access and Work in County Rights-of-Way
B. MnDot for State Highway Access
C. MnDot for Work in Right-of-Way
D. Minnesota Department of Health for Watermains
E. MPCA NPDES Permit for Construction Activity
F. MPCA for Sanitary Sewer and Hazardous Material Removal and Disposal
G. DNR for Dewatering
H. City of Lakeville for Building Permits
I. MCES for Sanitary Sewer Connections
J. City of Lakeville for Retaining Walls

9. DEWATERING. Due to the variable nature of groundwater levels and stormwater flows, it will be the Developer's and the Developer's contractors and subcontractors responsibility to satisfy

themselves with regard to the elevation of groundwater in the area and the level of effort needed to perform dewatering and storm flow routing operations. All dewatering shall be in accordance with all applicable county, state, and federal rules and regulations. DNR regulations regarding appropriations permits shall also be strictly followed.

10. TIME OF PERFORMANCE. The Developer shall install all required public improvements by November 30, 2026, with the exception of the final wear course of asphalt on streets. The final wear course on streets shall be installed between August 15th and October 15th the first summer after the base layer of asphalt has been in place one freeze thaw cycle. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date. Final wear course placement outside of this time frame must have the written approval of the City Engineer.

11. LICENSE. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the plat to perform all work and inspections deemed appropriate by the City in conjunction with plat development.

12. EROSION CONTROL. Prior to initiating site grading, the erosion control plan, Plan B, shall be implemented by the Developer and inspected and approved by the City. The City may impose additional erosion control requirements if they would be beneficial. All areas disturbed by the grading operations shall be stabilized per the MPCA Stormwater Permit for Construction Activity. Seed shall be in accordance with the City's current seeding specification which may include temporary seed to provide ground cover as rapidly as possible. All seeded areas shall be fertilized, mulched, and disc anchored as necessary for seed retention. The parties recognize that time is of the essence in controlling erosion. If the Developer does not comply with the MPCA Stormwater Permit for Construction Activity or with the erosion control plan and schedule or supplementary instructions received from the City, the City may take such action as it deems appropriate to control erosion. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. If the Developer

does not reimburse the City for any cost the City incurred for such work within ten (10) days, the City may draw down the letter of credit to pay any costs. No development, utility or street construction will be allowed and no building permits will be issued unless the plat is in full compliance with the approved erosion control plan.

The Developer is responsible for obtaining a MPCA Construction Permit for the site as well as maintaining the SWPPP for the site during construction. The permit requires that any changes made throughout construction must be documented in the SWPPP.

A maintenance schedule for the establishment of vegetation in the basins must be submitted to the City for review prior to the start of grading. Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures required shall be installed and maintained by the Developer.

The MS4 Administration Fee has not been collected on the parent parcel and must be paid by the Developer with the final plat, calculated as follows:

$717,147.69 Project Grading Cost of North Ryan Second Addition	x 2% MS4 Admin Fee	= $14,342.95 MS4 Admin Fee Required with North Ryan Second Addition

13. GRADING. The plat shall be graded in accordance with the approved grading development and erosion control plan, Plan "B". The plan shall conform to City of Lakeville specifications. Within thirty (30) days after completion of the grading and final establishment of the ground cover or temporary stabilization approved by the City, the Developer shall provide the City with an "as constructed" grading plan certified by a registered land surveyor or engineer that all storm water treatment/infiltration basins and swales, have been constructed on public easements or land owned by the City. The "as constructed" plan shall include field verified elevations of the following: a) cross sections of storm water treatment/infiltration basins; b) location and elevations along all swales, wetlands, wetland mitigation areas if any, locations and dimensions of borrow areas/stockpiles, and installed "conservation area" posts; and c) lot corner elevations and building pads, and all other items listed in City Code Section 10-3-5.NN. The City will withhold issuance

of a Certificate of Occupancy until the approved certified grading plan is on file with the City and all erosion control measures are in place as determined by the City Engineer. The Developer certifies to the City that all footings placed on fill have been monitored and constructed to meet or exceed FHA/HUD 79G specifications. The soils observation and testing report, including referenced development phases and lot descriptions, shall be submitted to the Building Official for review prior to the issuance of the Certificate of Occupancy.

Prior to the release of the grading and erosion control security, the "as-constructed" plan for the lot must be submitted to verify that the final as-built grades and elevations of the specific lot and all building setbacks are consistent with the approved grading plan for the development, and amendments thereto as approved by the City Engineer, and that all required property monuments are in place. If the final grading, erosion control and "as-constructed" grading plan is not timely completed, the City may enter the lot, perform the work, and draw on the letter of credit. Upon satisfactory completion of the grading, erosion control and "as-constructed" grading plan, the security, less any draw made by the City, shall be released.

A certified as-built building pad survey must be submitted and approved for commercial, industrial or institutional developments prior to issuance of a building permit.

The final grading plan must indicate any proposed borrow areas in which the building footings will be placed on fill material. The grading specifications shall also indicate that all embankments meet FHA/HUD 79G specifications. The Developer shall certify to the City that all lots with footings placed on fill material are appropriately constructed. Building Certificate of Occupancies will not be issued until a soils report and an as-built certified grading plan have been submitted and approved by City staff.

North Ryan Second Addition contains more than one acre of site disturbance. A National Pollution Discharge Elimination System General Stormwater Permit for construction activity is required from the Minnesota Pollution Control Agency for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA.

14. CLEAN UP. The Developer shall clean dirt and debris from streets that has resulted from construction work by the Developer, home builders, subcontractors, their agents or assigns. Prior to any construction in the plat, the Developer shall identify in writing a responsible party and schedule for erosion control, street cleaning, and street sweeping.

15. CITY ENGINEERING ADMINISTRATION, CONSTRUCTION OBSERVATION AND AS-BUILT RECORD DRAWING PREPARATION.

The Developer shall pay a fee for in-house engineering administration. City engineering administration will include monitoring of construction observation, consultation with Developer and its engineer on status or problems regarding the project, coordination for final inspection and acceptance, project monitoring during the warranty period, and processing of requests for reduction in security. Fees for this service shall be three percent (3%) of construction costs identified in the Summary of Security Requirements if using a letter of credit, assuming normal construction and project scheduling. The Developer shall pay for construction observation and as-built record drawing preparation performed by the City's in-house engineering staff or consulting engineer. Construction observation shall include part or full time inspection of proposed public utilities and street construction and will be billed on hourly rates estimated to be five percent (5%) of the estimated construction cost. Construction as-built record drawing preparation shall include field surveying, preparation of as-built record drawings and updating the City's GIS database and will be billed on hourly rates estimated to be one half of a percent (0.5%) of the estimated construction cost.

16. STORM SEWER. The Developer shall construct multiple privately owned and maintained stormwater management basins within Lot 1, Block 1.

The Developer shall construct private storm sewer systems to be located within Lot 1, Block 1 to collect and convey stormwater runoff generated from within the development to the stormwater management basins.

The Storm Sewer Area Charge has not been collected on the parent parcel and must be paid by the Developer with the final plat, calculated as follows:

521,413.20 s.f. Net Area of North Ryan Second Addition	x $0.250/s.f. Area Charge	= $130,353.30 Storm Sewer Area Charge Required with North Ryan Second Addition

Final locations and sizes of all storm sewer facilities will be reviewed by City staff with the building permit application and final construction plans.

17. SANITARY SEWER. North Ryan Second Addition is located within sub-district SC-10410 of the South Creek sanitary sewer district as identified in the City's Comprehensive Sewer Plan. The wastewater from the proposed site will be conveyed by City-owned sanitary sewer facilities to the Elko/New Market interceptor and then to the Empire Wastewater Treatment Plant. The existing City-owned downstream facilities are adequate to convey the wastewater generated by the proposed development.

Private sanitary sewer service hookups were extended from the public sanitary sewer to the south side of the subject parcel for development of the property with the development of North Ryan Addition.

The Sanitary Sewer Availability Charge has not been collected on the parent parcel and shall be paid by the Developer with the application for a building permit.

Final sewer service connection locations and sizes will be reviewed by City staff with the final construction plans.

18. WATERMAIN. A service stub was provided with the development of North Ryan Addition from the 12-inch watermain along 217th Street within the City's Normal Pressure Zone.

The Developer must pay the Lateral Watermain Access Charge for the 16-inch watermain along 215th Street that was installed with City Project 20-05. The Lateral Watermain Access Charge for the watermain adjacent to North Ryan Second Addition must be paid by the Developer with the final plat, calculated as follows:

902.50 ft.	x $48.00/f.f.	= $43,320.00

Applicable Front Footage of North Ryan Second Addition	Non-Residential Charge Per Front Foot	Lateral Watermain Access Charge Required with North Ryan Second Addition

Final locations and sizes of all sanitary sewer and watermain facilities will be reviewed by City staff with the building permit application and final construction plans.

19. SITE PLAN. A Site Plan was submitted for Lot 1, Block 1 North Ryan Second Addition. The Site Plan includes construction of a 17,770 square foot waste recycling facility that will include warehouse/storage, office, and other employee related space and accessory buildings. The proposed site will result in a lot that is 31% impervious with 41 parking spaces. Access to the site is proposed via two private driveways on 217th Street. The site plan indicates areas of possible future expansion of the warehouse/storage space.

20. OVERHEAD LINES. Great River Energy (GRE) has an existing electric transmission line along 215th Street. The transmission line is not required to be buried due to being a high voltage line.

21. CONSTRUCTION ACCESS. Construction traffic access and egress for grading, utility and street construction shall be determined with the final construction plans.

22. PARKS, TRAILS, AND SIDEWALKS. The Park Dedication Fee is not required for this development. Consistent with City and County transportation initiatives, a trail is planned adjacent to 215th Street. Timing of the trail construction will be discussed by City and County staff and programmed into future respective Capital Improvement Plans/Programs. The trail costs will be shared, consistent with adopted Dakota County Transportation Plan Cost Participation Policies at the time of construction.

23. STREET LIGHT OPERATION COSTS. The Developer shall pay a cash fee for one-year of streetlight operating expenses at the time of final plat approval, calculated as follows:

902.50 ft.	x $0.2974/front foot/qtr	x 4 qtrs/yr	= $1,073.61
Applicable Front Footage of North Ryan Second Addition	Streetlight Operating Fee		Total

24. LANDSCAPING. Landscaping shall be installed in accordance with the approved landscape plan. The Developer shall post a $92,000.00 landscaping security at the time of final plat approval to ensure that the landscaping is installed in accordance with the approved plan.

25. ENVIRONMENTAL RESOURCES EXPENSES. The Developer shall pay a cash fee for one-year of environmental resources expenses at the time of final plat approval, calculated as follows:

1 unit Total Units in North Ryan Second Addition	x $64.00/unit Environmental Resources Fee	x 4.2 Classification Factor - Industrial	= $268.80 Total

26. SPECIAL PROVISIONS. The following special provisions shall apply to plat development:

A. Implementation of the recommendations listed in the January 8, 2026, Engineering Report, and January 9, 2026, Planning Report.

B. The site and building shall be developed and constructed consistent with the preliminary plat and final plat and site development plans approved by the City Council.

C. All signs shall comply with Zoning Ordinance requirements for the OP District. A sign permit shall be issued by the Planning Department prior to the installation of any signs.

D. Site lighting shall not glare onto public streets and shall not exceed one-foot candle at the property line. A photometric lighting plan shall be submitted for Lot 1, Block 1 prior to issuance of a building permit.

E. Snow storage shall not take place in required parking spaces. If there is not adequate space to store snow on site, snow must be removed from the site.

F. Prior to City Council approval of the final plat, the Developer shall furnish a boundary survey of the proposed property to be platted with all property corner monumentation in place and marked with lath and a flag. Any encroachments on or adjacent to the property shall be noted on the survey. The Developer shall post a $100.00 security for the final placement of interior subdivision iron monuments at property corners. The security was calculated as follows: one (1) lot/outlot at $100.00 per lot/outlot. The security will be held by the City until the Developer's land surveyor

certifies that all irons have been set following site grading and utility and street construction. In addition, the certificate of survey must also include a certification that all irons for a specific lot have either been found or set prior to the issuance of a building permit for that lot.

G. The Developer shall be responsible for the cost of street light installation consistent with a street lighting plan approved by the City. Before the City signs the final plat, the Developer shall post a security for street light installation consistent with the approved plan. The estimated amount of this security is $1,400.00 and consists of one (1) mast arm light at $1,400.00 each.

H. The Developer shall pay a cash fee for the preparation of addressing, property data, and City base map updating. This fee is $90.00 per lot/outlot for a total charge of $90.00.

I. The Developer is required to submit the final plat in electronic format. The electronic format shall be either AutoCAD.DWG file or a .DXF file. All construction record drawings (e.g., grading, utilities, streets) shall be in electronic format in accordance with standard City specifications.

27. SUMMARY OF SECURITY REQUIREMENTS. To guarantee compliance with the terms of this Contract, payment of real estate taxes including interest and penalties, payment of special assessments, payment of the costs of all public improvements, and construction of all public improvements, the Developer shall furnish the City with a cash escrow, or letter of credit, in the form attached hereto, from a bank ("security") for $352,746.93. The amount of the security was calculated as follows:

CONSTRUCTION COSTS:

A. Sanitary Sewer	$5,000.00
B. Watermain	7,106.40
C. Storm Sewer	73,693.05
D. Streets	8,409.95
E. Grading, Draining, Erosion Control, and Restoration	138,299.07
CONSTRUCTION SUB-TOTAL	**$232,508.47**

OTHER COSTS:

A. Developer's Design (3.0%)	$6,975.25
B. Developer's Construction Survey (2.5%)	5,812.71

C. City Legal Expenses (Est. 0.5%)	1,162.54
D. City Construction Observation (Est. 5.0%)	11,625.42
E. City Record Drawings (0.5%)	1,162.54
F. Street Lights	1,400.00
G. Landscaping	92,000.00
H. Lot Corners/Iron Monuments	100.00
OTHER COSTS SUB-TOTAL	**$120,238.46**
TOTAL SECURITIES:	**$352,746.93**

This breakdown is for historical reference; it is not a restriction on the use of the security. The bank shall be subject to the approval of the City Administrator. The City may draw down the security, on five (5) business days written notice to the Developer, for any violation of the terms of this Contract or without notice if the security is allowed to lapse prior to the end of the required term. If the required public improvements are not completed at least thirty (30) days prior to the expiration of the security, the City may also draw it down without notice. If the security is drawn down, the proceeds shall be used to cure the default. Upon receipt of proof satisfactory to the City that work has been completed and financial obligations to the City have been satisfied, with City approval the security may be reduced from time to time by ninety percent (90%) of the financial obligations that have been satisfied. Ten percent (10%) of the amounts certified by the Developer's engineer shall be retained as security until all improvements have been completed, all financial obligations to the City satisfied, the required "as constructed" plans have been received by the City, a warranty security is provided, and the public improvements are accepted by the City Council. The City's standard specifications for utility and street construction outline procedures for security reductions.

28. SUMMARY OF CASH REQUIREMENTS. The following is a summary of the cash requirements under this Contract which must be furnished to the City prior to the City Council signing the final plat:

A. Storm Sewer Area Charge	$130,353.30
B. Lateral Watermain Access Charge	43,320.00
C. MS4 Administration Fee	14,342.95

D. Streetlight Operating Fee	1,073.61
E. Environmental Resources Expenses	268.80
F. Property Data & Asset/Infrastructure Management Fee	90.00
G. City Engineering Administration (3% for letters of credit)	6,975.25
TOTAL CASH REQUIREMENTS	**$196,423.91**

29. WARRANTY. The Developer warrants all public improvements required to be constructed by it pursuant to this Contract against poor material and faulty workmanship. The warranty period for work done within public streets, if any, is one year. The warranty period for work done on public underground utilities, if any, is two years and shall commence following completion and acceptance by the City. The Developer shall post maintenance bonds in the amount of $25,000.00 to secure the warranties. The City shall retain ten percent (10%) of the security posted by the Developer until the maintenance bonds are furnished to the City or until the warranty period expires, whichever first occurs. The retainage may be used to pay for warranty work. The City's standard specifications for utility and street construction identify the procedures for final acceptance of streets and utilities.

30. RESPONSIBILITY FOR COSTS.

A. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the plat, including but not limited to Soil and Water Conservation District charges, legal, planning, engineering and construction observation inspection expenses incurred in connection with approval and acceptance of the plat, the preparation of this Contract, review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the plat.

B. The Developer shall hold the City and its officers, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from plat approval and development. The Developer shall indemnify the City and its officers, employees,

and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.

C. The Developer shall reimburse the City for costs incurred in the enforcement of this Contract, including engineering and attorneys' fees.

D. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this Contract. This is a personal obligation of the Developer and shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it.

E. The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Contract within thirty (30) days after receipt. If the bills are not paid on time, the City may halt plat development and construction until the bills are paid in full. Bills not paid within thirty (30) days shall accrue interest at the rate of eighteen percent (18%) per year. Additionally, the Developer shall pay in full all bills submitted to it by the City prior to any reductions in the security for the development.

F. In addition to the charges and special assessments referred to herein, other charges and special assessments may be imposed such as but not limited to City or MCES sewer availability charges ("SAC"), City water connection charges, City sewer connection charges, and building permit fees.

31. DEVELOPER'S DEFAULT. In the event of default by the Developer as to any of the work to be performed by it hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City, provided the Developer, except in an emergency as determined by the City, is first given notice of the work in default, not less than forty-eight (48) hours in advance. This Contract is a license for the City to act, and it shall not be necessary for the City to seek a Court order for permission to enter the land. When the City does any such work, the City may, in addition to its other remedies, assess the cost in whole or in part.

32. MISCELLANEOUS.

A. The Developer represents to the City that the plat complies with all city, county, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the plat does not comply, the City may, at its option, refuse to allow construction or development work in the plat until the Developer does comply. Upon the City's demand, the Developer shall cease work until there is compliance.

B. Third parties shall have no recourse against the City under this Contract.

C. Breach of the terms of this Contract by the Developer shall be grounds for denial of building permits, including lots sold to third parties.

D. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Contract is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Contract.

E. If building permits are issued prior to the acceptance of public improvements, the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, Developer, its contractors, subcontractors, material men, employees, agents, or third parties.

F. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Contract. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Contract shall not be a waiver or release.

G. This Contract shall run with the land and may be recorded against the title to the property. In the event this Contract is recorded, upon request by Developer, the City covenants to provide a recordable Certificate of Completion within a reasonable period of time following the request, upon the completion of the work and responsibilities required herein, payment of all costs and

fees required and compliance with all terms of the Contract. A release of this Contract may be provided in the same manner and subject to the same conditions as a Certificate of Completion provided there are no outstanding or ongoing obligations of Developer under the terms of this Contract. The Developer covenants with the City, its successors and assigns, that the Developer is well seized in fee title of the property being final platted and/or has obtained consents to this Contract, in the form attached hereto, from all parties who have an interest in the property; that there are no unrecorded interests in the property being final platted; and that the Developer will indemnify and hold the City harmless for any breach of the foregoing covenants.

H. Insurance. City accepts that Developer is self-insured. **Developer and Contractor shall provide a copy of the Development Contract to their insurance professional for verification that the certificate of insurance is in compliance with the requirements of the Development Contract.** Prior to execution of the final plat, Developer's general contractor shall furnish to the City a certificate of insurance showing proof of the insurance required under this Paragraph. Developer shall require its general contractor shall take out and maintain or cause to be taken out and maintained until six (6) months after the City has accepted the public improvements, such insurance as shall protect Developer and its general contractor and the City for work covered by the Contract including workers' compensation claims and property damage, bodily and personal injury which may arise from operations under this Contract, whether such operations are by Developer and its general contractor or anyone directly or indirectly employed by either of them. The minimum amounts of insurance shall be as follows:

Commercial General Liability (or in combination with an umbrella policy)
$2,000,000 Each Occurrence
$2,000,000 Products/Completed Operations Aggregate
$2,000,000 Annual Aggregate

The following coverages shall be included:

Premises and Operations Bodily Injury and Property Damage
Personal and Advertising Injury
Blanket Contractual Liability
Products and Completed Operations Liability

Automobile Liability
$2,000,000 Combined Single Limit – Bodily Injury & Property Damage
Including Owned, Hired & Non-Owned Automobiles

Workers Compensation
Workers' Compensation insurance in accordance with the statutory requirements of the State of Minnesota, including Employer's Liability with minimum limits are as follows:

- *$500,000 – Bodily Injury by Disease per employee*
- *$500,000 – Bodily Injury by Disease aggregate*
- *$500,000 – Bodily Injury by Accident*

Developer's general contractor's insurance must be "Primary and Non-Contributory".

All insurance policies (or riders) required by this Contract shall be (i) taken out by and maintained with responsible insurance companies organized under the laws of one of the states of the United States and qualified to do business in the State of Minnesota, (ii) shall name the City, its employees and agents as additional insureds (CGL and umbrella only) by endorsement which shall be filed with the City and (iii) shall identify the name of the plat. A copy of the endorsement must be submitted with the certificate of insurance.

Developer's general contractor's policies and Certificate of Insurance shall contain a provision that coverage afforded under the policies shall not be cancelled without at least thirty (30) days' advanced written notice to the City, or ten (10) days' notice for non-payment of premium.

An Umbrella or Excess Liability insurance policy may be used to supplement Developer's general contractor's policy limits on a follow-form basis to satisfy the full policy limits required by this Contract.

I. Indemnification. To the fullest extent permitted by law, Developer agrees to defend, indemnify and hold harmless the City, and its employees, officials, and agents from and against all claims, actions, damages, losses and expenses, including reasonable attorney fees, arising out of Developer's negligence, or that of Developer's employees or agents, or Developer's performance or failure to perform its obligations under this Contract. Developer agrees this indemnity obligation shall survive the completion or termination of this Contract.

J. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

K. The Developer may not assign this Contract without the written permission of the City Council. The Developer's obligation hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire plat, or any part of it, until the City's issuance of a Certificate of Completion and Release.

33. NOTICES. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address: 1590 Highway 55 Hastings, MN 55033. Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by certified mail in care of the City Administrator at the following address: Lakeville City Hall, 20195 Holyoke Avenue, Lakeville, Minnesota 55044.

[*Remainder of page is intentionally left blank.*
Signature pages to follow.]

CITY OF LAKEVILLE

BY: _____
Luke M. Hellier, Mayor

(SEAL)

AND _____
Ann Orlofsky, City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Luke M. Hellier and by Ann Orlofsky, the Mayor and City Clerk of the City of Lakeville, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
NOTARY PUBLIC

DEVELOPER:
DAKOTA COUNTY

By: Michael Lexvold
Michael Lexvold
Its: Facilities Management Director

And

By: _____
_____ [print name]
Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this 6th day of March, 2026, by Michael Lexvold and by _____, respectively the Facilities Mgmt director and _____ of Dakota County, a political subdivision of the State of Minnesota, on behalf of said entity.

Tracy L. Reissner
Notary Public
Minnesota
My Commission Expires 1/31/2031

Tracy L. Reissner
NOTARY PUBLIC

DRAFTED BY:
CAMPBELL, KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, MN 55121
Telephone: 651-452-5000

AMP/smt

BANK LETTERHEAD]

IRREVOCABLE LETTER OF CREDIT

No. _____
Date: _____

TO: City of Lakeville
20195 Holyoke Avenue
Lakeville, Minnesota 55044

Dear Sir or Madam:

We hereby issue, for the account of ____(Name of Developer)____ and in your favor, our Irrevocable Letter of Credit in the amount of $_____, available to you by your draft drawn on sight on the undersigned bank.

The draft must:

a) Bear the clause, "Drawn under Letter of Credit No. _____, dated _____, 2_____, of ____(Name of Bank)____";

b) Be signed by the City Administrator or Finance Director of the City of Lakeville.

c) Be presented for payment at ____(Address of Bank)____, on or before 4:00 p.m. on November 30, 2_____.

This Letter of Credit shall automatically renew for successive one-year terms unless, at least forty-five (45) days prior to the next annual renewal date (which shall be November 30 of each year), the Bank delivers written notice to the Lakeville Finance Director that it intends to modify the terms of, or cancel, this Letter of Credit. Written notice is effective if sent by certified mail, postage prepaid, and deposited in the U.S. Mail, at least forty-five (45) days prior to the next annual renewal date addressed as follows: Lakeville Finance Director, Lakeville City Hall, 20195 Holyoke Avenue, Lakeville, MN 55044, and is actually received by the Finance Director at least thirty (30) days prior to the renewal date.

DEMAND(S) FOR PAYMENT MAY ALSO BE MADE BY FACSIMILE TRANSMISSION TO _____ OR SUCH OTHER FAX NUMBER AS (NAME OF ISSUING BANK) MAY IDENTIFY IN A WRITTEN NOTICE TO YOU. TO THE EXTENT PRESENTATION IS MADE BY FACSIMILE TRANSMISSION YOU MUST PROVIDE TELEPHONE NOTIFICATION THEREOF TO (NAME OF ISSUING BANK) AT TELEPHONE NUMBER: _____ PRIOR TO OR SIMULTANEOUSLY WITH THE SENDING OF SUCH FACSIMILE TRANSMISSION. HOWEVER, THE ABSENCE OF SUCH TELEPHONE CONFIRMATION AS DESCRIBED ABOVE DOES NOT AFFECT OUR OBLIGATION TO HONOR SUCH DRAWING, IF SUCH DRAWING IS OTHERWISE IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS IRREVOCABLE LETTER OF CREDIT. IF DEMAND FOR PAYMENT IS MADE BY FAX, PRESENTATION OF ORIGINAL DOCUMENTS IS NOT REQUIRED.

OR

DEMAND(S) FOR PAYMENT TO BE MADE VIA EMAIL TO _____. PRESENTATION OF ORIGINAL DOCUMENTS IS NOT REQUIRED.

This Letter of Credit sets forth in full our understanding which shall not in any way be modified, amended, amplified, or limited by reference to any document, instrument, or agreement, whether or not referred to herein.

This Letter of Credit is not assignable. This is not a Notation Letter of Credit. More than one draw may be made under this Letter of Credit.

This Letter of Credit shall be governed by the most recent revision of the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 600.

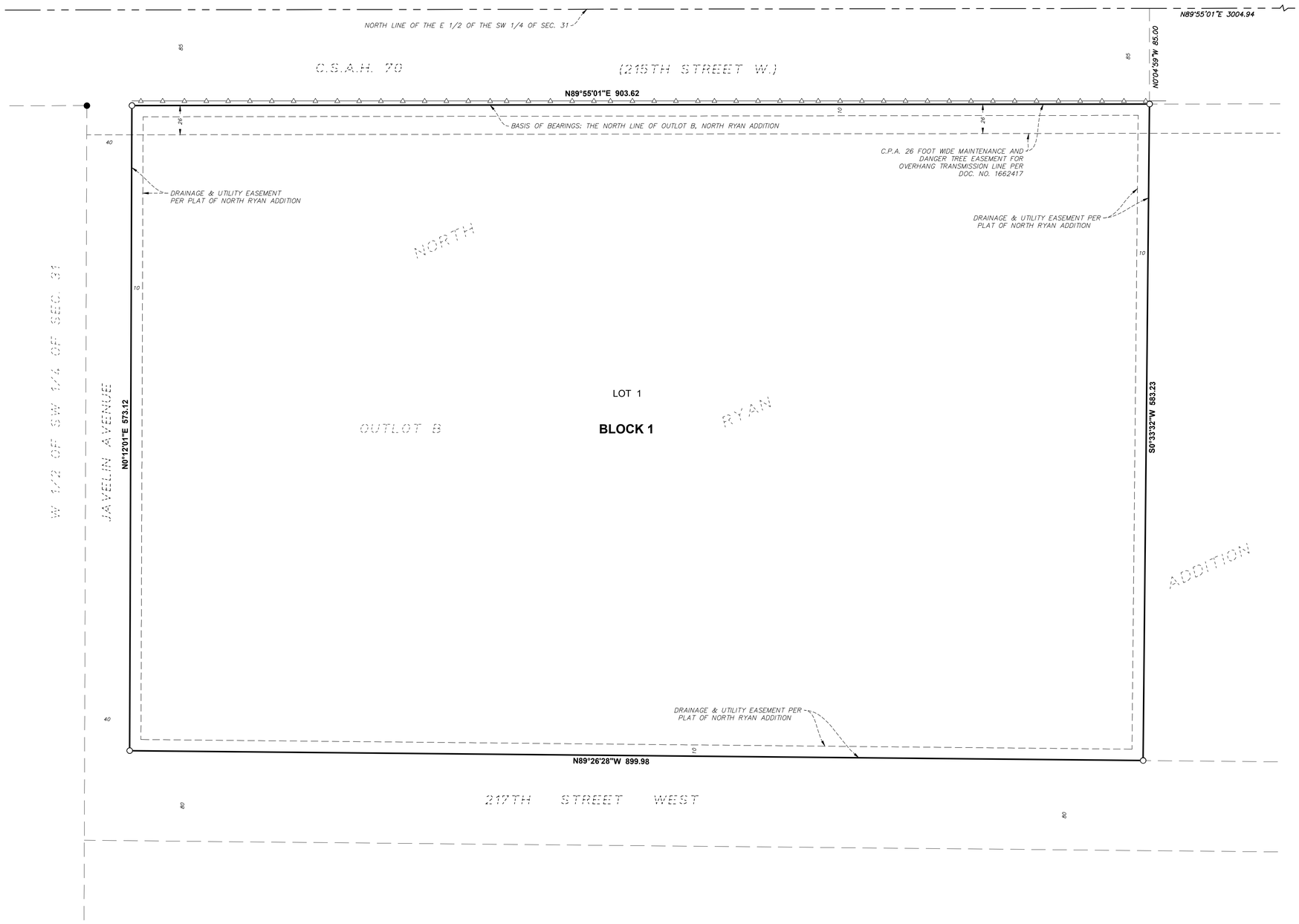
We hereby agree that a draft drawn under and in compliance with this Letter of Credit shall be duly honored upon presentation.

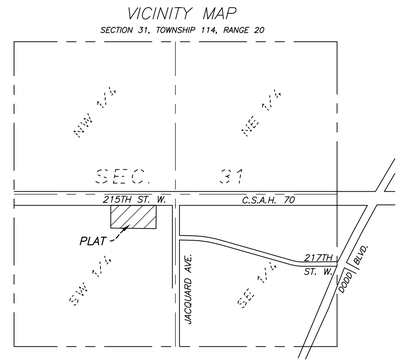
[NAME OF BANK]

BY: _____

Its _____

NORTH RYAN SECOND ADDITION



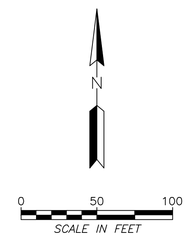


BEARING ORIENTATION NOTE:

THE NORTH LINE OF OUTLOT B, NORTH RYAN ADDITION, IS ASSUMED TO BEAR N89°55'01"E.

LEGEND

- ● DENOTES IRON MONUMENT FOUND
- ○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET WITH PLASTIC CAP MARKED WITH LICENSE NO. 62734
- —△—△—△— DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER DOCUMENT NO. 3552035



Stantec

Date: 3/16/2026

Contract for Lawn Maintenance at City Facilities and Miscellaneous Sites

Proposed Action
Staff recommends adoption of the following motion:Move to approve a contract with Lakeville Lawn Care and Snow Removal for the city building and facilities lawn maintenance services in the amount of $96,072.

Overview
City staff solicited proposals from lawn maintenance contractors to provide lawn care services at City buildings and facility sites. The City does not have the internal capacity to perform this work with existing staff. Four proposals were received with the lowest proposal submitted by Lakeville Lawn Care and Snow Removal.

Staff recommends approval of a contract with Lakeville Lawn Care and Snow Removal in the amount of $96,072.

Supporting Information
1. Contract
2. Bid Tabulation

Financial Impact: $96,072 **Budgeted:** Yes **Source:** Department operating budgets
Envision Lakeville Community Values: Good Value of Public Services
Report Completed by: Tom Breeggemann Facilities Supervisor

CONTRACT FOR SERVICES
BUILDING AND FACITILITIES
LANDSCAPE MAINTENANCE 2026

AGREEMENT made this 16th day of March 2026, by and between the **CITY OF LAKEVILLE**, a Minnesota municipal corporation ("City") and **LAKEVILLE LAWN CARE & SNOW REMOVAL LLC.** ("Contractor").

IN CONSIDERATION OF THE MUTUAL COVENANTS THE PARTIES AGREE AS FOLLOWS:

1. CONTRACT DOCUMENTS

The following documents shall be referred to as the "Contract Documents," all of which shall be taken together as a whole as the contract between the parties as if they were set verbatim and in full herein:

A. This Agreement
B. 2026 Building and Facility Lawncare RFP
C. Parcels and Properties (Exhibit A)
D. Building and Facilities Maintenance Standards (Exhibit B)
E. Contractors Proposal (Exhibit C)

2. CONTRACTOR'S RESPONSIBILITIES.

A. Contractor shall be responsible for providing lawn maintenance services for parcels or properties listed in Exhibit A per the City of Lakeville's Building and Facilities Landscape Maintenance Standards, attached hereto as Exhibit B. ("Work").

3. INDEMNIFICATION. To the fullest extent permitted by law, Contractor agrees to defend, indemnify and hold harmless the City, and its employees, officials, and agents from and against all claims, actions, damages, losses and expenses, including reasonable attorney fees, arising out of Contractor's negligence or its performance or failure to perform its obligations under this Contract. Contractor's indemnification obligation shall apply to subcontractor(s), or anyone directly or indirectly employed or hired by Contractor, or anyone for whose acts Contractor may be liable. Contractor agrees this indemnity obligation shall survive the completion or termination of this Contract.

4. TERM. The term of this contract shall be March 31st 2026 – December 31st, 2026.

5. RIGHTS AND REMEDIES.

A. The duties and obligations imposed by the Contract Documents, and the rights and remedies available there under shall be in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law.

B. No action, or failure to act, by the City or the Contractor shall constitute a waiver of any right or duty afforded any of them under the Contract, nor shall any such action or failure to act constitute an approval of, or acquiescence in, any breach there under except as may be specifically agreed in writing.

6. GOVERNING LAW. The Contract shall be governed by the laws of the State of Minnesota.

7. CONDITION/INSPECTION/REMEDY.

A. All goods and other materials furnished under this Contract shall be new and in current manufacture unless otherwise specified, and all goods and work shall be of good quality, free from faults and defects and in conformance with the Contract Documents. All services not conforming to these requirements shall be considered defective.

B. Services shall be subject to inspection by the City.

C. Defective work shall be removed and replaced, or satisfactorily repaired.

8. CHANGES TO WORK. Without invalidating the Contract, the City may, at any time, or from time to time, order additions, deletions or revisions in the Work; these will be authorized by an amendment to the Contract. Upon approval of an amendment, Contractor shall proceed with the Work involved. Changes in the Contract Price shall be based upon the prices identified in the Proposal Form provided as Exhibit C or negotiated between the parties based on similar work provided in the Proposal Form.

9. UNAUTHORIZED WORK. Additional work performed without authorization of a Change Order will not entitle Contractor to an increase in the Contract Price or an extension of the Contract Time.

10. OBLIGATIONS OF THE CITY. The City shall pay the Contractor for performance of the Contract as per the Proposal Form attached hereto as Exhibit C from March 31st 2026 - December 31, 2026. Payments shall be made periodically after a service has been completed and within thirty (30) days of receipt of an invoice.

11. WORKER'S SAFETY. The Contractor shall follow all applicable safety standards for landscape maintenance; including but not limited to hearing, mower operation and chemical application.

12. INSURANCE. Prior to the start of the project, Contractor shall furnish to the City a certificate of insurance showing proof of the required insurance required under this Paragraph. Contractor shall take out and maintain or cause to be taken out and maintained until six (6) months after the City has accepted the public improvements, such insurance as shall protect Contractor and the City for work covered by the Contract including workers' compensation claims and property damage, bodily and personal injury which may arise from operations under this Contract, whether such operations are by Contractor, or anyone directly or indirectly employed by either of them. The minimum amounts of insurance shall be as follows:

Commercial General Liability (or in combination with an umbrella policy)
$2,000,000 Each Occurrence
$2,000,000 Products/Completed Operations Aggregate
$2,000,000 Annual Aggregate

The following coverages shall be included:
Premises and Operations Bodily Injury and Property Damage
Personal and Advertising Injury
Blanket Contractual Liability
Products and Completed Operations Liability

Automobile Liability
$2,000,000 Combined Single Limit – Bodily Injury & Property Damage
Including Owned, Hired & Non-Owned Automobiles

Workers Compensation

Workers' Compensation insurance in accordance with the statutory requirements of the State of Minnesota, including Employer's Liability with minimum limits are as follows:

$500,000 – Bodily Injury by Disease per employee
$500,000 – Bodily Injury by Disease aggregate
$500,000 – Bodily Injury by Accident

The Contractor's insurance must be "Primary and Non-Contributory". All insurance policies (or riders) required by this Contract shall be (i) taken out by and maintained with responsible insurance companies organized under the laws of one of the states of the United States and qualified to do business in the State of Minnesota, (ii) shall name the City, its employees and agents as additional insureds (CGL and umbrella only) by endorsement which shall be filed with the City. **A copy of the endorsement must be submitted with the certificate of insurance**.

Contractor's policies and Certificate of Insurance shall contain a provision that coverage afforded under the policies shall not be cancelled without at least thirty (30) days' advanced written notice to the City, or ten (10) days' notice for non-payment of premium.

An Umbrella or Excess Liability insurance policy may be used to supplement Contractor's policy limits on a follow-form basis to satisfy the full policy limits required by this Contract.

13. OWNERSHIP. All reports, plans, models, software, diagrams, analyses, and information generated in connection with performance of this Agreement shall be the property of the City. The City may use the information for its purposes.

14. COMPLIANCE WITH LAWS AND REGULATIONS. In providing services hereunder, Contractor shall abide by all statutes, ordinances, rules and regulations pertaining to the provisions of services to be provided.

15. STANDARD OF CARE. Contractor shall exercise the same degree of care, skill, and diligence in the performance of the services as is ordinarily possessed and exercised by a contractor under similar circumstances. No other warranty, expressed or implied, is included in this Agreement. City shall not be responsible for discovering deficiencies in the accuracy of Contractor's services.

16. INDEPENDENT CONTRACTOR. The City hereby retains Contractor as an independent contractor upon the terms and conditions set forth in this Agreement. Contractor is not an employee of the City and is free to contract with other entities as provided herein. Contractor shall be responsible for selecting the means and methods of performing the work. Contractor shall furnish any and all supplies, equipment, and incidentals necessary for Contractor's performance under this Agreement. City and Contractor agree that Contractor shall not at any time or in any manner represent that Contractor or any of Contractor's agents or employees are in any manner agents or employees of the City. Contractor shall be exclusively responsible under this Agreement for Contractor's own FICA payments, workers compensation payments, unemployment compensation payments, withholding amounts, and/or self-employment taxes if any such payments, amounts, or taxes are required to be paid by law or regulation.

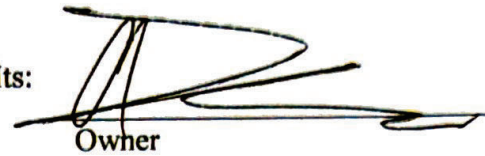
17. SUBCONTRACTORS. Contractor shall not enter into subcontracts for services provided under this Agreement without the express written consent of the City. Contractor shall comply with Minnesota Statutes § 471.425. Contractor must pay subcontractor for all undisputed services provided by subcontractor within ten (10) days of Contractor's receipt of payment from City. Contractor must pay interest of one and five-tenths percent (1.5%) per month or any part of a month to subcontractor on any undisputed amount not paid on time to subcontractor. The minimum monthly interest penalty payment for an unpaid balance of One Hundred and no/100 Dollars ($100.00) or more is Ten and no/100 Dollars ($10.00).

18. ASSIGNMENT. Neither party shall assign this Agreement, or any interest arising herein, without the written consent of the other party.

19. WAIVER. Any waiver by either party of a breach of any provisions of this Agreement shall not affect, in any respect, the validity of the remainder of this Agreement.

20. ENTIRE AGREEMENT. The entire agreement of the parties is contained herein. This Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof, as well as any previous agreements presently in effect between the parties relating to the subject matter hereof. Any alterations, amendments, deletions, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties, unless otherwise provided herein.

21. TERMINATION. This Agreement may be terminated by the City for any reason or for convenience upon written notice to the Contractor. In the event of termination, provided Contractor is not in default of the Contract, the City shall pay the Contractor for completed Work.

CITY OF LAKEVILLE	LAKEVILLE LAWN CARE & SNOW REMOVAL LLC.
BY: _____	BY: Chris Donahue
Luke M. Hellier, Mayor	
AND: _____	Its: 
Ann Orlofsky, City Clerk	Owner

225017v1

Exhibit A

2026 BUILDING AND FACILITIES LANDSCAPE MAINTENANCE
CITY PROPERTY DESCRIPTIONS / LOCATIONS

Building Locations:

1. Water Treatment Facility – 18400 Ipava Avenue / Well #10, 185th and Ipava Avenue

2. Heritage Center – 20110 Holyoke Avenue
   (Includes entire berm N of Heritage Center, S Heritage Drive boulevard between Holyoke Avenue and Holister Lane and S Holister Lane boulevard between intersections of Heritage Drive / Holister Lane going E to town-home property line).

3. Fire Station #1 – 20190 Holyoke Avenue

4. Fire Station #2 – 16720 Dodd Boulevard
   (Includes the round-a-bout located at Dodd Blvd. and Flagstaff Avenue and trail/sidewalk boulevards adjacent to the round-a-bout.

5. Fire Station #3 – 10775 175th Street
   (Includes 175th Street and Kenrick Avenue boulevards that surround storm water pond S of Fire Station #3 and sodded area around storm water pond).

6. Fire Station #4 – 9465 185th Street

7. Lakeville Liquors Galaxie – 16000 Galaxie Avenue
   (Includes berm on S side of liquor store that goes E-W from Valley Lake Park to church property site). **Berm to be mowed weekly.**

8. Lakeville Liquors Keokuk – 20880 Keokuk Avenue

9. City Hall – 20195 Holyoke Avenue
   (Includes the round-a-bout located at Holyoke Avenue and 202nd Street, the trail/sidewalk boulevards adjacent to the round-a-bout, the Electronic Reader board and City owned property in the southwest corner of this intersection.

10. Police Station – 9237 183rd Street

11. Heritage Library – 20085 Heritage Drive

12. FiRST Center- 7777 214th St W

Facility Locations:

A) Lift Stations / Grinders:
1. 10220 199th Street (Lift Station #4)
2. 19669 Jersey Avenue (Lift Station #5)
3. 18636 Lafayette Way (Lift Station #23)
4. 19100 Orchard Trail (Lift Station #6) – Does not include raingarden

B) Wells:
5. Well #6 – Dakota Heights Tower – 17990 Jacquard Path
6. Well #7 – 20585 Kenrick Avenue
7. Well #8 – 18490 Italy Avenue
8. Well #9 – 10348 185th Street
9. Well #13 – Ipava Avenue / 175th Street
10. Well #15 – Ipava Avenue / 192nd Street
11. Well #16 – 190th Street / Ipava Avenue (New site in 2018 – spring start)
12. Wells #21 & #22 – SE corner Dodd Blvd and Highview Avenue
13. Booster Station #1- Northwest corner of Keokuk Ave and 215th Street
14. Well 23 south of 190th St between Iden Ave and Impala Ave

C) Towers:
15. Old Valley Park Tower – 16929 Gerdine Path
16. Fairfield Tower – 11075 210th Street
17. Airlake Water Tower – Old Public Works / 7777 214th Street
18. Holyoke Water Tower – Holyoke Avenue / 190th Street
19. 179th St. Water Tower-179th St and Grandby LN

Exhibit B

2026 BUILDING AND FACILITIES LANDSCAPE MAINTENANCE STANDARDS

Section 1 – Spring Cleanup

1.1 Inspection of Area
The Contractor shall inspect the areas and acquaint themselves with all locations, physical conditions and scope of work involved.

1.2 Scheduling
Begin as soon as ground conditions and weather permits. Spring cleanup must be completed at all sites by May 15 of the current year.

1.3 Quality Indicators
All landscape beds are to be vacuumed/swept/raked to clean up any leaves, litter or sand. All turf areas including boulevards are to be swept/vacuumed. Remove and properly dispose of all cleanup-related debris.

Section 2 – Lawn Mowing

2.1 Inspection of Area
The Contractor shall inspect the areas and acquaint themselves with all physical conditions involved.

2.2 Scheduling
Cutting shall occur between the hours of 7:00 AM – 7:00 PM, Monday through Friday, and 8:00 AM – 5:00 PM, Saturday and Sunday.

2.3 Cutting Intervals
All turf areas shall be mowed at a maximum of seven (7) day intervals.

2.4 Height of Cut
All grass shall be kept cut to a minimum height of 2" and a maximum of 3".

Mowers shall be sharp and adjusted to the specified cutting height at all times. Skips in mowing, streaking of lawns and dragged over grass without cutting will not be accepted. The Facilities Supervisor may change minimum and maximum grass heights. The City reserves the right to change the height of the cut with proper notification to the contractor.

2.5 Policing of Grounds
Prior to mowing turf areas, all trash and debris including cans, rocks, bottles and papers will be removed and properly disposed of.

2.6 Cleaning of Walks and Pavements
Clippings will not be discharged onto sidewalks or pavements. All walks and pavements will be swept or blown after mowing to remove and properly dispose of all grass clippings and debris.

2.7 Grass Clippings

Grass clippings may remain on the turf, provided they are evenly disbursed. Any detectable clumping must be promptly bagged and properly disposed of.

Section 3 – Edging, Weeding, Trimming and Pruning of Shrubs

3.1 Inspection of Area

The Contractor shall inspect the area and acquaint themselves with all locations, physical conditions and scope of the work involved.

3.2 Edging and Weeding

Edging is defined as clipping of vegetation growing adjacent to, horizontally over or through walks, sprinkler heads, driveways, curbs, parking lots, trees, shrub beds, utility poles, sign posts or any other place where required to present a neat, well-maintained appearance.

Edging will occur a minimum of every other grass cutting. Edging the cultivated areas around trees, shrubs, mulch beds, walks and pavements will be required once per month. The grass shall be edged to a line parallel to, and not more than, one inch from the edge of the walks and pavement or curbing.

3.3 Weed Control

Contractor will provide a minimum of three applications of herbicide treatments. The herbicide program shall consist of an application of pre-emergent weed control herbicide in May, an approved broadleaf weed control application in May – June, and a second broadleaf weed control application in August – September. Contractor may adjust application timing to be consistent with the herbicide label, weather conditions and plant growth. Reapplication at no additional cost will be required for unsatisfactory results. The designated City representative shall be notified a minimum of 24 hours prior to application of sites to be treated and product planned to be used. Contractor shall post sites with the appropriate signage indicating sites have been treated.

3.4 Trimming and Pruning

Shrubs and ornamental trees less than 25' in height shall be pruned a minimum of one time per year by a Certified Arborist or experienced personnel. All pruning shall be done in accordance with the ANSI A300 pruning standards. All pruning cuts shall be made with sharp tools. All debris shall be removed and disposed of properly.

1. **Timing of Work:**
    a. **Oaks and elms are not to be pruned between April and October. If damaged branches must be removed during this time, wounds are to be immediately sealed with a latex based paint or shellac.**
    b. **Avoid pruning honeylocust, crabapples, hawthorns, cotoneaster during the growing season (April to October) to prevent fungal and bacterial infections.**
    c. **Evergreens are not to be pruned in the fall.**
    d. **Flowering shrubs should be pruned according to species, with spring flowering shrubs pruned after they have finished blooming, and summer blooming shrubs in the late winter or early spring**.
2. Cane-growth habitat shrubs (examples include: Viburnum species like nannyberry/arrowwood, Spirea, Honeysuckle, dogwood, ninebark, etc.):
   Renewal pruning – every year remove up to one-third of the oldest, thickest stems, pruning them down to ground level. Cut back any remaining stems that look overgrown.

Rejuvenation pruning – for overgrown shrubs, cut all stems or trunks, pruning them down to ground level in early spring. This type of pruning shall be done in early spring March/April before growth begins.

3. Tree-form shrubs and trees (examples include: Pagoda dogwood, Japanese treelilac, Nannyberry tree-form):
   Natural pruning – prune branches to develop structure and improve plant health. Select central leader and prune out codominant branches using reduction cuts within a size range appropriate from the species and size plant. Prune out dead, damaged, diseased, crossing and/or crowded branches using proper pruning cuts. This type of pruning shall be done between November and March.

4. Evergreen or deciduous hedges or evergreen shrubs (yews and arborvitae):
   Shearing or pick-pruning – once hedges or evergreen shrubs reach the desired height and width, prune back every time it grows 6 to 8 inches.

5. All shrubs and trees shall be pruned to maintain specified clearance near trails/sidewalks, buildings, light poles, signs and over mowed/maintain grass unless inappropriate for the size, species and location of the plant.

   a. Trails/sidewalks – 10 feet of vertical clearance for trees at least 5 inches in diameter. 2-3 feet of horizontal clearance for small trees and shrubs.

   b. Buildings and light poles – 3-4 feet of clearance for trees, 1-2 feet of clearance for shrubs.

   c. Signs – 2-3 feet of clearance

   d. Mowed/maintained grass - 8 feet of vertical clearance for trees at least 5 inches in diameter.

Section 4 – Fertilization

4.1 Inspection of Area

The Contractor shall inspect the areas to acquaint themselves with all physical conditions and the scope of work involved.

4.2 Fertilizing

Fertilizer shall be applied twice during the growing season. Once in early spring, after the spring cleanup and prior to May 20. The fertilizer shall be a minimum of 25% slow release. A grade analysis of 20-0-20, 24-0-12, 30-0-15 or pre-approved equal shall be applied at a rate of 1.0 pound of nitrogen per 1,000 square feet.

Fall application shall be applied between August 15 and September 30, and shall be a grade analysis of 20-0-20, 24-0-12 or pre-approved alternate with a minimum of 25% slow release, applied at a rate of 1.0-pound nitrogen per 1,000 square feet.

Section 5 – Maintenance of Mulch/Rock Beds

5.1 Inspection of Area
The Contractor shall inspect the areas to acquaint themselves with all physical conditions and the scope of work involved. Mulch/Rock beds regardless of there weed barrier condition will be maintained **weed free.**

5.2 A pre-emergent weed control shall be applied in early Spring to all maintained mulch/rock bed areas. The application shall consist of both a grass type and broadleaf type pre-emergent herbicide. Select pre-emergent least likely to damage the managed perennials, shrubs and trees on site. Avoid herbicide applications directly on or near managed perennials, shrubs and trees, especially newly planted and establishing vegetation. Owner can provide species lists for each site upon Contractor request. Contractor shall follow application with either manual weed removal or chemical weed control for any undesired vegetation.

5.3 Mulch/Rock beds when applied weed control is ineffective, must be **handpicked** to maintain weed free appearance.

5.4 All mulch/ rock beds and tree mulch rings shall be maintained weed, grass and debris free. Mulch beds shall be maintained at a 4-6" depth, with mulching material provided by the City. Mulch shall be kept 3-4" away from the base on tree trees so the root flare is exposed. Mulch beds shall be cultivated or "turned over" to scarify top "crust" when other maintenance is done on site.

Section 6 – Litter Pickup and Sidewalk and Parking Lot Maintenance

6.1 Inspection of Area
The Contractor shall inspect areas to acquaint themselves with all physical conditions and the scope of the work involved.

6.2 Litter Pickup
In conjunction with the weekly turf maintenance program, all areas within the contract area including sidewalks, parking lots, shrub beds and turf areas shall be policed for litter and debris.

6.3 Sidewalk and Parking Lot Maintenance
In conjunction with the weekly turf maintenance program, sidewalks and parking lots within the contract area shall be checked. Any gravel, stones, sand, dirt, broken glass or other debris shall be swept and properly disposed of. Weeds in cracks, sidewalks and parking lots shall be sprayed with Round-up (or approved equal) and then removed after product takes effect.

Section 7 – Fall Cleanup

7.1 Inspection of Area

The Contractor shall inspect areas shown on the map to acquaint themselves with all physical conditions and the scope of the work involved.

7.2 Scheduling

To be completed between October 1 and November 1, weather permitting. All sites to be completed prior to first significant snowfall (sustained snow cover).

7.3 Quality Indicators

All landscape beds and turf areas to be swept/blown/vacuumed clear of all leaves, litter, clippings and debris. Removal and proper disposal of clippings and waste is included.

7.4 Landscape Beds and Round- Abouts

All landscape beds and roundabouts will have perennials, shrubs, grasses, and similar plantings trimmed as needed. Plants will be cut back to an appropriate length to ensure their health and prevent damage during the winter months.

Section 8 – Irrigation System Operation, Maintenance and Repairs

1.1 The Contractor will be responsible for the cost of repairs for any damage to underground irrigation system (i.e. sprinkler heads) caused by the contractor's mowers or weed whips. Repairs will be made promptly, and in consultation with the City of Lakeville Irrigation contractor. All repairs must meet the original design standards and use original manufacturer replacements. Heads in zones must have matched precipitation rates.

1.2 The Contractor should notify the city whenever a issue with the irrigation system may be present. (i.e. malfunctioning zone valves, broken sprinkler heads, suspected leaks in the system.)

Section 9- Code Violation

9.1 Inspection and Verification

The City will notify the contractor of properties in violation.

Contractor shall confirm access to the property and assess lawn size, obstacles, and safety concerns prior to starting work.

9.2 Mowing Services

Cut grass and weeds to comply with City ordinance requirements.

Edge around driveways, sidewalks, and curbs as needed to present a neat appearance. Remove and properly dispose of grass clippings and debris; do not leave clippings on public sidewalks or streets.

9.3 Frequency

Services are provided **only when a property is cited** for ordinance violation.

Contractor will coordinate scheduling with the City's Code Enforcement division.

9.4 Access and Safety

Contractor shall take care to avoid damage to property, landscaping, irrigation systems, or structures.
Contractor must follow all safety protocols and use appropriate equipment for each site.

9.5 Reporting

Contractor shall provide a brief report after each property is serviced, including date, hours worked, and any additional observations (e.g., access issues or hazards).

9.6 Pricing

Contractor will provide services at a **rate of $___ per hour**, including labor, equipment, and disposal of debris.
Any additional charges (e.g., excessive brush, shrubs, or obstacles requiring special attention) must be pre-approved by the City.

City of Lakeville
Positioned to Thrive

PROPOSAL FORM
City of Lakeville
2026 Lawncare Maintenance

Building Total	67,095
Facilities Total	28,977
Grand Total	96,072

Requested Additional Service Rates

General Labor Rate	Normal Hours Rate:	$ 100.00	/hour
General Labor Rate	Overtime Hours Rate:	$ 150.00	/hour
General Labor Rate	Holiday Hours Rate:	$ 200.00	/hour
Code Violation (Requested)		$ 125.00	/hour

*Normal Hours are defined as: Weekdays 7:00 a.m. to 7:00 p.m. Overtime Hours are: Weekdays 7:00 p.m. to 7:00 a.m. AND Saturday and Sunday.

Truck or Trip Charges:	$ 100.00
Other Applicable Charges:	$ N/A
Explanation of Other Applicable Charges	
Supplies and Materials Markup %	20%
Guaranteed Response Time	60 min

City of Lakeville
Positioned to Thrive

PROPOSAL FORM
2025 LAWN MAINTENANCE

BUILDING SITES

1. Water Treatment Facility/Well #10 18400 Ipava Avenue	$ 11,741
2. Heritage Center 20110 Holyoke Avenue	$ 5,890
3. Fire Station #1 20190 Holyoke Avenue	$ 3,649
4. Fire Station #2 16720 Dodd Boulevard	$ 3,449
5. Fire Station #3 10775 175th Street	$ 4,480
6. Fire Station #4 9465 185th Street	$ 6,129
7. Lakeville Liquors Galaxie 16000 Galaxie Avenue	$ 4,460
8. Lakeville Liquors Keokuk 20880 Keokuk Ave	$ 4,842
9. City Hall 20195 Holyoke Avenue	$ 5142
10. Police Station 9237 183rd Street	$ 9,432
11. Heritage Library 20085 Heritage Drive	$ 4,432
12. FiRST Center 7777 214th St W	$ 3,449
Building Total	$ 67,095.00

City of Lakeville
Positioned to Thrive

FACILITIES SITES

A) Lift Stations / Grinders:

1. 10220 199th Street (Lift Station #4)	$ 200.00
2. 19669 Jersey Avenue (Lift Station #5)	$ 200
3. 11541 185th Street (Lift Station #23)	$ 200
4. 19100 Orchard Trail (Lift Station #6)	$ 1,998

*Does not include raingarden

B) Wells:

5. Well #6 – Dakota Heights Tower – 17990 Jacquard Path	$ 1,573
6. Well #7 – 20585 Kenrick Avenue	$ 573
7. Well #8 – 18490 Italy Avenue	$ 2,056
8. Well #9 – 10348 185th Street	$ 1,504
9. Well #13 – Ipava Avenue / 175th Street	$ 1,504
10. Well #15 – Ipava Avenue / 192nd Street	$ 1,266
11. Well #16 – 190th Street / Ipava Avenue (New in 2018)	$ 1,801
12. Wells #21 & #22 – SE corner Dodd Blvd and Highview Ave	$ 924
13. Booster Station #1- NW corner of Keokuk Ave and 215th St	$ 1,406
14. Well 23 south of 190th St between Iden Ave &Impala Ave	$ 1,299

C) Towers:

13. Old Valley Park Tower – 16990 Georgetown Way	$ 1,752
14. Fairfield Tower – 11075 210th Street	$ 1,498
15. Airlake Water Tower – Old Public Works / 7773 214th Street	$ 1,241
16. Holyoke Water Tower – Holyoke Avenue / 190th Street	$ 3,588
17. 179th Water Tower- 179th / Granby Ln	$ 4,194

FACILITIES TOTAL $ 28,977.00

List of Holidays as observed by Contractor:

1. Memorial Day
2. Independence Day
3. Labor Day
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____

City of Lakeville
Positioned to Thrive

Firm: (indicate correct name of proposing entity)
LAKEVILLE LAWN CARE AND SNOW REMOVAL

By: _____
Signature

CHRIS DONAHUE
Printed Name

Title: OWNER

Submittal Date: 3/4/26

Address for giving notices:
P.O. BOX 657
LAKEVILLE MN 55044

Telephone No. (507) 210-1734

Facsimile No. (952) 492-9388

Contact Name and Email CHRIS@LAWNCARELAKEVILLE.COM
CHRIS DONAHUE

City of Lakeville — 2026 Lawn Care Maintenance Bid Tabulation

Contractor Name	Building Sites Total Price	Facility Sites Total Price	Total Price	Code Violation/ HR	Proposal Form Filled Correctly	Past Experience	Notes
Gonzo Bros Landscaping	$63,630.00	$48,365.00	$111,995.00	$90.00	Yes	Yes	
Lakeville Lawn Care and Snow Removal	$67,095.00	$28,977.00	$96,072.00	$125.00	Yes	Yes	
Jeff Reisinger Lawnservice Inc	$91,565.00	$39,105.00	$130,670.00	$95.00	Yes	yes	
Von Bank Lawn Care Inc	$77,850.00	$34,000.00	$111,850.00	$100.00	Yes	yes	

Date: 3/16/2026

Authorization to Participate in Six Remnant Defendant Opioid Settlement

Proposed Action
Staff recommends adoption of the following motion: Move to authorize staff to sign any appropriate documents to enter into the Six Remnant Defendant Opioid Settlement.

Overview
The City of Lakeville, like many other cities, has entered into several settlement agreements related to the opioid crisis. Manufacturers of opioids have agreed to settlement terms with various attorneys general that dictate the terms of the agreements and have resulted in monetary damages being paid to cities. The City of Lakeville has used the funds in accordance with the terms and conditions spelled out in the agreements.

Staff was recently notified of the City's eligibility in a new settlement titled the Six Remant Defendant agreement. While the dollar amount has yet to be determined, the uses of the funds will be similar to previous agreements.

Supporting Information
1. Six Remnant Defendants

Financial Impact: $ **Budgeted:** No **Source:**
Envision Lakeville Community Values: Safety Throughout the Community
Report Completed by: Justin Miller, City Administrator

Docusign Envelope ID: F05E1E89-7249-4192-A021-D2827B844239

Rubris

7900 Westpark Drive
Suite A100
McLean, VA 22102
(571) 397-2050
www.rubris.com

New National Opioids Settlement: Six Remnant Defendants
Notice and Claims Administrator
opioidsparticipation@rubris.com

To: Lakeville city, MN
Reference Number: CL-2022564

THIS PACKAGE CONTAINS DOCUMENTATION TO PARTICIPATE IN THE NEW NATIONAL OPIOIDS SIX REMNANT DEFENDANTS SETTLEMENT. YOU MUST TAKE ACTION IN ORDER TO PARTICIPATE.

Deadline: Monday, May 4, 2026

A new proposed national opioids settlement ("*Six Remnant Defendants Settlement*") has been reached with six regional distributors/dispenser defendants: Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics) (each individually, a "*Remnant Defendant*," and, collectively, the "*Six Remnant Defendants*"). This package is a follow-up communication to the *Notice of National Opioids Settlement* recently sent electronically.

You are receiving this package, which includes a *Combined Subdivision Participation and Release Form*, because your entity is eligible to participate.

This electronic envelope contains:

- A *Combined Subdivision Participation and Release Form* for the *Six Remnant Defendants Settlement* that your entity is eligible to join, including a release of any claims.

The *Combined Subdivision Participation and Release Form* must be executed, without alteration, and submitted on or before Monday, May 4, 2026, for your entity to be included in the initial participation calculations and payment eligibility under the *Six Remnant Defendants Settlement*.

The MDL Plaintiffs' Executive Committee recommends that subdivisions agree to the settlement. If a subdivision elects to participate in the *Six Remnant Defendants Settlement* by executing the *Combined Subdivision Participation and Release Form*, the subdivision elects to participate in the settlement as to all *Six Remnant Defendants*. A subdivision cannot elect to participate in the settlement as to fewer than all *Six Remnant Defendants*. Based upon *Combined Subdivision Participation and Release Forms* received on or before Monday, May 4, 2026, the participation rate will be used by each *Remnant Defendant* to

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McLean, VA 22102
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individually determine whether participation is sufficient to move forward. If the settlement moves forward, your release will become effective as to all *Remnant Defendants* that determine to move forward. If a *Remnant Defendant* determines not to move forward, your release as to that *Remnant Defendant* will not become effective.

You are encouraged to discuss the terms and benefits of the *Six Remnant Defendants Settlement* with your counsel. Information and documents regarding the *Six Remnant Defendants Settlement*, can be found on the national settlement website at *https://nationalopioidsettlement.com/.* This website will be supplemented if additional documents are created.

How to return signed forms:

There are three methods for returning the executed *Combined Subdivision Participation and Release Form* to the Notice and Claims Administrator:

(1) *Electronic Signature via DocuSign*: Executing the *Combined Subdivision Participation and Release Form* electronically through DocuSign will return the signed form to the Notice and Claims Administrator and associate your form with your entity's records. Electronic signature is the most efficient method for returning the *Combined Subdivision Participation and Release Form*, allowing for more timely participation and the potential to meet higher settlement payment thresholds, and is therefore strongly encouraged.

(2) *Manual Signature returned via Rubris Platform Portal*: If your entity is unable to return an executed *Combined Subdivision Participation and Release Form* using DocuSign, the signed *Combined Subdivision Participation and Release Form* may be submitted via the Rubris Platform Portal. Please utilize the link within the New National Opioid Settlement Notice email in order to upload your entity's *Combined Subdivision Participation and Release Form* directly to the Rubris Platform Portal.

(3) *Manual Signature returned via electronic mail*: If your entity is unable to return an executed *Combined Subdivision Participation and Release Form* using DocuSign, the signed *Combined Subdivision Participation and Release Form* may be returned via electronic mail to *opioidsparticipation@rubris.com*. Please include the name, state, and reference ID of your entity in the body of the email and use the subject line *Combined Subdivision Participation and Release Form* – [Entity Name, Entity State] – [Reference ID].

Detailed instructions on how to sign and return the *Combined Subdivision Participation and Release Form*, including changing the authorized signer, can be found at National Opioid Settlement Website. You may also contact *opioidsparticipation@rubris.com*.

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Rubris

7900 Westpark Drive
Suite A100
McLean, VA 22102
(571) 397-2050
www.rubris.com

The sign-on period ends on Monday, May 4, 2026.

If you have any questions about executing the *Combined Subdivision Participation and Release Form,* please contact your counsel or the Notice and Claims Administrator at *opioidsparticipation@rubris.com***.**

Thank you,
Notice and Claims Administrator

The Notice and Claims Administrator is retained to provide the settlement notice required by the settlement agreement referenced above and to manage the collection of settlement participation forms from the settlement.

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EXHIBIT G

Six (6) Remnant Defendants' Combined Subdivision Participation and Release Form ("Combined Participation Form")

Governmental Entity: Lakeville city	State: MN
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("Governmental Entity"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the six (6) Remnant Defendants' Settlement Agreement ("RDSA"), dated February 3, 2026, and described further in Paragraph 1, and acting through the undersigned authorized official, hereby elects to participate in the RDSA, release all Released Claims against all Released Entities, and agrees as follows:

1. The Governmental Entity hereby elects to participate in the RDSA as a Participating Subdivision with each of the following six (6) Remnant Defendants that are parties to the RDSA: (1) Associated Pharmacies, Inc. (and American Associated Pharmacies), (2) J M Smith Corporation, (3) Morris and Dickson Co., L.L.C., (4) Louisiana Wholesale Drug Company, Inc., (5) North Carolina Mutual Wholesale Drug Company, Inc., and (6) United Natural Foods, Inc. (and SuperValu).

2. The Governmental Entity is aware of and has reviewed the RDSA, understands that all capitalized terms not defined in this Combined Participation Form have the meanings defined in the RDSA, and agrees that by executing this Combined Participation Form, the Governmental Entity elects to participate in the RDSA and become a Participating Subdivision as provided in the RDSAs.

3. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed against any Released Entity in the RDSA. With respect to any Released Claims pending in *In Re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice for each of six (6) Remnant Defendants listed in Paragraph 1 above substantially in the form found at *https://nationalopioidsettlement.com/additional-settlements/.*

4. The Governmental Entity agrees to the terms of each of the RDSA pertaining to Participating

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Subdivisions as defined therein.

5. By agreeing to the terms of the RDSA settlements and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.

6. The Governmental Entity agrees to use any monies it receives through the RDSA solely for the purposes provided therein.

7. The Governmental Entity submits to the jurisdiction of the MDL Court and agrees to follow the process for resolving any disputes described in the RDSA.

8. The Governmental Entity has the right to enforce the RDSA as provided therein.

9. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes of the RDSA, including without limitation all provisions related to release of any claims, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in the RDSA in any forum whatsoever. The release provided for in the RDSA is intended by the Parties to be broad and shall be interpreted so as to give the Released Entities in the RDSA the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The RDSA shall be a complete bar to any Released Claim against the Released Entities.

10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the RDSA.

11. In connection with the releases provided in the RDSA, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

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A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims in the RDSA, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the RDSA.

12. The Governmental Entity understands and acknowledges that nothing herein is intended to modify in any way the terms of any of the RDSA, to which Governmental Entity hereby agrees. To the extent this Combined Participation Form is interpreted differently from the RDSA in any respect, the RDSA controls.

I have all necessary power and authorization to execute this Combined Participation Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

Date: 3/16/2026

Dodd Commons Preliminary Plat

Proposed Action

Staff recommends adoption of the following motion: Move to approve: 1) the preliminary plat of Dodd Commons, 2) a conditional use permit for a building in excess of 35 feet in height in the C-3, General Commercial District, 3) vacation of public right of way and roadway, drainage, and utility easements, and 4) adopt findings of fact.

Overview

The City of Lakeville has prepared plans for a preliminary plat for Dodd Commons, which proposes one lot for the construction of a new fire station and three outlots on 23.36 acres located north of 179th Street (CSAH 9), south of Dodd Boulevard, and east of Granby Lane. Also requested is approval of a conditional use permit for a building in excess of 35 feet within the C-3, General Commercial District and the vacation of road right of way and roadway, drainage, and utility easements.

The Planning Commission held a public hearing on these items at its March 5, 2026 meeting. There was one public comment asking about how emergency vehicles would safely access 179th Street given the volume and speed of traffic on that roadway and a response was provided by City Staff. The Planning Commission voted unanimously to approve the preliminary plat, conditional use permit, and right of way/easement vacations, and subject to one stipulation and approval of the findings of fact.

Supporting Information

1. Preliminary Plat Resolution
2. CUP Form and findings of fact
3. Vacation Resolution
4. March 5, 2026 Planning Commission draft meeting minutes
5. February 23, 2026 Planning & Engineering Reports
6. Exhibits A-J
7. Exhibits K-M
8. Exhibits N-O

Financial Impact: $0 **Budgeted:** No **Source:**
Envision Lakeville Community Values: Safety Throughout the Community
Report Completed by: Kris Jenson, Planning Manager

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 26-____

RESOLUTION APPROVING THE PRELIMINARY PLAT OF DODD COMMONS

WHEREAS, the City of Lakeville has requested preliminary plat approval of one lot and three outlots to be known as Dodd Commons, legally described in Exhibit A; and

WHEREAS, the Planning Commission held a public hearing at its March 53, 2026 meeting, preceded by notice as required by the Subdivision Ordinance; and

WHEREAS, the Planning Commission recommended approval of the preliminary plat; and

WHEREAS, the preliminary plat meets Subdivision Ordinance requirements and is acceptable to the City;

NOW, THEREFORE, BE IT RESOLVED by the Lakeville City Council:

The Dodd Commons preliminary plat is hereby approved subject to the following conditions:

1. Implementation of the recommendations listed in the February 23, 2026 engineering report.

ADOPTED by the Lakeville City Council this **16th** day of **March 2026**.

CITY OF LAKEVILLE

BY: _____
Luke M. Hellier, Mayor

ATTEST:

BY: _____
Ann Orlofsky, City Clerk

EXHIBIT A

That part of the Northeast Quarter of the Southeast Quarter of Section 9, Township 114 North, Range 20 West, Dakota County, Minnesota, lying and being south of Dodd Boulevard as originally constructed according to Dakota County Road Right of Way Map No. 67. Excepting therefrom that part of the Northeast Quarter of the Southeast Quarter of said Section 9 described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 9, said point being in the center of Dodd Boulevard as originally constructed; thence Southerly on the east line of said Northeast Quarter of the Southeast Quarter a distance of 1304.36 feet to the north line of the south 12.00 feet of said Northeast Quarter of the Southeast Quarter; thence westerly on the north line of said south 12.00 feet of the Northeast Quarter of the Southeast Quarter a distance of 554.00 feet; thence Northerly, parallel with the East line of said Northeast Quarter of the Southeast Quarter a distance of 910.63 feet to the original centerline of Dodd Boulevard according to Dakota County Road Right of Way Map No. 67; thence Northeasterly on the original centerline of said Dodd Boulevard according to said Map No. 67, a distance of 674.82 feet to the point of beginning.

Excepting that part conveyed in Document Numbers 1624609 and1624610 lying North of Dodd Road.

Further excepting the south 12 feet of the east 554.00 feet of the NE 1/4 of the SE 1/4 of Section 9, Township 114 North, Range 20 West, Dakota County, Minnesota. The said 554.00 feet being measured in a line parallel with the south line of said NE 1/4 of the SE 1/4 and conveyed in Document Number 1221220.

AND

Outlot G, Summers Creek, Dakota County, Minnesota.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 9, Township 114, Range 20, lying northerly of the southerly line of DAKOTA COUNTY RIGHT OF WAY MAP NO. 490, on file and of record in the office of the County Recorder, all in Dakota County, Minnesota.

(*Reserved for Dakota County Recording Information*)

CITY OF LAKEVILLE

DAKOTA COUNTY, MINNESOTA

CONDITIONAL USE PERMIT NO. 26-___

1. Permit. Subject to the terms and conditions set forth herein, the City of Lakeville approves a conditional use permit to allow construction of a building in excess of 35 feet in height in the C-3, General Commercial District.
2. Property. The permit is for the following described property located south of Dodd Boulevard and east of Granby Lane in the City of Lakeville, Dakota County, Minnesota and will be platted as:

Lot 1, Block 1, Dodd Commons

3. Conditions. This conditional use permit is issued subject to the following conditions:
   a. Implementation of the recommendations listed in the February 23, 2026, engineering report.
4. Revocation. The City may revoke the conditional use permit for cause upon determination that the conditional use permit is not in conformance with the conditions of the permit or is in continued violation of the city code or other applicable regulations.
5. Expiration. This conditional use permit shall expire unless the applicant commences construction of the authorized use within one year of the date of this conditional use permit unless an extension is approved by the Zoning Administrator.

Dated**: March 16, 2026**

BY: _____
Luke M. Hellier, Mayor

BY:_____
Ann Orlofsky, City Clerk

SEAL

STATE OF MINNESOTA)
(
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this **16th** day of **March 2026** by Luke M. Hellier, Mayor and by Ann Orlofsky, City Clerk of the City of Lakeville, a Minnesota municipal corporation, on behalf of the corporation.

_____
Notary Public

DRAFTED BY:
City of Lakeville
20195 Holyoke Avenue
Lakeville, MN 55044

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

CITY OF LAKEVILLE
CONDITIONAL USE PERMIT

FINDINGS OF FACT AND DECISION

On March 5, 2026 the Lakeville Planning Commission met at its regularly scheduled meeting to consider the application of the City of Lakeville for a conditional use permit for a building in excess of 35 feet in height within the C-3, General Commercial District. The Planning Commission conducted a public hearing on the proposed conditional use permits preceded by published and mailed notice. The applicant was present and the Planning Commission heard testimony from all interested persons wishing to speak. The City Council hereby adopts the following:

FINDINGS OF FACT

1. The property is located in Planning District No. 5 of the 2040 Comprehensive Land Use Plan, which guides the property for commercial and public and quasi-public land use.

2. The property is zoned C-3, General Commercial District.

3. The legal description of the property at the time of final plat will be:

   Lot 1, Block 1, Dodd Commons

4. Section 11-4-3E of the City of Lakeville Zoning Ordinance provides that a conditional use permit may not be issued unless certain criteria are satisfied. The criteria and our findings regarding them are:

   a. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official City Comprehensive Plan.

   Finding: The fire station use of the property is consistent with the 2040 Comprehensive Land Use Plan and District 5 recommendations of the Comprehensive Plan.

   b. The proposed use is or will be compatible with present and future land uses of the area.

Finding: The fire station and adjacent commercial-zoned parcels are compatible with existing land uses in the area given compliance with the stipulations listed in the February 23, 2026 planning and engineering reports.

c. The proposed use conforms with all performance standards contained in the Zoning Ordinance.

Finding: Provided compliance with the additional setbacks indicated on the site plan, the additional building height of the fire station will conform to all performance standards contained in the Zoning Ordinance.

d. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.

Finding: The subject property is within the existing MUSA and is served with city sanitary sewer and water. The fire station will not have a negative impact on the City's service capacity.

e. Traffic generation by the proposed use is within capabilities of streets serving the property.

Finding: The fire station use on a single parcel will not overburden the streets serving the property and the additional building height will not increase the traffic generated by the proposed use.

5. The planning report dated February 23, 2026 prepared by Kris Jenson, Planning Manager is incorporated herein.

DECISION

The City Council hereby approves the conditional use permit in the form attached thereto.

DATED: March 16, 2026

CITY OF LAKEVILLE

BY:_____
Luke M. Hellier, Mayor

By:_____
Ann Orlofsky, City Clerk

(*Reserved for Dakota County Recording Information*)

CITY OF LAKEVILLE
DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 26- _____

RESOLUTION VACATING A PUBLIC STREET AND ROADWAY, DRAINAGE, AND UTILITY EASEMENTS

WHEREAS, the City Council has conducted a public hearing, preceded by two (2) weeks published notice, to consider the following described public street, drainage and utility easement vacation, and

WHEREAS, the City Council has determined that it is in the public interest to approve the public street and roadway, drainage and utility easements vacation.

NOW, THEREFORE, BE IT RESOLVED by the Lakeville City Council:

1. The public street, roadway, drainage, and utility easements described in Exhibit A are hereby vacated.

2. The City Clerk is directed to file a certified copy of this resolution with the Dakota County Recorder.

ADOPTED by the Lakeville City Council this 16th day of March 2026.

CITY OF LAKEVILLE

_____
Luke M. Hellier, Mayor

ATTEST:

_____
Ann Orlofsky, City Clerk

STATE OF MINNESOTA)
(
CITY OF LAKEVILLE)

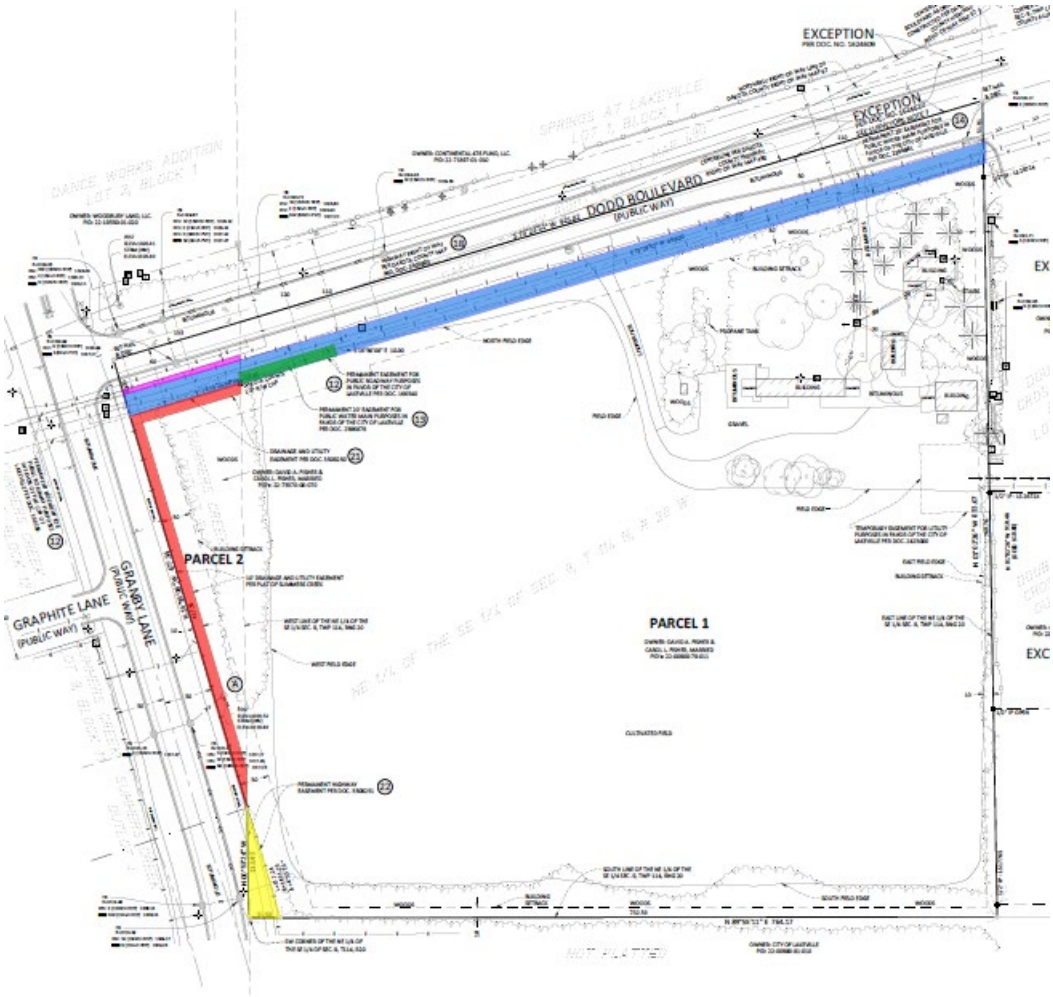
I hereby certify that the foregoing Resolution No. 26-_____ is a true and correct copy of the resolution presented to and adopted by the City Council of the City of Lakeville at a duly authorized meeting thereof held on the 16th day of March 2026, as shown by the minutes of said meeting in my possession.

_____
Ann Orlofsky, City Clerk

(SEAL)

EXHIBIT A

Legal descriptions of the easement areas highlighted on this exhibit will be prepared and attached prior to the recording of this resolution.



5. Outlots A and C shall be deeded to the City for stormwater management purposes with the final plat.
6. Park dedication requirements shall be satisfied at the time of final plat approval based on the fee schedule then in effect.
7. The preliminary plat shall be valid for one year from the date of City Council approval unless extended as provided for by the Subdivision Ordinance and Zoning Ordinance.
8. Landscaping shall be installed in accordance with the approved landscape plan, subject to review and approval of the City Forester.
9. The Developer shall provide a security in an amount determined by the City Forester with the final plat to guarantee installation of the landscaping and prior to a final landscape inspection by the City Forester, an as-built landscape plan must be submitted to the city.
10. Any signs installed upon the property shall comply with Chapter 23 of the Zoning Ordinance and shall require a sign permit approved by the Zoning Administrator prior to placement.
11. Applicant shall enter into a Development Contract and related agreements with the City subject to review by the City Attorney and approval of the City council prior to approval of a final plat.

Ayes: Traffas, Kaluza, Zimmer, Einck, Swaney, Swenson, Tinsley

Nays: 0

5b. Dodd Commons

Chair Zimmer opened the public hearing to consider the application of the City of Lakeville for a preliminary plat, conditional use permit for a building in excess of 35 feet in height in the C-3, General Commercial District, and the vacation of existing public roadway, drainage, and utility easements.

Assistant City Administrator Allyn Kuennen introduced the project and presented a background and overview of the proposed project. Mr. Kuennen introduced Fire Chief Mike Meyer and District Chief Brian Jacobson.

Ms. Jenson presented the staff report. The Dodd Commons plat includes the construction of a new fire station to replace and combine Fire Station 2 and Fire Station 4. The proposed site is 23.36 acres and is located north of 179th Street (CSAH 9), south of Dodd Boulevard, and east of Granby Lane. The property is zoned C-3, General Commercial District and P/OS, Public and Open Space. Lot 1, Block 1 is for the fire station, Outlot A is for the stormwater pond, Outlot B is the water tower site and the remainder of the site is Outlot C which will be available for future development.

DRAFT

Community Development Department staff recommend approval of the Dodd Commons preliminary plat, conditional use permit, and vacation of public roadway, drainage, and utility easements.

Chair Zimmer opened the hearing to the public for comment.

Kathleen Fitzpatrick, 17810 Graphite Lane, asked about fire truck access to 179th Street, as traffic on 179th Street is dangerous and problematic.

Motion was made by Einck, seconded by Swaney to close the public hearing at 6:43 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Mr. Nelson stated that the City is working with Dakota County at the intersection of Granby Lane and 179th Street on what the vehicle pre-emption should look like with this fire station being constructed. The specifics of the system have not yet been determined, but City staff are looking at other examples, such as in Eagan, where they have a similar situation and layout by a county road. Regarding the intersection of Cedar Avenue and Glacier Way, Mr. Nelson stated they are discussing alternatives for getting onto Cedar Avenue with Dakota County, who has jurisdiction over the road.

Mr. Kuennen stated the Opticon system is the technical term for the system that the fire station will be using. He explained how the system will connect activity at the fire station to trigger the signal at 179th Street and Cedar Avenue to change to all red lights to provide a gap in traffic for the engines to turn onto 179th Street. Mr. Nelson added that within the next few months the proposed system should begin to take shape.

Chair Zimmer asked for comments from the Planning Commission.

- Commissioner Traffas asked if the traffic system is not in place because it is currently at the preliminary plat stage. Ms. Jenson stated the traffic system to allow the fire trucks onto the roads doesn't need to be in place until the fire station is fully built.
- Commissioner Swaney asked if the architect for the Lakeville fire station is the same architect the fire stations in Burnsville and Apple Valley used. Mr. Kuennen stated C & H is the same architect. Commissioner Swaney asked how this fire station compares to those. Fire Chief Mike Meyer stated Lakeville's fire station is similar to Burnsville, however there are other pieces brought in from other stations that were toured.
- Commissioner Swenson stated he appreciated seeing where the generator boxes are located for cases of natural disasters. He also stated his appreciation for the truck turning abilities and the overall safety culture. He asked for clarification of what the training towers would be used for. Chief Meyer stated the training towers will be used for fire hose movement and water discharge, and that there will be no burning in the building. Commissioner Swenson stated he appreciated the concern expressed regarding the traffic in this area. He stated the Planning Commission is not able to act on these concerns, the county needs to be involved, however the concerns have been heard by city staff.

DRAFT

- Commissioner Kaluza expressed support for the city staff and the work put into this project planning for the future.

Motion was made by Tinsley, seconded by Swenson to recommend to City Council approval of the Dodd Commons preliminary plat, conditional use permit, and vacation of public roadway, drainage, and utility easements and the findings of fact, subject to the following stipulation:

1. Implementation of the recommendations listed in the February 23, 2026 engineering report.

Ayes: Kaluza, Zimmer, Einck, Swaney, Swenson, Tinsley, Traffas,

Nays: 0

There being no further business, the meeting was adjourned at 6:58 p.m.

Respectfully submitted,

Dawn Erickson, Community Development Recorder

DRAFT

City of Lakeville
Community Development

Memorandum

To: Planning Commission

From: Kris Jenson, Planning Manager

Date: February 23, 2026

Subject: Packet Material for the March 5, 2026 Planning Commission Meeting

Agenda Item:
1. Preliminary plat of one lot to be known as Dodd Commons;
2. Conditional use permit for a building in excess of 35 feet in height in the C-3, General Commercial District.
3. Vacation of public roadway, drainage, and utility easements.

BACKGROUND

The City of Lakeville is constructing a new fire station to replace and combine Fire Station 2 and Fire Station 4. In order to do so, the site requires a preliminary plat, conditional use permit for a building in excess of 35 feet in height in the C-3, General Commercial District, and the vacation of existing public roadway, drainage, and utility easements. The proposed site is 23.36 acres and is located north of 179th Street (CSAH 9), south of Dodd Bulevard, and east of Granby Lane.

The preliminary plat and development plans have been submitted to the Engineering Division and Parks and Recreation Department for review.

EXHIBITS

A. Location Map
B. Zoning Map
C. Certificate of Survey
D. Right of Way and Easement Vacations
E. Preliminary Plat
F. Final Plat
G. Site Plan

H. Grading Plan
I. Utility Plan
J. Photometric Plan
K. Tree Inventory & Replacement Plan (3 pages)
L. Landscape Plan
M. Floor Plans (2 pages)
N. Exterior Elevations (2 pages)
O. Plat Commission Letter dated February 13, 2026

PLANNING ANALYSIS

PRELIMINARY PLAT

Comprehensive Plan. The property is located in Planning District No. 5 of the 2040 Comprehensive Land Use Plan and is within the current Metropolitan Urban Service Area (MUSA). City municipal services, including sanitary sewer service, are available to serve the property. The subject property is guided C, Commercial and P/QP, Public & Quasi-Public in the 2040 Comprehensive Land Use Plan. The proposed Dodd Commons preliminary plat meets the recommended goals and objectives outlined in Planning District No. 5 of the 2040 Comprehensive Plan.

Zoning and Surrounding Uses. The subject property is zoned C-3, General Commercial District and P/OS, Public and Open Space. The proposed preliminary plat is surrounded by the following land uses:

Direction	Existing Use	Land Use Plan	Zoning
North	Dodd Blvd, Springs of Lakeville townhomes	Corridor Mixed Use	Planned Unit Development
South	Central Maintenance Facility	Public/Quasi-Public	Public & Open Space
East	Commercial development	Commercial, Public/Quasi-Public	C-3, Gen. Comm., Public & Open Space
West	Granby Lane, detached townhomes	Medium Density Residential	RM-1, Med. Dens. Residential District

Lots and Blocks. The proposed lot exceeds the minimum lot area and lot width requirements of the C-3 District.

	Minimum	Proposed
Lot Area	20,000 Square Feet	163,424 square feet
Lot Width Requirements	100 feet	355 feet

Premature Subdivision Criteria. The preliminary plat is not premature under the terms of the Subdivision Ordinance. All utilities and public streets are in place to serve the subject property.

Capital Improvement Program (CIP). All proposed improvements necessary for the development of Dodd Commons are included in the 2026-2030 Capital Improvement Plan.

Streets. Dodd Commons is adjacent to or includes construction of the following streets:

179th Street (CSAH 9) is a minor arterial roadway as identified in the City's Comprehensive Transportation Plan. The street was constructed in 2023 as a Dakota County project. The City is dedicating the full 150-foot width of right of way across the southern plat boundary, which is an area of 4.31 acres. Access to 179th Street is not permitted from the Dodd Commons plat.

Cedar Avenue (CSAH 23) is a principal arterial roadway in the City's Comprehensive Transportation Plan. The City is dedicating 0.47 acres of right of way along the east plat boundary.

Dodd Boulevard is located along the north plat boundary and is a major collector roadway. This segment of the street was reconstructed in 2023 as a two-lane roadway with a trail along the north side of the street. The Dodd Commons plat will dedicate 1.17 acres for the south half of Dodd Boulevard right of way.

Granby Lane is a two-lane local street that was constructed in 2023 as part of the 179th Street construction project. There are trails constructed along both sides of the street and an access to the fire station parcel is proposed to Granby Lane.

The Dakota County Plat Commission met at its February 11, 2026 meeting to review the Dodd Commons preliminary and final plat and recommended approval.

Outlots. There are three outlots in the Dodd Commons preliminary plat, all of which will be retained by the City.

Outlot A is 1.40 acres and will contain a stormwater pond.

Outlot B is 1.69 acres and is the site of the water tower.

Outlot C is 9.67 acres and will be available for future development.

Grading, Drainage, Erosion Control and Utilities. City sanitary sewer and water is currently available to the site, which is within the current MUSA. Grading, drainage, erosion control, utility, plans were submitted with the preliminary plat plans and are reviewed in the engineering report prepared by Grace Ellis, Graduate Engineer and Mac Cafferty, Environmental Resources Manager, dated February 23, 2026. A copy of the engineering report is attached for reference.

Park Dedication. Park dedication will be collected when Outlot C is platted into lots and blocks.

Wetlands. A wetland delineation was completed for the site and no wetlands were found to be within the plat boundary.

Tree Preservation. The tree preservation plan identifies 1,508 inches of significant trees within the limit of disturbance on the site, all of which are proposed to be removed. The Zoning Ordinance permits up to 70% of that total to be removed (1,055.6 inches). See the February 23, 2026 Engineering report for additional information.

Right of Way and Easement Vacation. There is previously-dedicated right of way for Granby Lane as well as several easements for roadway, drainage, and utility purposes on the parent parcels. Exhibit D highlights what is proposed to be vacated within the plat boundary. The areas being vacated will either be replaced with dedicated right of way or easements, as needed.

CONDITIONAL USE PERMIT: CONSTRUCTION OF A PRINCIPAL BUILDING IN EXCESS OF 35 FEET IN HEIGHT.

Principal buildings within the C-3 District are limited to a height of three stories or 35 feet, whichever is less. The fire station has one and two story sections, ranging in height from just under 19 feet in height to about 42 feet at the training tower. Screening of the rooftop mechanical equipment also brings the height to about 42 feet in some areas.

Section 11-17-7.E of the Zoning Ordinance states that building heights in excess of the standards established within the individual zoning districts may be allowed through a CUP provided that the intensity of use, traffic impacts, public utilities, setbacks, airport zoning regulations, and the general performance standards of Section 11-4-7 for all CUPs are considered. Intensity of the use, traffic impacts, public utilities, and performance standards are addressed below.

Section 11-17-7.E also requires that for each additional 10 feet above the maximum building height allowed within the C-3 District, the front and side

yard setbacks are increased by five feet. The table below reflects the required 30 foot setback of the C-3 District plus the additional five feet required for the front and side yard setbacks due to the additional building height. The locations of the proposed fire station within the lot meets or exceeds the minimum setbacks required by the Zoning Ordinance.

	Front (North)	**Rear (South)**	**Side (West)**	**Side (East)**
Required	35 feet.	30 feet.	35 feet.	35 feet
Proposed	100+ feet.	30 feet.	75+ feet.	75+ feet

The CUP performance standards to allow additional building height are listed below:

A. The use and the site in question shall be served by a street of sufficient capacity to accommodate the type and volume of traffic which would be generated and adequate right of way shall be provided. The site has access to and from Dodd Boulevard, a major collector street as well as Street A and Granby Lane, both of which are local streets. These streets are of sufficient capacity to serve the Dodd Commons plat and Fire Station Number 2.

B. The site design for access and parking shall minimize internal as well as external traffic conflicts and shall be in compliance with chapter 19 of this title. The site will have access from Dodd Boulevard and Street A, both of which will provide access to the two parking areas. Fire truck access will be via Street A and Granby Lane.

C. If applicable, a pedestrian circulation system shall be clearly defined and appropriate provisions made to protect such areas from encroachment by parked or moving vehicles. A trail currently exists along the east side of Granby Lane and one will be constructed along the south side of Dodd Boulevard, from Granby Lane to the east plat boundary. A sidewalk will be added along the east side of Street A for a distance of about 150 feet, before crossing the street and continuing towards the front entrance. The parking lot access from Street A was shifted south so that the sidewalk in that area is in compliance with accessibility requirements for maximum grade.

D. Adequate off-street parking and off-street loading shall be provided in compliance with chapters 19 and 20 of this title. The primary parking lot of 42 spaces is on the north side of the building, with a smaller lot of 10 spaces on the south side of the building. Additionally, 17 spaces are proposed along the east side of the vehicle bays, for a total of 69 parking spaces on site.

The Zoning Ordinance doesn't specify parking requirements for fire stations, so the parking requirements are based on the various uses within the building, as indicated in the table below.

Use	Area/Size	Parking Req.	Minimum Spaces Required
Office	4,835 SF	1/250 SF	19 spaces
Classroom	94 seats	1/3 seats	31 spaces
Dorms	10 rooms	1/unit + 1 for every 10 units	11 spaces
			61 spaces

The table above does not account for all areas within the building, including a fitness area, firefighter workroom/dispatch, kitchen, dining and dayroom, and firefighter training tower. Staff determined that these areas are all intended to be utilized by firefighters on duty, for which parking is already accounted for via the dorm room calculation. The initial duty crews are expected to have seven crewmembers.

All parking spaces measure at least nine feet wide by 20 feet deep with drive aisles of 24 feet in width, which meets Zoning Ordinance requirements.

E. Loading areas and drive-up facilities shall be positioned so as to minimize internal site access problems and maneuvering conflicts, to avoid visual or noise impacts on any "adjacent" residential use or district, and provided in compliance with chapter 20 of this title. This standard does not apply to the Dodd Commons development.

F. Whenever a nonresidential use "is adjacent to" a residential use or district, a buffer area with screening and landscaping shall be provided in compliance with chapter 21 of this title. This standard does not apply to the Dodd Commons plat.

G. General site screening and landscaping shall be provided in compliance with chapter 21 of this title. The landscape plan includes 98 ornamental, deciduous, and evergreen trees proposed to be planted on Lot 1 and Outlot A. Trees are proposed at the perimeter of Lot 1 in every area except for the access drives. Over 350 shrubs are proposed to be planted as foundation plantings along the north portion of the building, around the trash enclosure, as well as in the space between the parking lots and the adjacent street. The remainder of the site that is sodded will include inground irrigation.

H. All exterior lighting shall be so directed so as not to cast glare toward or onto the public right of way or neighboring residential uses or districts, and shall be in compliance with section 11-16-17 of this title. A photometric plan has been submitted that demonstrates that light levels on site meet the Zoning Ordinance requirements of not exceeding one foot candle at a property line

adjacent to public right of way. All building lighting is a downcast style and parking lot lighting is proposed to be 30 feet in height, in compliance with Zoning Ordinance requirements.

I. Potential exterior noise generated by the use shall be identified and mitigation measures as may be necessary shall be imposed to ensure compliance with section 11-16-25 of this title. All rooftop mechanical equipment is proposed to be screened in compliance with Zoning Ordinance requirements.

J. The site drainage system shall be subject to the review and approval of the city engineer. See the February 23, 2026 Engineering report for more information.

K. The architectural appearance and functional design of the building and site shall not be so dissimilar to the existing or potential buildings and area so as to cause a blighting influence. All sides of the principal and accessory structures are to have essentially the same or coordinated, harmonious exterior finish materials and treatment. The exterior materials are primarily brick, cast stone, glass (all Grade A), and composite wall panels (stone or wood look, Grade C). The overall building is approximately 68% Grade A materials, in compliance with Zoning Ordinance requirements. The building proposes various shades of gray and brown with red accents, as shown in the

L. Provisions shall be made for daily litter control, an interior location for recycling, and trash handling and storage or an outdoor, enclosed receptacle area shall be provided in compliance with section 11-18-11 of this title. A trash enclosure structure is proposed for the southeast side of the site. The structure must have exterior materials that are consistent with the principal structure, have a maintenance-free gate, and be a height of at least six feet tall.

M. All signs and informational or visual communication devices shall be in compliance with chapter 23 of this title. At this time, no freestanding signs are proposed on site. Building elevation plans show several wall signs, for which a sign permit must be issued prior to installation.

N. The use and site shall be in compliance with any federal, state or county law or regulation that is applicable and any related permits shall be obtained and documented to the city. This standard does not apply to the Dodd Commons development.

O. Any applicable business licenses mandated by this code are approved and obtained. This standard does not apply to the Dodd Commons development.

P. The hours of operation may be restricted when there is judged to be an incompatibility with a residential use or district. Not applicable.

Q. The use complies with all applicable performance standards of the zoning district in which it is located and where applicable. Provided the site is

developed in compliance with the stipulations of this report, the use will be in compliance with all applicable performance standards.

Findings of Fact in consideration of the conditional use permit is attached.

RECOMMENDATION

Community Development Department staff recommends approval of the preliminary plat, conditional use permit, and vacation of public roadway, drainage, and utility easements for the Dodd Commons plat, subject to the following stipulations:

1. Implementation of the recommendations listed in the February 23, 2026 engineering report.

City of Lakeville
Public Works – Engineering Division

Memorandum

To: Kris Jenson, Planning Manager

From: Grace Ellis, Graduate Engineer
McKenzie L. Cafferty, Environmental Resources Manager
Joe Masiarchin, Parks and Recreation Director

Copy: Zach Johnson, City Engineer
Tina Goodroad, Community Development Director
Julie Stahl, Finance Director
Dave Mathews, Building Official

Date: February 23, 2026

Subject: Dodd Commons

- Preliminary Plat
- Preliminary Utility Plan
- Preliminary Grading and Erosion Control Plan
- Preliminary Tree Preservation and Landscaping Plan

BACKGROUND

The City of Lakeville submitted a preliminary plat to be known as Dodd Commons for property located north of and adjacent to 179th Street (CSAH 9), west of and adjacent to Cedar Avenue (CSAH 23), south of and adjacent to Dodd Boulevard, and east of and adjacent to Granby Lane. The parent parcels consist of two metes and bounds parcels (PID Nos. 22-73370-00-070 and 22-00900-79-011) and Outlot G, Summers Creek. The parcel that will be created after the split from Central Maintenance Facility is zoned Public & Open Space (P/OS). The remaining parcels are zoned C-3, General Commercial District.

The preliminary plat consists of one (1) lot and three (3) outlots on approximately 23.36 acres. Lot 1 is proposed for a future fire station site. The City is dedicating 4.31 acres for 179th Street right-of-way (CSAH 9) and 0.47 acres for Cedar Avenue (CSAH 23) right-of-way. The outlots created with the preliminary plat shall have the following use:

Outlot A: Stormwater management; to be retained by the City (1.40 acres)
Outlot B: Existing water tower site; to be retained by the City (1.69 acres)
Outlot C: Future development area; to be retained by the City (9.67 acres)

The development will be completed by:

Developer:	City of Lakeville
Engineer/Surveyor:	Larson Engineering/Bolton & Menk

SITE CONDITIONS

The Dodd Commons site consists of undeveloped land. The site consists primarily of undeveloped land characterized by varying topography that generally drains from north to south. The majority of the site was a farmstead, while the southerly portion contains an existing municipal water tower. All structures, accessory buildings, driveways, foundations, septic system components, wells and related improvements have been removed in accordance with an approved abatement and demolition project (City Project No. 25-18). Demolition was substantially completed in November 2025.

EASEMENTS & EASEMENT VACATIONS

The parent parcels contain the following existing easements that will be vacated and reestablished with the final plat.

- Drainage and Utility easements; in favor of the City of Lakeville (Summers Creek plat).
- Roadway, Drainage and Utility easement; in favor of the City of Lakeville (Doc. No. 1663539).
- Roadway, Drainage and Utility easement; in favor of the City of Lakeville (Doc. No. 1663540).

STREET AND SUBDIVISION LAYOUT

179th Street (CSAH 9)

Dodd Commons is located north of and adjacent to 179th Street (CSAH 9), a Dakota County highway classified as a minor arterial. The 2022 Dakota County Plat Needs Map (rev. 10-27-22) identifies a half right-of-way need of 75 feet. The City is dedicating 6.40 acres for right-of-way over the area currently encumbered by an easement. The Dakota County Plat Commission recommend approval of the preliminary plat on February 12, 2026.

179th Street is a four-lane divided urban highway that was constructed by the County in 2023 (City Project 23-04) in partnership with the City. There is no planned access to 179th Street and there are no construction improvements proposed with the plat.

Cedar Avenue (CSAH 23)

Dodd Commons is located west of and adjacent to Cedar Avenue (CSAH 23), a Dakota County highway classified as a principal arterial. The 2022 Dakota County Plat Needs Map (rev. 10-27-22) Identifies a half right-of-way need of 100 feet. The City is dedicating 0.47 acres for right-of-way over the area currently encumbered by an easement. The Dakota County Plat Commission recommend approval of the preliminary plat on February 12, 2026.

Cedar Avenue is a four-lane divided urban highway. There is no planned access to Cedar Avenue and there is no construction improvements proposed with the plat.

The plat east of and adjacent to the Dodd Commons (Double E Crossings), includes temporary right-in/right-out access to CSAH 23. This access will be removed upon the occurrence of any of the following:

- When access is provided to the site from a connection to 179th Street (CSAH 9).
- If development of the adjacent parcel to the west occurs without connection to the 179th Street alignment.
- At the direction of the Dakota County Board of Commissioners when traffic or safety conditions warrant.

Connection to the access will be addressed when Outlot C develops into lots and blocks.

Local Roads (Dodd Boulevard and Granby Lane)

Dodd Commons is located south of and adjacent to Dodd Boulevard, a City roadway classified as a major collector. Dodd Boulevard is a two-lane divided urban highway that was constructed by the County in 2023 (City Project 23-04) in partnership with the City. There are two planned accesses to Dodd Boulevard, but no other construction improvements proposed with the plat.

Dodd Commons is located east of and adjacent to Granby Lane, a City roadway classified as a minor collector. Granby Lane is a two-lane undivided urban road that was constructed by the County in 2023 (City Project 23-04) in partnership with the City. There is one planned access to Granby Lane, but no other construction improvements proposed with the plat.

Any proposed modifications to curb, pavement, boulevard, sidewalk, or other improvements within the public right-of-way shall be reviewed and approved with final construction plans.

Street A

Development of Dodd Commons includes the construction of Street A. Street A is designed as 32-foot-wide urban roadway with a sidewalk along one side, within 60-foot right-of-way. The street is designed to provide safe and logical access to all proposed lots. A temporary cul-de-sac will be constructed for future extension with the development of Outlot C.

SITE PLAN

Lot 1 includes the construction of Fire Station No. 2. The parking area is adequately sized to allow circulation in and out of the site and complies with fire access requirements. A driveway connection to Granby Lane and a driveway connection to Street A provide access to the parking area.

Outlot B contains an existing water tower. An existing driveway connection to Granby Lane provides access to the water tower. A future connection to Street A is anticipated when Outlot C develops into lots and blocks.

CONSTRUCTION ACCESS

There will be one gravel access entrance for construction vehicles. Staging areas will be confined to Lot 1 and approved Outlot areas. Construction entrances shall be stabilized with gravel or temporary pavement to minimize sediment tracking onto public roads. Any temporary closures, traffic control, or maintenance of County/City roads shall comply with Dakota County and City of Lakeville standards and permits.

PARKS, TRAILS, AND SIDEWALKS

The Dodd Commons site does not include any neighborhood parks as identified in the City's Parks, Trails, and Open Space Plan. Park Dedication for the developable outlots shall be collected at the time Outlot C is platted into lots and blocks.

Five-foot-wide concrete sidewalks will be installed along one side of Street A. Sidewalk connections will provide access to all lots, the fire station, and the stormwater management area.

A pedestrian trail connection from Dodd Boulevard to the proposed site entrances shall be provided to integrate with existing City and County trail systems. Any bituminous trail improvements shall be constructed by the Developer. All pedestrian crossings, ramps, and trails will meet current ADA accessibility standards. Sidewalks and trails will be maintained by the City once public dedication is accepted.

UTILITIES

SANITARY SEWER

Dodd Commons is located primarily within subdistrict NC-20685 of the North Creek sanitary sewer district. Wastewater will be conveyed through City sanitary sewer to a MCES interceptor sewer (3-LV-610) monitored by meter M643A. Wastewater treatment is provided by the Empire Wastewater Treatment Facility.

Development of Dodd Commons includes the construction of public sanitary sewer. 8-inch sanitary sewer will connect from an existing manhole located at the southeast corner of the site adjacent to Cedar Avenue.

The Sanitary Sewer Availability Charge has not been collected on the parent parcels and shall be collected at the time Outlot C is platted into lots and blocks. The fee is based on the rate in effect at the time of final plat approval.

WATERMAIN

Development of Dodd Commons includes the construction of public watermain. 8-inch watermain will extend within the subdivision from an existing stub located within G, south of Dodd Boulevard.

UNDERGROUNDING

Any existing overhead utility lines comply with the requirements of the City's Public Ways and Property Ordinance.

DRAINAGE AND GRADING

Dodd Commons is located within subdistrict FO-049.2 of the Farmington Outlet stormwater district.

Development of Dodd Commons includes the construction of a stormwater management basin located in Outlot A. The basin will provide water quality treatment and rate control of stormwater runoff generated from the site. Stormwater runoff will be conveyed to the basin via the proposed storm sewer system prior to discharge. The stormwater management design is consistent with the City's stormwater management ordinance and applicable watershed requirements.

The final grading plan shall identify all fill lots in which building footings will be placed on fill material. The grading specifications shall also indicate that all embankments meet FHA/HUD 79G specifications. The Developer shall certify to the City that all lots with footings placed on fill material are appropriately constructed. Building permits will not be issued until a soils report and an as-built certified grading plan are submitted and approved by City staff.

Dodd Commons contains more than one acre of site disturbance. A National Pollution Discharge Elimination System General Stormwater Permit for construction activity is required by the Minnesota Pollution Control Agency for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA.

STORM SEWER

Development of Dodd Commons includes the construction of public storm sewer systems. Storm sewer will be constructed within the subdivision to collect and convey stormwater runoff generated from within the public right-of-way and lots to the public stormwater management basin located within Outlot A.

Draintile construction is required in areas of non-granular soils within Dodd Commons for the street subgrade and lots. Any additional draintile construction, including perimeter draintile required for building footings, deemed necessary during construction by the City shall be the developer's responsibility to install and finance.

The Storm Sewer Charge has not been collected on the parent parcels and shall be paid by Outlot C when it is platted into lots and blocks. The fee is based on the rate in effect at the time of final plat approval.

FEMA FLOODPLAIN ANALYSIS

Dodd Commons is shown on the Flood Insurance Rate Map (Map No. 27037C0203E; Eff. Date 12/2/2011) as Zone X by the Federal Emergency Management Agency (FEMA). Based on this designation, there are no areas in the plat located within a Special Flood Hazard Area (SFHA), as determined by FEMA.

WETLANDS

A wetland delineation was completed for the site. No wetlands were found to be in the project boundaries.

TREE PRESERVATION

The Tree Preservation Plan submitted with the Dodd Commons preliminary plat identifies 1,508 inches of significant trees located with the project boundaries. As a Mixed Use, Commercial, Industrial, or Special District, the tree removal threshold is 70%. Due to grading and site development requirements, the plan proposes to remove all trees onsite.

Prior to final plat consideration, the Tree Protection Schedule and the Existing Tree Replacement Requirements table calculations provided on sheet L1.2 must be updated and resubmitted. Trees in the Tree Protection Schedule will need to be categorized as Common, Conifer, Hardwood Deciduous, or Invasive prior to calculating the number of removed inches and replacement requirements.

No trees are identified for protection within the project site.

LANDSCAPING

The landscape plan may need to be updated following the calculations of the Tree Preservation Plan. The species selections and layout are appropriate.

EROSION CONTROL

A Site-Specific Stormwater Pollution Prevention Plan (SWPPP) must be submitted and approved) prior to any land disturbance. The SWPPP must clearly outline all erosion and sediment control Best Management Practices (BMPs) and document any modifications during construction.

Additional erosion and sediment control measures may be required during construction as deemed necessary by City staff. All measures must be installed, maintained, and removed once the site is stabilized.

RECOMMENDATION

Engineering recommends approval of the preliminary plat, grading and erosion control plan, tree preservation, landscape, and utility plan for Dodd Commons, subject to the requirements and stipulations within this report.

City of Lakeville
Site Location Map
Dodd Commons
PrePlat, CUP, &
Easement Vacation

City of Lakeville

Dodd Commons Pre Plat & CUP

EXHIBIT B

EXHIBIT C

LEGEND

- IRON PIPE MONUMENT SET - LS 57991 UNLESS OTHERWISE NOTED
- MONUMENT FOUND - TYPE AS NOTED
- CAST IRON MONUMENT FOUND
- STONE MONUMENT FOUND
- CONTROL POINT
- BENCH MARK
- AIR CONDITIONER
- BOLLARD
- BUSH
- CATCH BASIN
- CATCH BASIN
- CURB STOP
- CLEAN OUT
- CULVERT END
- FIRE HYDRANT
- FLARED END / APRON
- GUY WIRE ANCHOR
- HANDHOLE
- LIGHT POLE
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- IRRIGATION VALVE BOX
- COMMUNICATION UNDERGROUND
- ELECTRIC UNDERGROUND
- FIBER UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- OVERHEAD COMMUNICATION
- OVERHEAD ELECTRIC
- SANITARY SEWER
- TILE LINE
- STORM SEWER
- WATER SYSTEM
- FENCE
- CURB & GUTTER
- OVERFLOW CONTROL STRUCTURE
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- POLE-UTILITY
- POST
- SIGN NON TRAFFIC
- SIGN TRAFFIC
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE-PALM
- TREE STUMP
- UTILITY MARKER
- UTILITY MARKER-COMMUNICATION
- UTILITY MARKER-ELECTRIC
- UTILITY MARKER-FIBER
- UTILITY MARKER-GAS
- UTILITY VAULT
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT
- WATER SPIGOT
- WELL
- YARD HYDRANT
- RETAINING WALL
- ADJACENT
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- RIGHT OF WAY
- SIXTEENTH LINE
- QUARTER LINE
- SECTION LINE
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- WETLAND EDGE
- EDGE OF BUSHES
- EDGE OF TREES

0 50 100
SCALE IN FEET

EXCEPTION
PER DOC. NO. 1624609

EXCEPTION
PER DOC. NO. 1624610
SEE SURVEYORS NOTE 7
PERMANENT 20' EASEMENT FOR PUBLIC WATER MAIN PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 2396881

CENTERLINE OF DODD BOULEVARD AS ORIGINALLY CONSTRUCTED PER DAKOTA COUNTY HIGHWAY RIGHT-OF-WAY MAP 67

POINT OF BEGINNING OF EXCEPTION - NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20, DAKOTA COUNTY ALUMINUM MONUMENT

674.36 (674.82)

NORTHERLY RIGHT-OF-WAY LINE OF DAKOTA COUNTY RIGHT-OF-WAY MAP 67

CENTERLINE PER DAKOTA COUNTY HIGHWAY RIGHT-OF-WAY MAP 490

DODD BOULEVARD (PUBLIC WAY)

HIGHWAY RIGHT OF WAY PER DAKOTA COUNTY MAP 490, DOC. 3505803

S 73°23'51" W 925.82

S 73°28'52" W 693.00

OWNER: CONTINENTAL 476 FUND, LLC.
PID: 22-71397-01-010

OWNER: WOODBURY LAND, LLC.
PID: 22-19550-01-020

OWNER: LAKEVILLE DIALYSIS REAL ESTATE, LLC.
PID: 22-21227-01-010

OWNER: CITY OF LAKEVILLE
PID: 22-21225-00-010

OWNER: DAKOTA ELECTRIC ASSN
PID: 22-00900-79-014

OWNER: DAVID A. FISHER & CAROL L. FISHER, MARRIED
PID's: 22-73370-00-070

OWNER: CITY OF LAKEVILLE
PID: 22-00900-81-010

EXCEPTION

EXCEPTION

EXCEPTION

EXCEPTION

NOT PLATTED

NOT PLATTED

DANCE WORKS ADDITION
LOT 2, BLOCK 1

SPRINGS AT LAKEVILLE
LOT 1, BLOCK 1

DOUBLE E CROSSINGS 3RD ADDITION
LOT 1, BLOCK 1

DOUBLE E CROSSINGS 2ND OUTLOT A

PARCEL 1
OWNER: DAVID A. FISHER & CAROL L. FISHER, MARRIED
PID's: 22-00900-79-011

PARCEL 2

CULTIVATED FIELD

NE 1/4 OF THE SE 1/4 OF SEC. 9, T114, R20

GRAPHITE LANE (PUBLIC WAY)

GRANBY LANE (PUBLIC WAY)

CEDAR AVENUE (PUBLIC WAY)

N 00°53'24" W 112.43

N 89°55'11" E 764.17

S 89°55'49" W 554.11

N 01°02'26" W 910.46 (DEED 910.63)

S 01°02'26" E 1304.34 (DEED 1304.36)

SET NAIL & DISC

1/2" IP - LS 26724

1/2" IP - LS 2672X

1/2" IP OPEN

1/2" IP - LS 17765

SW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, T114, R20

WEST LINE OF THE NE 1/4 OF THE SE 1/4 SEC. 9, TWP 114, RNG 20

EAST LINE OF THE NE 1/4 OF THE SE 1/4 SEC. 9, TWP 114, RNG 20

SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 SEC. 9, TWP 114, RNG 20

POINT OF BEGINNING OF EXCEPTION - NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20, DAKOTA COUNTY ALUMINUM MONUMENT

EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20

SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20

HIGHWAY RIGHT OF WAY PER DAKOTA COUNTY MAP 490, DOC. 3505803

PERMANENT EASEMENT FOR PUBLIC ROADWAY PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 166540

PERMANENT 20' EASEMENT FOR PUBLIC WATER MAIN PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 2396879

PERMANENT EASEMENT FOR PUBLIC ROADWAY PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 166539

DRAINAGE AND UTILITY EASEMENT PER DOC. 3509250

10' DRAINAGE AND UTILITY EASEMENT PER PLAT OF SUMMERS CREEK

PERMANENT HIGHWAY EASEMENT PER DOC. 3509251

TEMPORARY EASEMENT FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 2423000

BUILDING SETBACK

NORTH FIELD EDGE

EAST FIELD EDGE

SOUTH FIELD EDGE

WEST FIELD EDGE

FIELD EDGE

BUILDING

PROPANE TANK

STAIRS

GRAVEL

WOODS

BITUMINOUS

CONCRETE

MH SSWR R=1028.08
INV: E (10INCH CLAY) 1000.86
INV: N (10inch CLAY) 1014.63
INV: S (10INCH CLAY) 1010.06

CB R=1035.17 INV: E (18INCH RCP) 1031.42

CB R=1031.71 INV: S (12INCH RCP) 1028.59

CB R=1032.65 INV: N (12INCH RCP) 1030.40

CB R=1033.28 INV: W (15INCH RCP) 1029.56

CB R=1030.72 INV: W (15INCH RCP) 1026.80 INV: E (15inch RCP) 1026.90 INV: NW (6INCH PVC) 1027.20

CB R=1029.87 INV: W (15INCH RCP) 1026.32 INV: E (15inch RCP) 1026.42 INV: N (6INCH PVC) 1027.42 INV: SE (6inch PVC) 1027.47

CB R=1029.65 INV: NW (18INCH RCP) 1026.00 INV: E (15inch RCP) 1026.10 INV: N (15INCH RCP) 1026.10

CB R=1029.99 INV: N (15INCH RCP) 1026.69 INV: S (6inch PVC) 1027.27

FEST ELEV=1026.41
STRM (INV) ELEV=1026.40

FEST ELEV=1019.52
STRM (INV) ELEV=1019.40

CB R=1021.25 INV: E (15INCH RCP) 1017.37

CB R=1021.20 INV: S (15INCH RCP) 1017.77 INV: W (15inch RCP) 1017.28 INV: NE (18INCH RCP) 1017.23

CB R=1013.48 INV: E (15INCH RCP) 1008.16 INV: NW (15inch RCP) 1008.16

CB R=1013.39 INV: W (15INCH RCP) 1009.17 INV: N (15inch RCP) 1009.26

BITUMINOUS TRAIL

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ALTA/NSPS LAND TITLE SURVEY
17622 DODD BOULEVARD LAKEVILLE, MN 55044

THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, T114N, R20W, AND OUTLOT G, SUMMERS CREEK, DAKOTA COUNTY, MINNESOTA

FOR: CITY OF LAKEVILLE, MN
DAKOTA COUNTY

BOLTON & MENK
12224 NICOLLET AVENUE
BURNSVILLE, MN 55337
(952) 890-0509

H:\LAKV\25X139279000\CAD\C3D\139279V_ALTA_02.dwg 8/22/2025 11:23 AM

JOB NUMBER: 25X139279000 FIELD BOOK: DRAWN BY: MMB S09-T114N-R20W-41,42

EXCEPTION
PER DOC. NO. 1624609

EXCEPTION
PER DOC. NO. 1624610
SEE SURVEYORS NOTE 7

PERMANENT 20' EASEMENT FOR PUBLIC WATER MAIN PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 2396881

CENTERLINE OF DODD BOULEVARD AS ORIGINALLY CONSTRUCTED PER DAKOTA COUNTY HIGHWAY RIGHT-OF-WAY MAP 67

NORTHERLY RIGHT-OF-WAY LINE OF DAKOTA COUNTY RIGHT-OF-WAY MAP 67

CENTERLINE PER DAKOTA COUNTY HIGHWAY RIGHT-OF-WAY MAP 490

DODD BOULEVARD
(PUBLIC WAY)

HIGHWAY RIGHT OF WAY PER DAKOTA COUNTY MAP 490, DOC. 3505803

S 73°23'51" W 925.82

S 73°28'52" W 693.00

POINT OF BEGINNING OF EXCEPTION - NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20, DAKOTA COUNTY ALUMINUM MONUMENT

674.36 (674.82)

SET NAIL & DISC

1/2" IP - LS 26724

OWNER: CONTINENTAL 476 FUND, LLC.
PID: 22-71397-01-010

OWNER: WOODBURY LAND, LLC.
PID: 22-19550-01-020

OWNER: LAKEVILLE DIALYSIS REAL ESTATE, LLC.
PID: 22-21227-01-010

EXCEPTION

OWNER: DAKOTA ELECTRIC ASSN
PID: 22-00900-79-014

EXCEPTION

OWNER: CITY OF LAKEVILLE
PID: 22-21225-00-010

EXCEPTION

OWNER: CITY OF LAKEVILLE
PID: 22-00900-81-010

EXCEPTION

NOT PLATTED

NOT PLATTED

DANCE WORKS ADDITION
LOT 2, BLOCK 1

SPRINGS AT LAKEVILLE
LOT 1, BLOCK 1
DOC. NO. 1624610

DOUBLE E CROSSINGS 3RD ADDITION
LOT 1, BLOCK 1

DOUBLE E CROSSINGS 4TH OUTLOT

NE 1/4 OF THE SE 1/4 OF SEC. 9, T114, R20

PERMANENT EASEMENT FOR PUBLIC ROADWAY PURPOSES IN FAVOR OF THE CITY OF LAKEVILLE PER DOC. 1660539

PERMANENT EASEMENT FOR PUBLIC ROADWAY PURPOSES IN FAVOR OF DAKOTA COUNTY PER DOC. 166540

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PARCEL 1

OWNER: DAVID A. FISHER & CAROL L. FISHER, MARRIED
PID's: 22-00900-79-011

CULTIVATED FIELD

PARCEL 2

OWNER: DAVID A. FISHER & CAROL L. FISHER, MARRIED
PID's: 22-73370-00-070

GRAPHITE LANE
(PUBLIC WAY)

GRANBY LANE
(PUBLIC WAY)

CEDAR AVENUE
(PUBLIC WAY)

N 00°53'24" W 1317.24

N 89°55'11" E 764.17

S 89°55'49" W 554.11

N 01°02'26" W 910.46 (DEED 910.63)

S 01°02'26" E 1304.34 (DEED 1304.36)

SOUTH 12'

POINT OF BEGINNING OF EXCEPTION - NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20, DAKOTA COUNTY ALUMINUM MONUMENT

EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20

SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20

SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 SEC. 9, TWP 114, RNG 20

SW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, T114, R20

WEST LINE OF THE NE 1/4 OF THE SE 1/4 SEC. 9, TWP 114, RNG 20

EAST LINE OF THE NE 1/4 OF THE SE 1/4 SEC. 9, TWP 114, RNG 20

NORTH FIELD EDGE

WEST FIELD EDGE

SOUTH FIELD EDGE

EAST FIELD EDGE

FIELD EDGE

BUILDING SETBACK

10' DRAINAGE AND UTILITY EASEMENT PER PLAT OF SUMMERS CREEK

HIGHWAY RIGHT OF WAY PER DAKOTA COUNTY MAP 490, DOC. 3505803

100

75

18

EXHIBIT D

LEGEND

- IRON PIPE MONUMENT SET - LS 57991 UNLESS OTHERWISE NOTED
- MONUMENT FOUND - TYPE AS NOTED
- CAST IRON MONUMENT FOUND
- STONE MONUMENT FOUND
- CONTROL POINT
- BENCH MARK
- AIR CONDITIONER
- BOLLARD
- BUSH
- CATCH BASIN
- CATCH BASIN
- CURB STOP
- CLEAN OUT
- CULVERT END
- FIRE HYDRANT
- FLARED END / APRON
- GUY WIRE ANCHOR
- HANDHOLE
- LIGHT POLE
- MAILBOX
- MANHOLE-COMMUNICATION
- MANHOLE-ELECTRIC
- MANHOLE-GAS
- MANHOLE-SANITARY SEWER
- MANHOLE-STORM SEWER
- MANHOLE-UTILITY
- MANHOLE-WATER
- METER
- IRRIGATION VALVE BOX
- COMMUNICATION UNDERGROUND
- ELECTRIC UNDERGROUND
- FIBER UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- OVERHEAD COMMUNICATION
- OVERHEAD ELECTRIC
- SANITARY SEWER
- TILE LINE
- STORM SEWER
- WATER SYSTEM
- FENCE
- CURB & GUTTER
- OVERFLOW CONTROL STRUCTURE
- PAVEMENT MARKING
- PEDESTAL-COMMUNICATION
- PEDESTAL-ELECTRIC
- POLE-UTILITY
- POST
- SIGN NON TRAFFIC
- SIGN TRAFFIC
- TRANSFORMER-ELECTRIC
- TREE-CONIFEROUS
- TREE-DEAD
- TREE-DECIDUOUS
- TREE-PALM
- TREE STUMP
- UTILITY MARKER
- UTILITY MARKER-COMMUNICATION
- UTILITY MARKER-ELECTRIC
- UTILITY MARKER-FIBER
- UTILITY MARKER-GAS
- UTILITY VAULT
- VALVE
- VALVE POST INDICATOR
- VALVE VAULT
- VAULT
- VENT
- WATER SPIGOT
- WELL
- YARD HYDRANT
- RETAINING WALL
- ADJACENT
- EASEMENT
- BUILDING SETBACK
- CENTERLINE
- RIGHT OF WAY
- SIXTEENTH LINE
- QUARTER LINE
- SECTION LINE
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- WETLAND EDGE
- EDGE OF BUSHES
- EDGE OF TREES

0 50 100
SCALE IN FEET

ALTA/NSPS LAND TITLE SURVEY
17622 DODD BOULEVARD LAKEVILLE, MN 55044

BOLTON & MENK
12224 NICOLLET AVENUE
BURNSVILLE, MN 55337
(952) 890-0509

THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, T114N, R20W, AND OUTLOT G, SUMMERS CREEK, DAKOTA COUNTY, MINNESOTA

FOR: CITY OF LAKEVILLE, MN
DAKOTA COUNTY

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PRELIMINARY PLAT OF: DODD COMMONS

LEGAL DESCRIPTION

The following was provided in Land Title Inc., Old Republic Title Insurance Company Commitment Number: 714506, Commitment Date: May 19, 2025, at 7:00 a.m., Schedule A.

That part of the Northeast Quarter of the Southeast Quarter of Section 9, Township 114 North, Range 20 West, Dakota County, Minnesota, lying and being south of Dodd Boulevard (Dakota County Highway No. 9) as originally constructed according to Dakota County Road Right of Way Map No. 67. Excepting therefrom that part of the Northeast Quarter of the Southeast Quarter of said Section 9 described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 9, said point being in the center of Dodd Boulevard (Dakota County Highway No. 9) as originally constructed; thence Southerly on the east line of said Northeast Quarter of the Southeast Quarter a distance of 1304.36 feet to the north line of the south 12.00 feet of said Northeast Quarter of the Southeast Quarter; thence westerly on the north line of said south 12.00 feet of the Northeast Quarter of the Southeast Quarter a distance of 554.00 feet; thence Northerly, parallel with the East line of said Northeast Quarter of the Southeast Quarter a distance of 910.63 feet to the original centerline of Dodd Boulevard (County Highway No. 9 according to Dakota County Road Right of Way Map no. 67); thence Northeasterly on the original centerline of said Dodd Boulevard (County Highway no. 9) according to said Map No. 67, a distance of 674.82 feet to the point of beginning.

Excepting that part conveyed in Document Numbers 1624609 and 1624610 lying North of Dodd Road.

Further excepting the south 12 feet of the east 554.00 feet of the NE 1/4 of the SE 1/4 of Section 9, Township 114 North, Range 20 West, Dakota County, Minnesota. The said 554.00 feet being measured in a line parallel with the south line of said NE 1/4 of the SE 1/4 and conveyed in Document Number 1221220.

AND

Outlot G, Summers Creek, Dakota County, Minnesota.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 9, Township 114, Range 20, lying northerly of the southerly line of DAKOTA COUNTY RIGHT OF WAY MAP NO. 490, on file and of record in the office of the County Recorder, all in Dakota County, Minnesota.

SURVEYORS NOTES

1. Dakota County Coordinate system NAD83(1986adj), NAVD 88 vertical datum.
2. Field survey was completed on November 11th, 2025.
4. Distances are in US Survey feet.
5. Contours are at 1 foot intervals
6. Surveyed property is Abstract.

OWNER

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

SURVEYOR

Bolton and Menk, Inc.
12224 Nicollet Avenue
Burnsville, MN 55337

LOT AREAS:

TOTAL AREA: 1,017,344 SQ. FT. (23.355 AC.)
LOT 1, BLOCK 1: 163,424 SQ. FT. (3.752 AC.)
OUTLOT A: 60,874 SQ. FT. (1.397 AC.)
OUTLOT B: 73,428 SQ. FT. (1.686 AC.)
OUTLOT C: 421,029 SQ. FT. (9.665 AC.)
RIGHT-OF-WAY: 298,589 SQ. FT. (6.855 AC.)

ZONING:

Current zoning classification for subject property:
Part lying within NE1/4 of SE1/4, Sec. 9, Twp. 114, Rge. 20
- C-3 (General Commercial District)
Part lying within SE1/4 of SE1/4, Sec. 9, Twp. 114, Rge. 20
- P/OS (Public and Open Space District)
Proposed zoning classification for subject property:
- C-3 (General Commercial District)

REQUIREMENTS/SETBACKS:

C-3 Minimum Area/Distance Requirements:
Minimum Lot Area - 1 Acre
Minimum Lot width - 100 ft.

C-3 Principal Structure Setbacks:
Front & Side (Street) - 30 ft. (CUP - 35 ft.)
Side & Rear - 20 ft. (CUP - 10 ft.)

C-3 Parking Setbacks:
Front & Side (Street) - 15 ft.
Side & Rear - 5 ft.

C-3 Building Height - 65 ft.

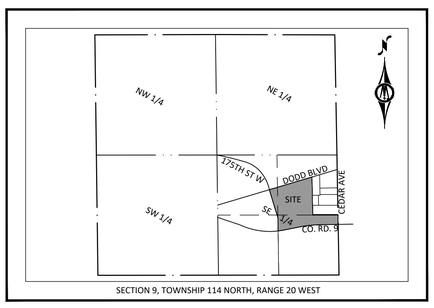
P-OS Minimum Area/Distance Requirements:
Minimum Lot Area - 20,000 sq. ft.
Minimum Lot width - 100 ft.

P-OS Principal Structure Setbacks:
Front & Side (Street) - 30 ft.
Side & Rear - 10 ft.

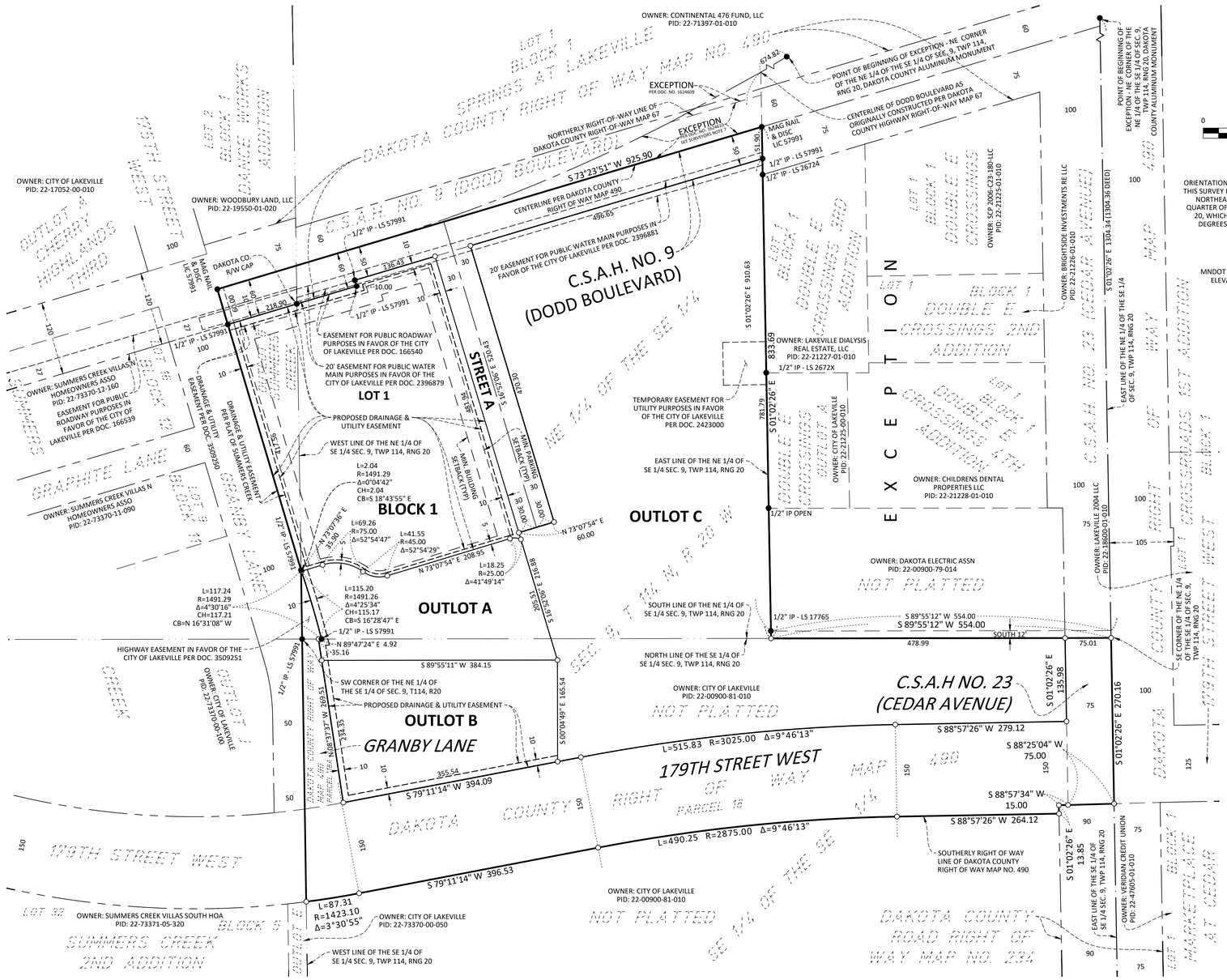
P-OS Parking Setbacks:
Front & Side (Street) - 15 ft.
Side & Rear - 5 ft.

P-OS Building Height- None

VICINITY MAP



SECTION 9, TOWNSHIP 114 NORTH, RANGE 20 WEST



BEARING NOTE

ORIENTATION OF THE BEARING SYSTEM USED FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 114, RANGE 20, WHICH IS ASSUMED TO BEAR NORTH 89 DEGREES 55 MINUTES 11 SECONDS EAST.

BENCHMARK

MNDOT GEODETIC MONUMENT 6602 V
ELEVATION = 1081.225 (NAVD88)

SURVEYOR'S CERTIFICATION

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

Matthew M. Bomstad
License Number 57991

01/28/2026
Date

EXHIBIT E

PRELIMINARY PLAT
LAKEVILLE, MINNESOTA

BOLTON & MENK
12224 NICOLLET AVENUE
BURNSVILLE, MN 55337
(952) 890-0509

THAT PART OF THE NE 1/4 OF THE SE 1/4 & THE SE 1/4 OF THE SE 1/4 OF SECTION 9, SECTION 9, TOWNSHIP 114 N, RRANGE. 20 W. DAKOTA COUNTY, MN

FOR: CITY OF LAKEVILLE

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JOB NUMBER: 25X.139279 FIELD BOOK: N/A DRAWN BY: MMB

S09-T114-R20-41,44

SHEET 1 OF 2 SHEETS

DODD COMMONS

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Lakeville, a Minnesota municipal corporation under the laws of Minnesota, owner of the following described property situated in the County of Rice and State of Minnesota, to wit:

That part of the Northeast Quarter of the Southeast Quarter of Section 9, Township 114 North, Range 20 West, Dakota County, Minnesota, lying and being south of Dodd Boulevard (Dakota County Highway No. 9) as originally constructed according to Dakota County Road Right of Way Map No. 67. Excepting therefrom that part of the Northeast Quarter of the Southeast Quarter of said Section 9 described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 9, said point being in the center of Dodd Boulevard (Dakota County Highway No. 9) as originally constructed; thence Southerly on the east line of said Northeast Quarter of the Southeast Quarter a distance of 1304.36 feet to the north line of the south 12.00 feet of said Northeast Quarter of the Southeast Quarter; thence westerly on the north line of said south 12.00 feet of the Northeast Quarter of the Southeast Quarter a distance of 554.00 feet; thence Northerly, parallel with the East line of said Northeast Quarter of the Southeast Quarter a distance of 910.63 feet to the original centerline of Dodd Boulevard (County Highway No. 9 according to Dakota County Road Right of Way Map no. 67); thence Northeasterly on the original centerline of said Dodd Boulevard (County Highway no. 9) according to said Map No. 67, a distance of 674.82 feet to the point of beginning.

Excepting that part conveyed in Document Numbers 1624609 and 1624610 lying North of Dodd Road.

Further excepting the south 12 feet of the east 554.00 feet of the NE 1/4 of the SE 1/4 of Section 9, Township 114 North, Range 20 West, Dakota County, Minnesota. The said 554.00 feet being measured in a line parallel with the south line of said NE 1/4 of the SE 1/4 and conveyed in Document Number 1221220.

AND

Outlot G, Summers Creek, Dakota County, Minnesota.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 9, Township 114, Range 20, lying northerly of the southerly line of DAKOTA COUNTY RIGHT OF WAY MAP NO. 490, on file and of record in the office of the County Recorder, all in Dakota County, Minnesota.

Has caused the same to be surveyed and platted as DODD COMMONS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as create by this plat.

In witness whereof said City of Lakeville, a Minnesota municipal corporation under the laws of Minnesota, has caused these presents to be signed by its proper officers this _____ day of _____, 2026.

City of Lakeville

By _____, its Mayor
Luke Hellier

By _____, its Clerk
Ann Orlofsky

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Luke Hellier, Mayor and Ann Orlofsky, Clerk of the City of Lakeville, a Minnesota municipal corporation under the laws of Minnesota, on behalf of the corporation.

_____
Signature

_____
Printed Name

Notary Public, _____ County

My Commission Expires on _____

I, Matthew M. Bomstad, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2026

_____
Matthew M. Bomstad, Licensed Land Surveyor
Minnesota License No. 57991

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by Matthew M. Bomstad.

_____
Signature

_____
Printed Name

Notary Public, _____ County

My Commission Expires on _____

CITY COUNCIL, CITY OF LAKEVILLE, MINNESOTA

We do hereby certify that on _____ day of _____, 2026, the City Council of Lakeville, Minnesota approved this plat by resolution and is in compliance with the provisions of Minnesota Statutes Section 505.03, Subdivision 2.

_____ Mayor
Luke Hellier

_____ City Clerk
Ann Orlofsky

DAKOTA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2026.

_____
Todd B. Tollefson - Dakota County Surveyor

BOARD OF COUNTY COMMISSIONERS, COUNTY OF DAKOTA, STATE OF MINNESOTA

We do hereby certify that on _____ day of _____, 2026 the Board of Commissioners of Dakota County, Minnesota approved this plat of DODD COMMONS and said plat is in compliance with the provisions of Minnesota Statutes Section 505.03, Subd. 2, and pursuant to the Dakota County Contiguous Plat Ordinance.

_____, Chair, County Board

_____, County Treasurer-Auditor

DAKOTA COUNTY PROPERTY TAXATION & RECORDS

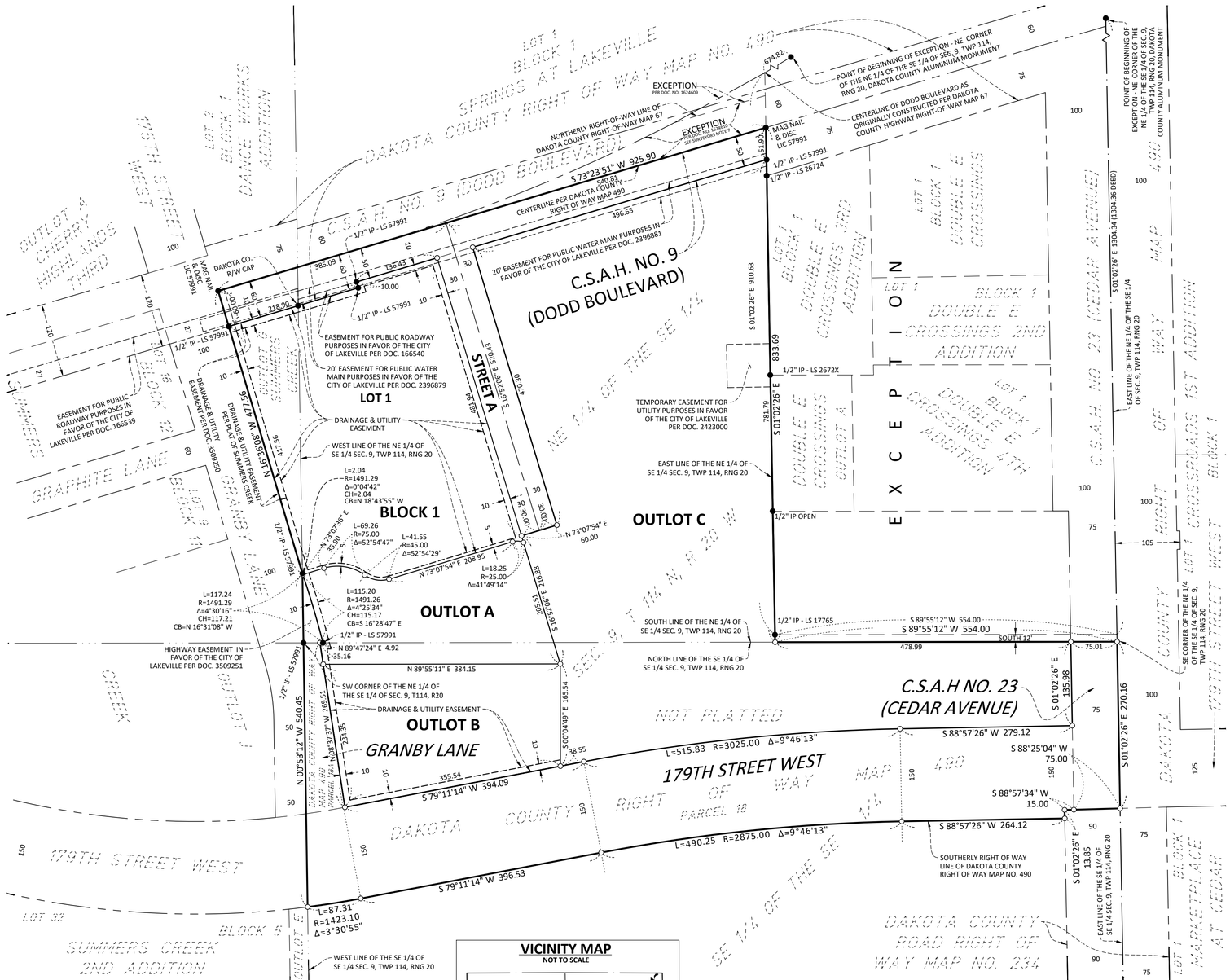
Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2026 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 2026.

_____
Amy Koethe - Property Taxation & Records Director

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of DODD COMMONS was recorded in the office of the County Recorder for public record on this _____ day of _____, 2026, at _____ o'clock _____.M. and was duly filed in Book _____ of Plats, Page _____, as Document Number _____.

_____
Amy Koethe - County Recorder


C.S.A.H. NO. 9 (DODD BOULEVARD)
DAKOTA COUNTY RIGHT-OF-WAY MAP NO. 490
NORTHERLY RIGHT-OF-WAY LINE OF DAKOTA COUNTY RIGHT-OF-WAY MAP 67
CENTERLINE PER DAKOTA COUNTY RIGHT OF WAY MAP 490
EXCEPTION PER DOC. NO. 1624609
EXCEPTION PER DOC. NO. 1624610 SEE DRAWDOWN NOTE
POINT OF BEGINNING OF EXCEPTION - NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20, DAKOTA COUNTY ALUMINUM MONUMENT
CENTERLINE OF DODD BOULEVARD AS ORIGINALLY CONSTRUCTED PER DAKOTA COUNTY HIGHWAY RIGHT-OF-WAY MAP 67
POINT OF BEGINNING OF EXCEPTION - NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SEC. 9, TWP 114, RNG 20, DAKOTA COUNTY ALUMINUM MONUMENT
S 73°23'51" W 925.90
540.83
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674.82
MAG NAIL & DISC LIC 57991
1/2" IP - LS 57991
1/2" IP - LS 26724
EXCEPTION
LOT 1 BLOCK 1 DOUBLE E CROSSINGS 2ND ADDITION
LOT 1 BLOCK 1 DOUBLE E CROSSINGS ADDITION
LOT 2 BLOCK 1 DOUBLE E CROSSINGS ADDITION
OUTLOT A DOUBLE E CROSSINGS 2ND ADDITION
OUTLOT B DOUBLE E CROSSINGS 2ND ADDITION
OUTLOT C DOUBLE E CROSSINGS 2ND ADDITION
OUTLOT A SUMMERS CREEK 2ND ADDITION
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LOT 1 BLOCK 1 SUMMERS CREEK 2ND ADDITION
LOT 2 BLOCK 1 SUMMERS CREEK 2ND ADDITION
LOT 1 BLOCK 2 SUMMERS CREEK 2ND ADDITION
LOT 1 BLOCK 5 SUMMERS CREEK 2ND ADDITION
LOT 32 SUMMERS CREEK 2ND ADDITION
OUTLOT A SUMMERS CREEK
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OUTLOT A SUMMERS CREEK 2ND ADDITION
OUTLOT B SUMMERS CREEK 2ND ADDITION
OUTLOT C SUMMERS CREEK 2ND ADDITION
DAKOTA COUNTY PARCEL 490 PARCEL 15
DAKOTA COUNTY RIGHT OF WAY MAP 490
DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 234
C.S.A.H NO. 23 (CEDAR AVENUE)
179TH STREET WEST
GRANBY LANE
GRAPHITE LANE
EXCEPTION
LOT 1 BLOCK 1 DOUBLE E CROSSINGS 2ND ADDITION
LOT 1 BLOCK 1 DOUBLE E CROSSINGS ADDITION
LOT 2 BLOCK 1 DOUBLE E CROSSINGS ADDITION
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OUTLOT A SUMMERS CREEK 2ND ADDITION
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OUTLOT C SUMMERS CREEK 2ND ADDITION
LOT 1 BLOCK 5 SUMMERS CREEK 2ND ADDITION
LOT 32 SUMMERS CREEK 2ND ADDITION
LOT 1 BLOCK 2 SUMMERS CREEK 2ND ADDITION
OUTLOT A SUMMERS CREEK
OUTLOT B SUMMERS CREEK
OUTLOT G SUMMERS CREEK
DAKOTA COUNTY PARCEL 490 PARCEL 15
DAKOTA COUNTY RIGHT OF WAY MAP 490
DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 234
C.S.A.H NO. 23 (CEDAR AVENUE) 1ST ADDITION
OUTLOT A CEDAR AVENUE 1ST ADDITION
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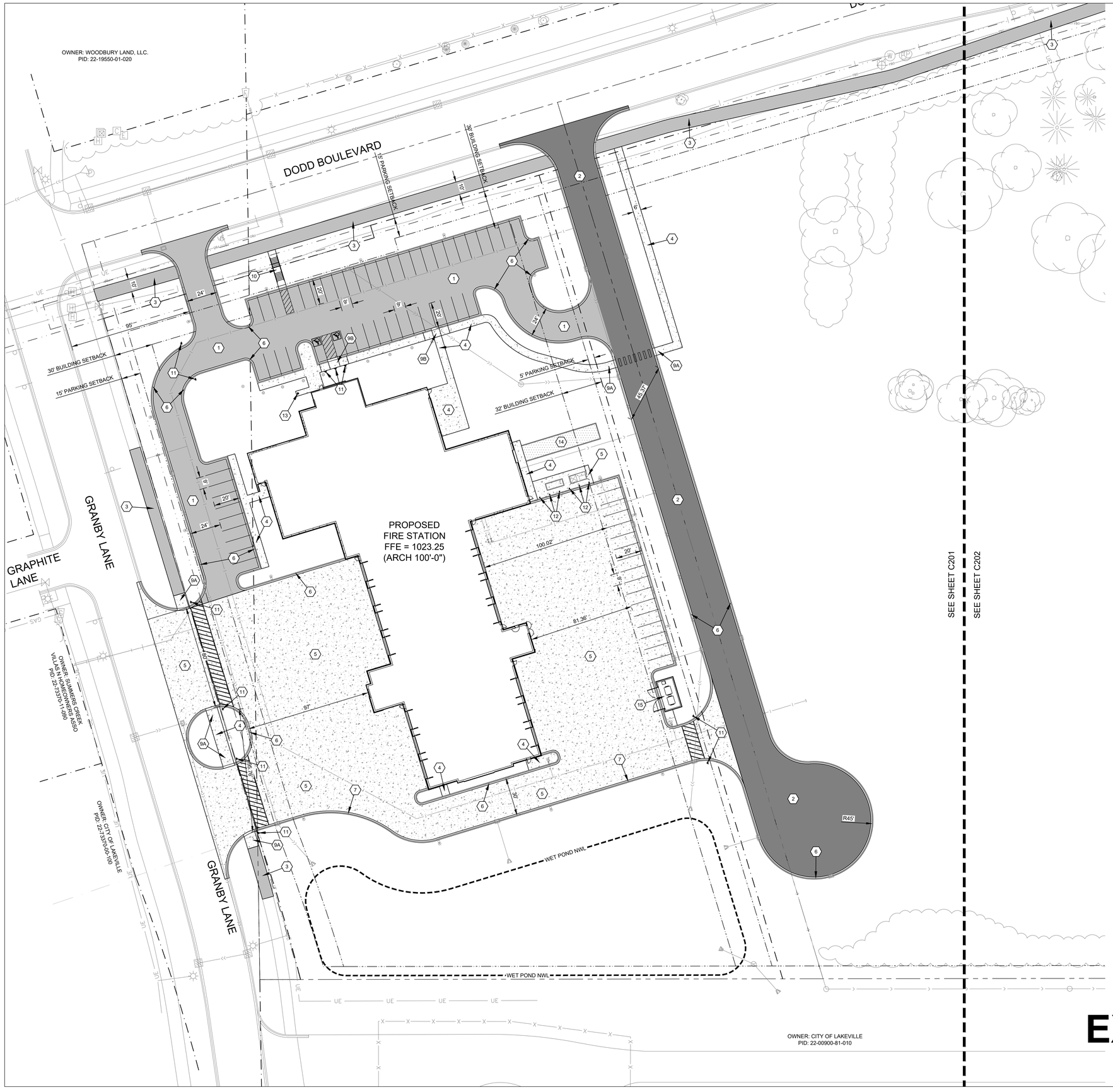
OWNER: WOODBURY LAND, LLC.
PID: 22-19550-01-020
DODD BOULEVARD
15' PARKING SETBACK
30' BUILDING SETBACK
30' BUILDING SETBACK
15' PARKING SETBACK
5' PARKING SETBACK
32' BUILDING SETBACK
GRANBY LANE
GRAPHITE LANE
GRANBY LANE
PROPOSED
FIRE STATION
FFE = 1023.25
(ARCH 100'-0")
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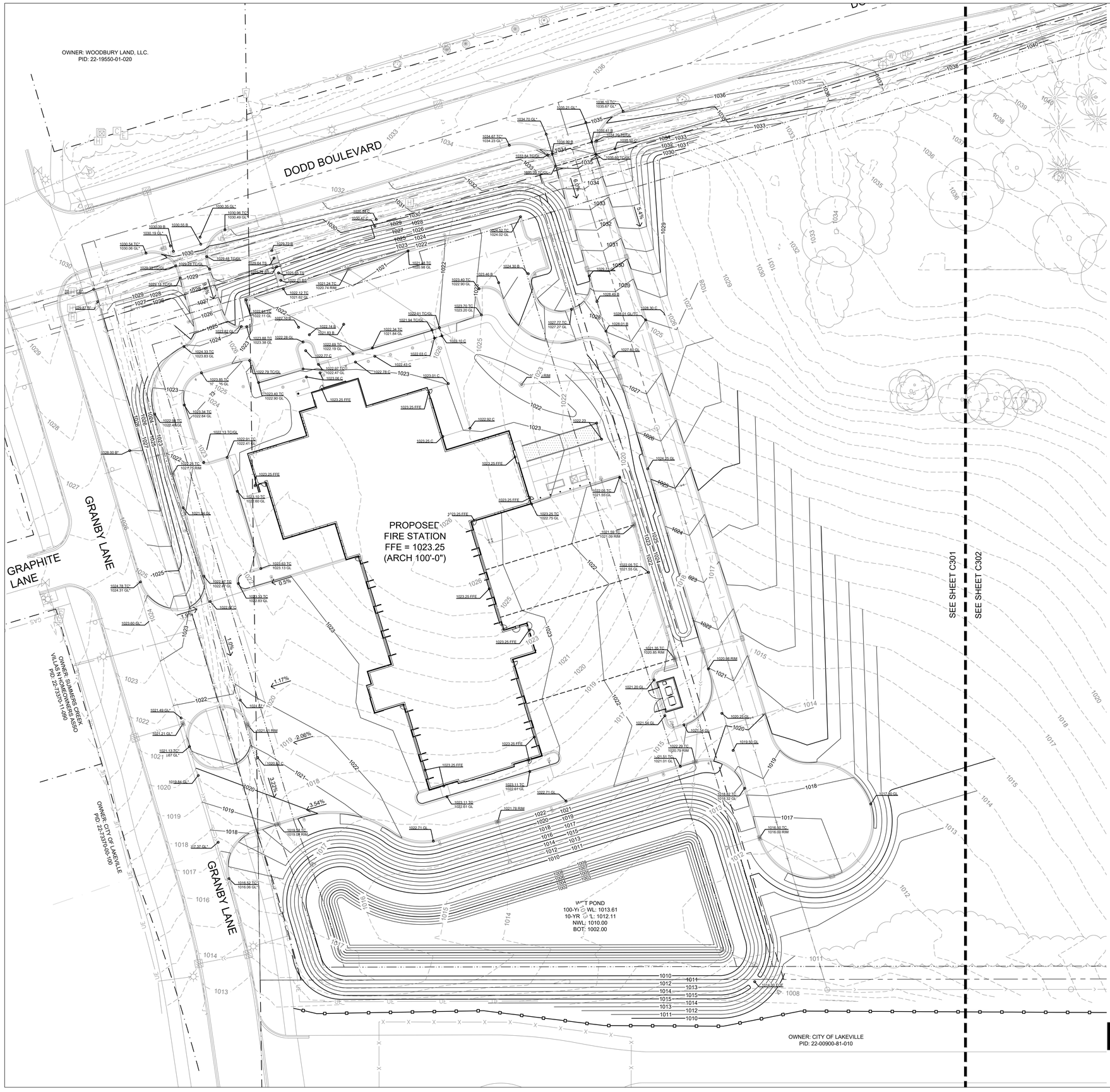
10'
6'
6'
6



SYMBOL LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS - MAJOR INTERVAL
- PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- GRADE SLOPE
- SILT FENCE
- SEDIMENT LOG
- RIP-RAP / ROCK CONST. ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
GO - GUTTER OUT
B - BITUMINOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED

GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. All disturbed areas to receive 6" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

EROSION CONTROL NOTES

1. See SWPPP Sheets C001 and C002 for Erosion Control Notes.

KEY NOTES

1. SILT FENCE, SEE DETAIL
2. INLET PROTECTION, SEE DETAIL
3. ROCK CONSTRUCTION ENTRANCE, SEE DETAIL
4. RIP RAP AT FLARED END SECTION, SEE DETAIL

EXHIBIT H

NORTH
0 15 30 60

CITY SUBMITTAL - NOT FOR CONSTRUCTION

Architects CNH
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APPLE VALLEY, MN 55124
(952) 431-4433

Larson Engineering, Inc.
3524 Laborre Road
White Bear Lake, MN 55110
651.481.9120 | 651.481.9201
www.larsonengr.com

Lakeville Fire Station 2
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 2/23/2026

Grading & Erosion Control Plan

C301

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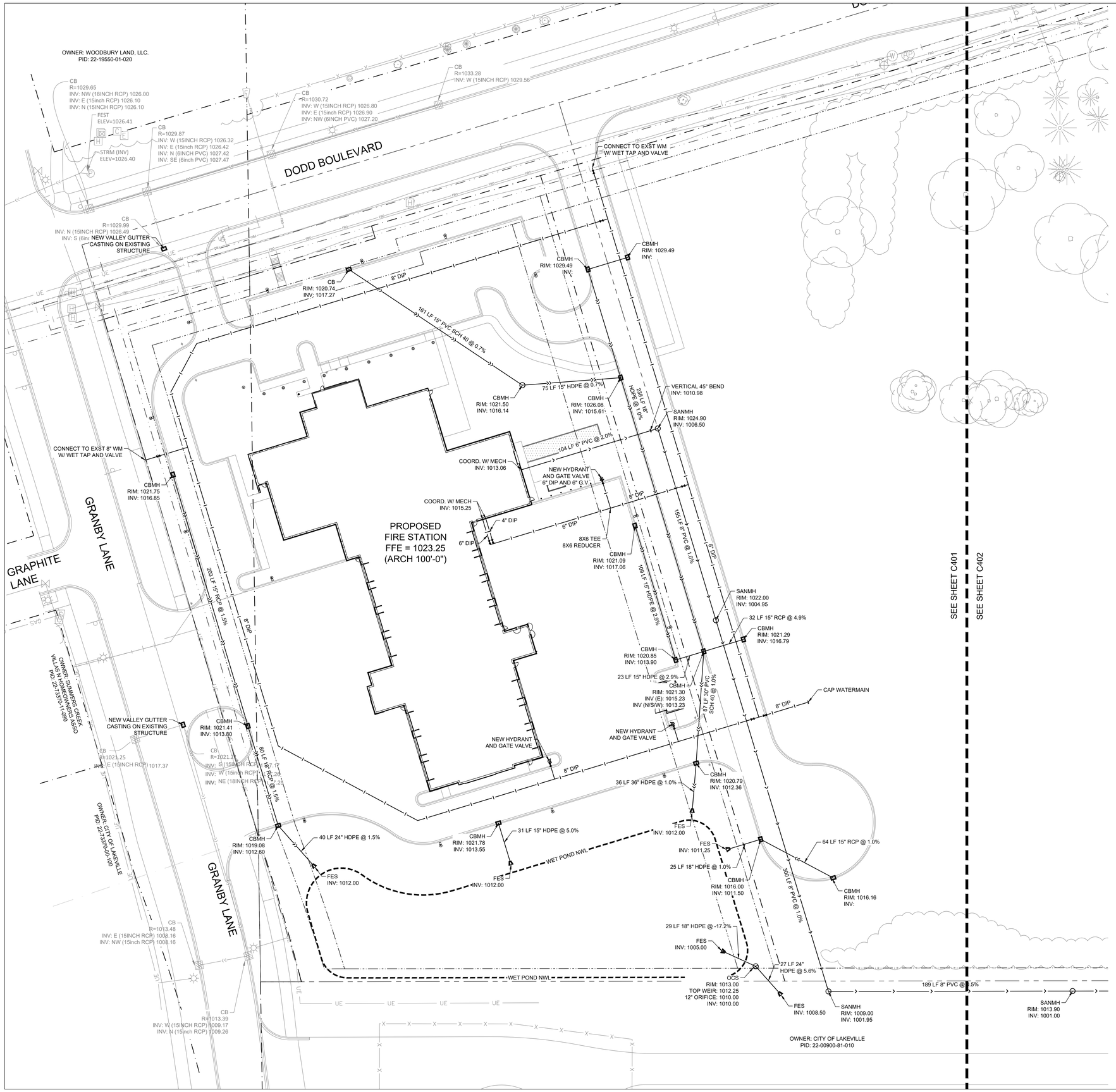

SYMBOL LEGEND

- STORM MANHOLE
- CATCH BASIN
- CURB INLET
- FLARED END
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE & BOX
- WATER SHUTOFF
- LIGHT POLE

- TELEPHONE LINE
- ELECTRIC OVERHEAD LINE
- ELECTRIC UNDERGROUND LINE
- FIBER OPTIC UNDERGROUND LINE
- NATURAL GAS UNDERGROUND LINE
- SANITARY SEWER PIPE
- STORM SEWER PIPE
- TELEPHONE UNDERGROUND LINE
- WATERMAIN PIPE
- DRAINTILE PIPE

UTILITY NOTES

1. It is the responsibility of the contractor to perform or coordinate all necessary utility connections and relocations from existing utility locations to the proposed building, as well as to all onsite amenities. These connections include but are not limited to water, sanitary sewer, cable TV, telephone, gas, electric, site lighting, etc.
2. All service connections shall be performed in accordance with state and local standard specifications for construction. Utility connections (sanitary sewer, watermain, and storm sewer) may require a permit from the City.
3. The contractor shall verify the elevations at proposed connections to existing utilities prior to any demolition or excavation. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
4. The contractor shall notify all appropriate engineering departments and utility companies 72 hours prior to construction. All necessary precautions shall be made to avoid damage to existing utilities.
5. Storm sewer requires testing in accordance with Minnesota plumbing code 4714.1107 where located within 10 feet of waterlines or the building.
6. HDPE storm sewer piping shall meet ASTM F2306 and fittings shall meet ASTM D3212 joint pressure test. Installation shall meet ASTM C2321.
7. All RCP pipe shown on the plans shall be MN/DOT class 3.
8. Maintain a minimum of 7 ½' of cover over all water lines and sanitary sewer lines. Where 7 ½' of cover is not provided, install 2" rigid polystyrene insulation (MN/DOT 3760) with a thermal resistance of at least 5 and a compressive strength of at least 25 psi. Insulation shall be 8' wide, centered over pipe with 6" sand cushion between pipe and insulation. Where depth is less than 5', use 4" of insulation.
9. Install water lines 18" above sewers. Where the sewer is less than 18" below the water line (or above), install sewer piping of materials approved for inside building use for 10 feet on each side of the crossing.
10. All watermain piping shall be class 52 ductile iron pipe unless noted otherwise.
11. See Project Specifications for bedding requirements.
12. Pressure test and disinfect all new watermains in accordance with state and local requirements.
13. Sanitary sewer piping shall be PVC, SDR-35 for depths less than 12', PVC SDR-26 for depths between 12' and 26', and class 52 D.I.P. for depths of 26' or more.
14. A structure adjustment shall include removing and salvaging the existing casting assembly, removing existing concrete rings to the precast section. Install new rings and salvaged casting to proposed grades, cleaning casting flange by mechanical means to insure a sound surface and install an external chimney seal from casting to precast section. Chimney seals shall be Infi-Shield Uni-Band or an approved equal.

KEY NOTES

1. CATCH BASIN, SEE DETAIL
2. CATCH BASIN / STORM MANHOLE, SEE DETAIL
3. STORM SEWER SUMP MANHOLE, SEE DETAIL
4. OUTLET CONTROL STRUCTURE, SEE DETAIL
5. SANITARY SEWER MANHOLE, SEE DETAIL
6. NEW HYDRANT AND VALVE, SEE DETAIL
7. FLARED END SECTION, SEE DETAIL
8. NEW GATE VALVE AND BOX, SEE DETAIL

EXHIBIT I

NORTH
0 15 30 60

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White Bear Lake, MN 55110
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www.larsonengr.com

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Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 2/23/2026
Utility Plan

C401

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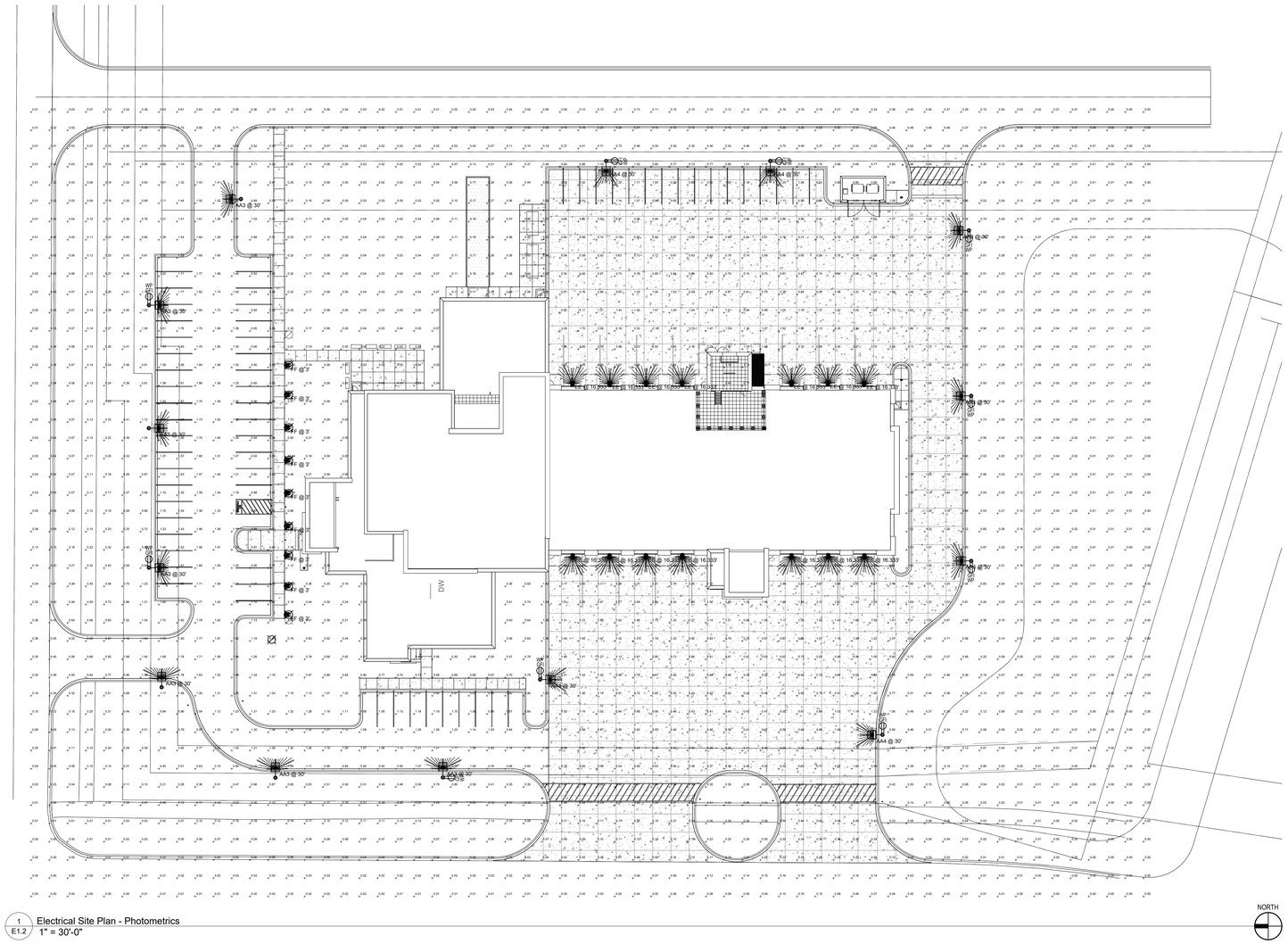

1 E1.2 Electrical Site Plan - Photometrics
1" = 30'-0"

NORTH

EXHIBIT J

DESCRIPTION OF CONTROLS:
SITE LIGHTING STANDARDS AND BUILDING MOUNTED FIXTURES SHALL BE CONTROLLED THROUGHT SEPERATE CONTROL POINTS THROUGH RELAY CONTROLLED BY ASTRONOMICAL TIME-CLOCK. SCHEDULE IS PROGRAMMABLE WITH AN INITIAL SETTING OF 'ON' AT DUSK , 'OFF' AT DAWN. LIGHTING SHALL DIM AFTER PRESET TIME OF 10:00PM TO 50% OUTPUT UNTIL DAWN. LIGHTING SHALL RAISE IN INTENSITY FOR A PRESET DURATION OF TIME WHEN MOTION IS DETECTED.

LUMINAIRE SCHEDULE:

1. TYPE AA3:
   - A. LIGHT SOURCE - LED - TYPE 3 DISTRIBUTION
   - B. WATTAGE - 93
   - C. INITIAL LUMEN OUTPUT - 8404
   - D. CRI - 80
   - E. COLOR TEMPERATURE - 3000K
   - F. OPTIONS - HOUSE SIDE SHIELD
   - G. LLF - 1.0
   - H. BUG RATING - B1-U0-G3
   - I. MOUNTING - 27' RSS POLE ON 3' BASE

2. TYPE AA4:
   - A. LIGHT SOURCE - LED - TYPE FT DISTRIBUTION
   - B. WATTAGE - 93
   - C. INITIAL LUMEN OUTPUT - 8309
   - D. CRI - 80
   - E. COLOR TEMPERATURE - 3000K
   - F. OPTIONS - HOUSE SIDE SHIELD
   - G. LLF - 1.0
   - H. BUG RATING - B1-U0-G2
   - I. MOUNTING - 27' RSS POLE ON 3' BASE

3. TYPE DD:
   - A. LIGHT SOURCE - LED
   - B. WATTAGE - 7
   - C. INITIAL LUMEN OUTPUT - 700
   - D. CRI - 80
   - E. COLOR TEMPERATURE - 3000K
   - F. OPTIONS - VISUAL COMFORT OPTICS
   - G. LLF - 1.0
   - H. BUG RATING - B0-U0-G0
   - I. MOUNTING - 10' AFG

4. TYPE EE:
   - A. LIGHT SOURCE - LED
   - B. WATTAGE - 32
   - C. INITIAL LUMEN OUTPUT - 3015
   - D. CRI - 80
   - E. COLOR TEMPERATURE - 3000K
   - F. OPTIONS - NONE
   - G. LLF - 1.0
   - H. BUG RATING - B1-U0-G1
   - I. MOUNTING - 16'-4" AFG

5. TYPE FF:
   - A. LIGHT SOURCE - LED
   - B. WATTAGE - 13.5
   - C. INITIAL LUMEN OUTPUT - 858
   - D. CRI - 80
   - E. COLOR TEMPERATURE - 3000K
   - F. OPTIONS - NONE
   - G. LLF - 1.0
   - H. BUG RATING - B0-U1-G0
   - I. MOUNTING - GROUND

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(952) 431-4433

KRAUS-ANDERSON CONSTRUCTION COMPANY

edi-dolejs consulting engineers
mn/mn/dpls | mn/ks/dpls
Bloomington | Rochester | Saint Cloud
Minneapolis, MN 55411
(612) 379-3850

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: JAY S. HRUBY PE
SIGNATURE:
DATE: 12/29/25
LIC. NO.: 40290

Lakeville

Lakeville Combined Fire Station
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 12/29/25

Electrical Site Plan - Photometrics

E1.2

EDI-DOLEJS #25-013

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TREE PROTECTION SCHEDULE - TREES WITHIN LIMIT OF DISTURBANCE						
TAG #	SPECIES	DBH (INCHES)	HEIGHT	CONDITION	NOTES	REMOVED (Y/N)
502	Hackberry, Northern	6	15' - 30'	3-Good		Y
503	Linden, American	12	30' - 60'	3-Good		Y
504	Maple, Silver	17	30' - 60'	3-Good		Y
506	Elm, American	7	15' - 30'	3-Good		Y
508	Linden, American	8	15' - 30'	3-Good		Y
510	Maple, Silver	16	30' - 60'	3-Good		Y
511	Maple, Silver	16	30' - 60'	3-Good		Y
514	Walnut, Black	12	15' - 30'	0-Dead		Y
516	Boxelder	12	15' - 30'	2-Fair		Y
518	Linden, American	9	30' - 60'	3-Good		Y
519	Walnut, Black	17	30' - 60'	1-Poor	Decay	Y
520	Linden, American	10	30' - 60'	3-Good		Y
521	Walnut, Black	19	60'+	3-Good		Y
523	Maple, Silver	8	15' - 30'	0-Dead		Y
524	Elm, American	9	30' - 60'	3-Good		Y
525	Elm, American	7	15' - 30'	3-Good		Y
526	Elm, American	9	30' - 60'	3-Good		Y
527	Elm, American	8	15' - 30'	3-Good		Y
528	Linden, American	8	15' - 30'	3-Good		Y
529	Maple, Silver	16	30' - 60'	3-Good		Y
530	Elm, American	11	30' - 60'	3-Good		Y
532	Walnut, Black	16	30' - 60'	3-Good		Y
536	Linden, American	6	15' - 30'	3-Good		Y
537	Elm, American	8	30' - 60'	3-Good		Y
538	Elm, Siberian	16	30' - 60'	3-Good		Y
540	Walnut, Black	10	30' - 60'	3-Good		Y
541	Elm, American	15	30' - 60'	2-Fair	Possible decay	Y
542	Elm, Siberian	36	30' - 60'	3-Good	2 trunk, co-dominant	Y
543	Maple, Silver	18	30' - 60'	1-Poor	Upper canopy dead	Y
544	Elm, Siberian	42	60'+	2-Fair	Small decay cavity at base, 2 trunk, included bark	Y
545	Elm, American	7	15' - 30'	3-Good		Y
546	Elm, Siberian	11	30' - 60'	0-Dead		Y
547	Walnut, Black	7	15' - 30'	3-Good		Y
548	Walnut, Black	7	30' - 60'	3-Good		Y
549	Boxelder	31	30' - 60'	1-Poor	3 trunk, decay, 2 trunks with extreme leans	Y
550	Boxelder	15	30' - 60'	3-Good		Y
551	Spruce, White	6	5' - 15'	2-Fair		Y
552	Maple, Silver	15	30' - 60'	3-Good		Y
553	Boxelder	9	15' - 30'	2-Fair	Extreme lean	Y
554	Elm, American	7	15' - 30'	0-Dead		Y
555	Elm, American	20	30' - 60'	3-Good		Y
556	Elm, Siberian	9	30' - 60'	3-Good		Y
557	Boxelder	16	5' - 15'	0-Dead		Y
558	Maple, Silver	17	30' - 60'	0-Dead		Y
559	Walnut, Black	18	60'+	3-Good		Y
560	Walnut, Black	18	60'+	3-Good		Y
561	Walnut, Black	10	15' - 30'	2-Fair	Adjacent tree conflict	Y
562	Walnut, Black	6	15' - 30'	3-Good		Y
563	Boxelder	26	30' - 60'	3-Good		Y
564	Walnut, Black	22	30' - 60'	3-Good	2 trunk, co-dominant	Y
565	Boxelder	9	15' - 30'	1-Poor	Prostrate growth	Y
566	Walnut, Black	13	30' - 60'	3-Good		Y
567	Elm, American	8	15' - 30'	3-Good		Y
568	Maple, Silver	17	30' - 60'	3-Good		Y
569	Walnut, Black	7	15' - 30'	3-Good		Y
570	Walnut, Black	10	30' - 60'	3-Good		Y
571	Maple, Silver	11	30' - 60'	3-Good		Y
572	Spruce, Blue	10	15' - 30'	3-Good		Y
573	Maple, Silver	17	30' - 60'	3-Good		Y
574	Boxelder	30	30' - 60'	1-Poor	Large decay cavity at base	Y
575	Elm, Siberian	42	60'+	2-Fair	4 trunks, included bark	Y
577	Elm, Siberian	20	30' - 60'	3-Good		Y
578	Elm, American	12	15' - 30'	2-Fair	Arching trunk	Y
579	Linden, American	10	30' - 60'	3-Good		Y
581	Walnut, Black	15	30' - 60'	2-Fair	Upper trunk leaning	Y
582	Walnut, Black	18	30' - 60'	3-Good		Y
583	Walnut, Black	10	15' - 30'	3-Good		Y
584	Spruce, Blue	8	15' - 30'	3-Good		Y
585	Maple, Silver	49	30' - 60'	3-Good	5 trunks	Y
586	Walnut, Black	9	15' - 30'	2-Fair	Old wound lower trunk.	Y
587	Walnut, Black	9	30' - 60'	3-Good		Y
588	Elm, American	15	30' - 60'	3-Good		Y
589	Maple, Silver	18	30' - 60'	3-Good		Y
590	Maple, Silver	9	15' - 30'	3-Good		Y
591	Boxelder	7	15' - 30'	2-Fair	Extreme lean	Y
592	Elm, Siberian	14	30' - 60'	3-Good		Y
593	Elm, American	10	30' - 60'	3-Good		Y
594	Elm, American	17	30' - 60'	3-Good	Co-dominant, 2 trunk	Y
595	Boxelder	30	30' - 60'	3-Good		Y
596	Walnut, Black	25	30' - 60'	3-Good		Y
598	Elm, American	6	15' - 30'	3-Good		Y
599	Maple, Silver	27	30' - 60'	3-Good	5 trunks	Y
600	Boxelder	11	15' - 30'	1-Poor	Base decay	Y
901	Boxelder	23	30' - 60'	1-Poor	Canopy dieback, large branch broken	Y
902	Elm, Siberian	23	60'+	3-Good		Y
903	Boxelder	6	15' - 30'	3-Good		Y
905	Boxelder	9	15' - 30'	1-Poor	Decay in lower trunk	Y
907	Elm, Siberian	15	30' - 60'	3-Good		Y
910	Cherry, Black	12	30' - 60'	3-Good		Y
913	Boxelder	9	15' - 30'	3-Good		Y
916	Boxelder	9	30' - 60'	3-Good		Y
917	Boxelder	22	30' - 60'	1-Poor	Decay cavity on lower trunk	Y
919	Boxelder	15	30' - 60'	3-Good		Y
922	Boxelder	13	30' - 60'	2-Fair	2 trunk, secondary trunk broken off	Y
923	Maple, Silver	47	30' - 60'	2-Fair	Lower trunk decay	Y
924	Boxelder	16	30' - 60'	3-Good		Y
930	Boxelder	8	30' - 60'	0-Dead		Y
934	Elm, American	13	30' - 60'	3-Good		Y
938	Maple, Silver	67	60'+	3-Good	7 trunks	Y
939	Boxelder	21	30' - 60'	2-Fair	3 trunks	Y
940	Boxelder	19	30' - 60'	3-Good		Y
941	Boxelder	21	30' - 60'	2-Fair	Co-dominant, old decay cavity on lower trunk	Y
942	Boxelder	10	15' - 30'	2-Fair	Leaning north	Y
944	Boxelder	16	30' - 60'	3-Good		Y
945	Boxelder	17	30' - 60'	3-Good		Y
946	Boxelder	14	30' - 60'	3-Good		Y
947	Boxelder	16	30' - 60'	3-Good		Y
948	Boxelder	48	30' - 60'	2-Fair	Old tree	Y
950	Boxelder	30	30' - 60'	3-Good	3 trunk	Y
952	Elm, Siberian	16	30' - 60'	3-Good	Co-dominant, 2 trunks	Y
954	Elm, American	13	30' - 60'	3-Good		Y

Tree Preservation Plan Calculation Report Form

City of Lakeville

Applicant should complete grey boxes and submit a copy of the report with the Tree Preservation Plan.

Date:	2/26/2026
Address:	Dodd Blvd
City, State, Zip code:	Lakeville, MN 55044
Developer:	
Project:	Lakeville Fire Station Combined
Description:	Fire Station

Only check one of the below boxes to generate the report:

☐ Check box if the development has a 40% removal threshold under the ordinance.

☑ Check box if the development has a 70% removal threshold under the ordinance.

1,508.0 **Total diameter inches of signficant trees onsite**

Common: 1115 Conifer: 24 Hardwood Deciduous: 369 Heritage: 0

1,055.6 **Allowable removal threshold in diameter inches**

The removal of significant inches beyond the allowable removal threshold must be replaced according to the tree replacement schedule.

1,508.0 **Total significant tree diameter inches removed**

Common: 1115 Conifer: 24 Hardwood Deciduous: 369 Heritage: 0

0.0 **Credit for the preservation of Heritage Trees and/or Significant Woodlands**

Heritage inches preserved: 0 Significant Woodland inches preserved: 0

198.0 **Total diameter inches of replacment planting required**

210 **Proposed tree replacment: Diameter Inches provided**

Category	*Qty*	*Caliper*	*Inches*
Shade Trees	63	2.5	157.5
Conifer Trees	21	2.5	52.5
Ornamental Trees	14	0	0

TREE REPLACEMENT REQUIREMENTS
SEE L1.0 FOR TREE PLANTING SCHEDULE

ORNAMENTAL MAXIUMUM REQUIREMENT		
NO MORE THAN 15% OF OF REPLACEMENT TREE DBH CAN BE ORNAMENTAL (TREE PRERSERVATION CODE 11-21-11 G 2 d (1))		
TYPE OF TREE	**QUANTITY**	**% OF TOTAL**
ORNAMENTAL	14	14%
DECIDUOUS/SHADE	63	64%
CONIFEROUS	21	21%
TOTAL	98	

GENUS REQUIREMENT		
NO MORE THAN 20% OF REPLACEMENT TREE QUANTITY IN SAME GENUS, EXCEPTION: THUJA (25%), (TREE PRESERVATION CODE 11-21-11 G 2 d (2))		
GENUS	**QUANTITY**	**% OF TOTAL**
AMELANCHIER	11	11%
MALUS	3	3%
ACER	15	15%
BETULA	18	18%
CELTIS	10	10%
QUERCUS	20	20%
THUJA	19	19%
PICEA	2	2%
TOTAL	98	

EXHIBIT K

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APPLE VALLEY, MN 55124
(952) 431-4433

HKGi
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MINNEAPOLIS, MN 55401
www.hkgi.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.

SIGNATURE: _____ PRINT NAME: Bryan Harjes, PLA DATE: _____ LIC. NO.: 42954

Lakeville Fire Station Combined
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 02.26.2026

Tree Removal and Preservation Tabulation

L1.2

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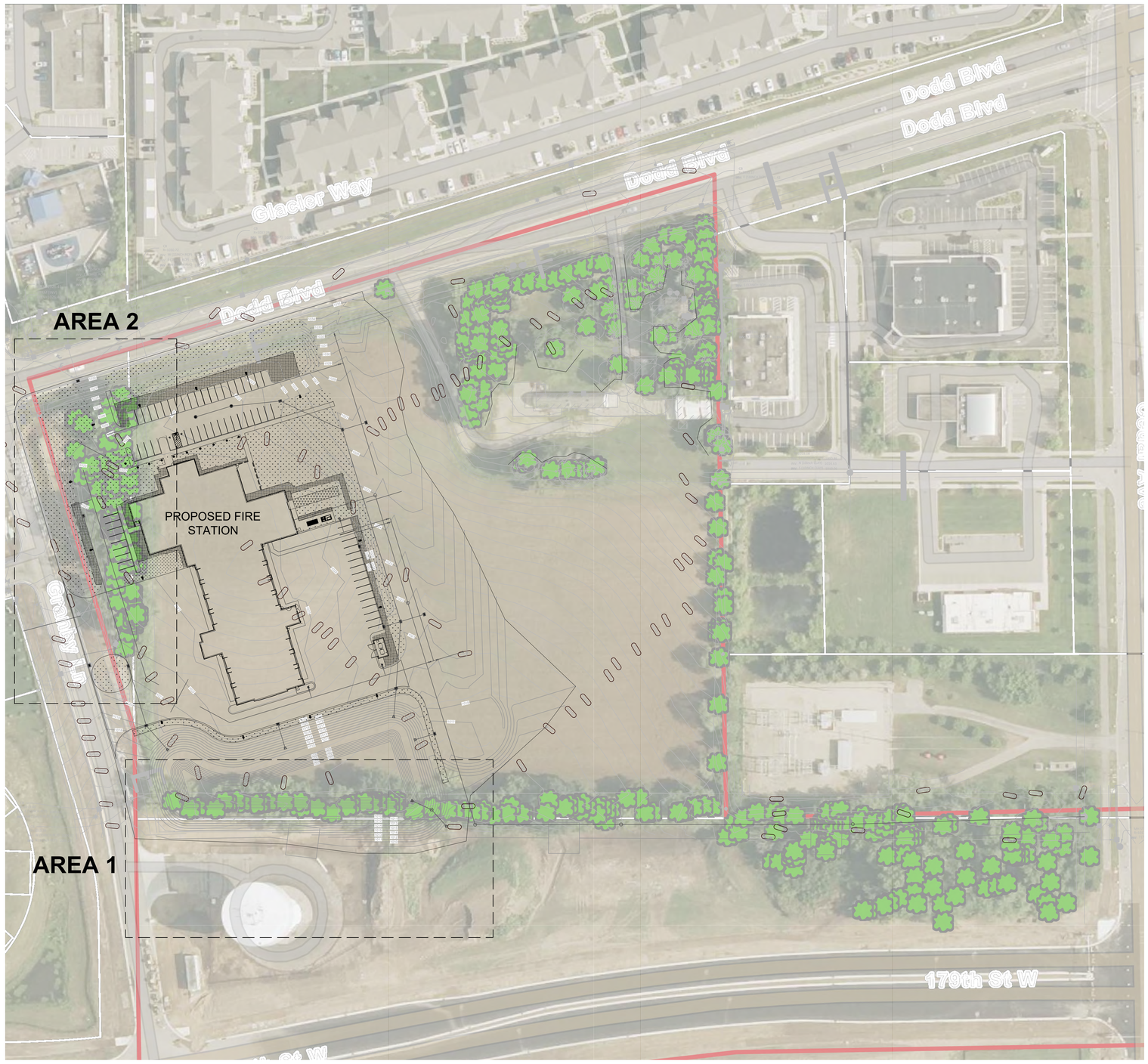

LEGEND

- LIMIT OF DISTURBANCE
- EXISTING TREE TO REMAIN
- Tree Inventory Limits
- Parcels
- Inventoried Tree

NOTES

1. ALL EXISTING TREES WITHIN LIMIT OF DISTURBANCE TO BE REMOVED

NORTH

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(952) 431-4433

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MINNEAPOLIS, MN 55401
www.hkgi.com

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SIGNATURE:
PRINT NAME: Bryan Harjes, PLA
DATE:
LIC. NO.: 42654

Lakeville Fire Station Combined
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 12.30.2025

Tree Removal and Preservation Reference Plan

L1.3

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AREA 1

Lakeville

17622 Dodd Boulevard
City of Lakeville

Exhibit B-6: Tree Inventory (Southwest)
November 2025

BOLTON & MENK

TREE TO BE REMOVED

Map Document: H:\LAKV\25X139279000\GIS\Natural Resources\Maps\139279_Tree_Inventory.aprx | Exhibit B_Wetland Delineation Map | Username: danielne | Date Saved: 11/6/2025 2:04 PM

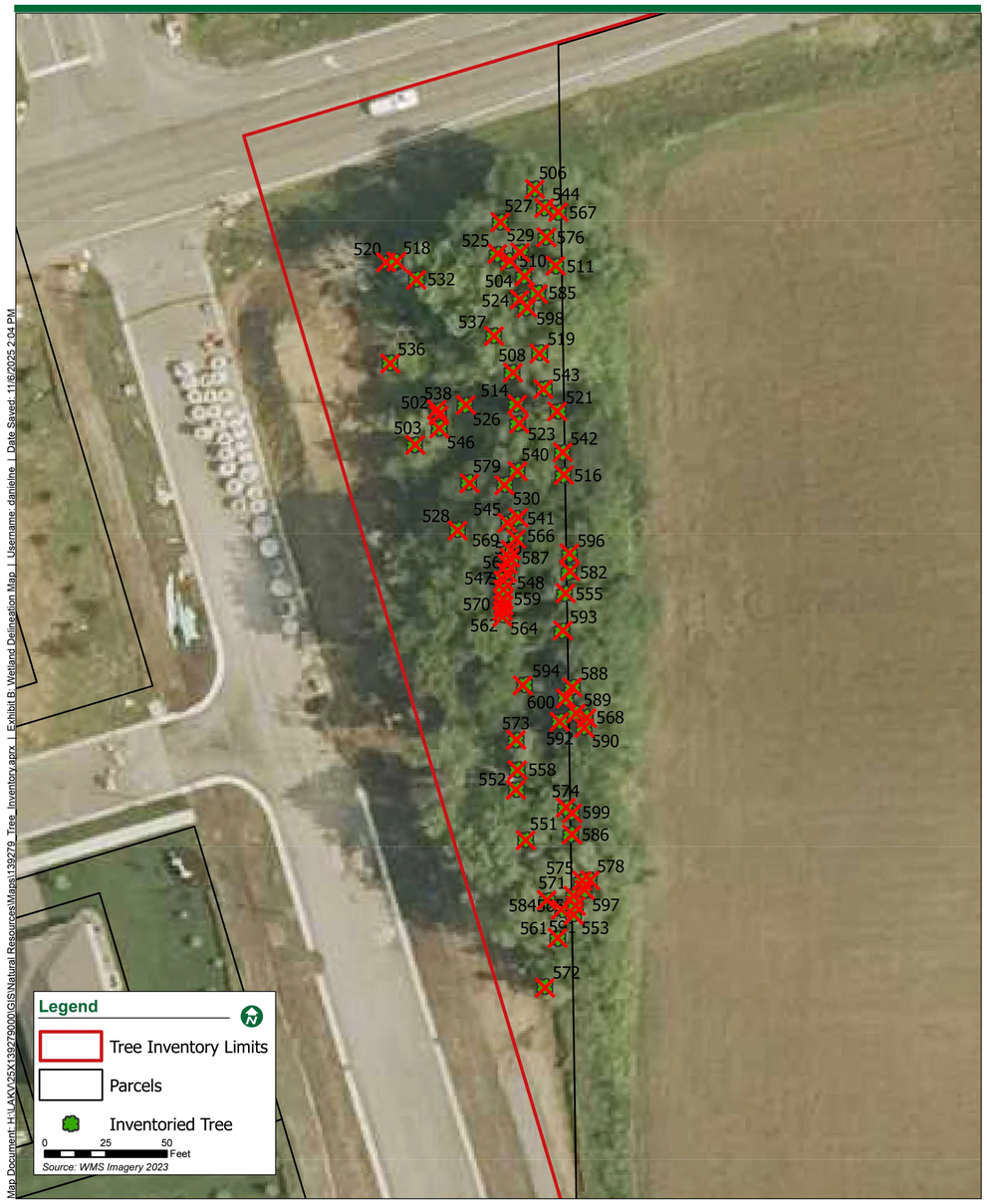
AREA 2

Lakeville

17622 Dodd Boulevard
City of Lakeville

Exhibit B-7: Tree Inventory (Northwest)
November 2025

BOLTON & MENK



TREE TO BE REMOVED

Map Document: H:\LAKV\25X139279000\GIS\Natural Resources\Maps\139279_Tree_Inventory.aprx | Exhibit B_Wetland Delineation Map | Username: danielne | Date Saved: 11/6/2025 2:04 PM

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www.hkgi.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.

SIGNATURE:
PRINT NAME: Bryan Harjes, PLA
DATE:
LIC. NO.: 42954

Lakeville Fire Station Combined
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 12.30.2025

Tree Removal and Preservation Plan

L1.4

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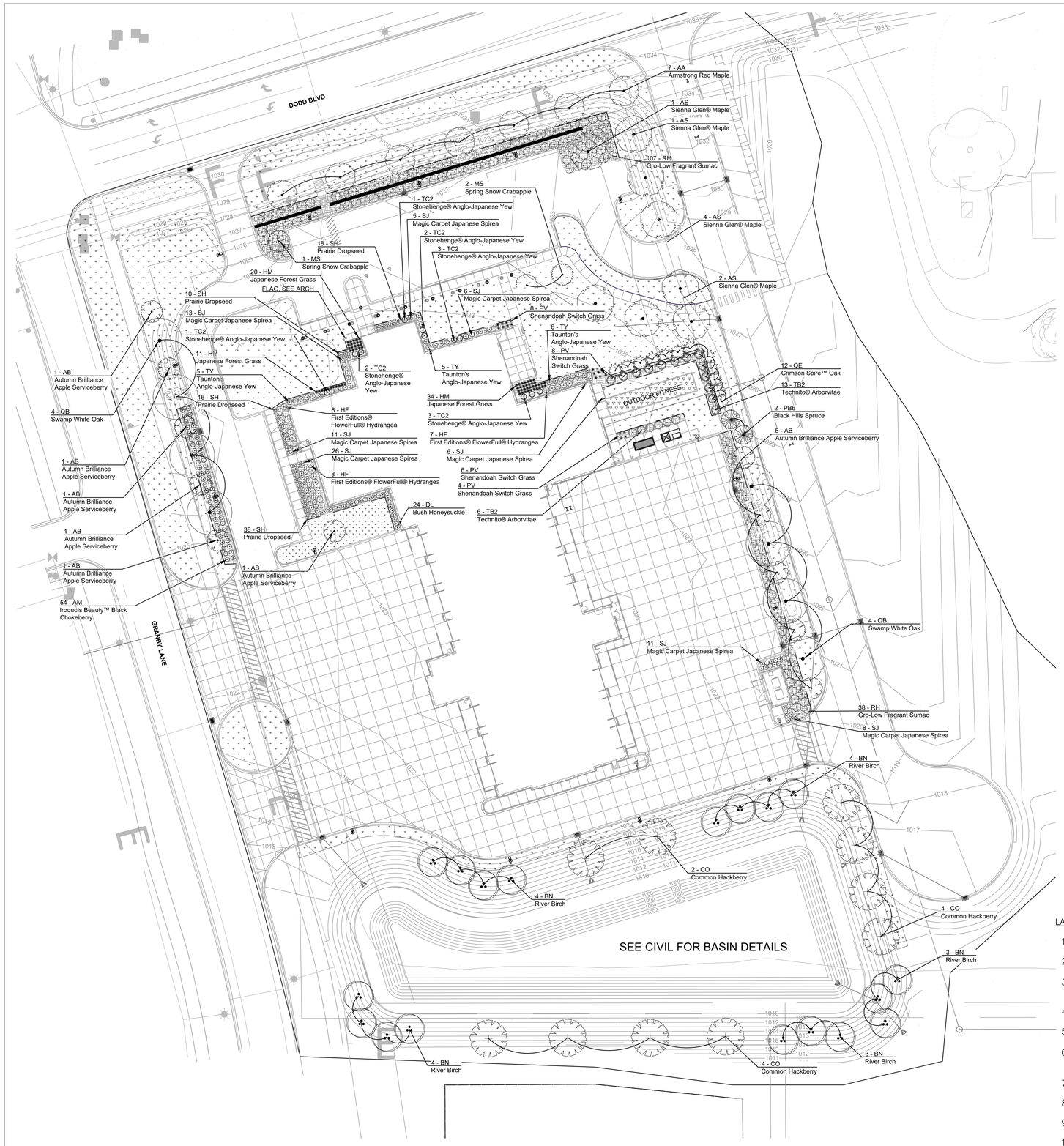
CITY SUBMITAL - NOT FOR CONSTRUCTION



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
DECIDUOUS ORNAMENTAL TREES					
	AB	11	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2" Cal.	B&B
	MS	3	Malus x 'Spring Snow' / Spring Snow Crabapple	2" Cal.	B&B
		14	SUBTOTAL:		
DECIDUOUS TREES					
	AA	7	Acer rubrum 'Armstrong' / Armstrong Red Maple	2.5" Cal.	B&B
	AS	8	Acer x freemanii `Sienna` / Sienna Glen® Maple	2.5" Cal.	B&B
	BN	18	Betula nigra / River Birch	6` Ht.	B&B
	CO	10	Celtis occidentalis / Common Hackberry	2.5" Cal.	B&B
	QB	8	Quercus bicolor / Swamp White Oak	2.5" Cal.	B&B
	QE	12	Quercus x 'Crimschmidt' / Crimson Spire™ Oak	2.5" Cal.	B&B
		63	SUBTOTAL:		
EVERGREEN TREES					
	PB6	2	Picea glauca densata / Black Hills Spruce	6` Ht.	B&B
	TB2	19	Thuja occidentalis 'Bail John' / Technito® Arborvitae	6` Ht.	Cont.
		21	SUBTOTAL:		
DECIDUOUS SHRUBS					
	AM	54	Aronia melanocarpa 'Morton' / Iroquois Beauty™ Black Chokeberry	#5	Cont.
	DL	24	Diervilla lonicera / Bush Honeysuckle	#5	Cont.
	HF	23	Hydrangea arborescens 'BAlful' / First Editions® FlowerFull® Hydrangea	#5	Cont.
	RH	145	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	Cont.
	SJ	86	Spiraea japonica 'Walbuma' / Magic Carpet Japanese Spirea	#5	Cont.
		332	SUBTOTAL:		
EVERGREEN SHRUBS					
	TC2	12	Taxus x media 'SMNTHDC' / Stonehenge® Anglo-Japanese Yew	#5	Cont.
	TY	16	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	#5	Cont.
		28	SUBTOTAL:		
GRASSES					
	HM	65	Hakonechloa macra / Japanese Forest Grass	#1	Cont.

LEGEND

- LANDSCAPE EDGING (BETWEEN PLANTING BED AND TURF)
- PLANTING BED- ROCK MULCH WITH FABRIC AND DRIP IRRIGATION
- SOD WITH IRRIGATION
- ARTIFICIAL TURF, SEE ARCHITECTURE

CONTRACTOR TO RESTORE ALL DISTURBED AREAS, SEE CIVIL PLANS FOR BASIN REQUIREMENTS AND PROJECT WORK LIMITS

LANDSCAPE NOTES:

1. REFER TO DEMO PLAN FOR TREE REMOVALS
2. REFER TO CIVIL FOR EROSION CONTROL TOPSOIL SALVAGE AND GRADING.
3. ALL PLANTING AREAS SHALL BE STRIPED OF VEGETATION/TURF/EXISTING MULCH, AND HAVE AMENDED PREPARED SOILS, AND PLANTED ACCORDING TO PLANS AND SPECIFICATIONS.
4. REFER TO CIVIL FOR CURB, UTILITY, AND STORM WATER INFORMATION .
5. REFER TO ARCHITECTURE FOR BUILDING INFORMATION.
6. PLANTING BEDS TO RECEIVE 12 INCH DEPTH TOPSOIL/COMPOST MIX AND MULCH AS PER PLAN. PROVIDE SAMPLE OF ROCK MULCH /WOOD MULCH/ FABRIC TO BE APPROVED BY OWNER.
7. INCLUDE SHREDDED HARDWOOD MULCH 3FT RINGS AROUND ALL TREES IN NON MASS MULCH AREAS.
8. STEEL LANDSCAPE EDGER WHERE PLANTING BED MEETS SOD AND SEEDED AREAS.
9. STAKE AND VERIFY LAYOUT IN FIELD FOR OWNER APPROVAL PRIOR TO BRINGING PLANT MATERIAL TO SITE.
10. RESTORE TURF AREAS WITH 6 INCHES TOPSOIL AND SOD .
11. SEE CIVIL PLANS FOR WORK LIMITS. CONTRACTOR RESPONSIBLE FOR RESTORATION OF ALL DISTURBED AREAS AS INCIDENTAL.

EXHIBIT L

NORTH
0 30' 60'

CITY SUBMITTAL - NOT FOR CONSTRUCTION

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

HKGi
800 WASHINGTON AVE N. #103
MINNEAPOLIS, MN 55401
www.hkgi.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.

SIGNATURE:
PRINT NAME: Bryan Harjes, PLA
DATE:
LIC. NO.: 42954

Lakeville Fire Station Combined
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 02.26.2026

Planting Plan

L1.0

File Path:
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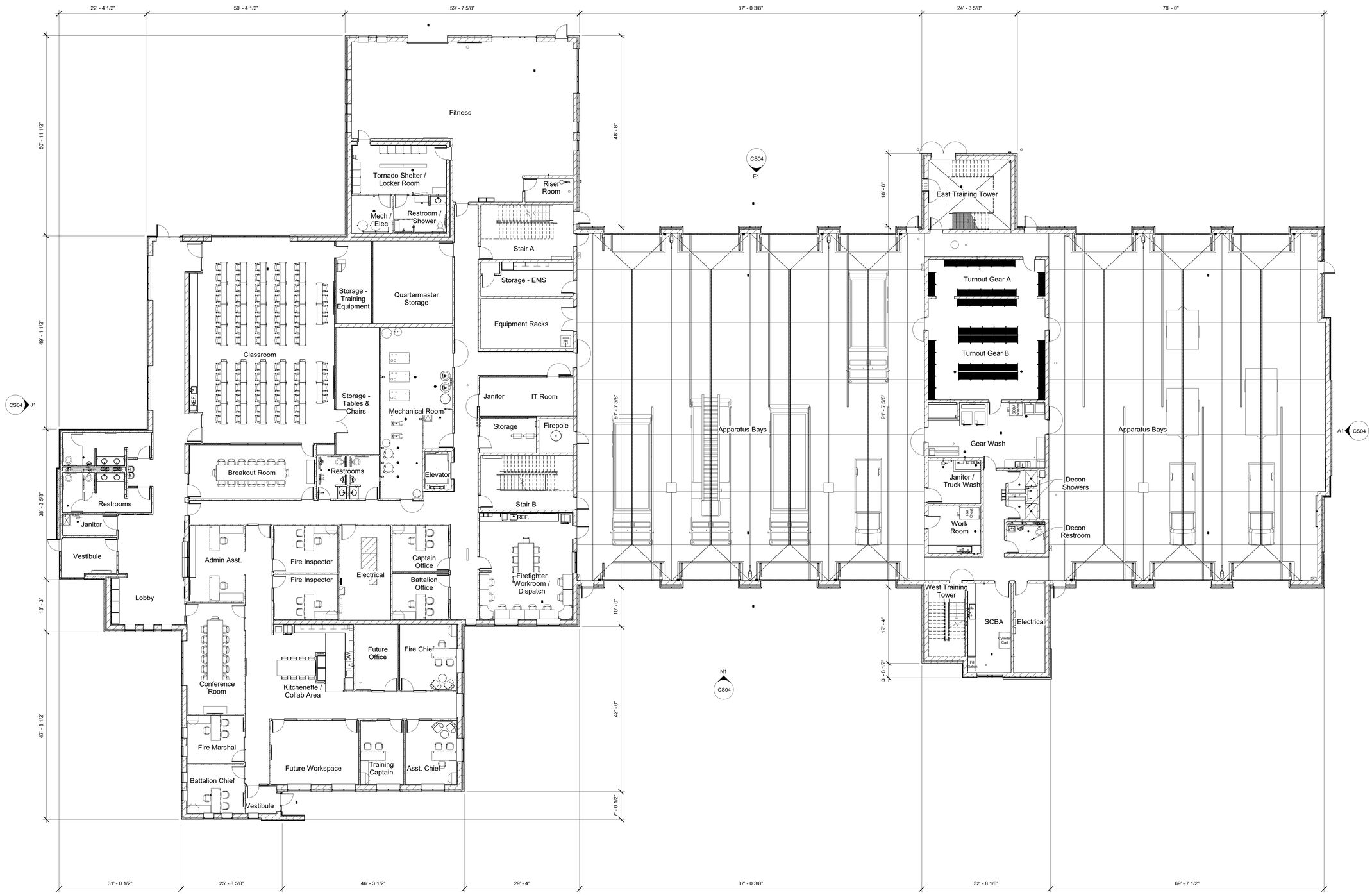

EXHIBIT M

A1 / CS02 First Floor Plan
1" = 10'-0"

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

RJM CONSTRUCTION

Lakeville

Lakeville Combined Fire Station
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 12/30/25
First Floor Plan

CS02

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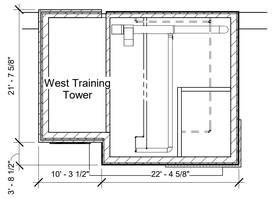
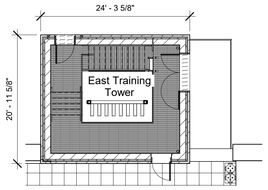
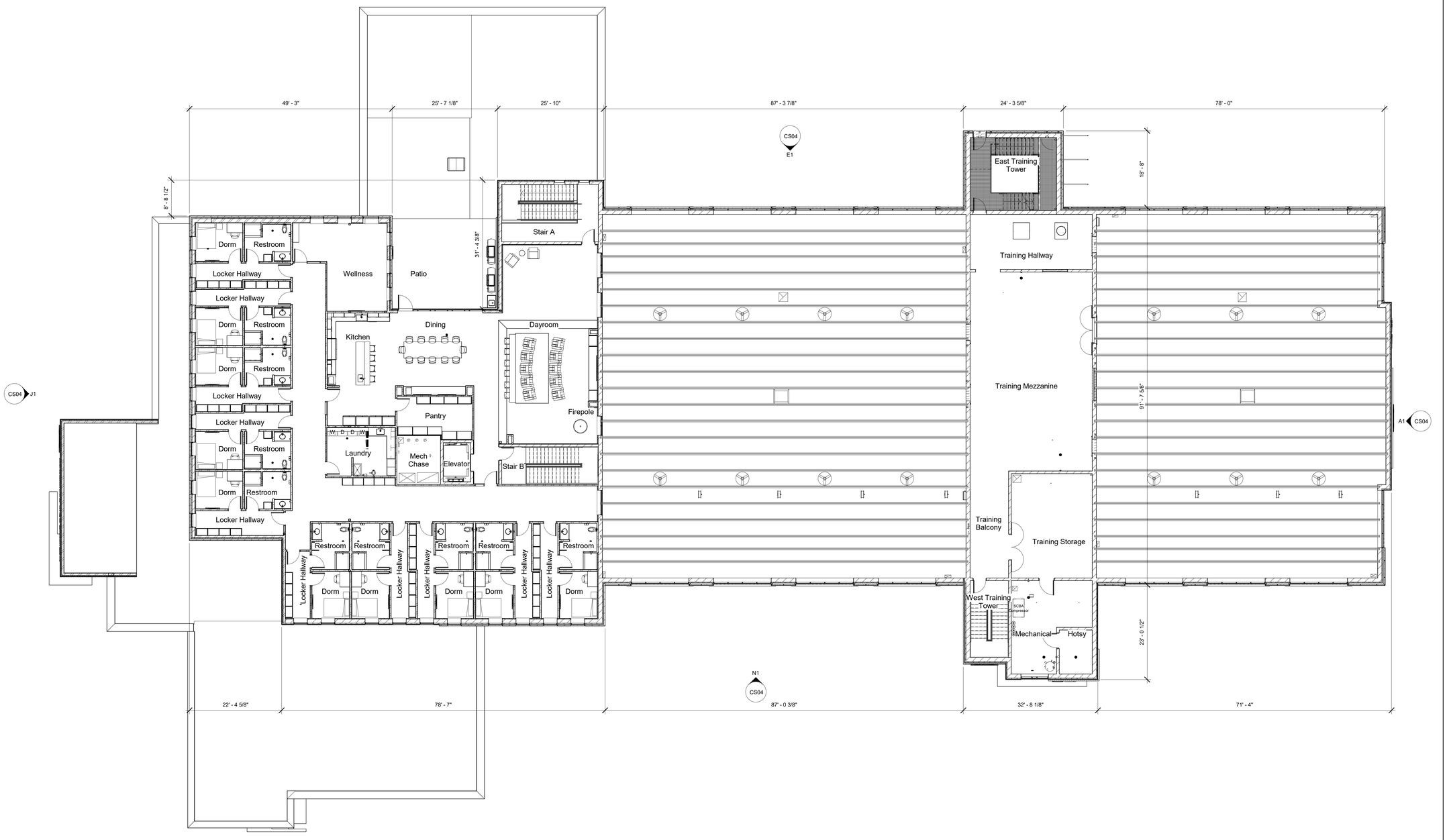


P11 CS03 Third Floor Plan at West Training Tower
1" = 10'-0"



P15 CS03 Third Floor Plan at East Training Tower
1" = 10'-0"



A1 CS03 Second Floor Plan
1" = 10'-0"

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

RJM CONSTRUCTION

Lakeville

Lakeville Combined Fire Station
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 12/30/25

Second and Third Floor Plan

CS03

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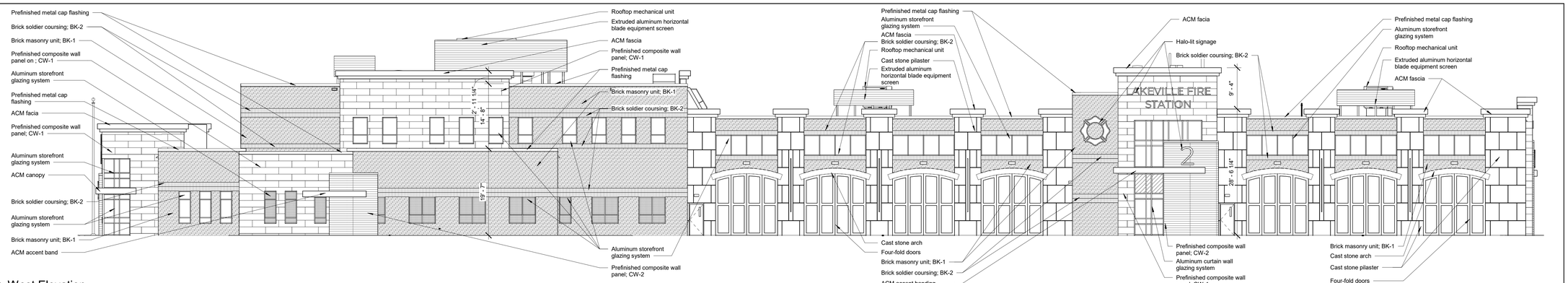
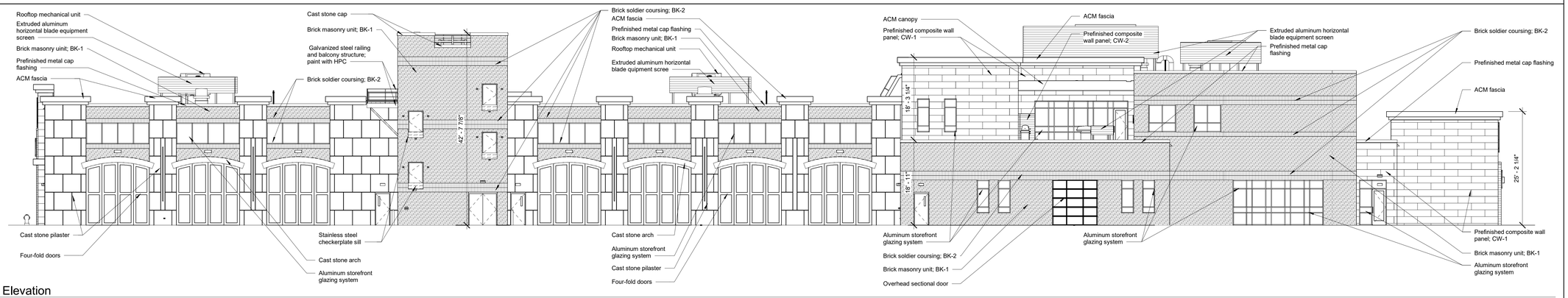


N1 CS04 West Elevation
1" = 10'-0"



J1a CS04 East Elevation
1" = 10'-0"

Exterior Material Calculations

West Elevation:

Grade A	
Brick (Utility)	40.3 %
Cast Stone	20.4 %
Composite Wall Panel (Stone-look)	18.4 %
Glass	15.8 %
Grade C	
Composite Wall Panel (Wood-look)	5.1 %

East Elevation:

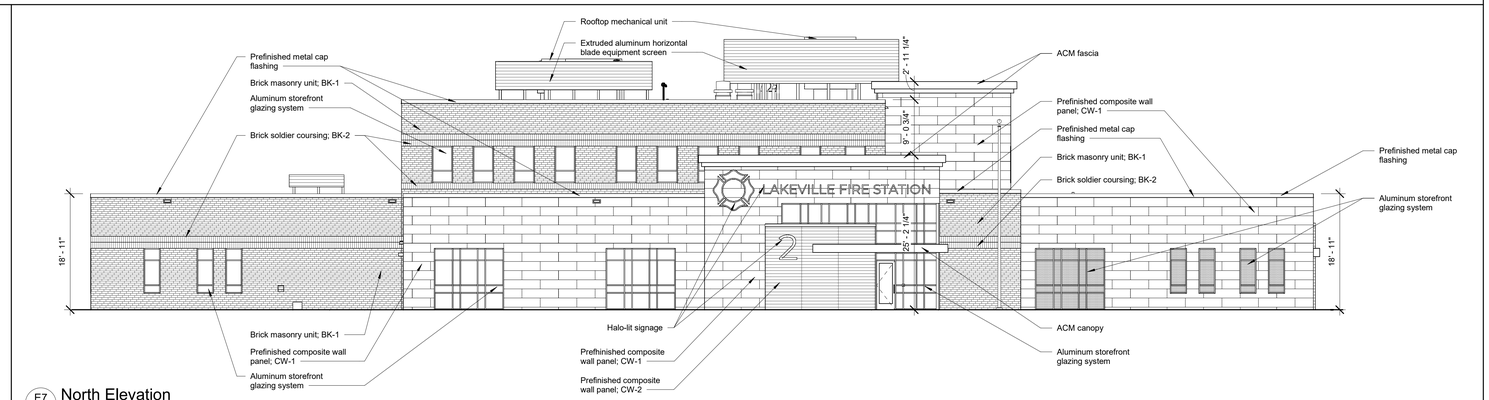
Grade A	
Brick (Utility)	47.2 %
Cast Stone	22.2 %
Composite Wall Panel (Stone-look)	15.4 %
Glass	15.2 %

North Elevation:

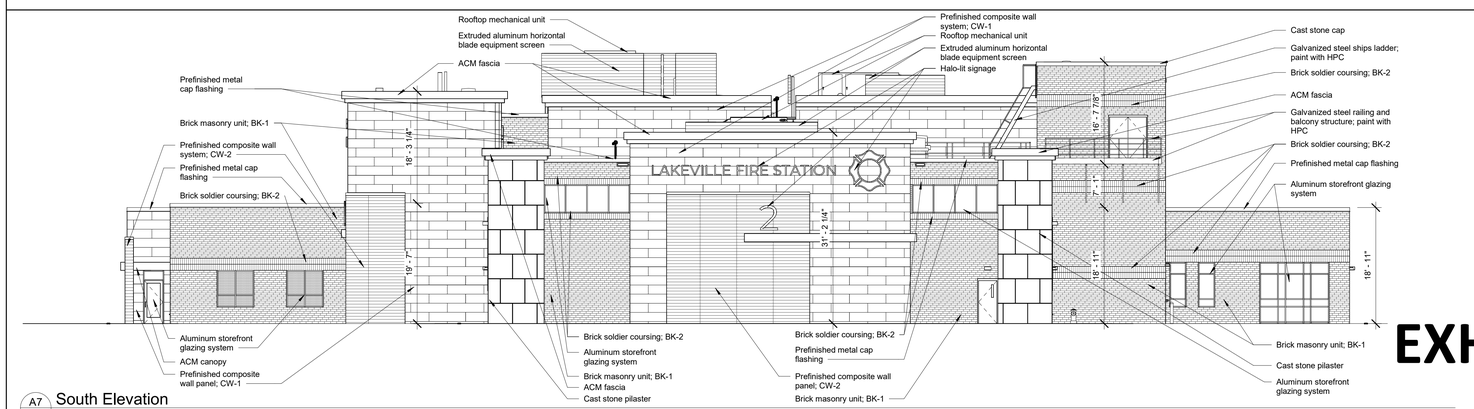
Grade A	
Brick (Utility)	40.2 %
Composite Wall Panel (Stone-look)	38.9 %
Glass	16.4 %
Grade C	
Composite Wall Panel (Wood-look)	4.5 %

South Elevation:

Grade A	
Brick (Utility)	42.5 %
Cast Stone	6.7 %
Composite Wall Panel (Stone-look)	34.8 %
Glass	5.9 %
Grade C	
Composite Wall Panel (Wood-look)	10.0 %



E7 CS04 North Elevation
1" = 10'-0"



A7 CS04 South Elevation
1" = 10'-0"

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

RJM CONSTRUCTION

Lakeville

Lakeville Fire Station 2
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 2/26/26

Exterior Elevations

EXHIBIT N

CS04

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Southwest Buildilng Axonometric

North Perspective from Trail

West Perspective from Trail

South Perspective from Property Line

East Perspective from Future Trail

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

RJM CONSTRUCTION

Lakeville

Lakeville Combined Fire Station
Lakeville, MN

REVISIONS:

CNH NO.: 24051
DATE: 01/26/26

Exterior Renderings

CS05

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Dakota County Surveyor's Office

Western Service Center · 14955 Galaxie Avenue · Apple Valley, MN 55124
952.891-7087 · Fax 952.891-7127 · www.co.dakota.mn.us

February 13, 2026

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **DODD COMMONS**

The Dakota County Plat Commission met on February 11, 2026, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 9 (179TH St. W.) and CSAH 23 (Cedar Ave.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The site includes city property for a proposed fire station and an existing water tower site. The right-of-way needs along CSAH 9 (179th Street West) are 75 feet of half right of way, which has been met. There are no planned access locations along 179th Street to this site. Restricted access should be shown along all of CSAH 9 (179th Street West) and CSAH 23. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.

The city mentioned that there are no current plans for Outlot C at this time; however, with a future development review, they plan to discuss an internal road system through Outlot C to the existing site to the east. As noted, the existing plat to the east (DOUBLE E CROSSINGS) was platted in 2005 with stipulations that included a temporary right turns only access along CSAH 23. This access will be closed at some point in the future but allowed to remain at this time. The following includes the meeting notes from the 2005 Double E CROSSINGS plat review with the city and Plat Commission regarding the temporary access along CSAH 23:

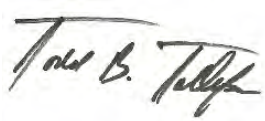
> *The temporary access on CSAH 23 (Cedar Avenue) will be removed upon the occurrence of any of the following events:*
>
> - *Access is provided to the site (Double E Crossing) from the connection to 179th St. (future CSAH 9)*
> - *If the development of the adjacent parcel to the west of Double E Crossing occurs without connections to the 179th Street alignment.*
> - *At the direction of the Dakota County Board of Commissioners, when traffic conditions and/or safety issues warrant.*
>
> *The City of Lakeville has incorporated the agreed upon language into the Lakeville Planning Report regarding closure of the temporary access to CSAH 23 and will be included into the Development Contract. The Dakota County Transportation Department will work with the city to finalize the temporary access regarding the necessary turn lanes.*

The Plat Commission has approved the preliminary and final plat, provided that the described conditions are met, and will recommend approval to the County Board of Commissioners on March 24, 2026.

Traffic volumes on CSAH 9 and CSAH 23 are 15,500 and 22,700 ADT, respectively, and are anticipated to be 16,800 and 42,000 ADT by the year 2040

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc. Please contact TJ Bentley regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,



Todd B. Tollefson
Secretary, Plat Commission

c:

Date: 3/16/2026

Prime 35 Industrial Preliminary Plat

Proposed Action
Staff recommends adoption of the following motion: Move to approve: 1) a resolution approving the Prime 35 Industrial preliminary plat.

Overview
Representatives from Crosby Development Partners have submitted a preliminary plat to be known as Prime 35 Industrial. The proposed plat includes an eight-lot subdivision with four outlots on approximately 145 acres. The site is located south of 215th Street (CSAH 70) and west of Jacquard Avenue. The eight lots are intended for industrial development, including warehouse, distribution, and manufacturing uses. At full build-out, the development is expected to add more than one million square feet of industrial space. Two of the proposed outlots would be dedicated to the City to preserve wetlands, while the remaining two outlots would be retained by the developer.

The property is currently zoned I-1, Light Industrial District, and is guided Warehouse/Light Industrial in the City's 2040 Comprehensive Plan. The proposed preliminary plat is consistent with the goals and objectives outlined in both the zoning code and the Comprehensive Plan.

Because of the overall size of the development, an environmental review of proposed development scenarios and the associated infrastructure was done as required by the State of Minnesota. The Alternative Urban Areawide Review (AUAR) was completed and approved July 2025. The square footage of the buildings proposed with the preliminary plat is less than what was studied in the AUAR scenarios. The layout of the lots are substantially similar to the AUAR and the roads studied and planned for in the comprehensive plan and AUAR are consistent.

The Prime 35 Industrial development includes the construction of Javelin Avenue in the northeast corner of the property and 217th Street, which will run east–west through the site. Grading, drainage, and erosion control plans were submitted with the preliminary plat application. City Engineering and Environmental Resources staff have reviewed the civil plan set. No site improvements may occur on the property until a Grading Permit has been approved by the City's Engineering Division.

The Planning Commission held a public hearing at the March 5, 2026 meeting, the applicant was present and there was no public comment. The Planning Commission unanimously recommended approval of the preliminary plat applications subject to the stipulations listed in the attached resolution.

Supporting Information

1. PrePlat Resolution and Draft PC Minutes
2. Staff Reports-Location and Zoning Map
3. Attachments-ExistingCondiitons-PrePlat-Site-Grading
4. Attachments-Landscaping-TreePres-DACOLetter

Financial Impact: $ **Budgeted:** No **Source:**
Envision Lakeville Community Values: Diversified Economic Development
Report Completed by: Heather Botten, Senior Planner

CITY OF LAKEVILLE

DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. 26-____

RESOLUTION APPROVING THE PRELIMINARY PLAT
OF PRIME 35 INDUSTRIAL

WHEREAS, Crosby Development Partners requests approval of the preliminary plat of an eight lot, four outlot subdivision to be known as **Prime 35 Industrial;** and

WHEREAS, the Planning Commission held a public hearing at its March 5, 2026 meeting, preceded by notice as required by the Subdivision Ordinance, and unanimously recommended approval; and

WHEREAS, the preliminary plat meets Subdivision Ordinance requirements; and

WHEREAS, the preliminary plat is acceptable to the City.

NOW THEREFORE BE IT RESOLVED by the Lakeville City Council:

The **Prime 35 Industrial** preliminary plat is approved subject to the following conditions:

1. All grading, drainage, wetland, and erosion control issues and plans shall be subject to review and approval of the City Engineer, including implementation of the recommendations listed in the February 23, 2026 engineering report.
2. The final plat shall be in substantial conformance with the preliminary plans on file with the Community Development Department except as may be modified by the conditions herein.
3. An agreement for any shared driveway access points shall be established in conjunction with the recording of the final plat, subject to review and approval of the Zoning Administrator.
4. As currently proposed, Lot 2, Block 4 will require a CUP in accordance with Section 11-16-5.G prior to final plat approval.
5. Outlots A and C shall be deeded to the City for stormwater management purposes with the final plat.
6. Park dedication requirements shall be satisfied at the time of final plat approval based on the fee schedule then in effect.
7. The preliminary plat shall be valid for one year from the date of City Council approval unless extended as provided for by the Subdivision Ordinance and Zoning Ordinance.

8. Landscaping shall be installed in accordance with the approved landscape plan, subject to review and approval of the City Forester.
9. The Developer shall provide a security in an amount determined by the City Forester with the final plat to guarantee installation of the landscaping and prior to a final landscape inspection by the City Forester, an as-built landscape plan must be submitted to the city.
10. Any signs installed upon the property shall comply with Chapter 23 of the Zoning Ordinance and shall require a sign permit approved by the Zoning Administrator prior to placement.
11. Applicant shall enter into a Development Contract and related agreements with the City subject to review by the City Attorney and approval of the City Council prior to approval of a final plat.

ADOPTED by the Lakeville City Council this **16th** day of **March 2026.**

CITY OF LAKEVILLE

_____
Luke M. Hellier, Mayor

ATTEST:

_____
Ann Orlofsky, City Clerk

CITY OF LAKEVILLE
PLANNING COMMISSION MEETING MINUTES
March 5, 2026
Item 5a. Prime 35 Lakeville

Chair Zimmer called the meeting to order at 6:00 p.m. in the Council Chambers at City Hall. The Pledge of Allegiance to the flag was given.

Members Present: Chair Christine Zimmer, Vice Chair Scott Einck, Pat Kaluza, John Swaney, Jason Swenson, Amanda Tinsley, Mark Traffas

Staff Present: Kris Jenson, Planning Manager; Tina Goodroad, Community Development Director, Heather Botten, Senior Planner; Jon Nelson, Assistant City Engineer, Dawn Erickson, Community Development Recorder

5a. Prime 35 Lakeville

Chair Zimmer opened the public hearing to consider the application of Crosby Development Partners, LLC for a preliminary plat for an industrial development to be known as Prime 35 Industrial.

Jordan Silver, Crosby Development Partners, introduced the project.

Senior Planner Heather Botten presented the staff report. The Prime 35 Industrial plat proposes eight lots and four outlots. The site is proposed for industrial development that will consist of warehouse, distribution, and manufacturing uses, with the final build out adding over one million square feet of industrial space. Two of the outlots are proposed to be deeded to the city to protect the wetlands while the others would be retained by the developer.

The property is zoned I-1, Light Industrial and is located south of 215th Street (CSAH 70) and west of Jacquard Avenue. The two parent parcels total 145 acres in area and the property is currently used for agricultural purposes. There is one natural gas pipeline that dissects the property from west to east and the property is located in floodplain areas associated with the West Branch South Creek corridor.

Community Development Department staff recommend approval of the preliminary plat.

Chair Zimmer opened the hearing to the public for comment.

There was no public comment.

Motion was made by Kaluza, seconded by Einck to close the public hearing at 6:13 p.m.

Voice vote was taken on the motion.

Ayes – unanimous

Chair Zimmer asked for comments from the Planning Commission.

DRAFT

- Commissioner Kaluza asked for clarification of the timeline for the project. Mr. Silver stated they plan to start the site work immediately and would like to have one or two buildings within a year, and hopefully complete within three to four years. Development of the site will be market driven.
- Commissioner Traffas asked about a small area that is not platted along the northern side and what will happen with that. Ms. Botten stated it is a private owner, and the owner of that property was approached and was not interested in selling at this time.
- Commissioner Swenson stated that the recommendation of approval of a preliminary plat to City Council is for the plat only and doesn't include a specific use for any lot in the plat. Ms. Botten noted that the eight lots must be final platted as into lots and blocks before any development can occur on those lots. Depending upon the use proposed for a site, future development plans may or may not be reviewed by the Planning Commission and City Council.
- Commissioner Swenson asked about access for the parcel that is not part of this plat, as well as its relationship to outlots B and D. Ms. Botten stated outlots B and D potentially could be developed, and Outlot D would have access to 217th Street, and Outlot B would have some kind of shared access agreement through Lot Three. Assistant City Engineer Jon Nelson stated there is existing access from 215th Street at the northwest portion of the site, and that would be permitted again with the development.
- Chair Zimmer expressed support for the development of industrial uses on to expand the tax base.

Motion was made by Kaluza, seconded by Swaney to recommend to City Council approval of the Prime 35 preliminary plat, subject to the following stipulations:

1. All grading, drainage, wetland, and erosion control issues and plans shall be subject to review and approval of the City Engineer, including implementation of the recommendations listed in the February 23, 2026 engineering report.
2. The final plat shall be in substantial conformance with the preliminary plans on file with the Community Development Department except as may be modified by the conditions herein.
3. An agreement for any shared driveway access points shall be established in conjunction with the recording of the final plat, subject to review and approval of the Zoning Administrator.
4. As currently proposed, Lot 2, Block 4 will require a CUP in accordance with Section 11-16-5.G prior to final plat approval.
5. Outlots A and C shall be deeded to the City for stormwater management purposes with the final plat.
6. Park dedication requirements shall be satisfied at the time of final plat approval based on the fee schedule then in effect.

DRAFT

7. The preliminary plat shall be valid for one year from the date of City Council approval unless extended as provided for by the Subdivision Ordinance and Zoning Ordinance.
8. Landscaping shall be installed in accordance with the approved landscape plan, subject to review and approval of the City Forester.
9. The Developer shall provide a security in an amount determined by the City Forester with the final plat to guarantee installation of the landscaping and prior to a final landscape inspection by the City Forester, an as-built landscape plan must be submitted to the city.
10. Any signs installed upon the property shall comply with Chapter 23 of the Zoning Ordinance and shall require a sign permit approved by the Zoning Administrator prior to placement.
11. Applicant shall enter into a Development Contract and related agreements with the City subject to review by the City Attorney and approval of the City council prior to approval of a final plat.

Ayes: Traffas, Kaluza, Zimmer, Einck, Swaney, Swenson, Tinsley

Nays: 0

DRAFT

City of Lakeville
Community Development

Memorandum

To: Planning Commission

From: Heather Botten, Senior Planner

Date: February 23, 2025

Subject: Packet Material for the March 5, 2026 Planning Commission Meeting

Agenda Item: Crosby Development Partners, LLC. - Preliminary plat of Prime 35 Industrial

Application Action Deadline: April 1, 2026 (120-day deadline)

BACKGROUND

Representatives from Crosby Development Partners, LLC have submitted an application for a preliminary plat for an eight lot, four outlot subdivision and preliminary plan set for an industrial development to be known as Prime 35 Industrial. The eight lots would be used for industrial development that will consist of warehouse, distribution, and manufacturing type businesses, with the final build out adding over one million square feet of industrial space. Two of the outlots are proposed to be deeded to the city to protect the wetlands while the others would be retained by the developer.

The property is zoned I-1, Light Industrial. The proposed development is located south of 215th Street (CSAH 70), west of Jacquard Avenue. The two parent parcels total 145 acres in area, including right-of-way. The property is currently used for agricultural purposes that contain wetlands. There is one natural gas pipeline that dissects the property from west to east and the property is located in floodplain areas associated with the West Branch South Creek corridor.

The Prime 35 Lakeville preliminary plat and development plans have been reviewed by Community Development, Engineering, Environment Resources Division, and the City Forester, as well as Barr Engineering for stormwater review.

EXHIBITS

A. Location Map
B. Zoning Map
C. Preliminary Plat

D. Existing Conditions
E. Site Plan
F. Grading and Drainage Plan
G. Landscape Plan
H. Tree Preservation Plan
I. Dakota County Plat Commission Letter

PLANNING ANALYSIS

PRELIMINARY PLAT

Zoning and Comprehensive Plan Consistency. The development consists of two parent parcels, zoned I-1, Light Industrial Development. The property is currently guided for Warehouse/Light Industrial land uses in Planning District No. 6 of the 2040 Comprehensive Land Use Plan. A comprehensive plan amendment to adjust the staging on the westerly part of the property from Expansion Area B to current Municipal Urban Service Area (MUSA) was approved by the City Council on August 18, 2025 and approved by the Metropolitan Council on November 12, 2025. The proposed preliminary plat is consistent with the recommended goals and objectives of the comprehensive plan.

Existing Site Conditions. The site is currently undeveloped and historically used for agricultural production of row crops. There is a gas easement that dissects the property along with wetlands.

Surrounding Land Uses, Zoning, and Comprehensive Plan Designation

Direction	Existing Use	Land Use Designation	Zoning
North	Vacant and Open Space	Office Park and Restricted Development	OP, Office Park and P/OS, Public Open Space
East	Industrial Businesses	Warehouse/Light Industrial, Office Park	OP, Office Park and I-1, Light Industrial
West	Vacant/Agricultural	Warehouse/Light Industrial	I-1, Light Industrial
South	Vacant/ Agricultural	New Market Township/ Scott County	New Market Township/ Scott County

Streets/Access. Lot 1, Block 2 is proposed to be accessed by 215th Street. The remainder of the site will be accessed from 217th Street. Prime 35 Industrial development includes the construction of Javelin Avenue and 217th Street. The roads shall be constructed to City standards and will provide access to 215th Street (CSAH 70).

The Dakota County Plat Commission recommended approval of the preliminary plat at the January 18, 2026 meeting subject to the requirements in the approval letter dated January 19, 2026.

Lot Frontage. City code requires each lot to have frontage on an abutting, improved, and city-accepted public street except as may be allowed by a conditional use permit (CUP). Lot 2, Block 4 is proposed south of Lot 1, Block 4 and does not have street frontage, instead relying on shared access with Lot 1, Block 4. Therefore, a CUP is required for this configuration.

A CUP has not been processed with the preliminary plat as several potential scenarios could occur. For example, the final plat could designate these areas as outlots and will then be platted as a lot in the future. Other options include the combination of Lots 1 and 2, Block 4 into a single lot, eliminating the need for a CUP, or the lot boundaries could be adjusted to provide Lot 2 with frontage on 217th Street. A stipulation is included stating that, as currently proposed, Lot 2, Block 4 will require a CUP in accordance with Section 11-16-5.G prior to final plat approval.

Tree Preservation. Over 2,200 trees were inventoried on the property. Development in industrial districts may remove up to seventy percent (70%) of the total diameter inches of significant trees without replacement; any removal or disturbance of trees beyond this threshold shall require replacement tree planting or mitigation. Trees within the South Creek corridor will remain undisturbed. The City Forester is working with the applicant on compliance with the tree preservation ordinance.

Wetlands. The project area consists of wetlands, drainage features, and floodplain areas associated with the West Branch South Creek corridor. Portions of the site are located within the FEMA mapped floodplain. A wetland delineation for the site was approved June 18th, 2025. A wetland replacement plan was submitted and is out for comment. The replacement identifies 2 acres of wetland impacts to previously farmed wetlands. All protected wetlands, waterways, floodplains and buffers will be placed in City owned outlots with the final plat. Any wetland impacts will be approved by the City, with the applicant working with Environmental Resources

Park Dedication. The Comprehensive Parks, Trails, and Open Space Plan does not identify any future park land needs in the area of the plat. Park dedication will be satisfied at the time of final plat with a cash fee determined by the most recent fee schedule for industrial zoned property.

The development of Prime 35 Industrial includes the construction of a 10-foot-wide bituminous trail, constructed on the south side of 215th Street/CSAH 70, adjacent to the plat frontage. The Developer will be responsible for 100% of the grading and restoration for the bituminous trail to the length of the plat. The Developer shall receive a credit to the final plat cash fees for the City's 3/8th share (excluding grading and restoration) of the trail construction costs.

Site Plan Review

Lots/Blocks. The Prime 35 Industrial plat proposes eight lots and five outlots. All of the lots within the plat exceed the minimum lot area and width requirements in the I-1 District.

	Minimum Lot Area	Minimum Lot Width
Minimum Required	30,000 square feet	100 feet
Lot 1, Block 1	476,731 sf	+800 feet
Lot 1, Block 2	544,723 sf	1,003 feet
Lot 1, Block 3	621,273 sf	1,610 feet
Lot 1, Block 4	499,261 sf	1,177 feet
Lot 2, Block 4	647,984 sf	1,318 feet
Lot 3, Block 4	376,955 sf	445 feet
Lot 4, Block 4	747,193 sf	110 feet
Lot 5, Block 4	458,861 sf	+1,100 feet

Setbacks. The minimum building setback requirements within the I-1 District are:

	Minimum building setbacks
Front yards	40 feet
Rear yards	30 feet, or 50 feet on the yard abutting residential zoned property
Side yards	10 feet on any 1 side, or 30 feet on the side yard abutting a street.

The proposed buildings shall comply with the minimum code requirements.

Parking/Drive Aisles. The setback requirements for parking lots and drive aisles is 15 feet abutting right-of-way and five feet from interior lot lines. The proposed parking areas and drive aisles comply with the minimum setback requirements. The proposed site plan has drive areas that cross over internal property boundaries, a cross-access agreement will be required with the final development plans.

Building Materials. The exterior building materials of all structures shall comply with City Code Section 11-17-9. Architectural information will be provided at the final submittal for each lot.

Building Height. The maximum height for any building is 50 feet.

Mechanical Equipment. Any roof-mounted mechanical equipment must be screened if greater than three feet in height. Ground-mounted mechanical equipment must be screened with landscaping and/or fencing.

Outside Storage. Outdoor storage, including parking of semi-tractor trailers is allowed as an accessory use and shall comply with City Code Section 11-86-5.

Landscaping. The landscape plan proposes a mix of deciduous and ornamental trees and shrubs mainly located around parking lots and private drives. The City Forester has reviewed the

landscape plans dated January 30, 2026 and is working with the applicant on landscape compliance.

Landscaping on site must be installed per approved plans. The Developer must provide a security with the final plat to guarantee installation of the landscaping. Prior to a final landscape inspection, an as-built landscape plan must be submitted to the city.

Signs. No signs are proposed or approved with the application. Any signs to be installed upon the property are to comply with Zoning Ordinance requiremenst. All signs require approval of a sign permit prior to installation.

Exterior Lighting. No light source or combination thereof which casts light on a public street shall exceed one foot-candle meter reading as measured at the right of way or property line. All building-mounted lighting must face downward onto the structure. A photometric lighting plan for the proposed exterior lighting shall be submitted with the development of each lot in compliance with the Zoning Ordinance. Lighting for the proposed streets will be provided during the permitting phase and will meet city standards.

Grading, Drainage, Erosion Control, and Utilities. Grading, drainage and erosion control plans have been submitted with the preliminary plat. City Engineering and Environmental Resources have reviewed the civil plan set.

A copy of the engineering report dated February 23, 2026 is attached for your review. The Engineering Division recommends approval of the preliminary plat subject to the stipulations outlined in the report.

Stormwater Maintenance Agreement. A Stormwater Maintenance Agreement will be required with the final plat for maintenance of the stormwater systems on site.

Trash Enclosure. If trash will be kept outdoors in an enclosure, the structure must meet the requirements of Section 11-18-11, including exterior materials, location, and screening.

RECOMMENDATION

Community Development Department staff recommends approval of the Prime 35 Lakeville preliminary plat, subject to the following stipulations:

1. All grading, drainage, wetland, and erosion control issues and plans shall be subject to review and approval of the City Engineer, including implementation of the recommendations listed in the February 23, 2026 engineering report.
2. The final plat shall be in substantial conformance with the preliminary plans on file with the Community Development Department except as may be modified by the conditions herein.

3. An agreement for any shared driveway access points shall be established in conjunction with the recording of the final plat, subject to review and approval of the Zoning Administrator.
4. As currently proposed, Lot 2, Block 4 will require a CUP in accordance with Section 11-16-5.G prior to final plat approval.
5. Outlots A and C shall be deeded to the City for stormwater management purposes with the final plat.
6. Park dedication requirements shall be satisfied at the time of final plat approval based on the fee schedule then in effect.
7. The preliminary plat shall be valid for one year from the date of City Council approval unless extended as provided for by the Subdivision Ordinance and Zoning Ordinance.
8. Landscaping shall be installed in accordance with the approved landscape plan, subject to review and approval of the City Forester.
9. The Developer shall provide a security in an amount determined by the City Forester with the final plat to guarantee installation of the landscaping and prior to a final landscape inspection by the City Forester, an as-built landscape plan must be submitted to the city.
10. Any signs installed upon the property shall comply with Chapter 23 of the Zoning Ordinance and shall require a sign permit approved by the Zoning Administrator prior to placement.
11. Applicant shall enter into a Development Contract and related agreements with the City subject to review by the City Attorney and approval of the City Council prior to approval of a final plat.

City of Lakeville
Public Works – Engineering Division

Memorandum

To: Heather Botten, Senior Planner

From: Jonathan Nelson, Assistant City Engineer
Mac Cafferty, Environmental Resources Manager
Joe Masiarchin, Parks and Recreation Director

Copy: Zach Johnson, City Engineer
Tina Goodroad, Community Development Director
Julie Stahl, Finance Director
Dave Mathews, Building Official

Date: February 23, 2026

Subject: Prime 35 Industrial

- Preliminary Plat Review
- Preliminary Grading and Erosion Control Plan Review
- Preliminary Utility Plan Review
- Preliminary Tree Preservation Review

BACKGROUND

Olam Holdings 1, LLC has submitted a preliminary plat named Prime 35 Industrial. The proposed subdivision is located south of and adjacent to 215th Street (CSAH 70) and west of and adjacent to the existing western terminus of 217th Street.

The parent parcels are identified as PID Nos. 220310051012 and 220360075013, zoned I-1, Light Industrial.

The preliminary plat consists of eight (8) industrial lots and five (5) outlots on 145.21 acres.

The outlots created with the preliminary plat shall have the following use:

- Outlot A: Wetland and Buffer; to be deeded to the City (8.25 acres)
- Outlot B: Future development; to be retained by developer (5.37 acres)
- Outlot C: Wetland and Buffer; to be deeded to the City (1.07 acres)
- Outlot D: Future Development; to be retained by developer (2.17 acres)

- Outlot E: Stormwater management; to be retained by developer (19.47 acres)

The proposed development will be completed by:

Developer: Olam Holdings 1, LLC
Engineer/Surveyor: MN Hill

SITE CONDITIONS

The Prime 35 Industrial site consists of undeveloped agricultural land containing wetlands, drainage features, and floodplain areas associated with the West Branch South Creek corridor.

Existing topography generally drains toward the creek corridor and associated wetland complexes located within the site. Public utilities are located within adjacent roadway rights-of-way and will be extended to serve the proposed development. There is a gas main easement with Northern Natural Gas that bisects the site. Construction activities within the easement area must be coordinated and permitted with Northern Natural Gas.

Portions of the site are located within the FEMA mapped floodplain and are proposed to be deeded to the City as an outlot.

STREET AND SUBDIVISION LAYOUT

215th Street (CSAH 50)

Prime 35 Industrial is located south of and adjacent to 215th Street (CSAH 70), which is classified as a minor arterial roadway as identified in the City's Transportation Plan. The Dakota County Plat Review Needs Map identifies CSAH 70 as a future four-lane divided roadway requiring seventy-five (75) feet of half right-of-way. The Developer shall dedicate the necessary right-of-way as shown on the preliminary plat. The preliminary plat was reviewed and recommended for approval by the Dakota County Plat Commission at their January 29, 2026 meeting upon meeting the described conditions in the plat commission letter.

217th Street

Prime 35 Industrial includes the construction of 217th Street, a local roadway, within the plat boundary. 217th Street shall be constructed to City standards as a 40-foot-wide industrial roadway section with two-foot-wide gravel shoulders within 80-foot dedicated right-of-way and will provide access to proposed industrial lots and future development areas located west of the plat.

Javelin Avenue

Prime 35 Industrial includes the construction of Javelin Avenue, a local roadway. Javelin Avenue shall be constructed to City standards as a 40-foot-wide industrial roadway section with two-foot-wide gravel shoulders within 80-foot dedicated right-of-way and will provide access to 215th Street (CSAH 70). A right-of-way permit with Dakota County is required for construction proposed within Dakota County right-of-way.

CONSTRUCTION ACCESS

Construction traffic access and egress for grading, utility and street construction will limit use of the existing adjacent local roadways to the maximum extent practical for the construction.

PARKS, TRAILS AND SIDEWALKS

The City's Parks, Trails and Open Space Plan does not designate a park within Prime 35 Industrial. The Park Dedication requirement has not been collected on the parent parcel and shall be satisfied through a cash contribution with the final plat.

Prime 35 Industrial includes the construction of public trails. 10-foot-wide bituminous trail shall be constructed on the south side of 215th Street (CSAH 50) adjacent to the plat frontage. The Developer will be responsible for 100% of the grading and restoration for the bituminous trail. The Developer shall receive a credit to the final plat cash fees for the City's 3/8th share (excluding grading and restoration) of the trail construction costs.

UTILITIES

SANITARY SEWER

Prime 35 Industrial is located within subdistrict SC-10190, SC-10420, and SC-10430 of the South Creek sanitary sewer district as identified in the City of Lakeville Sanitary Sewer Comprehensive Plan.

Development includes extension of sanitary sewer to serve the proposed industrial lots. Consistent with the City's Sanitary Sewer Comprehensive Plan, 8" trunk sanitary main will be extended to the western plat boundary to serve future development. Wastewater from the development will be conveyed through existing downstream sanitary sewer infrastructure to the Empire Treatment Facility monitored by meter M649.

The development of Lot 1, Block 2 of Prime 35 Industrial shall enter into a special assessment agreement with the City for the reconstruction of 215th Street with trunk sanitary sewer and trunk watermain to provide availability of utility service to the site, consistent with City Comprehensive plans.

The Sanitary Sewer Availability Charge has not been collected on the parent parcel and shall be paid with the final plat at the rate in effect at the time of approval.

WATERMAIN

Prime 35 Industrial includes the extension of watermain to serve the proposed industrial lots. Consistent with the City's Comprehensive Water System Plan, 12-inch trunk watermain will be extended to the west plat boundary to serve future development.

The development of Lot 1, Block 2 of Prime 35 Industrial shall enter into a special assessment agreement with the City for the reconstruction of 215th Street with trunk sanitary sewer and

trunk watermain to provide availability of utility service to the site, consistent with City Comprehensive plans.

The City will credit the Developer for the oversizing of the trunk watermain in 217th Street. The credit will be based on the cost difference between 8-inch watermain and the oversized watermain that will be installed. The credit will be applied to the Developer's final plat cash fees and will be based on an estimate provided by the Developer's engineer.

DRAINAGE AND GRADING

Prime 35 Industrial is located within subdistricts SC-174, SC-187, SC-021, SC-006, SC-022, SC-199-3P as identified in the City of Lakeville Water and Natural Resources Management Plan.

Development includes construction of five (5) privately owned and maintained stormwater management facilities to collect and treat runoff generated from the site. A stormwater maintenance agreement will be required with the final plat. A grading permit shall not be issued until the final plans have been approved by the city in conjunction with the final plat. Drainage leaving the site must fall within a drainage and utility easement accessible to the development.

The final grading plan shall identify all fill lots where building footings will be placed on fill material. Grading specifications shall indicate that all embankments meet FHA/HUD 79G requirements. Building permits will not be issued until a soils report and an as-built certified grading plan have been submitted and approved by City staff.

The proposed development will disturb more than one acre of land. A National Pollutant Discharge Elimination System (NPDES) Construction Permit is required from the Minnesota Pollution Control Agency (MPCA). A copy of the Notice of Stormwater Permit Coverage shall be submitted to the City prior to construction.

STORM SEWER

Development of Prime 35 Industrial includes construction of public storm sewer systems to collect and convey runoff within public right-of-way. Privately owned and maintained storm sewer shall be constructed to collect and convey runoff from within the private lots. All storm sewer systems shall be designed and constructed in accordance with City standards.

Draintile construction is required in areas of non-granular soils for the street sub-cuts and lots. Any additional draintile construction, including perimeter draintile required for building footings, which is deemed necessary during construction shall be the developer's responsibility to install and finance.

The Storm Sewer Charge has not been collected on the parent parcel and shall be paid with the final plat.

FEMA FLOODPLAIN ANALYSIS

Prime 35 Industrial is located within areas shown on the Flood Insurance Rate Map (Map No. 27037C0194E) primarily as Zone X and is identified as Zone AE along the northeast quadrant

of the plat as determined by FEMA. Based on this designation, a portion of the site is located within the plat is located within a Special Flood Hazard Area (SFHA). No buildings or grading are being proposed within the SFHA.

WETLANDS

A wetland delineation for the site was approved June 18, 2025. A wetland replacement plan was submitted and is out for comment until March 5, 2026. The replacement identifies 2 acres of wetland impacts to previously farmed wetlands. A preapplication meeting was held with the TEP prior to the replacement plan being set out on notice. The replacement plan was updated based on comment from TEP. A decision will be made on the replacement plan on or before March 3, 2026. No impacts can take place to the wetland prior to approval of the wetland replacement plan and purchase of wetland credit to offset the impacts. All wetlands, waterways, floodplains and buffers will be placed in City owned outlots with final plat. Natural Area signs will be installed along City owned outlots by the developer.

TREE PRESERVATION

The tree removal threshold for the Prime 35 site is 70%. The tree preservation plan dated 11/14/2025 identifies 26,566 inches of existing significant diameter inches on the property and proposes the removal of 18,339 significant diameter inches, or 69%. Heritage trees were not calculated separately. Per the tree preservation ordinance, all diameter inches of heritage trees removed shall require replacement.

The Tree Preservation Plan is to be updated to calculate the number of diameter inches of Heritage Trees onsite, to be removed, and to be preserved; and to provide an updated summary table indicating the number of tree inches that require replacement. A calculation worksheet is available on the City's website.

EROSION CONTROL

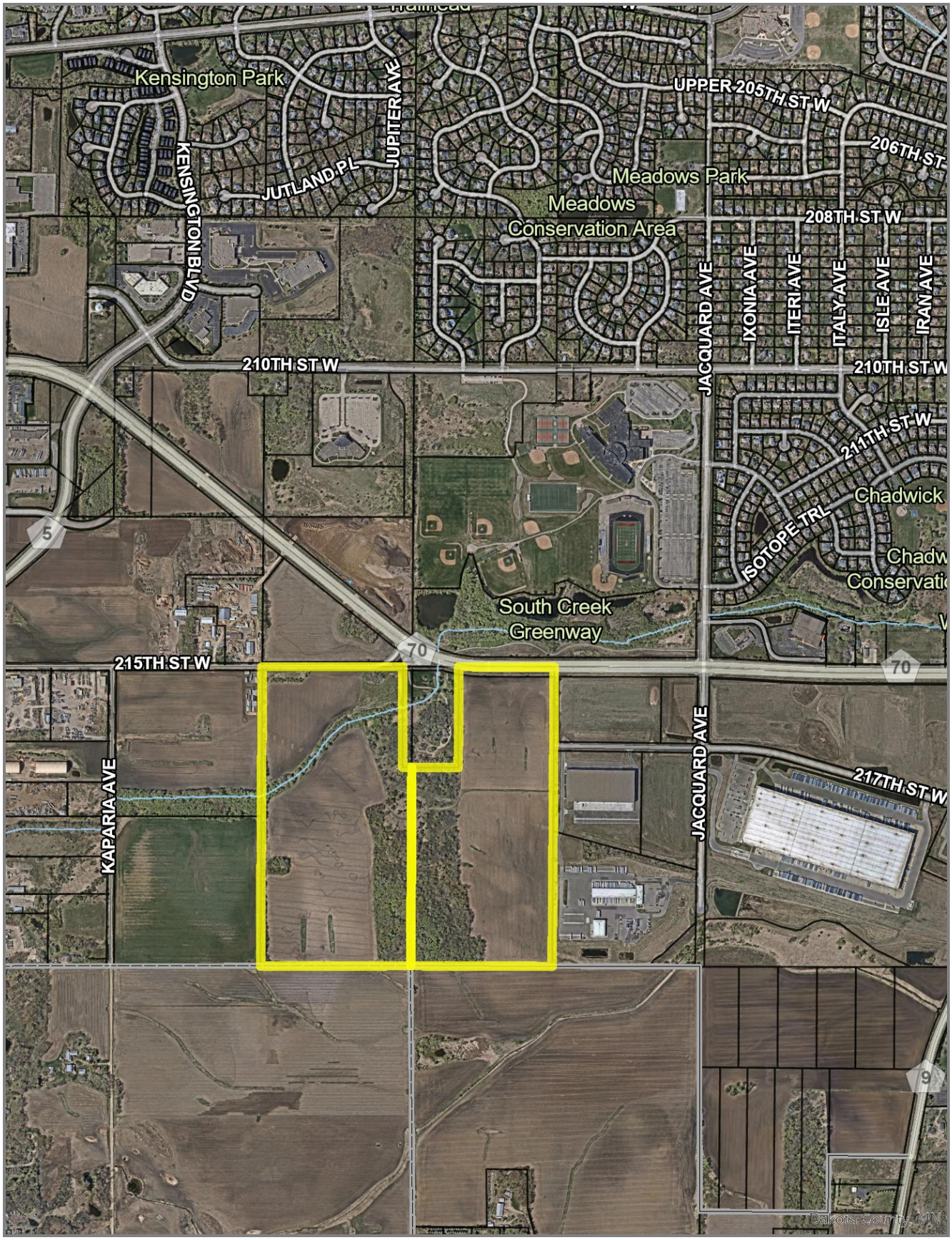
The Developer is responsible for obtaining an MPCA Construction Permit for the site prior to construction. The permit requires that all erosion and sediment BMPS be clearly outlined in a site's SWPPP. Changes made throughout construction must be documented in the SWPPP. A final SWPPP must be submitted to the City for review and approval prior to any land disturbing activity.

Additional erosion control measures may be required during construction as deemed necessary by City staff. Any additional measures required shall be installed and maintained by the developer.

RECOMMENDATION

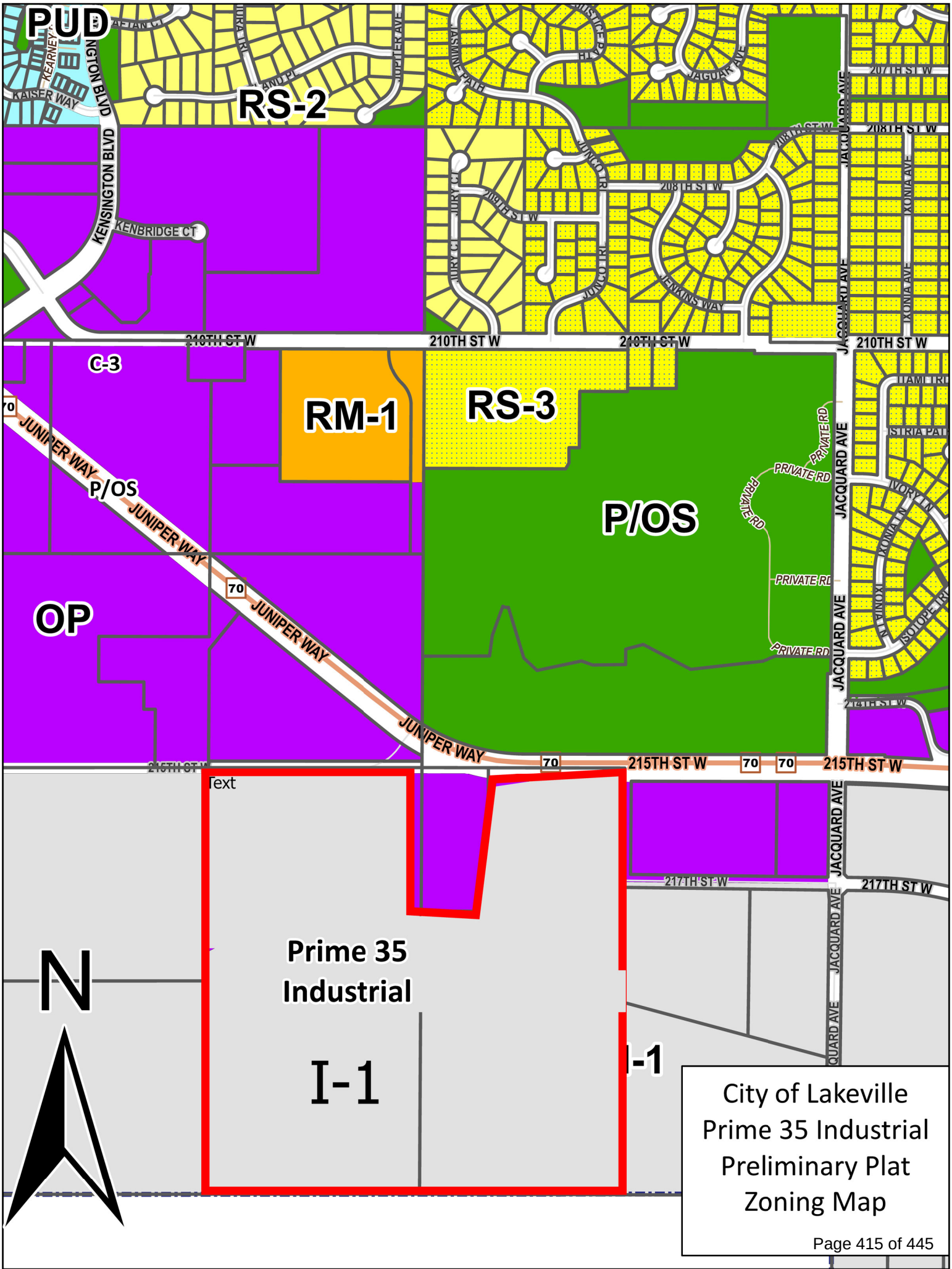
Engineering recommends approval of the Prime 35 Industrial preliminary plat, grading and erosion control plan, and utility plan, subject to the requirements and stipulations within this report.

Prime 35 Industrial

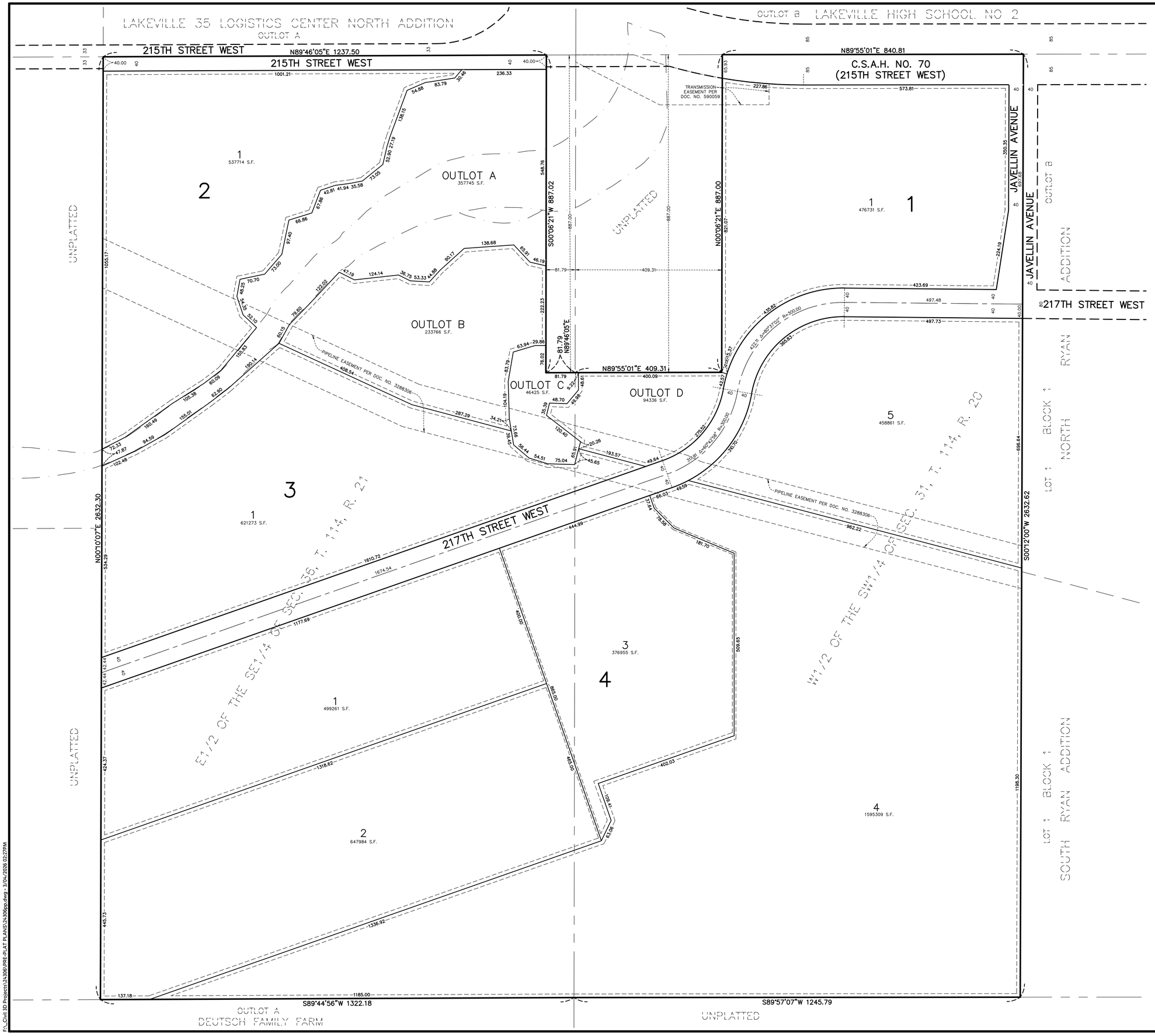


Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 1200 feet
2/27/2026



City of Lakeville
Prime 35 Industrial
Preliminary Plat
Zoning Map



PROPERTY DESCRIPTION

Legal Description:

The East one-half of the Southeast Quarter of Section Thirty-six (36), Township One-Hundred Fourteen (114), Range Twenty-one (21) and the West one-half of the Southwest Quarter of Section Thirty-one (31), Township One Hundred Fourteen (114), Range Twenty (20), except that part thereof described as follows:

The West 409.31 feet of the North 887.00 feet of the Northwest Quarter of the Southwest Quarter of Section Thirty-one (31), Township One Hundred Fourteen (114), Range Twenty (20) and further except the East 81.79 feet of the North 887.00 feet of the Northeast Quarter of the Southeast Quarter of Section Thirty-six (36), Township One Hundred Fourteen (114), Range Twenty-one (21), Dakota County, Minnesota.

ZONING INFORMATION

CURRENT ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)
PROPOSED ZONING:	I-1 (LIGHT INDUSTRIAL DISTRICT)

SITE DATA

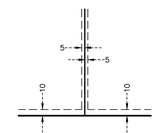
GROSS AREA	145.21 ACRES
LOTS	8 LOTS
LOTS	119.70 ACRES
R.O.W.	8.70 ACRES
C.S.A.H. NO. 70 (215TH STREET WEST)	(1.61 ACRES)
215TH STREET WEST	(1.14 ACRES)
JAVELLIN AVENUE	(0.61 ACRES)
217TH STREET WEST	(5.34 ACRES)
OUTLOTS	16.81 ACRES
TOTAL	145.21 ACRES

MINIMUM SETBACKS (BUILDING)	
FRONT	40 FEET
SIDE (INTERIOR)	10 FEET
SIDE (STREET)	30 FEET
REAR	30 FEET

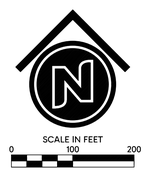
MINIMUM SETBACKS (PARKING)	
FRONT	15 FEET
SIDE (INTERIOR)	5 FEET
SIDE (STREET)	15 FEET
REAR	5 FEET

MINIMUM LOT REQUIREMENTS	
LOT AREA	30,000 S.F.
LOT WIDTH	100 FEET

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.



2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
marcus@mnhill.com
www.mnhill.com

HILL INCORPORATED

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.

PRELIMINARY

Date: Reg No.

PRIME 35 LAKEVILLE
LAKEVILLE, MINNESOTA
PRELIMINARY PLAT
FOR:
OLAM HOLDINGS 1, LLC
268 BUSH STREET, #49, SAN FRANCISCO, CA 94104

DRAWN BY	PLM
DATE	11/07/2025
REVISIONS	
2026-01-20 CITY COMMENTS	
2026-03-04 CITY COMMENTS	
CAD FILE	24306PP.dwg
PROJECT NO.	24306-00
	C200

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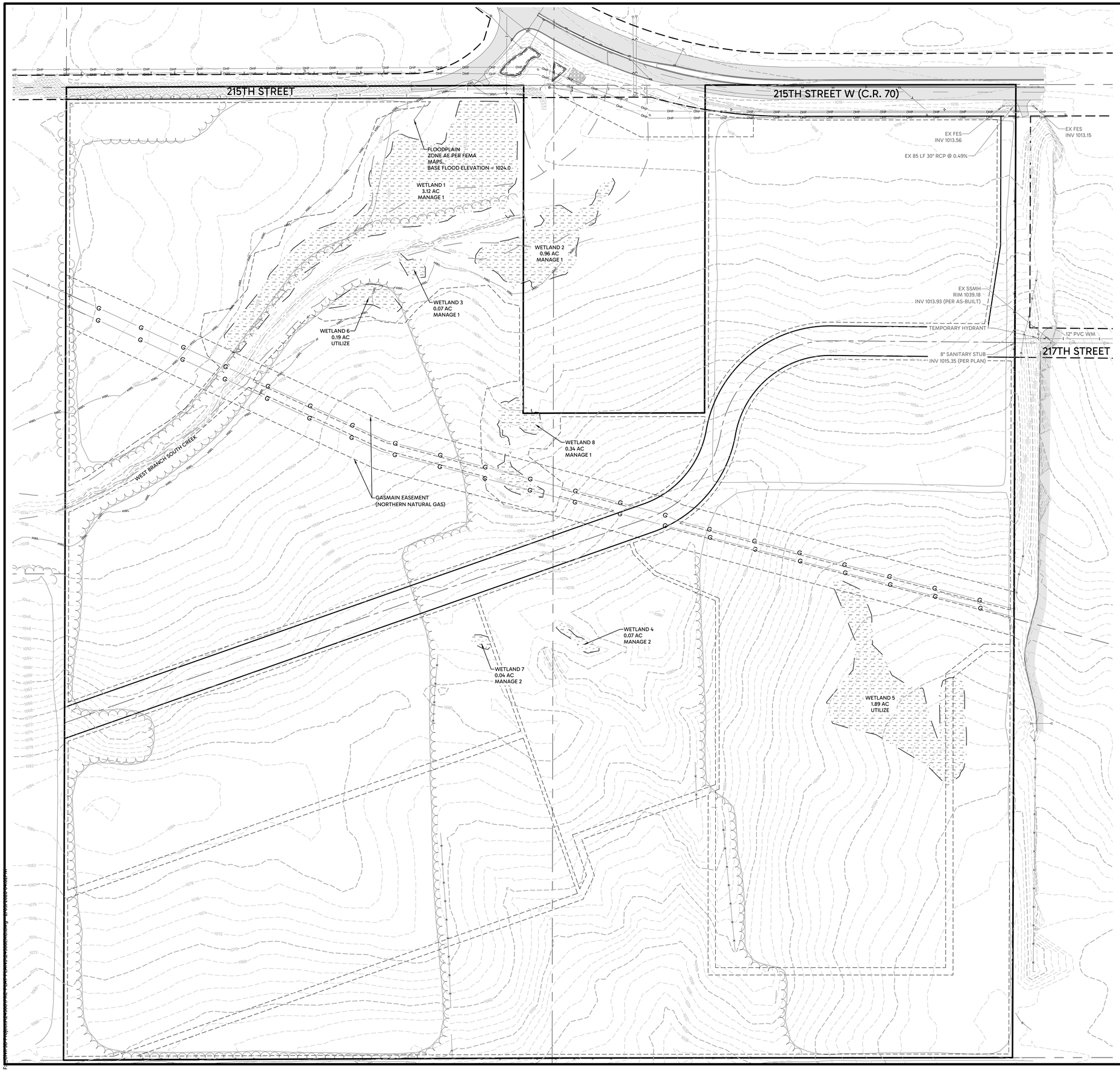


LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING LIGHT POLE
- EXISTING MANHOLE (ELECTRIC)
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING FENCE
- FEMA FLOODPLAIN
- EXISTING SIGN
- EXISTING TREELINE/TREES
- SB-1 EXISTING SOIL BORING LOCATION
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING WETLAND

NOTES

WETLAND DELINEATION COMPLETED IN JUNE, 2025 BY KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY WETLAND QUALITY LEVELS DETERMINED BY KJOLHAUG ENVIRONMENTAL.

EXISTING CONDITIONS ARE BASED ON ALTA SURVEY PREPARED BY EGAN, FIELD AND NOWAK, INC., DATED DECEMBER 11, 2024.

HILL
INCORPORATED
2998 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
bbusselman@mnhill.com
www.mnhill.com

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 Professional Engineer under the laws of the State of Minnesota.

PRELIMINARY

Date: Reg No.

PRIME 35 LAKEVILLE
LAKEVILLE, MINNESOTA

EXISTING CONDITIONS

FOR
OLAM HOLDINGS 1, LLC
268 BUSH STREET | 445, SAN FRANCISCO, CA 94104

DRAWN BY
EPF

DATE
11/14/25

REVISIONS

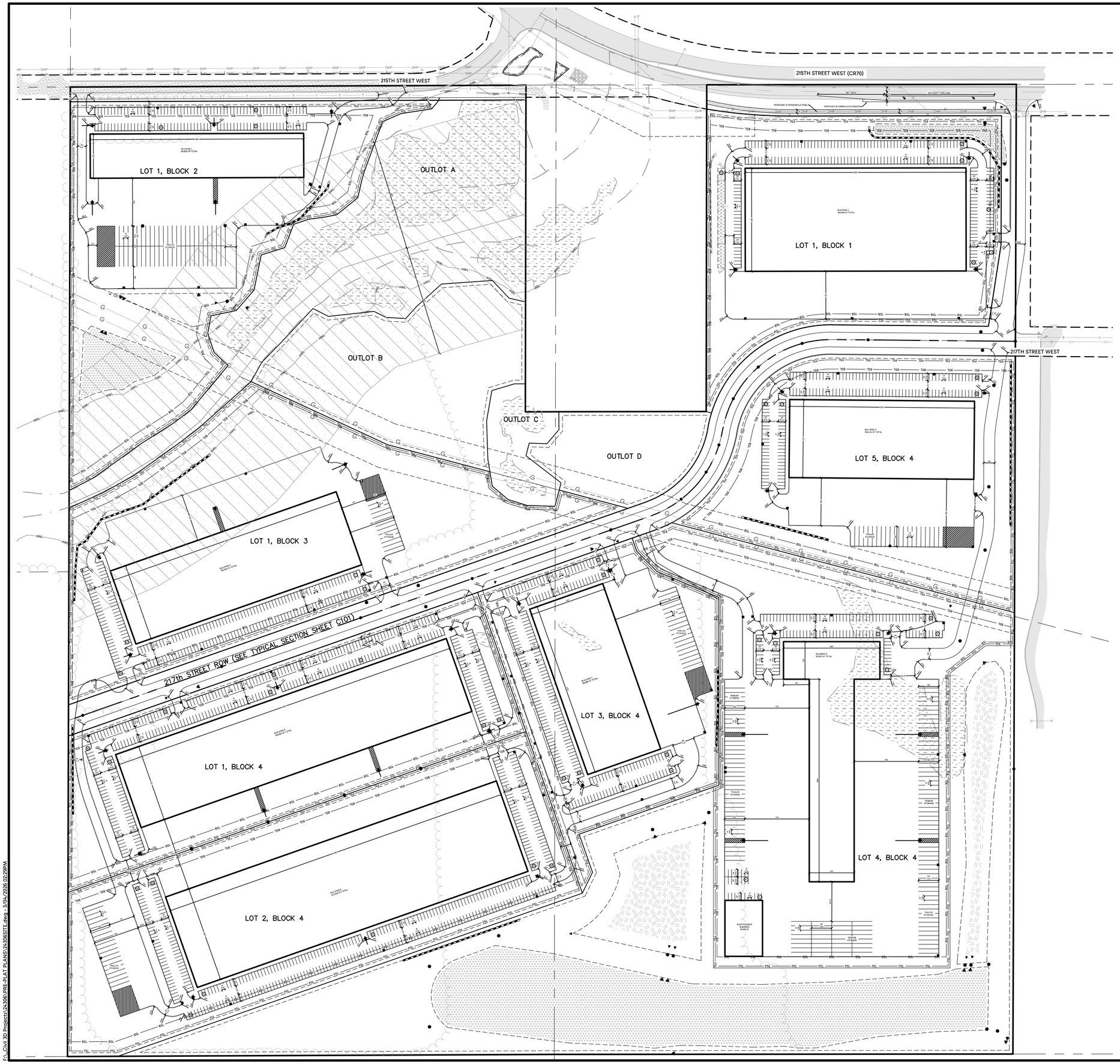
CAD FILE
24306EXC

PROJECT NO.
24306

C102

Know what's **below.**
Call before you dig.

SCALE IN FEET
0 100 200



LEGEND

- EXISTING WATERMAIN
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- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
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- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING LIGHT POLE
- EXISTING MANHOLE (ELECTRIC)
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING SIGN
- EXISTING TREELINE/TREES
- SB-1 EXISTING SOIL BORING LOCATION
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING WETLAND
- SHORELAND ZONING OVERLAY
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- 923 PROPOSED CONTOUR
- BSL BUILDING SETBACK
- PSL PARKING SETBACK
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED INFILTRATION BASIN
- PROPOSED FILTRATION BASIN

SITE PLAN NOTES

1. SEE GENERAL NOTES, SHEET C101, FOR ADDITIONAL RELEVANT INFORMATION.

DEVELOPMENT SUMMARY

GROSS PROJECT AREA	145.21 AC
R.O.W.	8.50 AC
C.S.A.H. NO. 70 (215TH STREET WEST)	(1.61 AC)
215TH STREET WEST	(0.94 AC)
JAVELLIN AVENUE	(0.74 AC)
217TH STREET WEST	(5.21 AC)
OUTLOTS	36.32 AC
LOTS (8 TOTAL)	100.39 AC
TOTAL	145.21 AC
MINIMUM BUILDING SETBACKS	
FRONT YARD	40 FEET
INTERIOR SIDE YARD	10 FEET
STREET SIDE YARD	30 FEET
REAR YARD	30 FEET
MINIMUM PARKINGS SETBACKS	
FRONT YARD	15 FEET
INTERIOR SIDE YARD	5 FEET
STREET SIDE YARD	15 FEET
REAR YARD	5 FEET
ZONING	I-1, LIGHT INDUSTRIAL DISTRICT
MAXIMUM BUILDING HEIGHT	THE LESSER OF: FOUR (4) STORIES OR 50' FEET
MAXIMUM IMPERVIOUS COVERAGE (SHORELAND AREA ONLY)	75%
BUILDING	
GROSS FLOOR AREA (8 BUILDINGS)	1,112,748 SF

Know what's below. Call before you dig.

SCALE IN FEET
0 100 200

HILL INCORPORATED
2998 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
bbusselman@mnhill.com
www.mnhill.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.

Brett Busselman — Reg No. — Date:

PRELIMINARY

PRIME 35 LAKEVILLE
LAKEVILLE, MINNESOTA

OVERALL SITE & DIMENSIONAL PLAN

FOR
OLAM HOLDINGS 1, LLC
268 BUSH STREET, #49, SAN FRANCISCO, CA 94104

DRAWN BY
VUN

DATE
11/14/25

REVISIONS
2026-01-20 CITY COMMENTS
2026-02-10 CITY COMMENTS
2026-03-04 CITY COMMENTS

CAD FILE
24306SITE

PROJECT NO.
24306

C600

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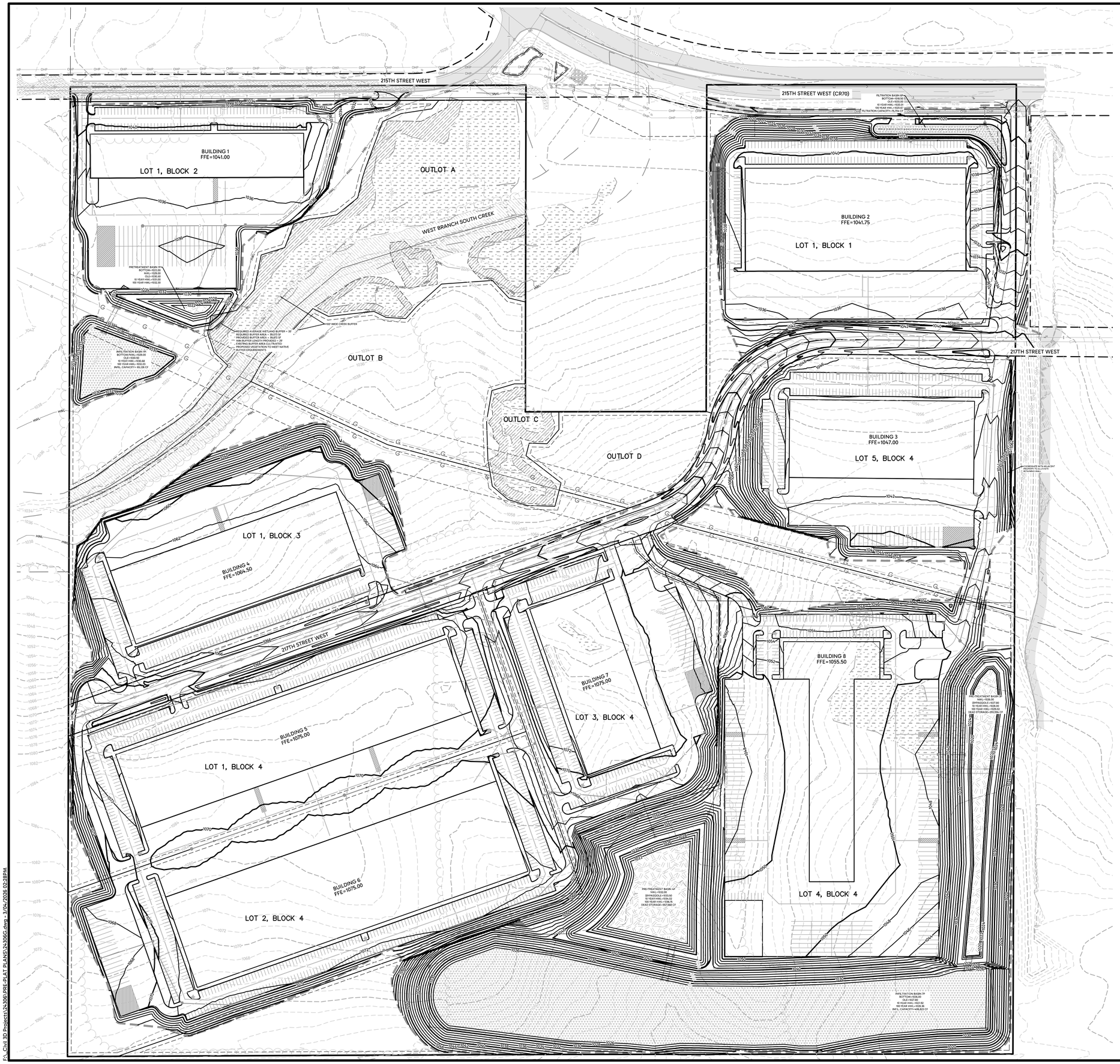

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING OVERHEAD POWER LINE
- EXISTING CONTOUR
- EXISTING WETLAND EDGE
- EXISTING LIGHT POLE
- EXISTING MANHOLE (ELECTRIC)
- EXISTING TRANSFORMER
- EXISTING TELEPHONE PEDESTAL
- EXISTING TV PEDESTAL
- EXISTING VAULT
- EXISTING CURB & GUTTER
- EXISTING FENCE
- EXISTING SIGN
- EXISTING TREELINE/TREES
- SB-1 EXISTING SOIL BORING LOCATION
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING WETLAND
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED CONTOUR
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS SURFACE
- PROPOSED SEDIMENT BASIN
- PROPOSED INFILTRATION BASIN
- PROPOSED FILTRATION BASIN

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PRELIMINARY

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Brett Busselman
Reg No.
Date:

PRIME 35 LAKEVILLE

LAKEVILLE, MINNESOTA

GRADING & DRAINAGE PLAN

FOR

OLAM HOLDINGS 1, LLC

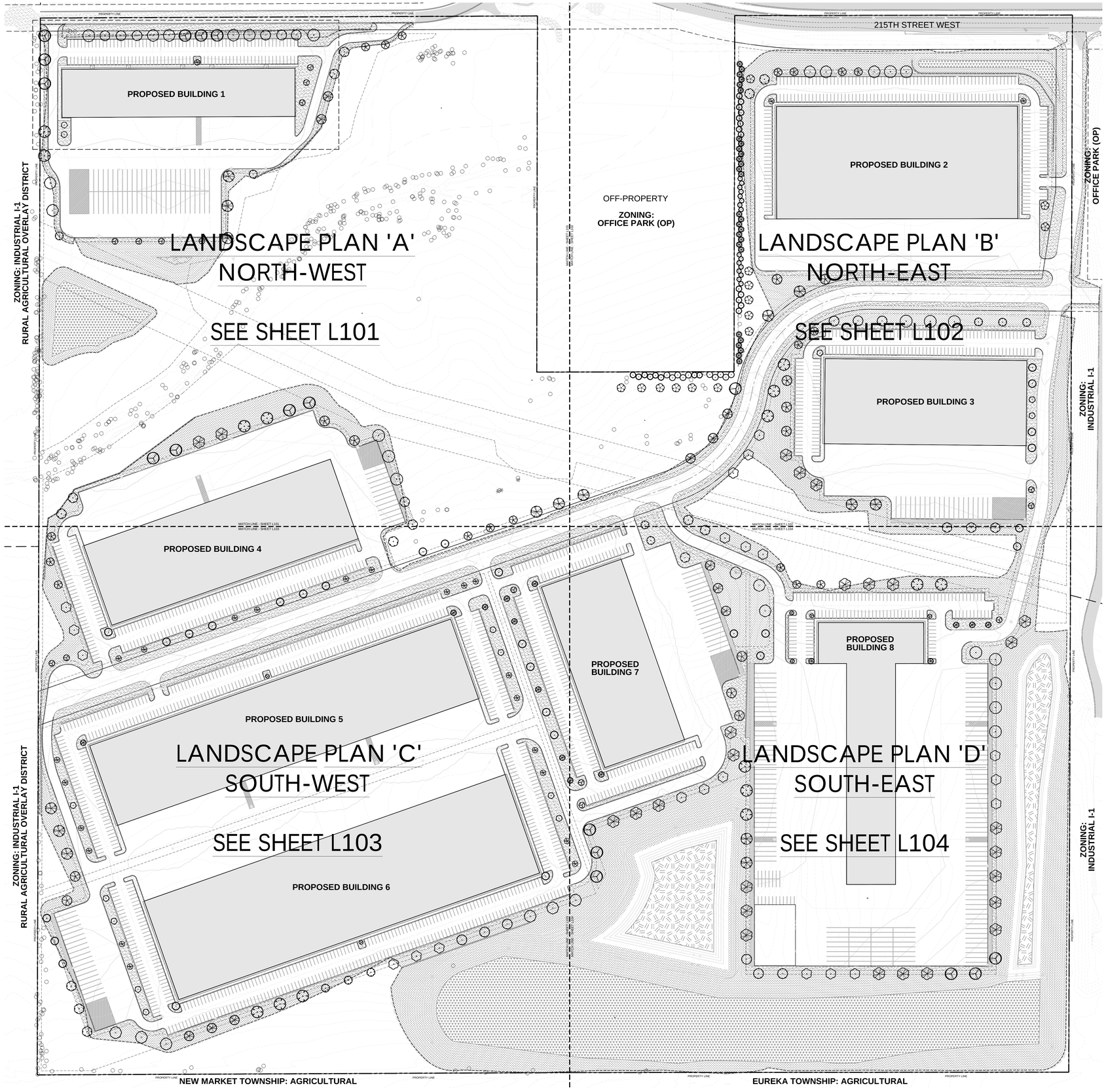
260 BUSH STREET, 445, SAN FRANCISCO, CA 94104

DRAWN BY	EPF
DATE	11/14/25
REVISIONS	
2026-01-20 CITY COMMENTS	
2026-02-10 CITY COMMENTS	
2026-03-04 CITY COMMENTS	
CAD FILE	24306G
PROJECT NO.	24306
	C400

Know what's below. Call before you dig.

SCALE IN FEET
0 100 200

F:_Civil 3D Projects\24306\PRE-PLAT PLANS\24306G.dwg - 3/04/2026 02:28PM



GENERAL NOTES:

1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate any work in the city right-of-way with City of Lakeville Public Works Department.
3. See Architect's plans for additional requirements regarding the site plan layout.
4. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
5. See Civil Engineer's Plans for utility locations.
6. Irrigation plan to be design-build by landscape contractor.

CITY OF LAKEVILLE LANDSCAPE REQUIREMENTS:

11-21-9: REQUIRED SCREENING AND LANDSCAPING:

B: Landscaping: Required landscaping for new residential subdivisions and commercial, industrial or institutional uses shall include plantings at the property perimeter, off street parking perimeter landscaping and interior landscape plantings as well as required residential buffer yard or transitional buffer zone plantings.

ZONING INFORMATION:

I-2 - General Industrial District

PARKING LOT SCREENING:

Parking lots with more than 5 spaces require screening. Landscape screening shall be set back 2' from the parking stalls. Deciduous trees shall be planted no more than 40 apart. Evergreen trees shall be planted so that branches are touching at narrowest mature canopy width. Large deciduous shrubs shall be planted so that branches are touching at narrowest projected mature width.

MINIMUM PLANTING SIZES:

2.5" Shade Tree
2" Ornamental Tree
8' Coniferous Tree

IRRIGATION:

e: Properties developed after May 17, 2010, with detached townhouse, two-family, townhouse or multiple-family dwelling units within the RST-2, RM or RH district and all commercial, industrial or institutional uses shall provide an exterior inground irrigation system within the property where necessary to ensure that all turf grass, ground cover of cultivated vegetation, garden, hedges, trees and shrubbery maintenance can be accomplished.

TREE DIVERSITY MATRIX:

BOTANICAL GENUS:	QUANTITY	% OF TOTAL	CLASSIFICATION
Acer sp.	79	20%	Deciduous Tree
Betula sp.	26	6%	Deciduous Tree
Celtis sp.	29	7%	Deciduous Tree
Ginko sp.	28	7%	Deciduous Tree
Gleditsia sp.	22	5%	Deciduous Tree
Gymnocladus sp.	18	4%	Deciduous Tree
Populus sp.	6	1%	Deciduous Tree
Quercus sp.	36	9%	Deciduous Tree
Tilia sp.	33	8%	Deciduous Tree
Ulmus sp.	18	4%	Deciduous Tree
Abies sp.	28	7%	Coniferous Tree
Juniperus sp.	16	4%	Coniferous Tree
Picea sp.	21	5%	Coniferous Tree
Pinus sp.	10	2%	Coniferous Tree
Aesculus sp.	14	3%	Ornamental Tree
Malus sp.	3	1%	Ornamental Tree
Ostrya sp.	15	4%	Ornamental Tree
TOTAL TREES:	402		

LANDSCAPE MATERIAL LEGEND:

- Proposed Landscape Edging, See Notes
- Proposed Turf Sod, See Notes
- Proposed Native Seed, See Scehdule
- Existing Tree to Remain
- Proposed Rock Mulch Type 'A', See Notes
- Proposed Rock Mulch Type 'B', See Notes
- Proposed Wood Mulch, See Notes

SCALE IN FEET
0 100 200
1 inch = 100 feet

811 Know what's below. Call before you dig.

LANDSCAPE OVERVIEW PLAN:

* SEE SHEET L200 FOR DETAILS, NOTES AND SCHEDULES *

HILL INCORPORATED
2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
email: @mnhill.com
www.mnhill.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.
HANNAH M. LAMPI, PLA
Date: 11/24/2025 Reg No. 61157

PRELIMINARY

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www.calyxdesigngroup.com

PRIME 35 LAKEVILLE
LAKEVILLE, MINNESOTA
LANDSCAPE OVERVIEW PLAN
FOR
CROSBY DEVELOPMENT PARTNERS
*** CLIENT ADDRESS ***

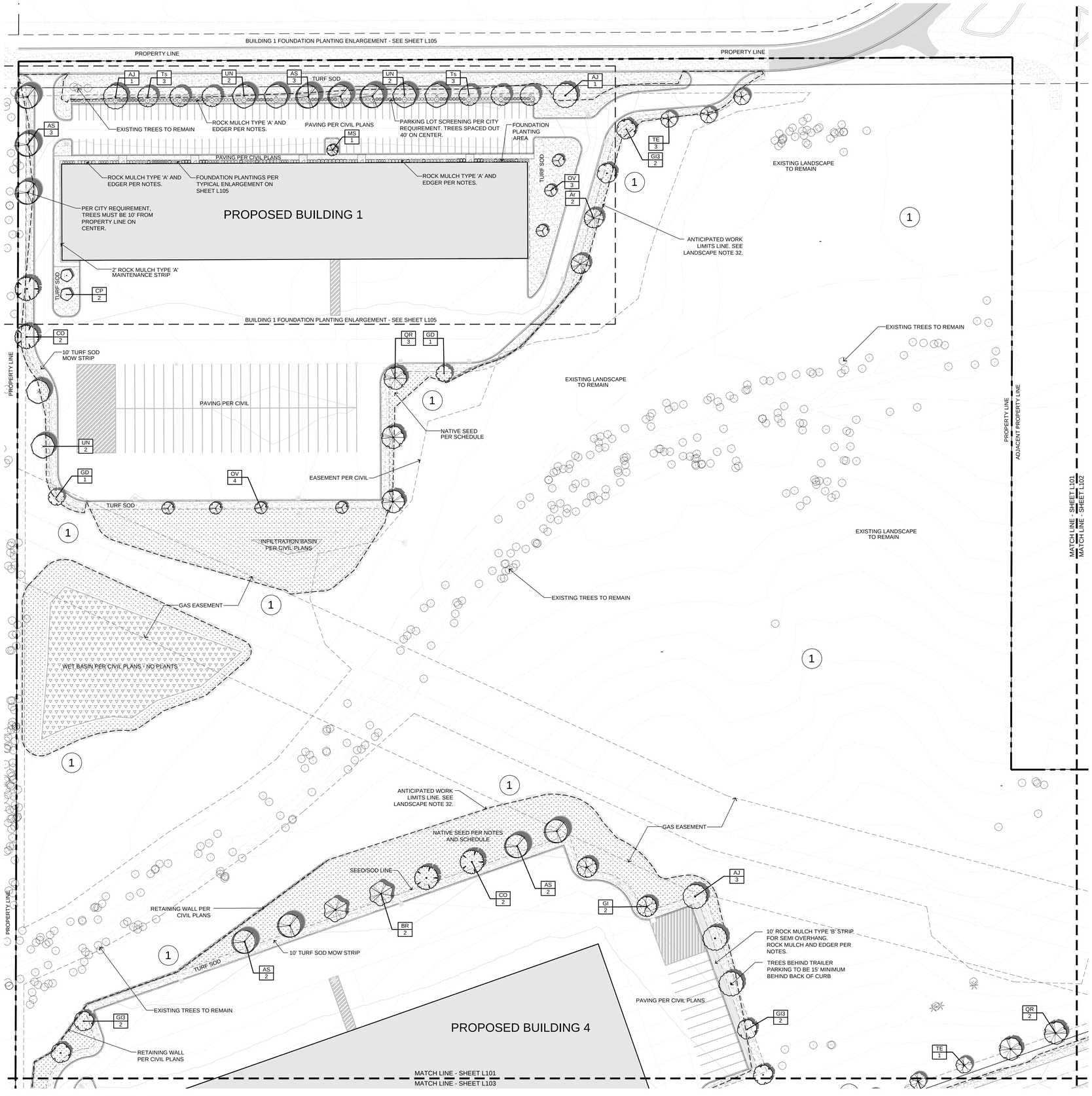
DRAWN BY
AL

DATE
01/30/2026

REVISIONS
11.14.25 – CITY SUBMITTAL SET
01.30.26 – CITY RE-SUBMITTAL SET
03.05.26 – CITY RE-SUBMITTAL SET

PROJECT NO.
25-165

SHEET NO.
L100



LANDSCAPE MATERIAL LEGEND:

- Proposed Landscape Edging, See Notes
- Proposed Turf Sod, See Notes
- Proposed Native Seed, See Scehdule
- Existing Tree to Remain
- (1) Existing Native Prairie Area to Remain Unchanged
- Proposed Rock Mulch Type 'A', See Notes
- Proposed Rock Mulch Type 'B', See Notes
- Proposed Wood Mulch, See Notes

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
COLUMNAR TREE						
	AC	Acer platanoides `Columnare`	Columnar Norway Maple	2.5" Cal.	B&B	13
	AR2	Acer rubrum `Red Rocket`	`Red Rocket` Red Maple	2.5" Cal.	B&B	23
	CP	Celtis occidentalis 'JFS-KSU1'	Prairie Sentinel® Hackberry	2.5" Cal.	B&B	14
	PE	Populus tremula `Erecta`	Columnar Swedish Aspen	2.5" Cal.	B&B	6
EVERGREEN TREES						
	AB	Abies balsamea	Balsam Fir	8` Hgt.	B&B	28
	JE	Juniperus virginiana	Eastern Red Cedar	8` Hgt.	B&B	16
	PD	Picea glauca `Densata`	Black Hills Spruce	8` Hgt.	B&B	21
	PP2	Pinus ponderosa	Ponderosa Pine	8` Hgt.	B&B	10
ORNAMENTAL TREES						
	AO	Aesculus glabra	Ohio Buckeye	2" Cal.	B&B	14
	MS	Malus x `Spring Snow`	Spring Snow Crab Apple	2" Cal.	B&B	3
	OV	Ostrya virginiana	American Hophornbeam	2" Cal.	B&B	15
OVERSTORY TREE						
	Ar	Acer rubrum	Red Maple	2.5" Cal.	B&B	11
	AJ	Acer saccharum 'JFS-KW8' TM	Autumn Fest Sugar Maple	2.5" Cal.	B&B	15
	AS	Acer x freemanii `Sienna`	Sienna Glen Maple	2.5" Cal.	B&B	17
	BR	Betula nigra	River Birch	2.5" Cal.	B&B	26
	CO	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	15
	QE	Ginkgo biloba 'Princeton Sentry'	Ginkgo	2.5" Cal.	B&B	28
	GI	Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust	2.5" Cal.	B&B	12
	GD	Gleditsia triacanthos inermis 'Draves' TM	Street Keeper Honey Locust	2.5" Cal.	B&B	10
	GI3	Gymnocladus dioica `McKBranched` TM	Kentucky Coffeetree	2.5" Cal.	B&B	18
	QB	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	21
	QR	Quercus rubra	Northern Red Oak	2.5" Cal.	B&B	15
	Ts	Tilia americana `Sentry`	Sentry Linden	2.5" Cal.	B&B	15
	TE	Tilia cordata `Erecta`	Littleleaf Linden	2.5" Cal.	B&B	18
	UN	Ulmus	New Horizon Elm	2.5" Cal.	B&B	18

SCALE IN FEET
0 50 100
1 inch = 50 feet

811 Know what's below. Call before you dig.

LANDSCAPE PLAN 'A' - NORTH-WEST:

* SEE SHEET L200 FOR DETAILS, NOTES AND SCHEDULES *

HILL INCORPORATED
2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
email: @mnhill.com
www.mnhill.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.
HANNAH M. LAMPI, PLA
Date: 11/14/2025 Reg No. 61579

PRELIMINARY

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www.calyxdesigngroup.com

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Landscape Architecture | Planning

PRIME 35 LAKEVILLE
LAKEVILLE, MINNESOTA
LANDSCAPE PLAN 'A'
FOR
CROSBY DEVELOPMENT PARTNERS
*** CLIENT ADDRESS ***

DRAWN BY
AL

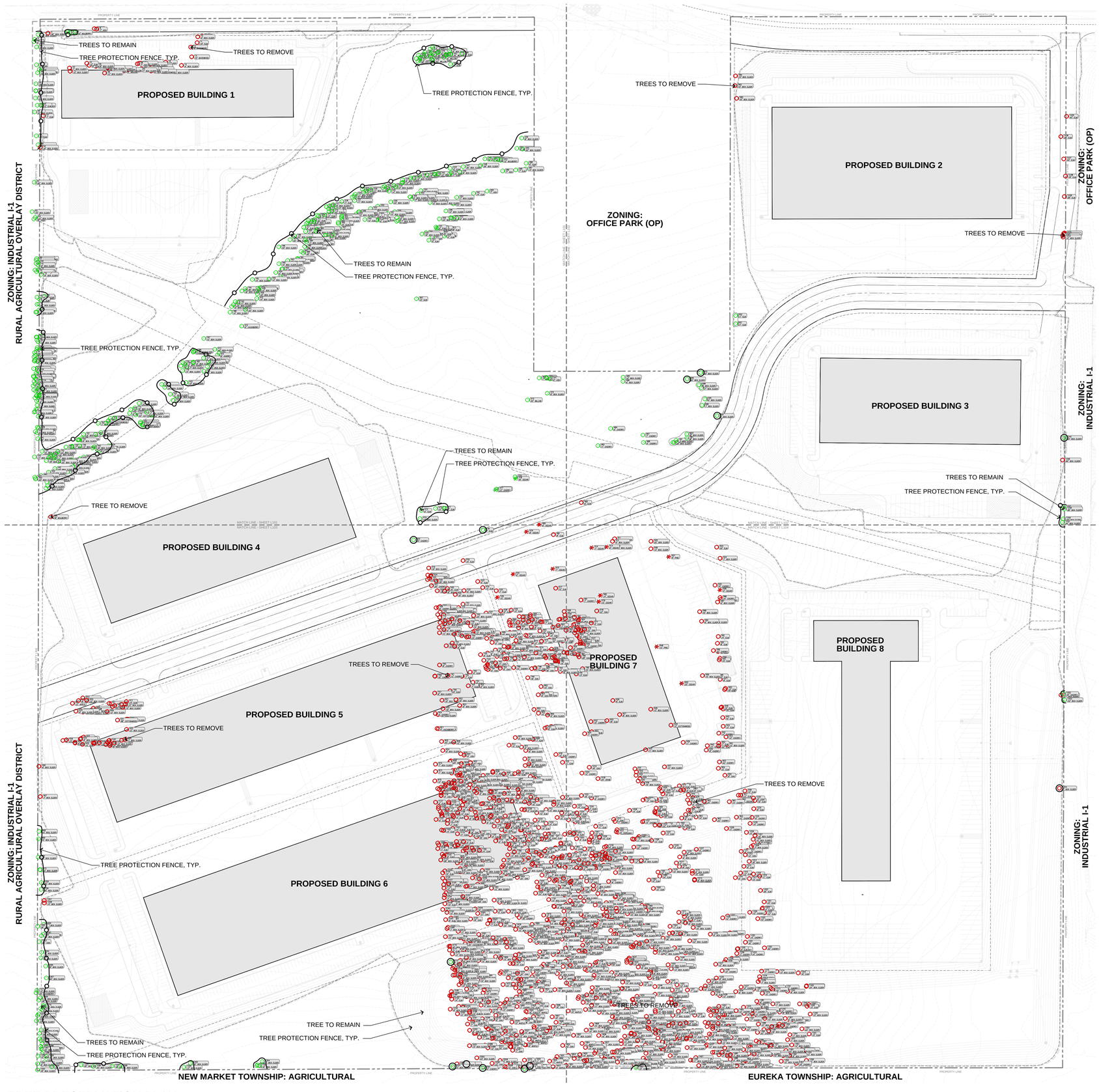
DATE
01/30/2026

REVISIONS

11.14.25 – CITY SUBMITTAL SET
01.30.26 – CITY RE-SUBMITTAL SET
03.05.26 – CITY RE-SUBMITTAL SET

PROJECT NO.
25–165

SHEET NO.
L101



GENERAL NOTES:

1. See Civil Engineer's plans for site plan layout and dimensions.
2. Contractor to coordinate any work in the city right-of-way with City of Lakeville Public Works Department.
3. See Architect's plans for additional requirements regarding the site plan layout.
4. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
5. See Civil Engineer's Plans for utility locations.
6. Irrigation plan to be design-build by landscape contractor.

LANDSCAPE MATERIALS LEGEND:

Existing Tree to Remain

Existing Tree to Remove

Tree Protection Fence

CITY OF LAKEVILLE LANDSCAPE TREE PRESERVATION REQUIREMENTS:

Zoning: Commercial, Industrial, and Special Districts

Development in mixed use. commercial, industrial, and special districts may remove up to seventy percent (70%) of the total diameter inches of significant trees without replacement; any removal or disturbance of trees beyond this threshold shall require replacement tree planting or mitigation.

Tree Replacement Requirements:

a. Common Trees: Twelve and one-half percent (12.5%) of the diameter inches removed above the removal limits shall be replaced.

b. Conifer Trees:
(1) Twenty five percent (25%) of the diameter inches removed above the removal limit must be replaced.
(2) Coniferous species shall be replaced with new trees, either coniferous or deciduous, at a rate of twenty five percent (25%) the diameter of inches removed.

c. Hardwood Deciduous Trees: Fifty percent (50%) of the diameter inches removed above the removal limit shall be replaced with new deciduous or coniferous tree diameter inches.

d. Heritage Trees: One hundred percent (100%) of diameter inches removed must be replaced. Heritage inches to be preserved on property may apply as credit towards this replacement. A credit in diameter inches will be applied at a ratio of two inches of replacement for one inch preserved (2:1) up to 50% of the required replacement diameter inches.

Heritage Tree Replacement:
579 diameter inches identified on survey
415 diameter inches removed
415 diameter inches require replacement
164 diameter inches saved
- Heritage tree preservation credit: 2-inch credit for each 1 inch
- 164 inches preserved multiplied by 2 equals 328 inches, which is greater than 50% of the required replacement of 411 inches
- 415 inches multiplied by 50% equals 207.5 diameter inch credit

207.5 diameter inches of heritage trees must be replaced.

* Replacement tree species shall be limited to those identified on the City of Lakeville Building Permit Guidelines, except as otherwise approved by the City Forester, and the following:
-- Where ten (10) or more replacement trees are required, not more than twenty percent (20%) shall be of the same genus.
-- Ornamental tree species of a lesser size may comprise up to fifteen percent (15%) of the required replacement diameter inches provided that the required total replacement diameter inches is met.

MITIGATION REQUIREMENTS SUMMARY:

TOTAL EXISTING SIGNIFICANT INCHES: 26,566
TOTAL SIGNIFICANT INCHES REMOVED: 19,301
SIGNIFICANT INCHES PRESERVED: 7,265

TOTAL MITIGATION INCHES REQUIRED: 280 Inches*

** REFER TO SHEET L305 FOR MITIGATION CALCULATIONS **

COLUMNAR TREES PROPOSED: 56 (140")
EVERGREEN TREES PROPOSED: 75 (225")
ORNAMENTAL TREES PROPOSED: 32 (64")
OVERSTORY TREES PROPOSED: 239 (597.5")

TOTAL TREES PROPOSED: 402 (1,026.5 Inches)

TREES TO REMAIN IN THE WORK LIMITS NOTE:

All trees scheduled to remain within the work limits shall have a forester limb them up, remove suckers & crossing branches, and ensure clearances for vehicles and trucks. Clear and grub any underbrush.

SCALE IN FEET
0 100 200
1 inch = 100 feet

811 Know what's below. Call before you dig.

TREE PRESERVATION PLAN:

HILL INCORPORATED
2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
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email: @mnhill.com
www.mnhill.com

CALYX DESIGN GROUP
Landscape Architecture | Planning
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St. Paul, MN 55104
Phone: (651) 788-9018
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HANNAH M. LAMPI, PLA
Date: 11/24/2025 Reg No: 61237

PRELIMINARY

PRIME 35 LAKEVILLE
LAKEVILLE, MINNESOTA
TREE PRESERVATION PLAN
FOR
CROSBY DEVELOPMENT PARTNERS
*** CLIENT ADDRESS ***

DRAWN BY
AL

DATE
01/30/2026

REVISIONS

11.14.25 – CITY SUBMITTAL SET
01.30.26 – CITY RE-SUBMITTAL SET
03.05.26 – CITY RE-SUBMITTAL SET

PROJECT NO.
25-165

SHEET NO.
L300

TagID	Common Name	Classification	Caliper	Condition	Significant?	SAVE/REMOVE?	Notes:
1	Boxelder	COMMON	40	Fair	YES	SAVE	
2	Elm, american	COMMON	8	Fair	YES	SAVE	
3	Boxelder	COMMON	36	Fair	YES	REMOVE	
4	Boxelder	COMMON	32	Fair	YES	SAVE	
5	Basswood, american	HERITAGE	32	Fair	YES	SAVE	
6	Mulberry, red	COMMON	32	Fair	NO	SAVE	
7	Ash, green	HARDWOOD	8	Fair	NO	REMOVE	
8	Ash, green	HARDWOOD	7	Fair	NO	REMOVE	
9	Elm, siberian	COMMON	8	Fair	YES	REMOVE	
10	Boxelder	COMMON	6	Fair	YES	REMOVE	
11	Elm, siberian	COMMON	10	Fair	YES	REMOVE	
12	Basswood, american	HARDWOOD	8	Fair	YES	REMOVE	
13	Basswood, american	HARDWOOD	15	Fair	YES	REMOVE	
14	Boxelder	COMMON	9	Fair	YES	REMOVE	
15	Boxelder	COMMON	25	Fair	YES	REMOVE	
16	Ash, green	HARDWOOD	16	Fair	NO	REMOVE	
17	Ash, green	HARDWOOD	9	Fair	NO	REMOVE	
18	Ash, green	HARDWOOD	6	Fair	NO	REMOVE	
19	Boxelder	COMMON	7	Fair	YES	REMOVE	
20	Boxelder	COMMON	8	Fair	YES	REMOVE	
21	Basswood, american	HARDWOOD	8	Fair	YES	REMOVE	
22	Basswood, american	HARDWOOD	17	Fair	YES	REMOVE	
23	Boxelder	COMMON	6	Fair	YES	REMOVE	
24	Willow, black	COMMON	24	Fair	YES	REMOVE	
25	Boxelder	COMMON	8	Fair	YES	REMOVE	
26	Boxelder	COMMON	7	Fair	YES	REMOVE	
27	Boxelder	COMMON	7	Fair	YES	REMOVE	
28	Ash, green	HARDWOOD	7	Fair	NO	REMOVE	
29	Boxelder	COMMON	8	Fair	YES	REMOVE	
30	Boxelder	COMMON	7	Fair	YES	REMOVE	
31	Willow, black	COMMON	8	Fair	YES	REMOVE	
32	Willow, black	COMMON	18	Fair	YES	REMOVE	
33	Boxelder	COMMON	13	Fair	YES	REMOVE	
34	Boxelder	COMMON	6	Fair	YES	REMOVE	
35	Boxelder	COMMON	6	Fair	YES	REMOVE	
36	Boxelder	COMMON	12	Fair	YES	REMOVE	
37	Boxelder	COMMON	8	Fair	YES	REMOVE	
38	Boxelder	COMMON	11	Fair	YES	REMOVE	
39	Boxelder	COMMON	18	Fair	YES	REMOVE	
40	Elm, siberian	COMMON	6	Fair	YES	REMOVE	
41	Elm, siberian	COMMON	13	Fair	YES	REMOVE	
42	Boxelder	COMMON	10	Fair	YES	REMOVE	
43	Boxelder	COMMON	7	Fair	YES	REMOVE	
44	Elm, siberian	COMMON	6	Fair	YES	SAVE	
45	Boxelder	COMMON	8	Fair	YES	SAVE	
46	Elm, siberian	COMMON	11	Fair	YES	SAVE	
47	Boxelder	COMMON	46	Fair	YES	SAVE	
48	Basswood, american	HARDWOOD	16	Fair	YES	SAVE	
49	Boxelder	COMMON	18	Fair	YES	SAVE	
50	Boxelder	COMMON	28	Fair	YES	SAVE	
51	Boxelder	COMMON	10	Fair	YES	SAVE	
52	Boxelder	COMMON	9	Fair	YES	SAVE	
53	Boxelder	COMMON	34	Fair	YES	SAVE	
54	Boxelder	COMMON	36	Fair	YES	SAVE	
55	Elm, siberian	COMMON	10	Fair	YES	SAVE	
56	Boxelder	COMMON	16	Fair	YES	SAVE	
57	Elm, siberian	COMMON	7	Fair	YES	REMOVE	
58	Elm, siberian	COMMON	18	Fair	YES	SAVE	
59	Boxelder	COMMON	36	Fair	YES	SAVE	
60	Boxelder	COMMON	16	Fair	YES	REMOVE	
61	Boxelder	COMMON	28	Fair	YES	SAVE	
62	Boxelder	COMMON	70	Fair	YES	SAVE	
63	Ash, green	HARDWOOD	16	Fair	NO	SAVE	
64	Boxelder	COMMON	22	Fair	YES	SAVE	
65	Boxelder	COMMON	26	Fair	YES	SAVE	
66	Boxelder	COMMON	18	Fair	YES	SAVE	
67	Boxelder	COMMON	20	Fair	YES	SAVE	
68	Boxelder	COMMON	11	Fair	YES	SAVE	
69	Boxelder	COMMON	17	Fair	YES	SAVE	
70	Boxelder	COMMON	8	Fair	YES	SAVE	
71	Boxelder	COMMON	11	Fair	YES	SAVE	
72	Boxelder	COMMON	12	Fair	YES	SAVE	
73	Boxelder	COMMON	18	Fair	YES	SAVE	
74	Boxelder	COMMON	8	Fair	YES	SAVE	
75	Boxelder	COMMON	35	Fair	YES	SAVE	
76	Elm, siberian	COMMON	7	Fair	YES	SAVE	
77	Elm, siberian	COMMON	8	Fair	YES	SAVE	
78	Elm, siberian	COMMON	6	Fair	YES	SAVE	
79	Boxelder	COMMON	28	Fair	YES	SAVE	
80	Boxelder	COMMON	6	Fair	YES	SAVE	
81	Boxelder	COMMON	7	Fair	YES	SAVE	
82	Boxelder	COMMON	6	Fair	YES	SAVE	
83	Boxelder	COMMON	6	Fair	YES	SAVE	
84	Boxelder	COMMON	13	Fair	YES	SAVE	
85	Boxelder	COMMON	8	Fair	YES	SAVE	
86	Boxelder	COMMON	12	Fair	YES	SAVE	
87	Boxelder	COMMON	34	Fair	YES	SAVE	
88	Cherry, black	HARDWOOD	8	Fair	YES	SAVE	
89	Boxelder	COMMON	20	Fair	YES	SAVE	
90	Boxelder	COMMON	9	Fair	YES	SAVE	
91	Boxelder	COMMON	9	Fair	YES	SAVE	
92	Boxelder	COMMON	16	Fair	YES	SAVE	
93	Cherry, black	HARDWOOD	18	Fair	YES	SAVE	
94	Boxelder	COMMON	6	Fair	YES	SAVE	
95	Boxelder	COMMON	6	Fair	YES	SAVE	
96	Boxelder	COMMON	7	Fair	YES	SAVE	
97	Boxelder	COMMON	32	Fair	YES	SAVE	
98	Boxelder	COMMON	10	Fair	YES	SAVE	
99	Boxelder	COMMON	8	Fair	YES	SAVE	
100	Boxelder	COMMON	9	Fair	YES	SAVE	
101	Boxelder	COMMON	28	Fair	YES	SAVE	
102	Boxelder	COMMON	34	Fair	YES	SAVE	
103	Boxelder	COMMON	9	Fair	YES	SAVE	
104	Boxelder	COMMON	7	Fair	YES	SAVE	
105	Boxelder	COMMON	7	Fair	YES	SAVE	
106	Boxelder	COMMON	7	Fair	YES	SAVE	
107	Boxelder	COMMON	19	Fair	YES	SAVE	
108	Boxelder	COMMON	18	Fair	YES	SAVE	
109	Boxelder	COMMON	9	Fair	YES	SAVE	
110	Boxelder	COMMON	15	Fair	YES	SAVE	
111	Boxelder	COMMON	7	Fair	YES	SAVE	
112	Boxelder	COMMON	8	Fair	YES	SAVE	
113	Boxelder	COMMON	7	Fair	YES	SAVE	
114	Elm, siberian	COMMON	9	Fair	YES	SAVE	
115	Boxelder	COMMON	10	Fair	YES	SAVE	
116	Boxelder	COMMON	7	Fair	YES	SAVE	
117	Boxelder	COMMON	22	Fair	YES	SAVE	
118	Boxelder	COMMON	7	Fair	YES	SAVE	
119	Boxelder	COMMON	9	Fair	YES	SAVE	
120	Boxelder	COMMON	7	Fair	YES	SAVE	
121	Boxelder	COMMON	9	Fair	YES	SAVE	
122	Boxelder	COMMON	16	Fair	YES	SAVE	
123	Boxelder	COMMON	7	Fair	YES	SAVE	
124	Boxelder	COMMON	14	Fair	YES	SAVE	
125	Boxelder	COMMON	8	Fair	YES	SAVE	
126	Boxelder	COMMON	16	Fair	YES	SAVE	
127	Boxelder	COMMON	10	Fair	YES	SAVE	
128	Boxelder	COMMON	30	Fair	YES	SAVE	
129	Boxelder	COMMON	20	Fair	YES	SAVE	
130	Boxelder	COMMON	9	Fair	YES	SAVE	
131	Boxelder	COMMON	19	Fair	YES	SAVE	
132	Boxelder	COMMON	13	Fair	YES	SAVE	
133	Boxelder	COMMON	13	Fair	YES	SAVE	
134	Boxelder	COMMON	10	Fair	YES	SAVE	
135	Boxelder	COMMON	12	Fair	YES	SAVE	
136	Boxelder	COMMON	24	Fair	YES	SAVE	
137	Boxelder	COMMON	18	Fair	YES	SAVE	
138	Boxelder	COMMON	16	Fair	YES	SAVE	
139	Boxelder	COMMON	18	Fair	YES	SAVE	
140	Boxelder	COMMON	15	Fair	YES	SAVE	
141	Boxelder	COMMON	16	Fair	YES	SAVE	
142	Boxelder	COMMON	9	Fair	YES	SAVE	
143	Boxelder	COMMON	22	Fair	YES	SAVE	
144	Boxelder	COMMON	17	Fair	YES	SAVE	
145	Boxelder	COMMON	18	Fair	YES	SAVE	
146	Boxelder	COMMON	6	Fair	YES	SAVE	
147	Boxelder	COMMON	12	Fair	YES	SAVE	
148	Boxelder	COMMON	15	Fair	YES	SAVE	
149	Boxelder	COMMON	15	Fair	YES	SAVE	
150	Boxelder	COMMON	11	Fair	YES	SAVE	
151	Boxelder	COMMON	12	Fair	YES	SAVE	
152	Boxelder	COMMON	12	Fair	YES	SAVE	
153	Boxelder	COMMON	12	Fair	YES	SAVE	
154	Boxelder	COMMON	12	Fair	YES	SAVE	
155	Boxelder	COMMON	7	Fair	YES	SAVE	
156	Boxelder	COMMON	13	Fair	YES	SAVE	
157	Boxelder	COMMON	16	Fair	YES	SAVE	
158	Boxelder	COMMON	16	Fair	YES	SAVE	
159	Boxelder	COMMON	16	Fair	YES	SAVE	
160	Boxelder	COMMON	8	Fair	YES	SAVE	
161	Boxelder	COMMON	9	Fair	YES	SAVE	
162	Boxelder	COMMON	17	Fair	YES	SAVE	
163	Boxelder	COMMON	9	Fair	YES	SAVE	
164	Boxelder	COMMON	7	Fair	YES	SAVE	
165	Cherry, black	HARDWOOD	8	Fair	YES	SAVE	
166	Cherry, black	HARDWOOD	11	Fair	YES	SAVE	
167	Elm, siberian	COMMON	8	Fair	YES	SAVE	
168	Cottonwood, eastern	COMMON	65	Fair	YES	SAVE	
169	Boxelder	COMMON	14	Fair	YES	SAVE	
170	Boxelder	COMMON	6	Fair	YES	SAVE	
171	Cherry, black	HARDWOOD	20	Fair	YES	SAVE	
172	Boxelder	COMMON	18	Fair	YES	SAVE	
173	Cottonwood, eastern	COMMON	30	Fair	YES	SAVE	
174	Boxelder	COMMON	14	Fair	YES	SAVE	
175	Boxelder	COMMON	9	Fair	YES	SAVE	
176	Boxelder	COMMON	24	Fair	YES	SAVE	
177	Boxelder	COMMON	25	Fair	YES	SAVE	
178	Boxelder	COMMON	13	Fair	YES	SAVE	
179	Boxelder	COMMON	8	Fair	YES	SAVE	
180	Boxelder	COMMON	7	Fair	YES	SAVE	
181	Boxelder	COMMON	8	Fair	YES	SAVE	
182	Boxelder	COMMON	9	Fair	YES	SAVE	
183	Boxelder	COMMON	9	Fair	YES	SAVE	
184	Boxelder	COMMON	7	Fair	YES	SAVE	
185	Boxelder	COMMON	14	Fair	YES	SAVE	
186	Boxelder	COMMON	14	Fair	YES	SAVE	
187	Boxelder	COMMON	12	Fair	YES	SAVE	
188	Boxelder	COMMON	14	Fair	YES	SAVE	
189	Boxelder	COMMON	6	Fair	YES	SAVE	
190	Boxelder	COMMON	34	Fair	YES	SAVE	
191	Boxelder	COMMON	15	Fair	YES	SAVE	
192	Boxelder	COMMON	17	Fair	YES	SAVE	
193	Boxelder	COMMON	18	Fair	YES	SAVE	
194	Boxelder	COMMON	36	Fair	YES	SAVE	
195	Boxelder	COMMON	14	Fair	YES	SAVE	
196	Boxelder	COMMON	30	Fair	YES	SAVE	
197	Boxelder	COMMON	20	Fair	YES	SAVE	
198	Boxelder	COMMON	20	Fair	YES	SAVE	
199	Boxelder	COMMON	9	Fair	YES	SAVE	
200	Boxelder	COMMON	7	Fair	YES	SAVE	
201	Elm, siberian	COMMON	8	Fair	YES	SAVE	
202	Elm, siberian	COMMON	18	Fair	YES	SAVE	
203	Boxelder	COMMON	6	Fair	YES	SAVE	
204	Boxelder	COMMON	14	Fair	YES	SAVE	
205	Boxelder	COMMON	30	Fair	YES	SAVE	
206	Boxelder	COMMON	9	Fair	YES	SAVE	
207	Elm, american	COMMON	22	Fair	YES	SAVE	
208	Boxelder	COMMON	8	Fair	YES	SAVE	
209	Boxelder	COMMON	10	Fair	YES	SAVE	
210	Elm, american	COMMON	12	Fair	YES	SAVE	
211	Elm, american	COMMON	6	Fair	YES	SAVE	
212	Elm, american	COMMON	7	Fair	YES	SAVE	
213	Boxelder	COMMON	8	Fair	YES	SAVE	
214	Boxelder	COMMON	8	Fair	YES	SAVE	
215	Elm, american	COMMON	40	Fair	YES	SAVE	
216	Boxelder	COMMON	14	Fair	YES	SAVE	
217	Boxelder	COMMON	8	Fair	YES	SAVE	
218	Elm, american	COMMON	7	Fair	YES	SAVE	
219	Boxelder	COMMON	6	Fair	YES	SAVE	
220	Boxelder	COMMON	14	Fair	YES	SAVE	
221	Boxelder	COMMON	11	Fair	YES	SAVE	
222	Boxelder	COMMON	11	Fair	YES	SAVE	
223	Boxelder	COMMON	20	Fair	YES	SAVE	
224	Elm, american	COMMON	12	Fair	YES	SAVE	
225	Elm, american	COMMON	7	Fair	YES	SAVE	
226	Boxelder	COMMON	11	Fair	YES	SAVE	
227	Elm, american	COMMON	26	Fair	YES	SAVE	
228	Boxelder	COMMON	14	Fair	YES	SAVE	
229	Boxelder	COMMON	8	Fair	YES	SAVE	
230	Boxelder	COMMON	14	Fair	YES	SAVE	
231	Boxelder	COMMON	18	Fair	YES	SAVE	
232	Boxelder	COMMON	9	Fair	YES	SAVE	
233	Boxelder	COMMON	8	Fair	YES	SAVE	
234	Boxelder	COMMON	10	Fair	YES	SAVE	
235	Boxelder	COMMON	8	Fair	YES	SAVE	
236	Boxelder	COMMON	14	Fair	YES	SAVE	
237	Boxelder	COMMON	16	Fair	YES	SAVE	
238	Boxelder	COMMON	14	Fair	YES	SAVE	
239	Boxelder	COMMON	18	Fair	YES	SAVE	
240	Boxelder	COMMON	8	Fair	YES	SAVE	
241	Boxelder	COMMON	8	Fair	YES	SAVE	
242	Boxelder	COMMON	12	Fair	YES	SAVE	
243	Elm, american	COMMON	9	Fair	YES	SAVE	
244	Elm, american	COMMON	11	Fair	YES	SAVE	
245	Elm, american	COMMON	15	Fair	YES	SAVE	
246	Boxelder	COMMON	8	Fair	YES	SAVE	
247	Boxelder	COMMON	35	Fair	YES	SAVE	
248	Boxelder	COMMON	28	Fair	YES	SAVE	
249	Boxelder	COMMON	15	Fair	YES	SAVE	
250	Boxelder	COMMON	7	Fair	YES	SAVE	
251	Boxelder	COMMON	6	Fair	YES	SAVE	
252	Elm, american	COMMON	22	Fair	YES	SAVE	
253	Mulberry, red	COMMON	12	Fair	NO	SAVE	
254	Boxelder	COMMON	9	Fair	YES	SAVE	
255	Boxelder	COMMON	26	Fair	YES	SAVE	
256	Boxelder	COMMON	8	Fair	YES	SAVE	
257	Cottonwood, eastern	COMMON	56	Fair	YES	SAVE	
258	Cottonwood, eastern	COMMON	26	Fair	YES	SAVE	
259	Cottonwood, eastern	COMMON	22	Fair	YES	SAVE	
260	Willow, black	COMMON	9	Fair	YES	SAVE	
261	Willow, black	COMMON	10	Fair	YES	SAVE	
262	Cottonwood, eastern	COMMON	17	Fair	YES	SAVE	
263	Cottonwood, eastern	COMMON	9	Fair	YES	SAVE	
264	Elm, american	COMMON	8	Fair	YES	SAVE	
265	Willow, black	COMMON	30	Fair	YES	SAVE	
266	Boxelder	COMMON	7	Fair	YES	SAVE	
267	Boxelder	COMMON	9	Fair	YES	SAVE	
268	Willow, black	COMMON	10	Fair	YES	SAVE	
269	Cottonwood, eastern	COMMON	15	Fair	YES	SAVE	
270	Willow, black	COMMON	40	Fair	YES	SAVE	
271	Cottonwood, eastern	COMMON	26	Fair	YES	SAVE	
272	Willow, black	COMMON	9	Fair	YES	SAVE	
273	Cherry, black	HARDWOOD	6	Fair	YES	SAVE	
274	Willow, black	COMMON	38	Fair	YES	SAVE	
275	Willow, black	COMMON	18	Fair	YES	SAVE	
276	Boxelder	COMMON	6	Fair	YES	SAVE	
277	Willow, black	COMMON	9	Fair	YES	SAVE	
278	Willow, black	COMMON	11	Fair	YES	SAVE	
279	Willow, black	COMMON	11	Fair	YES	SAVE	
280	Willow, black	COMMON	16	Fair	YES	SAVE	
281	Elm, siberian	COMMON	7	Fair	YES	SAVE	
282	Cottonwood, eastern	COMMON	12	Fair	YES	SAVE	
283	Willow, black	COMMON	16	Fair	YES	SAVE	
284	Boxelder	COMMON	8	Fair	YES	SAVE	
285	Elm, american	COMMON	9	Fair	YES	SAVE	
286	Elm, american	COMMON	6	Fair	YES	SAVE	
287	Boxelder	COMMON	13	Fair	YES	SAVE	
288	Elm, american	COMMON	7	Fair	YES	SAVE	
289	Ash, green	HARDWOOD	7	Fair	NO	SAVE	
290	Ash, green	HARDWOOD	7	Fair	NO	SAVE	
291	Elm, american	COMMON	14	Fair	YES	SAVE	
292	Boxelder	COMMON	7	Fair	YES	SAVE	
293	Boxelder	COMMON	13	Fair	YES	SAVE	
294	Boxelder	COMMON	13	Fair	YES	SAVE	
295	Boxelder	COMMON	12	Fair	YES	SAVE	
296	Boxelder	COMMON	12	Fair	YES	SAVE	
297	Boxelder	COMMON	12	Fair	YES	SAVE	
298	Boxelder	COMMON	9	Fair	YES	SAVE	
299	Boxelder	COMMON	10	Fair	YES	SAVE	
300	Boxelder	COMMON	8	Fair	YES	SAVE	
301	Boxelder	COMMON	13	Fair	YES	SAVE	
302	Boxelder	COMMON	8	Fair	YES	SAVE	
303	Boxelder	COMMON	12	Fair	YES	SAVE	
304	Boxelder	COMMON	6	Fair	YES	SAVE	
305	Boxelder	COMMON	6	Fair	YES	SAVE	
306	Boxelder	COMMON	7	Fair	YES	SAVE	
307	Boxelder	COMMON	12	Fair	YES	SAVE	
308	Boxelder	COMMON	6	Fair	YES	SAVE	
309	Boxelder	COMMON	24	Fair	YES	SAVE	
310	Boxelder	COMMON	7	Fair	YES	SAVE	
311	Boxelder	COMMON	8	Fair	YES	SAVE	
312	Boxelder	COMMON	9	Fair	YES	SAVE	
313	Elm, siberian	COMMON	8	Fair	YES	SAVE	
314	Elm, siberian	COMMON	7	Fair	YES	SAVE	
315	Elm, siberian	COMMON	6	Fair	YES	SAVE	
316	Elm, siberian	COMMON	6	Fair	YES	SAVE	
317	Elm, siberian	COMMON	7	Fair	YES	SAVE	
318	Elm, siberian	COMMON	9	Fair	YES	SAVE	
319	Elm, siberian	COMMON	10	Fair	YES	SAVE	
320	Elm, siberian	COMMON	10	Fair	YES	SAVE	
321	Elm, siberian	COMMON	6	Fair	YES	SAVE	
322	Elm, siberian	COMMON	7	Fair	YES	SAVE	
323	Elm, siberian	COMMON	9	Fair	YES	SAVE	
324	Boxelder	COMMON	11	Fair	YES	SAVE	
325	Boxelder	COMMON	18	Fair	YES	SAVE	
326	Boxelder	COMMON	20	Fair	YES	SAVE	
327	Elm, american	COMMON	6	Fair	YES	SAVE	
328	Boxelder	COMMON	7	Fair	YES	SAVE	
329	Boxelder	COMMON	8	Fair	YES	SAVE	
330	Boxelder	COMMON	10	Fair	YES	SAVE	
331	Boxelder	COMMON	15	Fair	YES	SAVE	
332	Elm, siberian	COMMON	8	Fair	YES	SAVE	
333	Boxelder	COMMON	14	Fair	YES	SAVE	
334	Elm, siberian	COMMON	6	Fair	YES	SAVE	
335	Elm, siberian	COMMON	6	Fair	YES	SAVE	
336	Elm, siberian	COMMON	8	Fair	YES	SAVE	
337	Elm, siberian	COMMON	8	Fair	YES	SAVE	
338	Elm, siberian	COMMON	6	Fair	YES	SAVE	
339	Elm, siberian	COMMON	12	Fair	YES	SAVE	
340	Elm, siberian	COMMON	9	Fair	YES	SAVE	
341	Elm, siberian	COMMON	6	Fair	YES	SAVE	
342	Elm, siberian	COMMON	8	Fair	YES	SAVE	
343	Elm, siberian	COMMON	11	Fair	YES	SAVE	
344	Elm, siberian	COMMON	12	Fair	YES	SAVE	
345	Elm, american	COMMON	12	Fair	YES	SAVE	
346	Boxelder	COMMON	13	Fair	YES	SAVE	
347	Boxelder	COMMON	15	Fair	YES	SAVE	
348	Boxelder	COMMON	22	Fair	YES	SAVE	
349	Boxelder	COMMON	15	Fair	YES	SAVE	
350	Boxelder	COMMON	14	Fair	YES	SAVE	
351	Boxelder	COMMON	15	Fair	YES	SAVE	
352	Elm, american	COMMON	13	Fair	YES	SAVE	
353	Boxelder	COMMON	14	Fair	YES	SAVE	
354	Elm, american	COMMON	14	Fair	YES	SAVE	
355	Elm, american	COMMON	24	Fair	YES	SAVE	
356	Elm, american	COMMON	14	Fair	YES	SAVE	
357	Elm, american	COMMON	14	Fair	YES	SAVE	
358	Boxelder	COMMON	12	Fair	YES	SAVE	
359	Boxelder	COMMON	10	Fair	YES	SAVE	
360	Boxelder	COMMON	6	Fair	YES	SAVE	
361	Boxelder	COMMON	9	Fair	YES	SAVE	
362	Elm, siberian	COMMON	9	Fair	YES	SAVE	
363	Boxelder	COMMON	13	Fair	YES	SAVE	
364	Boxelder	COMMON	13	Fair	YES	SAVE	
365	Boxelder	COMMON	7	Fair	YES	SAVE	
366	Boxelder	COMMON	6	Fair	YES	SAVE	
367	Elm, american	COMMON	12	Fair	YES	SAVE	
368	Aspen, quacking	COMMON	7	Fair	YES	SAVE	
369	Aspen, quacking	COMMON	7	Fair	YES	SAVE	
370	Aspen, quacking	COMMON	6	Fair	YES	SAVE	
371	Aspen, quacking	COMMON	6	Fair	YES	SAVE	
372	Boxelder	COMMON	8	Fair	YES	SAVE	
373	Willow, black	COMMON	30	Fair	YES	SAVE	
374	Elm, siberian	COMMON	18	Fair	YES	SAVE	
375	Cedar, red	HERITAGE	18	Fair	YES	SAVE	40ft
376	Cedar, red	HERITAGE	30	Fair	YES	SAVE	40ft
377	Cherry, black	HARDWOOD	12	Fair	YES	SAVE	
378	Cedar, red	HERITAGE	18	Fair	YES	SAVE	40ft
379	Boxelder	COMMON	7	Fair	YES	SAVE	
380	Elm, american	COMMON	6	Fair	YES	SAVE	
381	Boxelder	COMMON	12	Fair	YES	SAVE	
382	Cottonwood, eastern	COMMON	46	Fair	YES	SAVE	
383	Boxelder	COMMON	7	Fair	YES	SAVE	
384	Boxelder	COMMON	7	Fair	YES	SAVE	
385	Boxelder	COMMON	12	Fair	YES	SAVE	
386	Boxelder	COMMON	12	Fair	YES	SAVE	
387	Boxelder	COMMON	13	Fair	YES	SAVE	
388	Elm, american	COMMON	28	Fair	YES	SAVE	
389	Boxelder	COMMON	6	Fair	YES	SAVE	
390	Boxelder	COMMON	9	Fair	YES	SAVE	
391	Boxelder	COMMON	8	Fair	YES	SAVE	
392	Boxelder	COMMON	11	Fair	YES	SAVE	
393	Boxelder	COMMON	11	Fair	YES	SAVE	
394	Boxelder	COMMON	14	Fair	YES	SAVE	
395	Boxelder	COMMON	14	Fair	YES	SAVE	
396	Boxelder	COMMON	8	Fair	YES	SAVE	
397	Boxelder	COMMON	6	Fair	YES	SAVE	
398	Elm, american	COMMON	6	Fair	YES	SAVE	
399	Boxelder	COMMON	6	Fair	YES	SAVE	
400	Boxelder	COMMON	6	Fair	YES	SAVE	
401	Boxelder	COMMON	6	Fair	YES	SAVE	
402	Boxelder	COMMON	10	Fair	YES	SAVE	
403	Boxelder	COMMON	9	Fair	YES	SAVE	
404	Boxelder	COMMON	6	Fair	YES	SAVE	
405	Boxelder	COMMON	14	Fair	YES	SAVE	
406	Boxelder	COMMON	22	Fair	YES	SAVE	
407	Boxelder	COMMON	13	Fair	YES	SAVE	
408	Boxelder	COMMON	12	Fair	YES	SAVE	
409	Boxelder	COMMON	16	Fair	YES	SAVE	
410	Boxelder	COMMON	14	Fair	YES	SAVE	
411	Boxelder	COMMON	40	Fair	YES	SAVE	
412	Hackberry	HARDWOOD	6	Fair	YES	SAVE	
413	Boxelder	COMMON	45	Fair	YES	SAVE	
414	Aspen, quacking	COMMON	7	Fair	YES	SAVE	
415	Cherry, black	HARDWOOD	9	Fair	YES	SAVE	
416	Boxelder	COMMON	6	Fair	YES	SAVE	
417	Boxelder	COMMON	14	Fair	YES	SAVE	
418	Boxelder	COMMON	7	Fair	YES	SAVE	
419	Boxelder	COMMON	9	Fair	YES	SAVE	
420	Boxelder	COMMON	14	Fair	YES	SAVE	
421	Boxelder	COMMON	13	Fair	YES	SAVE	
422	Boxelder	COMMON	15	Fair	YES	SAVE	
423	Boxelder	COMMON	15	Fair	YES	SAVE	
424	Boxelder	COMMON	15	Fair	YES	SAVE	
425	Boxelder	COMMON	11	Fair	YES	SAVE	
426	Boxelder	COMMON	11	Fair	YES	SAVE	
427	Boxelder	COMMON	16	Fair	YES	SAVE	
428	Boxelder	COMMON	7	Fair	YES	SAVE	
429	Boxelder	COMMON	6	Fair	YES	SAVE	
430	Boxelder	COMMON	6	Fair	YES	SAVE	
431	Boxelder	COMMON	19	Fair	YES	SAVE	
432	Boxelder	COMMON	9	Fair	YES	SAVE	
433	Maple, silver	COMMON	40	Fair	YES	SAVE	
434	Boxelder	COMMON	8	Fair	YES	SAVE	
435	Boxelder	COMMON	7	Fair	YES	SAVE	
436	Boxelder	COMMON	8	Fair	YES	SAVE	
437	Boxelder	COMMON	7	Fair	YES	SAVE	
438	Boxelder	COMMON	6	Fair	YES	SAVE	
439	Boxelder	COMMON	14	Fair	YES	SAVE	
440	Boxelder	COMMON	18	Fair	YES	SAVE	
441	Boxelder	COMMON	11	Fair	YES	SAVE	
442	Boxelder	COMMON	6	Fair	YES	SAVE	
443	Boxelder	COMMON	8	Fair	YES	SAVE	
444	Boxelder	COMMON	7	Fair	YES	SAVE	
445	Boxelder	COMMON	8	Fair	YES	SAVE	
446	Boxelder	COMMON	6	Fair	YES	SAVE	
447	Boxelder	COMMON	14	Fair	YES	SAVE	
448	Boxelder	COMMON	6	Fair	YES	SAVE	
449	Boxelder	COMMON	7	Fair	YES	SAVE	
450	Boxelder	COMMON	20	Fair	YES	SAVE	
451	Boxelder	COMMON	20	Fair	YES	SAVE	
452	Boxelder	COMMON	14	Fair	YES	SAVE	
453	Boxelder	COMMON	14	Fair	YES	SAVE	
454	Boxelder	COMMON	6	Fair	YES	SAVE	
455	Boxelder	COMMON	6	Fair	YES	SAVE	
456	Boxelder	COMMON	6	Fair	YES	SAVE	
457	Boxelder	COMMON	12	Fair	YES	SAVE	
458	Boxelder	COMMON	9	Fair	YES	SAVE	
459	Boxelder	COMMON	9	Fair	YES	SAVE	
460	Boxelder	COMMON	7	Fair	Y

501	Elm, siberian	COMMON	11	Fair	YES	SAVE	2x
502	Elm, siberian	COMMON	11	Fair	YES	SAVE	
503	Elm, siberian	COMMON	29	Good	YES	REMOVE	
504	Boxelder	COMMON	7	Fair	YES	REMOVE	
505	Cherry, black	HARDWOOD	15	Fair	YES	REMOVE	
506	Cedar, red	CONIFEROUS	5	Fair	YES	REMOVE	30ft
507	Pine, red	CONIFEROUS	9	Fair	YES	REMOVE	30ft
508	Boxelder	COMMON	14	Fair	YES	REMOVE	
509	Boxelder	COMMON	25	Fair	YES	REMOVE	
510	Boxelder	COMMON	14	Fair	YES	REMOVE	2x
511	Boxelder	COMMON	18	Fair	YES	REMOVE	
512	Boxelder	COMMON	6	Fair	YES	REMOVE	
513	Cedar, red	CONIFEROUS	6	Fair	YES	REMOVE	
514	Cedar, red	CONIFEROUS	7	Fair	YES	REMOVE	30ft
515	Cedar, red	CONIFEROUS	7	Fair	YES	REMOVE	20ft
516	Cedar, red	CONIFEROUS	6	Fair	YES	REMOVE	20ft
517	Elm, siberian	COMMON	10	Fair	YES	REMOVE	
518	Elm, american	COMMON	10	Fair	YES	REMOVE	
519	Boxelder	COMMON	16	Good	YES	REMOVE	
520	Cherry, black	HARDWOOD	10	Good	YES	SAVE	
521	Cherry, black	HARDWOOD	7	Fair	YES	REMOVE	
522	Cherry, black	HARDWOOD	11	Fair	YES	REMOVE	
523	Boxelder	COMMON	17	Fair	YES	REMOVE	
524	Boxelder	COMMON	8	Fair	YES	REMOVE	
525	Cherry, black	HARDWOOD	6	Fair	YES	REMOVE	
526	Boxelder	COMMON	30	Fair	YES	REMOVE	
527	Cherry, black	HARDWOOD	29	Fair	YES	REMOVE	
528	Elm, siberian	COMMON	12	Fair	YES	REMOVE	
529	Boxelder	COMMON	8	Fair	YES	REMOVE	
530	Elm, american	COMMON	16	Fair	YES	REMOVE	
531	Boxelder	COMMON	16	Fair	YES	REMOVE	
532	Boxelder	COMMON	6	Fair	YES	REMOVE	
533	Elm, american	COMMON	6	Fair	YES	REMOVE	
534	Elm, american	COMMON	14	Fair	YES	REMOVE	
535	Elm, american	COMMON	7	Fair	YES	REMOVE	
536	Cedar, red	CONIFEROUS	15	Fair	YES	REMOVE	30ft
537	Boxelder	COMMON	11	Fair	YES	REMOVE	
538	Elm, american	COMMON	9	Fair	YES	REMOVE	
539	Elm, american	COMMON	15	Fair	YES	REMOVE	
540	Oak, bur	HARDWOOD	15	Fair	YES	REMOVE	
541	Oak, bur	HARDWOOD	7	Fair	YES	REMOVE	
542	Oak, red	HARDWOOD	11	Fair	YES	REMOVE	
543	Elm, american	COMMON	7	Fair	YES	REMOVE	
544	Boxelder	COMMON	8	Fair	YES	REMOVE	
545	Elm, american	COMMON	6	Fair	YES	REMOVE	
546	Boxelder	COMMON	10	Fair	YES	REMOVE	
547	Elm, american	COMMON	9	Fair	YES	REMOVE	
548	Oak, red	HARDWOOD	12	Fair	YES	REMOVE	
549	Oak, red	HARDWOOD	9	Fair	YES	REMOVE	
550	Elm, american	COMMON	6	Fair	YES	REMOVE	
551	Oak, red	HARDWOOD	13	Fair	YES	REMOVE	
552	Elm, american	COMMON	9	Fair	YES	REMOVE	
553	Elm, american	COMMON	11	Fair	YES	REMOVE	
554	Elm, american	COMMON	7	Fair	YES	REMOVE	
555	Cherry, black	HARDWOOD	7	Fair	YES	REMOVE	
556	Oak, red	HARDWOOD	7	Fair	YES	REMOVE	
557	Oak, red	HARDWOOD	24	Fair	YES	REMOVE	
558	Elm, american	COMMON	10	Fair	YES	REMOVE	
559	Elm, american	COMMON	11	Fair	YES	REMOVE	
560	Oak, red	HARDWOOD	13	Fair	YES	REMOVE	
561	Oak, red	HARDWOOD	17	Good	YES	REMOVE	
562	Elm, american	COMMON	6	Fair	YES	REMOVE	
563	Boxelder	COMMON	6	Fair	YES	REMOVE	
564	Boxelder	COMMON	6	Fair	YES	REMOVE	
565	Oak, red	HARDWOOD	10	Fair	YES	REMOVE	
566	Oak, red	HARDWOOD	15	Fair	YES	REMOVE	
567	Cherry, black	HARDWOOD	6	Fair	YES	REMOVE	
568	Oak, red	HERITAGE	38	Fair	YES	REMOVE	
569	Oak, red	HARDWOOD	14	Fair	YES	REMOVE	
570	Oak, red	HARDWOOD	8	Fair	YES	REMOVE	
571	Oak, red	HARDWOOD	10	Fair	YES	REMOVE	
572	Oak, red	HARDWOOD	7	Fair	YES	REMOVE	
573	Oak, red	HARDWOOD	9	Fair	YES	REMOVE	
574	Oak, red	HARDWOOD	27	Fair	YES	REMOVE	
575	Boxelder	COMMON	11	Fair	YES	REMOVE	
576	Oak, red	HARDWOOD	15	Fair	YES	REMOVE	
577	Elm, american	COMMON	9	Fair	YES	REMOVE	
578	Oak, red	HARDWOOD	22	Fair	YES	REMOVE	
579	Cedar, red	HARDWOOD	12	Fair	YES	REMOVE	
580	Cedar, red	HERITAGE	14	Fair	YES	REMOVE	40ft
581	Cherry, black	HARDWOOD	7	Fair	YES	REMOVE	
582	Boxelder	COMMON	16	Fair	YES	REMOVE	
583	Boxelder	COMMON	10	Fair	YES	REMOVE	
584	Boxelder	COMMON	15	Fair	YES	REMOVE	
585	Mulberry, red	COMMON	16	Fair	NO	REMOVE	
586	Cherry, black	HARDWOOD	14	Fair	YES	REMOVE	
587	Boxelder	COMMON	6	Fair	YES	REMOVE	
588	Boxelder	COMMON	16	Fair	YES	REMOVE	
589	Boxelder	COMMON	14	Fair	YES	REMOVE	
590	Boxelder	COMMON	6	Fair	YES	REMOVE	
591	Elm, american	COMMON	14	Fair	YES	REMOVE	
592	Elm, american	COMMON	8	Fair	YES	REMOVE	
593	Elm, american	COMMON	8	Fair	YES	REMOVE	
594	Elm, american	COMMON	11	Fair	YES	REMOVE	
595	Elm, american	COMMON	15	Fair	YES	REMOVE	
596	Cherry, black	HARDWOOD	20	Fair	YES	REMOVE	
597	Elm, american	COMMON	8	Fair	YES	REMOVE	
598	Elm, american	COMMON	20	Fair	YES	REMOVE	
599	Boxelder	COMMON	15	Fair	YES	REMOVE	
600	Cedar, red	CONIFEROUS	23	Fair	YES	REMOVE	
601	Apple	COMMON	12	Fair	NO	REMOVE	
602	Boxelder	COMMON	8	Fair	YES	REMOVE	
603	Boxelder	COMMON	12	Fair	YES	REMOVE	
604	Boxelder	COMMON	10	Fair	YES	REMOVE	
605	Boxelder	COMMON	12	Fair	YES	REMOVE	
606	Boxelder	COMMON	16	Fair	YES	REMOVE	
607	Boxelder	COMMON	9	Fair	YES	REMOVE	
608	Boxelder	COMMON	7	Fair	YES	REMOVE	
609	Boxelder	COMMON	12	Fair	YES	REMOVE	
610	Boxelder	COMMON	18	Fair	YES	REMOVE	
611	Boxelder	COMMON	45	Fair	YES	REMOVE	4x
612	Boxelder	COMMON	45	Fair	YES	REMOVE	
613	Boxelder	COMMON	19	Fair	YES	REMOVE	
614	Boxelder	COMMON	8	Fair	YES	REMOVE	
615	Boxelder	COMMON	13	Fair	YES	REMOVE	2x
616	Boxelder	COMMON	15	Fair	YES	REMOVE	2x
617	Elm, siberian	COMMON	14	Fair	YES	REMOVE	
618	Boxelder	COMMON	7	Fair	YES	REMOVE	
619	Boxelder	COMMON	6	Fair	YES	REMOVE	
620	Boxelder	COMMON	12	Fair	YES	REMOVE	
621	Cottonwood, eastern	COMMON	38	Fair	YES	REMOVE	
622	Boxelder	COMMON	36	Fair	YES	REMOVE	3x
623	Boxelder	COMMON	10	Fair	YES	REMOVE	
624	Boxelder	COMMON	8	Fair	YES	REMOVE	
625	Boxelder	COMMON	8	Fair	YES	REMOVE	
626	Boxelder	COMMON	14	Fair	YES	REMOVE	
627	Boxelder	COMMON	13	Fair	YES	REMOVE	
628	Boxelder	COMMON	8	Fair	YES	REMOVE	
629	Elm, siberian	COMMON	14	Fair	YES	REMOVE	
630	Boxelder	COMMON	13	Fair	YES	REMOVE	
631	Elm, siberian	COMMON	11	Fair	YES	REMOVE	
632	Boxelder	COMMON	8	Fair	YES	REMOVE	
633	Elm, siberian	COMMON	11	Fair	YES	REMOVE	
634	Boxelder	COMMON	10	Fair	YES	REMOVE	
635	Boxelder	COMMON	19	Fair	YES	REMOVE	
636	Boxelder	COMMON	14	Fair	YES	REMOVE	
637	Boxelder	COMMON	15	Fair	YES	REMOVE	
638	Boxelder	COMMON	9	Fair	YES	REMOVE	
639	Boxelder	COMMON	11	Fair	YES	REMOVE	
640	Boxelder	COMMON	8	Fair	YES	REMOVE	
641	Boxelder	COMMON	8	Fair	YES	REMOVE	
642	Boxelder	COMMON	12	Fair	YES	REMOVE	
643	Boxelder	COMMON	14	Fair	YES	REMOVE	
644	Elm, siberian	COMMON	17	Good	YES	REMOVE	
645	Boxelder	COMMON	7	Fair	YES	REMOVE	
646	Pine, red	CONIFEROUS	12	Fair	YES	REMOVE	
647	Elm, american	COMMON	9	Fair	YES	REMOVE	
648	Boxelder	COMMON	8	Fair	YES	REMOVE	
649	Oak, red	HARDWOOD	14	Fair	YES	REMOVE	
650	Oak, red	HARDWOOD	11	Fair	YES	REMOVE	
651	Oak, red	HARDWOOD	7	Fair	YES	REMOVE	
652	Oak, red	HARDWOOD	9	Fair	YES	REMOVE	
653	Oak, red	HARDWOOD	11	Fair	YES	REMOVE	
654	Oak, red	HARDWOOD	6	Fair	YES	REMOVE	
655	Oak, red	HARDWOOD	7	Fair	YES	REMOVE	
656	Oak, red	HARDWOOD	10	Fair	YES	REMOVE	
657	Oak, red	HARDWOOD	9	Fair	YES	REMOVE	
658	Cherry, black	HARDWOOD	12	Fair	YES	REMOVE	
659	Cherry, black	HARDWOOD	6	Fair	YES	REMOVE	
660	Elm, american	COMMON	8	Fair	YES	REMOVE	
661	Elm, american	COMMON	7	Fair	YES	REMOVE	
662	Elm, american	COMMON	7	Fair	YES	REMOVE	
663	Oak, red	HARDWOOD	14	Fair	YES	REMOVE	
664	Cherry, black	HARDWOOD	22	Fair	YES	REMOVE	
665	Oak, red	HARDWOOD	15	Fair	YES	REMOVE	
666	Oak, red	HARDWOOD	9	Fair	YES	REMOVE	
667	Elm, american	COMMON	8	Fair	YES	REMOVE	
668	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE	
669	Boxelder	COMMON	9	Fair	YES	REMOVE	
670	Elm, american	COMMON	9	Fair	YES	REMOVE	
671	Oak, red	HARDWOOD	10	Fair	YES	REMOVE	
672	Oak, red	HARDWOOD	11	Fair	YES	REMOVE	
673	Oak, red	HARDWOOD	14	Fair	YES	REMOVE	
674	Oak, red	HARDWOOD	6	Fair	YES	REMOVE	
675	Oak, red	HARDWOOD	11	Fair	YES	REMOVE	
676	Oak, red	HARDWOOD	10	Fair	YES	REMOVE	
677	Oak, red	HARDWOOD	16	Fair	YES	REMOVE	
678	Oak, red	HARDWOOD	6	Fair	YES	REMOVE	
679	Oak, red	HARDWOOD	8	Fair	YES	REMOVE	
680	Oak, red	HARDWOOD	7	Fair	YES	REMOVE	
681	Oak, red	HARDWOOD	9	Fair	YES	REMOVE	
682	Boxelder	COMMON	12	Fair	YES	REMOVE	
683	Basswood, american	HARDWOOD	6	Fair	YES	REMOVE	
684	Boxelder	COMMON	7	Fair	YES	REMOVE	
685	Boxelder	COMMON	6	Fair	YES	REMOVE	
686	Boxelder	COMMON	14	Fair	YES	REMOVE	
687	Elm, american	COMMON	6	Fair	YES	REMOVE	
688	Elm, american	COMMON	11	Fair	YES	REMOVE	
689	Boxelder	COMMON	10	Fair	YES	REMOVE	
690	Oak, red	HARDWOOD	16	Fair	YES	REMOVE	
691	Boxelder	COMMON	8	Fair	YES	REMOVE	
692	Oak, red	HARDWOOD	11	Fair	YES	REMOVE	
693	Cherry, black	HARDWOOD	12	Fair	YES	REMOVE	
694	Boxelder	COMMON	8	Fair	YES	REMOVE	
695	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE	
696	Boxelder	COMMON	12	Fair	YES	REMOVE	
697	Boxelder	COMMON	10	Fair	YES	REMOVE	
698	Boxelder	COMMON	15	Fair	YES	REMOVE	
699	Boxelder	COMMON	11	Fair	YES	REMOVE	
700	Boxelder	COMMON	25	Fair	YES	REMOVE	
701	Boxelder	COMMON	21	Fair	YES	REMOVE	
702	Boxelder	COMMON	12	Fair	YES	REMOVE	
703	Boxelder	COMMON	14	Fair	YES	REMOVE	
704	Boxelder	COMMON	20	Fair	YES	REMOVE	
705	Boxelder	COMMON	11	Fair	YES	REMOVE	
706	Boxelder	COMMON	13	Fair	YES	REMOVE	
707	Oak, red	HARDWOOD	6	Fair	YES	REMOVE	
708	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE	
709	Boxelder	COMMON	7	Fair	YES	REMOVE	
710	Boxelder	COMMON	10	Fair	YES	REMOVE	
711	Boxelder	COMMON	10	Fair	YES	REMOVE	
712	Cherry, black	HARDWOOD	14	Fair	YES	REMOVE	
713	Boxelder	COMMON	8	Fair	YES	REMOVE	
714	Boxelder	COMMON	10	Fair	YES	REMOVE	
715	Boxelder	COMMON	14	Fair	YES	REMOVE	
716	Boxelder	COMMON	6	Fair	YES	REMOVE	
717	Boxelder	COMMON	11	Fair	YES	REMOVE	
718	Cherry, black	HARDWOOD	6	Fair	YES	REMOVE	
719	Boxelder	COMMON	26	Fair	YES	REMOVE	
720	Boxelder	COMMON	6	Fair	YES	REMOVE	
721	Cherry, black	HARDWOOD	14	Fair	YES	REMOVE	
722	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE	
723	Boxelder	COMMON	7	Fair	YES	REMOVE	
724	Elm, american	COMMON	10	Fair	YES	REMOVE	
725	Boxelder	COMMON	12	Fair	YES	REMOVE	
726	Elm, american	COMMON	8	Fair	YES	REMOVE	
727	Cherry, black	HARDWOOD	9	Fair	YES	REMOVE	
728	Cherry, black	HARDWOOD	12	Good	YES	REMOVE	
729	Elm, american	COMMON	10	Good	YES	REMOVE	
730	Cherry, black	HARDWOOD	13	Fair	YES	REMOVE	
731	Oak, red	HARDWOOD	9	Fair	YES	REMOVE	
732	Elm, american	COMMON	8	Fair	YES	REMOVE	
733	Boxelder	COMMON	12	Fair	YES	REMOVE	
734	Boxelder	COMMON	9	Fair	YES	REMOVE	
735	Boxelder	COMMON	8	Fair	YES	REMOVE	
736	Boxelder	COMMON	6	Fair	YES	REMOVE	
737	Elm, american	COMMON	7	Fair	YES	REMOVE	
738	Elm, american	COMMON	9	Fair	YES	REMOVE	
739	Oak, red	HARDWOOD	17	Good	YES	REMOVE	
740	Elm, american	COMMON	6	Fair	YES	REMOVE	
741	Elm, american	COMMON	8	Fair	YES	REMOVE	
742	Elm, american	COMMON	8	Fair	YES	REMOVE	
743	Oak, red	HARDWOOD	8	Fair	YES	REMOVE	
744	Oak, red	HARDWOOD	16	Fair	YES	REMOVE	
745	Oak, red	HARDWOOD	12	Fair	YES	REMOVE	
746	Oak, red	HARDWOOD	12	Fair	YES	REMOVE	
747	Oak, red	HARDWOOD	7	Fair	YES	REMOVE	
748	Oak, red	HARDWOOD	7	Fair	YES	REMOVE	
749	Oak, red	HARDWOOD	9	Fair	YES	REMOVE	
750	Elm, american	COMMON	9	Fair	YES	REMOVE	
751	Elm, american	COMMON	8	Fair	YES	REMOVE	
752	Elm, american	COMMON	12	Fair	YES	REMOVE	
753	Boxelder	COMMON	8	Fair	YES	REMOVE	
754	Elm, american	COMMON	7	Fair	YES	REMOVE	
755	Elm, american	COMMON	7	Fair	YES	REMOVE	
756	Elm, american	COMMON	8	Fair	YES	REMOVE	
757	Boxelder	COMMON	8	Fair	YES	REMOVE	
758	Oak, red	HARDWOOD	14	Fair	YES	REMOVE	
759	Cherry, black	HARDWOOD	18	Fair	YES	REMOVE	
760	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE	
761	Cherry, black	HARDWOOD	12	Fair	YES	REMOVE	
762	Oak, red	HARDWOOD	12	Fair	YES	REMOVE	
763	Oak, red	HARDWOOD	17	Fair	YES	REMOVE	
764	Oak, bur	HARDWOOD	8	Fair	YES	REMOVE	
765	Oak, red	HARDWOOD	14	Fair	YES	REMOVE	
766	Oak, bur	HARDWOOD	7	Fair	YES	REMOVE	
767	Boxelder	COMMON	12	Fair	YES	REMOVE	
768	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE	
769	Boxelder	COMMON	10	Fair	YES	REMOVE	
770	Boxelder	COMMON	10	Fair	YES	REMOVE	
771	Boxelder	COMMON	7	Fair	YES	REMOVE	
772	Boxelder	COMMON	15	Fair	YES	REMOVE	
773	Oak, red	HARDWOOD	11	Fair	YES	REMOVE	
774	Cherry, black	HARDWOOD	7	Fair	YES	REMOVE	
775	Oak, red	HARDWOOD	10	Fair	YES	REMOVE	
776	Oak, red	HARDWOOD	13	Fair	YES	REMOVE	
777	Oak, red	HARDWOOD	10	Fair	YES	REMOVE	
778	Oak, red	HARDWOOD	10	Fair	YES	REMOVE	
779	Oak, red	HARDWOOD	13	Fair	YES	REMOVE	
780	Oak, red	HARDWOOD	11	Fair	YES	REMOVE	
781	Oak, red	HARDWOOD	11	Fair	YES	REMOVE	
782	Oak, red	HARDWOOD	19	Fair	YES	REMOVE	
783	Oak, red	HARDWOOD	11	Fair	YES	REMOVE	
784	Oak, red	HARDWOOD	15	Fair	YES	REMOVE	
785	Boxelder	COMMON	8	Fair	YES	REMOVE	
786	Oak, red	HARDWOOD	13	Fair	YES	REMOVE	
787	Oak, red	HARDWOOD	20	Fair	YES	REMOVE	
788	Oak, red	HARDWOOD	28	Fair	YES	REMOVE	
789	Boxelder	COMMON	10	Fair	YES	REMOVE	
790	Oak, red	HARDWOOD	12	Fair	YES	REMOVE	
791	Elm, american	COMMON	13	Fair	YES	REMOVE	
792	Oak, red	HARDWOOD	23	Fair	YES	REMOVE	
793	Boxelder	COMMON	8	Fair	YES	REMOVE	
794	Oak, red	HARDWOOD	14	Fair	YES	REMOVE	
795	Oak, red	HARDWOOD	13	Fair	YES	REMOVE	
796	Oak, red	HARDWOOD	14	Fair	YES	REMOVE	
797	Oak, red	HARDWOOD	18	Fair	YES	REMOVE	
798	Oak, red	HARDWOOD	17	Fair	YES	REMOVE	
799	Oak, bur	HARDWOOD	18	Good	YES	REMOVE	
800	Oak, bur	HARDWOOD	10	Good	YES	REMOVE	
801	Oak, bur	HARDWOOD	10	Good	YES	REMOVE	
802	Oak, bur	HARDWOOD	8	Good	YES	REMOVE	
803	Oak, bur	HARDWOOD	8	Good	YES	REMOVE	
804	Oak, red	HARDWOOD	12	Fair	YES	REMOVE	
805	Oak, red	HARDWOOD	10	Fair	YES	REMOVE	
806	Boxelder	COMMON	9	Fair	YES	REMOVE	
807	Elm, american	COMMON	9	Fair	YES	REMOVE	
808	Elm, american	COMMON	7	Fair	YES	REMOVE	
809	Boxelder	COMMON	8	Fair	YES	REMOVE	
810	Boxelder	COMMON	8	Fair	YES	REMOVE	
811	Boxelder	COMMON	8	Fair	YES	REMOVE	
812	Boxelder	COMMON	9	Fair	YES	REMOVE	
813	Boxelder	COMMON	9	Fair	YES	REMOVE	
814	Elm, american	COMMON	15	Fair	YES	REMOVE	
815	Boxelder	COMMON	9	Fair	YES	REMOVE	
816	Boxelder	COMMON	14	Fair	YES	REMOVE	
817	Hackberry	HARDWOOD	6	Fair	YES	REMOVE	
818	Boxelder	COMMON	12	Fair	YES	REMOVE	
819	Cherry, black	HARDWOOD	9	Fair	YES	REMOVE	
820	Boxelder	COMMON	19	Fair	YES	REMOVE	
821	Boxelder	COMMON	19	Fair	YES	REMOVE	
822	Boxelder	COMMON	19	Fair	YES	REMOVE	
823	Boxelder	COMMON	9	Fair	YES	REMOVE	
824	Boxelder	COMMON	9	Fair	YES	REMOVE	
825	Cherry, black	HARDWOOD	20	Fair	YES	REMOVE	
826	Boxelder	COMMON	10	Fair	YES	REMOVE	
827	Boxelder	COMMON	23	Fair	YES	REMOVE	
828	Boxelder	COMMON	20	Fair	YES	REMOVE	
829	Aspen, quacking	COMMON	10	Fair	YES	REMOVE	
830	Aspen, quacking	COMMON	10	Fair	YES	REMOVE	
831	Aspen, quacking	COMMON	9	Fair	YES	REMOVE	
832	Aspen, quacking	COMMON	11	Fair	YES	REMOVE	
833	Aspen, quacking	COMMON	10	Fair	YES	REMOVE	
834	Boxelder	COMMON	8	Fair	YES	REMOVE	
835	Elm, american	COMMON	17	Good	YES	REMOVE	
836	Boxelder	COMMON	9	Fair	YES	REMOVE	
837	Elm, american	COMMON	10	Fair	YES	REMOVE	
838	Boxelder	COMMON	7	Fair	YES	REMOVE	
839	Elm, american	COMMON	7	Fair	YES	REMOVE	
840	Elm, american	COMMON	12	Fair	YES	REMOVE	
841	Boxelder	COMMON	14	Fair	YES	REMOVE	
842	Elm, american	COMMON	14	Good	YES	REMOVE	
843	Boxelder	COMMON	13	Fair	YES	REMOVE	
844	Boxelder	COMMON	11	Fair	YES	REMOVE	
845	Boxelder	COMMON	8	Fair	YES	REMOVE	
846	Boxelder	COMMON	12	Fair	YES	REMOVE	
847	Boxelder	COMMON	8	Fair	YES	REMOVE	
848	Boxelder	COMMON	11	Fair	YES	REMOVE	
849	Boxelder	COMMON	13	Fair	YES	REMOVE	
850	Boxelder	COMMON	7	Fair	YES	REMOVE	
851	Boxelder	COMMON	11	Fair	YES	REMOVE	
852	Boxelder	COMMON	9	Fair	YES	REMOVE	
853	Boxelder	COMMON	11	Fair	YES	REMOVE	
854	Boxelder	COMMON	6	Fair	YES	REMOVE	
855	Boxelder	COMMON	8	Fair	YES	REMOVE	
856	Boxelder	COMMON	11	Fair	YES	REMOVE	
857	Boxelder	COMMON	10	Fair	YES	REMOVE	
858	Boxelder	COMMON	10	Fair	YES	REMOVE	
859	Boxelder	COMMON	9	Fair	YES	REMOVE	
860	Elm, american	COMMON	19	Good	YES	REMOVE	
861	Elm, american	COMMON	7	Fair	YES	REMOVE	
862	Aspen, quacking	COMMON	9	Fair	YES	REMOVE	
863	Aspen, quacking	COMMON	8	Fair	YES	REMOVE	
864	Boxelder	COMMON	8	Fair	YES	REMOVE	
865	Aspen, quacking	COMMON	12	Fair	YES	REMOVE	
866	Aspen, quacking	COMMON	10	Fair	YES	REMOVE	
867	Aspen, quacking	COMMON	6	Fair	YES	REMOVE	
868	Aspen, quacking	COMMON	7	Fair	YES	REMOVE	
869	Aspen, quacking	COMMON	8	Fair	YES	REMOVE	
870	Aspen, quacking	COMMON	8	Fair	YES	REMOVE	
871	Aspen, quacking	COMMON	6	Fair	YES	REMOVE	
872	Boxelder	COMMON	20	Good	YES	REMOVE	
873	Boxelder	COMMON	7	Fair	YES	REMOVE	
874	Boxelder	COMMON	7	Fair	YES	REMOVE	
875	Boxelder	COMMON	14	Fair	YES	REMOVE	
876	Boxelder	COMMON	12	Fair	YES	REMOVE	
877	Boxelder	COMMON	11	Fair	YES	REMOVE	
878	Boxelder	COMMON	9	Fair	YES	REMOVE	
879	Aspen, quacking	COMMON	9	Fair	YES	REMOVE	
880	Boxelder	COMMON	12	Fair	YES	REMOVE	
881	Aspen, quacking	COMMON	9	Fair	YES	REMOVE	
882	Aspen, quacking	COMMON	11	Fair	YES	REMOVE	
883	Aspen, quacking	COMMON	10	Fair	YES	REMOVE	
884	Aspen, quacking	COMMON	9	Fair	YES	REMOVE	
885	Aspen, quacking	COMMON	7	Fair	YES	REMOVE	
886	Aspen, quacking	COMMON	8	Fair	YES	REMOVE	
887	Aspen, quacking	COMMON	9	Fair	YES	REMOVE	
888	Aspen, quacking	COMMON	9	Fair	YES	REMOVE	
889	Aspen, quacking	COMMON	8	Fair	YES	REMOVE	
890	Aspen, quacking	COMMON	13	Fair	YES	REMOVE	
891	Aspen, quacking	COMMON	14	Fair	YES	REMOVE	
892	Boxelder	COMMON	7	Fair	YES	REMOVE	
893	Aspen, quacking	COMMON	9	Fair	YES	REMOVE	
894	Boxelder	COMMON	10	Fair	YES	REMOVE	
895	Boxelder	COMMON	9	Fair	YES	REMOVE	
896	Boxelder	COMMON	11	Fair	YES	REMOVE	
897	Boxelder	COMMON	10	Fair	YES	REMOVE	
898	Boxelder	COMMON	9	Fair	YES	REMOVE	
899	Boxelder	COMMON	12	Fair	YES	REMOVE	
900	Boxelder	COMMON	11	Fair	YES	REMOVE	
901	Boxelder	COMMON	13	Fair	YES	REMOVE	
902	Boxelder	COMMON	14	Fair	YES	REMOVE	
903	Boxelder	COMMON	8	Fair	YES	REMOVE	
904	Boxelder	COMMON	10	Fair	YES	REMOVE	
905	Boxelder	COMMON	9	Fair	YES	REMOVE	
906	Cherry, black	HARDWOOD	12	Good	YES	REMOVE	
907	Boxelder	COMMON	8	Fair	YES	REMOVE	
908	Boxelder	COMMON	13	Fair	YES	REMOVE	
909	Elm, american	COMMON	16	Fair	YES	REMOVE	
910	Boxelder	COMMON	13	Fair	YES	REMOVE	
911	Boxelder	COMMON	13	Fair	YES	REMOVE	
912	Boxelder	COMMON	15	Fair	YES	REMOVE	
913	Boxelder	COMMON	9	Fair	YES	REMOVE	
914	Boxelder	COMMON	15	Fair	YES	REMOVE	
915	Boxelder	COMMON	8	Fair	YES	REMOVE	
916	Elm, american	COMMON	11	Good	YES	REMOVE	
917	Cherry, black	HARDWOOD	8	Good	YES	REMOVE	
918	Elm, american	COMMON	15	Good	YES	REMOVE	
919	Elm, american	COMMON	9	Fair	YES	REMOVE	
920	Boxelder	COMMON	8	Fair	YES	REMOVE	
921	Elm, american	COMMON	8	Fair	YES	REMOVE	
922	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE	
923	Elm, american	COMMON	10	Fair	YES	REMOVE	
924	Cherry, black	HARDWOOD	7	Fair	YES	REMOVE	
925	Elm, american	COMMON	18	Fair	YES	REMOVE	
926	Elm, american	COMMON	8	Fair	YES	REMOVE	
927	Boxelder	COMMON	8	Fair	YES	REMOVE	
928	Boxelder	COMMON	10	Fair	YES	REMOVE	
929	Cottonwood, eastern	COMMON	13	Good	YES	REMOVE	
930	Boxelder	COMMON	11	Fair	YES	REMOVE	
931	Elm, american	COMMON	16	Fair	YES	REMOVE	
932	Elm, siberian	COMMON	25	Fair	YES	REMOVE	
933	Boxelder	COMMON	16	Fair	YES	REMOVE	
934	Boxelder	COMMON	8	Fair	YES	REMOVE	
935	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE	
936	Boxelder	COMMON	18	Fair	YES	REMOVE	
937	Boxelder	COMMON	12	Fair	YES	REMOVE	
938	Cherry, black	HARDWOOD	11	Fair	YES	REMOVE	
939	Cherry, black	HARDWOOD

1001	Elm, american	COMMON	14	Fair	YES	REMOVE
1002	Elm, american	COMMON	8	Fair	YES	REMOVE
1003	Elm, american	COMMON	8	Fair	YES	REMOVE
1004	Elm, american	COMMON	8	Fair	YES	REMOVE
1005	Elm, american	COMMON	12	Fair	YES	REMOVE
1006	Elm, american	COMMON	12	Fair	YES	REMOVE
1007	Oak, red	HARDWOOD	10	Fair	YES	REMOVE
1008	Elm, american	COMMON	14	Fair	YES	REMOVE
1009	Cherry, black	HARDWOOD	7	Fair	YES	REMOVE
1010	Oak, red	HARDWOOD	6	Fair	YES	REMOVE
1011	Elm, american	COMMON	9	Fair	YES	REMOVE
1012	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE
1013	Elm, american	COMMON	10	Fair	YES	REMOVE
1014	Elm, american	COMMON	11	Fair	YES	REMOVE
1015	Elm, american	COMMON	7	Fair	YES	REMOVE
1016	Elm, american	COMMON	7	Fair	YES	REMOVE
1017	Cherry, black	HARDWOOD	9	Fair	YES	REMOVE
1018	Crabapple	COMMON	24	Fair	NO	REMOVE
1019	Oak, red	HARDWOOD	18	Fair	YES	REMOVE
1020	Cherry, black	HARDWOOD	12	Fair	YES	REMOVE
1021	Elm, american	COMMON	18	Fair	YES	REMOVE
1022	Elm, american	COMMON	14	Fair	YES	REMOVE
1023	Elm, american	COMMON	12	Fair	YES	REMOVE
1024	Elm, american	COMMON	9	Fair	YES	REMOVE
1025	Elm, american	COMMON	9	Fair	YES	REMOVE
1026	Oak, red	HARDWOOD	14	Fair	YES	REMOVE
1027	Elm, american	COMMON	6	Fair	YES	REMOVE
1028	Elm, american	COMMON	18	Fair	YES	REMOVE
1029	Elm, american	COMMON	11	Fair	YES	REMOVE
1030	Elm, american	COMMON	7	Fair	YES	REMOVE
1031	Elm, american	COMMON	15	Fair	YES	REMOVE
1032	Elm, american	COMMON	14	Fair	YES	REMOVE
1033	Elm, american	COMMON	14	Fair	YES	REMOVE
1034	Elm, american	COMMON	8	Fair	YES	REMOVE
1035	Elm, american	COMMON	10	Fair	YES	REMOVE
1036	Elm, american	COMMON	7	Fair	YES	REMOVE
1037	Elm, american	COMMON	9	Fair	YES	REMOVE
1038	Elm, american	COMMON	9	Fair	YES	REMOVE
1039	Elm, american	COMMON	11	Fair	YES	REMOVE
1040	Elm, american	COMMON	6	Fair	YES	REMOVE
1041	Elm, american	COMMON	11	Fair	YES	REMOVE
1042	Elm, american	COMMON	6	Fair	YES	REMOVE
1043	Elm, american	COMMON	7	Fair	YES	REMOVE
1044	Elm, american	COMMON	9	Fair	YES	REMOVE
1045	Elm, american	COMMON	8	Fair	YES	REMOVE
1046	Elm, american	COMMON	10	Fair	YES	REMOVE
1047	Elm, american	COMMON	9	Fair	YES	REMOVE
1048	Elm, american	COMMON	8	Fair	YES	REMOVE
1049	Elm, american	COMMON	7	Fair	YES	REMOVE
1050	Elm, american	COMMON	7	Fair	YES	REMOVE
1051	Elm, american	COMMON	7	Fair	YES	REMOVE
1052	Elm, american	COMMON	8	Fair	YES	REMOVE
1053	Elm, american	COMMON	9	Fair	YES	REMOVE
1054	Elm, american	COMMON	6	Fair	YES	REMOVE
1055	Elm, american	COMMON	8	Fair	YES	REMOVE
1056	Elm, american	COMMON	7	Fair	YES	REMOVE
1057	Elm, american	COMMON	10	Fair	YES	REMOVE
1058	Elm, american	COMMON	10	Fair	YES	REMOVE
1059	Cherry, black	HARDWOOD	26	Fair	YES	REMOVE
1060	Elm, american	COMMON	9	Fair	YES	REMOVE
1061	Elm, american	COMMON	11	Fair	YES	REMOVE
1062	Elm, american	COMMON	6	Fair	YES	REMOVE
1063	Elm, american	COMMON	12	Fair	YES	REMOVE
1064	Elm, american	COMMON	6	Fair	YES	REMOVE
1065	Elm, american	COMMON	8	Fair	YES	REMOVE
1066	Elm, american	COMMON	6	Fair	YES	REMOVE
1067	Oak, red	HARDWOOD	18	Fair	YES	REMOVE
1068	Elm, american	COMMON	8	Fair	YES	REMOVE
1069	Elm, american	COMMON	9	Fair	YES	REMOVE
1070	Elm, american	COMMON	12	Fair	YES	REMOVE
1071	Elm, american	COMMON	9	Fair	YES	REMOVE
1072	Elm, american	COMMON	10	Fair	YES	REMOVE
1073	Elm, american	COMMON	10	Fair	YES	REMOVE
1074	Elm, american	COMMON	9	Fair	YES	REMOVE
1075	Elm, american	COMMON	9	Fair	YES	REMOVE
1076	Elm, american	COMMON	11	Fair	YES	REMOVE
1077	Elm, american	COMMON	9	Fair	YES	REMOVE
1078	Elm, american	COMMON	8	Fair	YES	REMOVE
1079	Elm, american	COMMON	11	Fair	YES	REMOVE
1080	Elm, american	COMMON	8	Fair	YES	REMOVE
1081	Elm, american	COMMON	8	Fair	YES	REMOVE
1082	Elm, american	COMMON	14	Fair	YES	REMOVE
1083	Elm, american	COMMON	14	Fair	YES	REMOVE
1084	Elm, american	COMMON	8	Fair	YES	REMOVE
1085	Elm, american	COMMON	12	Fair	YES	REMOVE
1086	Elm, american	COMMON	10	Fair	YES	REMOVE
1087	Elm, american	COMMON	11	Fair	YES	REMOVE
1088	Elm, american	COMMON	8	Fair	YES	REMOVE
1089	Elm, american	COMMON	15	Fair	YES	REMOVE
1090	Elm, american	COMMON	7	Fair	YES	REMOVE
1091	Elm, american	COMMON	8	Fair	YES	REMOVE
1092	Elm, american	COMMON	10	Fair	YES	REMOVE
1093	Elm, american	COMMON	8	Fair	YES	REMOVE
1094	Elm, american	COMMON	9	Fair	YES	REMOVE
1095	Elm, american	COMMON	10	Fair	YES	REMOVE
1096	Elm, american	COMMON	9	Fair	YES	REMOVE
1097	Elm, american	COMMON	8	Fair	YES	REMOVE
1098	Elm, american	COMMON	20	Fair	YES	REMOVE
1099	Elm, american	COMMON	14	Fair	YES	REMOVE
1100	Aspen, quacking	COMMON	14	Fair	YES	REMOVE
1101	Elm, american	COMMON	6	Fair	YES	REMOVE
1102	Aspen, quacking	COMMON	12	Fair	YES	REMOVE
1103	Elm, american	COMMON	10	Fair	YES	REMOVE
1104	Elm, american	COMMON	8	Fair	YES	REMOVE
1105	Aspen, quacking	COMMON	8	Fair	YES	REMOVE
1106	Aspen, quacking	COMMON	9	Fair	YES	REMOVE
1107	Aspen, quacking	COMMON	7	Fair	YES	REMOVE
1108	Aspen, quacking	COMMON	11	Fair	YES	REMOVE
1109	Aspen, quacking	COMMON	10	Fair	YES	REMOVE
1110	Elm, american	COMMON	8	Fair	YES	REMOVE
1111	Aspen, quacking	COMMON	10	Fair	YES	REMOVE
1112	Aspen, quacking	COMMON	10	Fair	YES	REMOVE
1113	Aspen, quacking	COMMON	10	Fair	YES	REMOVE
1114	Elm, american	COMMON	7	Fair	YES	REMOVE
1115	Aspen, quacking	COMMON	10	Fair	YES	REMOVE
1116	Aspen, quacking	COMMON	7	Fair	YES	REMOVE
1117	Elm, american	COMMON	14	Fair	YES	REMOVE
1118	Elm, american	COMMON	15	Fair	YES	REMOVE
1119	Aspen, quacking	COMMON	9	Fair	YES	REMOVE
1120	Elm, american	COMMON	9	Fair	YES	REMOVE
1121	Elm, american	COMMON	10	Fair	YES	REMOVE
1122	Elm, american	COMMON	10	Fair	YES	REMOVE
1123	Elm, american	COMMON	8	Fair	YES	REMOVE
1124	Elm, american	COMMON	9	Fair	YES	REMOVE
1125	Elm, american	COMMON	12	Fair	YES	REMOVE
1126	Elm, american	COMMON	12	Fair	YES	REMOVE
1127	Elm, american	COMMON	9	Fair	YES	REMOVE
1128	Elm, american	COMMON	6	Fair	YES	REMOVE
1129	Elm, american	COMMON	7	Fair	YES	REMOVE
1130	Elm, american	COMMON	10	Fair	YES	REMOVE
1131	Elm, american	COMMON	14	Fair	YES	REMOVE
1132	Elm, american	COMMON	6	Fair	YES	REMOVE
1133	Elm, american	COMMON	6	Fair	YES	REMOVE
1134	Elm, american	COMMON	7	Fair	YES	REMOVE
1135	Elm, american	COMMON	12	Fair	YES	REMOVE
1136	Elm, american	COMMON	12	Fair	YES	REMOVE
1137	Elm, american	COMMON	6	Fair	YES	REMOVE
1138	Elm, american	COMMON	14	Fair	YES	REMOVE
1139	Elm, american	COMMON	16	Fair	YES	REMOVE
1140	Aspen, quacking	COMMON	11	Fair	YES	REMOVE
1141	Boxelder	COMMON	8	Fair	YES	REMOVE
1142	Aspen, quacking	COMMON	9	Fair	YES	REMOVE
1143	Boxelder	COMMON	12	Fair	YES	REMOVE
1144	Elm, american	COMMON	6	Fair	YES	REMOVE
1145	Elm, american	COMMON	10	Fair	YES	REMOVE
1146	Elm, american	COMMON	10	Fair	YES	REMOVE
1147	Elm, american	COMMON	8	Fair	YES	REMOVE
1148	Elm, american	COMMON	8	Fair	YES	REMOVE
1149	Elm, american	COMMON	10	Fair	YES	REMOVE
1150	Elm, american	COMMON	16	Fair	YES	REMOVE
1151	Elm, american	COMMON	10	Fair	YES	REMOVE
1152	Elm, american	COMMON	8	Fair	YES	REMOVE
1153	Elm, american	COMMON	7	Fair	YES	REMOVE
1154	Elm, american	COMMON	9	Fair	YES	REMOVE
1155	Elm, american	COMMON	9	Fair	YES	REMOVE
1156	Elm, american	COMMON	7	Fair	YES	REMOVE
1157	Oak, bur	HARDWOOD	24	Fair	YES	REMOVE
1158	Oak, bur	HARDWOOD	18	Fair	YES	REMOVE
1159	Elm, american	COMMON	8	Fair	YES	REMOVE
1160	Elm, american	COMMON	11	Fair	YES	REMOVE
1161	Oak, bur	HARDWOOD	18	Fair	YES	REMOVE
1162	Elm, american	COMMON	12	Fair	YES	REMOVE
1163	Elm, american	COMMON	14	Fair	YES	REMOVE
1164	Aspen, quacking	COMMON	7	Fair	YES	REMOVE
1165	Elm, american	COMMON	14	Fair	YES	REMOVE
1166	Elm, siberian	COMMON	8	Fair	YES	REMOVE
1167	Elm, siberian	COMMON	6	Fair	YES	REMOVE
1168	Elm, american	COMMON	20	Fair	YES	REMOVE
1169	Elm, american	COMMON	14	Fair	YES	REMOVE
1170	Elm, american	COMMON	17	Fair	YES	REMOVE
1171	Elm, american	COMMON	9	Fair	YES	REMOVE
1172	Elm, american	COMMON	16	Fair	YES	REMOVE
1173	Elm, american	COMMON	15	Fair	YES	REMOVE
1174	Elm, american	COMMON	11	Fair	YES	REMOVE
1175	Elm, american	COMMON	9	Fair	YES	REMOVE
1176	Elm, american	COMMON	10	Fair	YES	REMOVE
1177	Elm, american	COMMON	10	Fair	YES	REMOVE
1178	Elm, american	COMMON	11	Fair	YES	REMOVE
1179	Elm, american	COMMON	14	Fair	YES	REMOVE
1180	Elm, american	COMMON	14	Fair	YES	REMOVE
1181	Elm, american	COMMON	12	Fair	YES	REMOVE
1182	Elm, american	COMMON	14	Fair	YES	REMOVE
1183	Boxelder	COMMON	14	Fair	YES	REMOVE
1184	Elm, american	COMMON	15	Fair	YES	REMOVE
1185	Elm, american	COMMON	14	Fair	YES	REMOVE
1186	Cherry, black	HARDWOOD	15	Fair	YES	REMOVE
1187	Elm, american	COMMON	16	Fair	YES	REMOVE
1188	Elm, american	COMMON	12	Fair	YES	REMOVE
1189	Elm, american	COMMON	14	Fair	YES	REMOVE
1190	Elm, american	COMMON	14	Fair	YES	REMOVE
1191	Elm, american	COMMON	16	Fair	YES	REMOVE
1192	Elm, american	COMMON	8	Fair	YES	REMOVE
1193	Elm, american	COMMON	26	Fair	YES	REMOVE
1194	Elm, american	COMMON	9	Fair	YES	REMOVE
1195	Elm, american	COMMON	18	Fair	YES	REMOVE
1196	Elm, american	COMMON	16	Fair	YES	REMOVE
1197	Elm, american	COMMON	14	Fair	YES	REMOVE
1198	Elm, american	COMMON	25	Fair	YES	REMOVE
1199	Elm, american	COMMON	7	Fair	YES	REMOVE
1200	Elm, american	COMMON	7	Fair	YES	REMOVE
1201	Elm, american	COMMON	7	Fair	YES	REMOVE
1202	Elm, american	COMMON	7	Fair	YES	REMOVE
1203	Elm, american	COMMON	9	Fair	YES	REMOVE
1204	Elm, american	COMMON	12	Fair	YES	REMOVE
1205	Elm, american	COMMON	8	Fair	YES	REMOVE
1206	Elm, american	COMMON	8	Fair	YES	REMOVE
1207	Elm, american	COMMON	7	Fair	YES	REMOVE
1208	Elm, american	COMMON	18	Fair	YES	REMOVE
1209	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE
1210	Cherry, black	HARDWOOD	18	Fair	YES	REMOVE
1211	Boxelder	COMMON	6	Fair	YES	REMOVE
1212	Boxelder	COMMON	8	Fair	YES	REMOVE
1213	Boxelder	COMMON	8	Fair	YES	REMOVE
1214	Cherry, black	HARDWOOD	6	Fair	YES	REMOVE
1215	Cherry, black	HARDWOOD	11	Fair	YES	REMOVE
1216	Cherry, black	HARDWOOD	6	Fair	YES	REMOVE
1217	Boxelder	COMMON	7	Fair	YES	REMOVE
1218	Boxelder	COMMON	8	Fair	YES	REMOVE
1219	Cherry, black	HARDWOOD	14	Fair	YES	REMOVE
1220	Cherry, black	HARDWOOD	16	Fair	YES	REMOVE
1221	Cherry, black	HARDWOOD	14	Fair	YES	REMOVE
1222	Oak, red	HARDWOOD	18	Fair	YES	REMOVE
1223	Elm, american	COMMON	22	Fair	YES	REMOVE
1224	Elm, american	COMMON	13	Fair	YES	REMOVE
1225	Elm, american	COMMON	9	Fair	YES	REMOVE
1226	Boxelder	COMMON	6	Fair	YES	REMOVE
1227	Cherry, black	HARDWOOD	6	Fair	YES	REMOVE
1228	Cherry, black	HARDWOOD	11	Fair	YES	REMOVE
1229	Elm, american	COMMON	14	Fair	YES	REMOVE
1230	Cherry, black	HARDWOOD	14	Fair	YES	REMOVE
1231	Cherry, black	HARDWOOD	9	Fair	YES	REMOVE
1232	Elm, american	COMMON	8	Fair	YES	REMOVE
1233	Elm, american	COMMON	16	Fair	YES	REMOVE
1234	Elm, american	COMMON	16	Fair	YES	REMOVE
1235	Elm, siberian	COMMON	40	Fair	YES	REMOVE
1236	Elm, siberian	COMMON	28	Fair	YES	REMOVE
1237	Elm, siberian	COMMON	30	Fair	YES	REMOVE
1238	Elm, siberian	COMMON	18	Fair	YES	REMOVE
1239	Elm, siberian	COMMON	28	Fair	YES	REMOVE
1240	Boxelder	COMMON	8	Fair	YES	REMOVE
1241	Boxelder	COMMON	11	Fair	YES	REMOVE
1242	Boxelder	COMMON	9	Fair	YES	REMOVE
1243	Boxelder	COMMON	6	Fair	YES	REMOVE
1244	Boxelder	COMMON	10	Fair	YES	REMOVE
1245	Boxelder	COMMON	34	Fair	YES	SAVE
1246	Boxelder	COMMON	46	Fair	YES	REMOVE 5x
1247	Boxelder	COMMON	13	Fair	YES	SAVE
1248	Boxelder	COMMON	28	Fair	YES	SAVE 5x
1249	Boxelder	COMMON	32	Fair	YES	SAVE 6x
1250	Boxelder	COMMON	44	Fair	YES	SAVE 6x
1251	Boxelder	COMMON	27	Fair	YES	REMOVE 2x
1252	Cherry, black	HARDWOOD	18	Fair	YES	SAVE
1253	Boxelder	COMMON	32	Fair	YES	SAVE 2x
1254	Boxelder	COMMON	8	Fair	YES	REMOVE 2x
1255	Boxelder	COMMON	32	Fair	YES	SAVE
1256	Boxelder	COMMON	18	Fair	YES	SAVE
1257	Boxelder	COMMON	8	Fair	YES	REMOVE
1258	Boxelder	COMMON	14	Fair	YES	REMOVE
1259	Boxelder	COMMON	10	Fair	YES	SAVE
1260	Oak, red	HERITAGE	36	Fair	YES	SAVE
1261	Boxelder	COMMON	13	Fair	YES	SAVE
1262	Boxelder	COMMON	19	Fair	YES	SAVE
1263	Oak, red	HERITAGE	30	Fair	YES	SAVE
1264	Boxelder	COMMON	9	Fair	YES	SAVE
1265	Boxelder	COMMON	8	Fair	YES	SAVE
1266	Boxelder	COMMON	18	Fair	YES	SAVE 3x
1267	Boxelder	COMMON	44	Fair	YES	SAVE 4x
1268	Boxelder	COMMON	38	Fair	YES	SAVE 2x
1269	Boxelder	COMMON	14	Fair	YES	SAVE
1270	Hackberry	HARDWOOD	20	Good	YES	SAVE
1271	Boxelder	COMMON	15	Fair	YES	SAVE
1272	Boxelder	COMMON	18	Fair	YES	SAVE
1273	Boxelder	COMMON	11	Fair	YES	SAVE
1274	Boxelder	COMMON	14	Fair	YES	SAVE
1275	Boxelder	COMMON	9	Fair	YES	SAVE
1276	Boxelder	COMMON	9	Fair	YES	SAVE
1277	Boxelder	COMMON	20	Fair	YES	SAVE
1278	Boxelder	COMMON	19	Fair	YES	SAVE
1279	Boxelder	COMMON	16	Fair	YES	SAVE
1280	Boxelder	COMMON	26	Fair	YES	SAVE
1281	Boxelder	COMMON	7	Fair	YES	SAVE
1282	Boxelder	COMMON	21	Fair	YES	SAVE
1283	Boxelder	COMMON	28	Fair	YES	SAVE
1284	Boxelder	COMMON	9	Fair	YES	SAVE
1285	Boxelder	COMMON	13	Fair	YES	SAVE
1286	Hackberry	HARDWOOD	7	Fair	YES	SAVE
1287	Boxelder	COMMON	25	Fair	YES	SAVE
1288	Boxelder	COMMON	15	Fair	YES	SAVE
1289	Boxelder	COMMON	10	Fair	YES	SAVE
1290	Boxelder	COMMON	15	Fair	YES	SAVE
1291	Boxelder	COMMON	14	Fair	YES	SAVE
1292	Boxelder	COMMON	9	Fair	YES	SAVE
1293	Boxelder	COMMON	18	Fair	YES	SAVE
1294	Boxelder	COMMON	16	Fair	YES	SAVE
1295	Boxelder	COMMON	30	Fair	YES	SAVE
1296	Boxelder	COMMON	30	Fair	YES	SAVE
1297	Boxelder	COMMON	18	Fair	YES	SAVE
1298	Boxelder	COMMON	35	Fair	YES	SAVE
1299	Boxelder	COMMON	13	Fair	YES	SAVE
1300	Boxelder	COMMON	19	Fair	YES	SAVE
1301	Boxelder	COMMON	10	Fair	YES	SAVE
1302	Cherry, black	HARDWOOD	16	Fair	YES	SAVE
1303	Boxelder	COMMON	16	Fair	YES	SAVE
1304	Boxelder	COMMON	9	Fair	YES	SAVE
1305	Cherry, black	HARDWOOD	7	Fair	YES	REMOVE
1306	Boxelder	COMMON	10	Fair	YES	REMOVE
1307	Boxelder	COMMON	14	Fair	YES	REMOVE 2x
1308	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE
1309	Boxelder	COMMON	7	Fair	YES	REMOVE
1310	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE
1311	Elm, siberian	COMMON	9	Fair	YES	REMOVE
1312	Oak, red	HARDWOOD	12	Good	YES	REMOVE
1313	Boxelder	COMMON	18	Fair	YES	REMOVE
1314	Elm, siberian	COMMON	8	Fair	YES	REMOVE
1315	Elm, siberian	COMMON	12	Good	YES	REMOVE
1316	Oak, red	HARDWOOD	8	Good	YES	REMOVE
1317	Elm, american	COMMON	10	Good	YES	REMOVE
1318	Elm, american	COMMON	10	Good	YES	REMOVE
1319	Elm, american	COMMON	11	Fair	YES	REMOVE
1320	Elm, american	COMMON	26	Fair	YES	REMOVE
1321	Elm, american	COMMON	33	Fair	YES	REMOVE
1322	Elm, american	COMMON	10	Fair	YES	REMOVE
1323	Elm, american	COMMON	9	Fair	YES	REMOVE
1324	Elm, american	COMMON	22	Fair	YES	REMOVE
1325	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE
1326	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE
1327	Boxelder	COMMON	10	Fair	YES	REMOVE
1328	Cherry, black	HARDWOOD	12	Fair	YES	REMOVE
1329	Cherry, black	HARDWOOD	12	Fair	YES	REMOVE
1330	Cherry, black	HARDWOOD	14	Fair	YES	REMOVE 2x
1331	Cherry, black	HARDWOOD	16	Fair	YES	REMOVE
1332	Cherry, black	HERITAGE	36	Fair	YES	REMOVE
1333	Cherry, black	HARDWOOD	14	Fair	YES	REMOVE
1334	Cherry, black	HARDWOOD	14	Fair	YES	REMOVE
1335	Elm, american	COMMON	9	Fair	YES	REMOVE
1336	Cherry, black	HARDWOOD	7	Fair	YES	REMOVE
1337	Boxelder	COMMON	7	Fair	YES	REMOVE
1338	Cherry, black	HARDWOOD	7	Fair	YES	REMOVE
1339	Cherry, black	HARDWOOD	9	Fair	YES	REMOVE
1340	Cherry, black	HARDWOOD	25	Fair	YES	REMOVE
1341	Cherry, black	HARDWOOD	25	Fair	YES	REMOVE
1342	Boxelder	COMMON	8	Fair	YES	REMOVE
1343	Elm, american	COMMON	16	Fair	YES	REMOVE
1344	Boxelder	COMMON	13	Fair	YES	REMOVE
1345	Boxelder	COMMON	24	Fair	YES	REMOVE
1346	Boxelder	COMMON	12	Fair	YES	REMOVE
1347	Elm, american	COMMON	17	Fair	YES	REMOVE
1348	Elm, american	COMMON	13	Fair	YES	REMOVE
1349	Boxelder	COMMON	10	Fair	YES	REMOVE
1350	Boxelder	COMMON	22	Fair	YES	REMOVE
1351	Elm, american	COMMON	15	Fair	YES	REMOVE
1352	Boxelder	COMMON	19	Fair	YES	REMOVE
1353	Boxelder	COMMON	13	Fair	YES	REMOVE
1354	Boxelder	COMMON	8	Fair	YES	REMOVE
1355	Boxelder	COMMON	13	Fair	YES	REMOVE
1356	Boxelder	COMMON	32	Fair	YES	REMOVE
1357	Cherry, black	HARDWOOD	19	Fair	YES	REMOVE
1358	Boxelder	COMMON	12	Fair	YES	REMOVE
1359	Boxelder	COMMON	14	Fair	YES	REMOVE
1360	Boxelder	COMMON	10	Fair	YES	REMOVE
1361	Boxelder	COMMON	8	Fair	YES	REMOVE
1362	Boxelder	COMMON	12	Fair	YES	REMOVE
1363	Boxelder	COMMON	7	Fair	YES	REMOVE
1364	Boxelder	COMMON	7	Fair	YES	REMOVE
1365	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE
1366	Cherry, black	HARDWOOD	21	Fair	YES	REMOVE 2x
1367	Boxelder	COMMON	6	Fair	YES	REMOVE
1368	Boxelder	COMMON	8	Fair	YES	REMOVE
1369	Elm, american	COMMON	8	Fair	YES	REMOVE
1370	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE
1371	Boxelder	COMMON	7	Fair	YES	REMOVE
1372	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE
1373	Cherry, black	HERITAGE	30	Fair	YES	REMOVE 3x
1374	Boxelder	COMMON	13	Fair	YES	REMOVE
1375	Cherry, black	HARDWOOD	7	Fair	YES	REMOVE
1376	Cherry, black	HARDWOOD	12	Fair	YES	REMOVE
1377	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE
1378	Boxelder	COMMON	7	Fair	YES	REMOVE
1379	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE
1380	Cherry, black	HARDWOOD	13	Fair	YES	REMOVE
1381	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE
1382	Elm, american	COMMON	8	Fair	YES	REMOVE
1383	Boxelder	COMMON	10	Fair	YES	REMOVE
1384	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE
1385	Boxelder	COMMON	11	Fair	YES	REMOVE
1386	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE
1387	Boxelder	COMMON	10	Fair	YES	REMOVE
1388	Boxelder	COMMON	10	Fair	YES	REMOVE
1389	Boxelder	COMMON	10	Fair	YES	REMOVE
1390	Cherry, black	HARDWOOD	20	Fair	YES	REMOVE
1391	Boxelder	COMMON	18	Fair	YES	REMOVE
1392	Cherry, black	HARDWOOD	9	Fair	YES	REMOVE
1393	Cherry, black	HARDWOOD	11	Fair	YES	REMOVE
1394	Cedar, red	HARDWOOD	10	Fair	YES	REMOVE 30ft
1395	Cherry, black	HARDWOOD	23	Fair	YES	REMOVE 2x
1396	Cherry, black	HARDWOOD	7	Fair	YES	REMOVE
1397	Cherry, black	HARDWOOD	11	Fair	YES	REMOVE
1398	Boxelder	COMMON	12	Fair	YES	REMOVE
1399	Boxelder	COMMON	10	Fair	YES	REMOVE
1400	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE
1401	Boxelder	COMMON	11	Fair	YES	REMOVE
1402	Boxelder	COMMON	13	Fair	YES	REMOVE
1403	Boxelder	COMMON	13	Fair	YES	REMOVE
1404	Boxelder	COMMON	11	Fair	YES	REMOVE
1405	Boxelder	COMMON	10	Fair	YES	REMOVE
1406	Boxelder	COMMON	10	Fair	YES	REMOVE
1407	Boxelder	COMMON	7	Fair	YES	REMOVE
1408	Boxelder	COMMON	9	Fair	YES	REMOVE
1409	Cherry, black	HARDWOOD	14	Good	YES	REMOVE
1410	Boxelder	COMMON	8	Fair	YES	REMOVE
1411	Boxelder	COMMON	10	Fair	YES	REMOVE
1412	Boxelder	COMMON	9	Fair	YES	REMOVE
1413	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE
1414	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE
1415	Boxelder	COMMON	7	Fair	YES	REMOVE
1416	Cherry, black	HARDWOOD	9	Fair	YES	REMOVE
1417	Boxelder	COMMON	7	Fair	YES	REMOVE
1418	Boxelder	COMMON	7	Fair	YES	REMOVE
1419	Boxelder	COMMON	13	Fair	YES	REMOVE
1420	Cherry, black	HARDWOOD	23	Fair	YES	REMOVE
1421	Cherry, black	HARDWOOD	11	Fair	YES	REMOVE
1422	Cherry, black	HARDWOOD	15	Fair	YES	REMOVE
1423	Cherry, black	HARDWOOD	14	Fair	YES	REMOVE
1424	Cherry, black	HARDWOOD	7	Fair	YES	REMOVE
1425	Boxelder	COMMON	7	Fair	YES	REMOVE
1426	Boxelder	COMMON	8	Fair	YES	REMOVE
1427	Cherry, black	HARDWOOD	9	Fair	YES	REMOVE
1428	Cherry, black	HARDWOOD	13	Fair	YES	REMOVE
1429	Elm, american	COMMON	8	Fair	YES	REMOVE
1430	Cherry, black	HARDWOOD	6	Fair	YES	REMOVE
1431	Oak, red	HARDWOOD	7	Fair	YES	REMOVE
1432	Elm, american	COMMON	16	Fair	YES	REMOVE
1433	Boxelder	COMMON	7	Fair	YES	REMOVE
1434	Boxelder	COMMON	8	Fair	YES	REMOVE
1435	Boxelder	COMMON	8	Fair	YES	REMOVE
1436	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE
1437	Boxelder	COMMON	12	Fair	YES	REMOVE
1438	Boxelder	COMMON	11	Fair	YES	REMOVE
1439	Boxelder	COMMON	8	Fair	YES	REMOVE
1440	Boxelder	COMMON	10	Fair	YES	REMOVE
1441	Boxelder	COMMON	22	Fair	YES	REMOVE
1442	Boxelder	COMMON	10	Fair	YES	REMOVE
1443	Boxelder	COMMON	9	Fair	YES	REMOVE
1444	Boxelder	COMMON	8	Fair	YES	REMOVE
1445	Boxelder	COMMON	14	Fair	YES	REMOVE
1446	Boxel

1501	Boxelder	COMMON	14	Fair	YES	REMOVE	
1502	Boxelder	COMMON	14	Fair	YES	REMOVE	
1503	Boxelder	COMMON	18	Fair	YES	REMOVE	
1504	Boxelder	COMMON	11	Fair	YES	REMOVE	
1505	Boxelder	COMMON	9	Fair	YES	REMOVE	
1506	Elm, american	COMMON	8	Fair	YES	REMOVE	
1507	Elm, american	COMMON	8	Fair	YES	REMOVE	
1508	Boxelder	COMMON	8	Fair	YES	REMOVE	
1509	Boxelder	COMMON	7	Fair	YES	REMOVE	
1510	Boxelder	COMMON	14	Fair	YES	REMOVE	
1511	Elm, american	COMMON	8	Fair	YES	REMOVE	
1512	Boxelder	COMMON	12	Fair	YES	REMOVE	
1513	Boxelder	COMMON	21	Fair	YES	REMOVE	2x
1514	Boxelder	COMMON	11	Fair	YES	REMOVE	
1515	Boxelder	COMMON	13	Fair	YES	REMOVE	
1516	Elm, american	COMMON	14	Fair	YES	REMOVE	
1517	Elm, american	COMMON	8	Fair	YES	REMOVE	
1518	Boxelder	COMMON	15	Fair	YES	REMOVE	
1519	Elm, american	COMMON	9	Fair	YES	REMOVE	
1520	Boxelder	COMMON	8	Fair	YES	REMOVE	
1521	Boxelder	COMMON	18	Fair	YES	REMOVE	
1522	Boxelder	COMMON	14	Fair	YES	REMOVE	
1523	Boxelder	COMMON	9	Fair	YES	REMOVE	
1524	Boxelder	COMMON	8	Fair	YES	REMOVE	
1525	Boxelder	COMMON	15	Fair	YES	REMOVE	
1526	Boxelder	COMMON	13	Fair	YES	REMOVE	
1527	Boxelder	COMMON	13	Fair	YES	REMOVE	
1528	Elm, american	COMMON	8	Fair	YES	REMOVE	
1529	Elm, american	COMMON	9	Fair	YES	REMOVE	
1530	Elm, american	COMMON	9	Fair	YES	REMOVE	
1531	Elm, american	COMMON	16	Fair	YES	REMOVE	
1532	Elm, american	COMMON	9	Fair	YES	REMOVE	
1533	Boxelder	COMMON	7	Fair	YES	REMOVE	
1534	Boxelder	COMMON	7	Fair	YES	REMOVE	
1535	Boxelder	COMMON	12	Fair	YES	REMOVE	
1536	Boxelder	COMMON	14	Fair	YES	REMOVE	
1537	Boxelder	COMMON	13	Fair	YES	REMOVE	
1538	Elm, american	COMMON	17	Fair	YES	REMOVE	
1539	Elm, american	COMMON	8	Fair	YES	REMOVE	
1540	Boxelder	COMMON	15	Fair	YES	REMOVE	
1541	Boxelder	COMMON	7	Fair	YES	REMOVE	
1542	Boxelder	COMMON	7	Fair	YES	REMOVE	
1543	Elm, american	COMMON	7	Fair	YES	REMOVE	
1544	Boxelder	COMMON	21	Fair	YES	REMOVE	
1545	Elm, american	COMMON	8	Fair	YES	REMOVE	
1546	Boxelder	COMMON	9	Fair	YES	REMOVE	
1547	Boxelder	COMMON	7	Fair	YES	REMOVE	
1548	Elm, american	COMMON	16	Fair	YES	REMOVE	
1549	Elm, american	COMMON	9	Fair	YES	REMOVE	
1550	Boxelder	COMMON	10	Fair	YES	REMOVE	
1551	Boxelder	COMMON	11	Fair	YES	REMOVE	
1552	Boxelder	COMMON	7	Fair	YES	REMOVE	
1553	Elm, american	COMMON	8	Fair	YES	REMOVE	
1554	Boxelder	COMMON	8	Fair	YES	REMOVE	
1555	Boxelder	COMMON	15	Fair	YES	REMOVE	
1556	Boxelder	COMMON	12	Fair	YES	REMOVE	
1557	Boxelder	COMMON	7	Fair	YES	REMOVE	
1558	Elm, american	COMMON	7	Fair	YES	REMOVE	
1559	Boxelder	COMMON	25	Fair	YES	REMOVE	
1560	Boxelder	COMMON	12	Fair	YES	REMOVE	
1561	Boxelder	COMMON	26	Fair	YES	REMOVE	
1562	Boxelder	COMMON	9	Fair	YES	REMOVE	
1563	Elm, american	COMMON	7	Fair	YES	REMOVE	
1564	Elm, american	COMMON	11	Fair	YES	REMOVE	
1565	Boxelder	COMMON	7	Fair	YES	REMOVE	
1566	Elm, american	COMMON	10	Fair	YES	REMOVE	
1567	Boxelder	COMMON	8	Fair	YES	REMOVE	
1568	Elm, american	COMMON	7	Fair	YES	REMOVE	
1569	Boxelder	COMMON	8	Fair	YES	REMOVE	
1570	Boxelder	COMMON	8	Fair	YES	REMOVE	
1571	Elm, american	COMMON	7	Fair	YES	REMOVE	
1572	Boxelder	COMMON	8	Fair	YES	REMOVE	
1573	Boxelder	COMMON	8	Fair	YES	REMOVE	
1574	Elm, american	COMMON	10	Fair	YES	REMOVE	
1575	Boxelder	COMMON	8	Fair	YES	REMOVE	
1576	Oak, red	HARDWOOD	8	Good	YES	REMOVE	
1577	Oak, red	HARDWOOD	9	Good	YES	REMOVE	
1578	Boxelder	COMMON	9	Fair	YES	REMOVE	
1579	Boxelder	COMMON	10	Fair	YES	REMOVE	
1580	Elm, american	COMMON	24	Good	YES	REMOVE	
1581	Elm, american	COMMON	19	Good	YES	REMOVE	
1582	Elm, american	COMMON	19	Fair	YES	REMOVE	
1583	Elm, american	COMMON	12	Fair	YES	REMOVE	
1584	Boxelder	COMMON	10	Fair	YES	REMOVE	
1585	Boxelder	COMMON	10	Fair	YES	REMOVE	
1586	Boxelder	COMMON	9	Fair	YES	REMOVE	
1587	Boxelder	COMMON	18	Fair	YES	REMOVE	3x
1588	Cherry, black	HARDWOOD	22	Fair	YES	REMOVE	2x
1589	Boxelder	COMMON	7	Fair	YES	REMOVE	
1590	Boxelder	COMMON	10	Fair	YES	REMOVE	
1591	Boxelder	COMMON	11	Fair	YES	REMOVE	
1592	Elm, american	COMMON	10	Fair	YES	REMOVE	
1593	Boxelder	COMMON	8	Fair	YES	REMOVE	
1594	Boxelder	COMMON	7	Fair	YES	REMOVE	
1595	Boxelder	COMMON	8	Fair	YES	REMOVE	
1596	Boxelder	COMMON	14	Fair	YES	REMOVE	
1597	Boxelder	COMMON	8	Fair	YES	REMOVE	
1598	Boxelder	COMMON	15	Fair	YES	REMOVE	2x
1599	Boxelder	COMMON	13	Fair	YES	REMOVE	
1600	Boxelder	COMMON	8	Fair	YES	REMOVE	
1601	Boxelder	COMMON	8	Fair	YES	REMOVE	
1602	Boxelder	COMMON	10	Fair	YES	REMOVE	
1603	Cherry, black	HARDWOOD	11	Good	YES	REMOVE	
1604	Boxelder	COMMON	7	Fair	YES	REMOVE	
1605	Boxelder	COMMON	11	Fair	YES	REMOVE	
1606	Boxelder	COMMON	13	Fair	YES	REMOVE	
1607	Boxelder	COMMON	8	Fair	YES	REMOVE	
1608	Boxelder	COMMON	7	Fair	YES	REMOVE	
1609	Boxelder	COMMON	9	Fair	YES	REMOVE	
1610	Boxelder	COMMON	10	Fair	YES	REMOVE	
1611	Cherry, black	HARDWOOD	12	Fair	YES	REMOVE	
1612	Boxelder	COMMON	8	Fair	YES	REMOVE	
1613	Boxelder	COMMON	9	Fair	YES	REMOVE	
1614	Boxelder	COMMON	10	Fair	YES	REMOVE	
1615	Boxelder	COMMON	8	Fair	YES	REMOVE	
1616	Boxelder	COMMON	9	Fair	YES	REMOVE	
1617	Boxelder	COMMON	8	Fair	YES	REMOVE	
1618	Boxelder	COMMON	8	Fair	YES	REMOVE	
1619	Boxelder	COMMON	9	Fair	YES	REMOVE	
1620	Boxelder	COMMON	9	Fair	YES	REMOVE	
1621	Boxelder	COMMON	9	Fair	YES	REMOVE	
1622	Boxelder	COMMON	8	Fair	YES	REMOVE	
1623	Boxelder	COMMON	8	Fair	YES	REMOVE	
1624	Boxelder	COMMON	8	Fair	YES	REMOVE	
1625	Boxelder	COMMON	14	Fair	YES	REMOVE	
1626	Boxelder	COMMON	9	Fair	YES	REMOVE	
1627	Boxelder	COMMON	9	Fair	YES	REMOVE	
1628	Boxelder	COMMON	12	Fair	YES	REMOVE	
1629	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE	
1630	Boxelder	COMMON	12	Fair	YES	REMOVE	
1631	Cherry, black	HARDWOOD	13	Fair	YES	REMOVE	
1632	Elm, american	COMMON	8	Fair	YES	REMOVE	
1633	Boxelder	COMMON	8	Fair	YES	REMOVE	
1634	Boxelder	COMMON	11	Fair	YES	REMOVE	
1635	Boxelder	COMMON	11	Fair	YES	REMOVE	
1636	Boxelder	COMMON	11	Fair	YES	REMOVE	
1637	Boxelder	COMMON	8	Fair	YES	REMOVE	
1638	Boxelder	COMMON	12	Fair	YES	REMOVE	
1639	Boxelder	COMMON	19	Fair	YES	REMOVE	2x
1640	Boxelder	COMMON	15	Fair	YES	REMOVE	
1641	Boxelder	COMMON	8	Fair	YES	REMOVE	2x
1642	Boxelder	COMMON	14	Fair	YES	REMOVE	
1643	Boxelder	COMMON	10	Fair	YES	REMOVE	
1644	Boxelder	COMMON	10	Fair	YES	REMOVE	
1645	Boxelder	COMMON	16	Fair	YES	REMOVE	
1646	Boxelder	COMMON	13	Fair	YES	REMOVE	
1647	Boxelder	COMMON	16	Fair	YES	REMOVE	
1648	Boxelder	COMMON	8	Fair	YES	REMOVE	
1649	Boxelder	COMMON	15	Fair	YES	REMOVE	2x
1650	Boxelder	COMMON	14	Fair	YES	REMOVE	
1651	Boxelder	COMMON	8	Fair	YES	REMOVE	
1652	Boxelder	COMMON	9	Fair	YES	REMOVE	
1653	Boxelder	COMMON	14	Fair	YES	REMOVE	
1654	Boxelder	COMMON	18	Fair	YES	REMOVE	
1655	Boxelder	COMMON	9	Fair	YES	REMOVE	
1656	Boxelder	COMMON	14	Fair	YES	REMOVE	
1657	Boxelder	COMMON	13	Fair	YES	REMOVE	
1658	Boxelder	COMMON	10	Fair	YES	REMOVE	
1659	Boxelder	COMMON	14	Fair	YES	REMOVE	
1660	Boxelder	COMMON	10	Fair	YES	REMOVE	
1661	Boxelder	COMMON	15	Fair	YES	REMOVE	
1662	Boxelder	COMMON	14	Fair	YES	REMOVE	
1663	Boxelder	COMMON	13	Fair	YES	REMOVE	
1664	Boxelder	COMMON	9	Fair	YES	REMOVE	
1665	Boxelder	COMMON	8	Fair	YES	REMOVE	
1666	Boxelder	COMMON	14	Fair	YES	REMOVE	
1667	Boxelder	COMMON	8	Fair	YES	REMOVE	
1668	Boxelder	COMMON	9	Fair	YES	REMOVE	
1669	Boxelder	COMMON	12	Fair	YES	REMOVE	
1670	Boxelder	COMMON	14	Fair	YES	REMOVE	
1671	Boxelder	COMMON	10	Fair	YES	REMOVE	
1672	Boxelder	COMMON	14	Fair	YES	REMOVE	
1673	Boxelder	COMMON	10	Fair	YES	REMOVE	
1674	Boxelder	COMMON	16	Fair	YES	REMOVE	
1675	Boxelder	COMMON	9	Fair	YES	REMOVE	
1676	Boxelder	COMMON	22	Fair	YES	REMOVE	
1677	Boxelder	COMMON	12	Fair	YES	REMOVE	
1678	Boxelder	COMMON	15	Fair	YES	REMOVE	
1679	Boxelder	COMMON	8	Fair	YES	SAVE	
1680	Cherry, black	HARDWOOD	12	Good	YES	SAVE	
1681	Cherry, black	HARDWOOD	15	Fair	YES	SAVE	
1682	Boxelder	COMMON	9	Fair	YES	REMOVE	
1683	Boxelder	COMMON	11	Fair	YES	REMOVE	
1684	Boxelder	COMMON	10	Fair	YES	REMOVE	
1685	Boxelder	COMMON	12	Fair	YES	REMOVE	
1686	Boxelder	COMMON	9	Fair	YES	REMOVE	
1687	Boxelder	COMMON	14	Fair	YES	REMOVE	
1688	Elm, american	COMMON	10	Fair	YES	REMOVE	
1689	Boxelder	COMMON	11	Fair	YES	REMOVE	
1690	Boxelder	COMMON	10	Fair	YES	REMOVE	
1691	Boxelder	COMMON	11	Fair	YES	REMOVE	
1692	Boxelder	COMMON	14	Fair	YES	REMOVE	
1693	Boxelder	COMMON	11	Fair	YES	REMOVE	
1694	Boxelder	COMMON	13	Fair	YES	REMOVE	
1695	Boxelder	COMMON	10	Fair	YES	REMOVE	
1696	Boxelder	COMMON	17	Fair	YES	REMOVE	
1697	Boxelder	COMMON	9	Fair	YES	REMOVE	
1698	Boxelder	COMMON	11	Fair	YES	REMOVE	
1699	Boxelder	COMMON	12	Fair	YES	REMOVE	
1700	Boxelder	COMMON	12	Fair	YES	REMOVE	
1701	Boxelder	COMMON	16	Fair	YES	REMOVE	
1702	Boxelder	COMMON	13	Fair	YES	REMOVE	
1703	Cherry, black	HARDWOOD	16	Fair	YES	REMOVE	
1704	Elm, american	COMMON	8	Fair	YES	REMOVE	
1705	Elm, american	COMMON	13	Fair	YES	REMOVE	
1706	Boxelder	COMMON	8	Fair	YES	REMOVE	
1707	Elm, american	COMMON	10	Fair	YES	REMOVE	
1708	Elm, american	COMMON	12	Fair	YES	REMOVE	
1709	Boxelder	COMMON	14	Fair	YES	REMOVE	
1710	Boxelder	COMMON	12	Fair	YES	REMOVE	
1711	Boxelder	COMMON	14	Fair	YES	REMOVE	
1712	Elm, american	COMMON	10	Fair	YES	REMOVE	
1713	Elm, american	COMMON	10	Fair	YES	REMOVE	
1714	Boxelder	COMMON	9	Fair	YES	REMOVE	
1715	Elm, american	COMMON	20	Good	YES	REMOVE	
1716	Boxelder	COMMON	12	Fair	YES	REMOVE	
1717	Boxelder	COMMON	12	Fair	YES	REMOVE	
1718	Elm, american	COMMON	7	Fair	YES	REMOVE	
1719	Boxelder	COMMON	10	Fair	YES	REMOVE	
1720	Boxelder	COMMON	11	Fair	YES	REMOVE	
1721	Boxelder	COMMON	14	Fair	YES	REMOVE	
1722	Boxelder	COMMON	10	Fair	YES	REMOVE	
1723	Boxelder	COMMON	14	Fair	YES	REMOVE	
1724	Boxelder	COMMON	14	Fair	YES	REMOVE	
1725	Elm, american	COMMON	12	Fair	YES	REMOVE	
1726	Boxelder	COMMON	15	Fair	YES	REMOVE	
1727	Elm, american	COMMON	13	Fair	YES	REMOVE	
1728	Boxelder	COMMON	10	Fair	YES	REMOVE	
1729	Elm, american	COMMON	10	Fair	YES	REMOVE	
1730	Boxelder	COMMON	11	Fair	YES	REMOVE	
1731	Boxelder	COMMON	11	Fair	YES	REMOVE	
1732	Boxelder	COMMON	11	Fair	YES	REMOVE	
1733	Boxelder	COMMON	8	Fair	YES	REMOVE	
1734	Boxelder	COMMON	8	Fair	YES	REMOVE	
1735	Oak, red	HARDWOOD	23	Good	YES	REMOVE	
1736	Boxelder	COMMON	13	Fair	YES	REMOVE	
1737	Oak, red	HARDWOOD	8	Fair	YES	REMOVE	
1738	Cherry, black	HARDWOOD	12	Fair	YES	REMOVE	
1739	Oak, red	HARDWOOD	18	Fair	YES	REMOVE	
1740	Oak, red	HARDWOOD	12	Good	YES	REMOVE	
1741	Boxelder	COMMON	6	Fair	YES	REMOVE	
1742	Boxelder	COMMON	11	Fair	YES	REMOVE	
1743	Boxelder	COMMON	10	Fair	YES	REMOVE	
1744	Boxelder	COMMON	8	Fair	YES	REMOVE	
1745	Oak, red	HARDWOOD	13	Fair	YES	REMOVE	
1746	Oak, red	HARDWOOD	24	Fair	YES	REMOVE	
1747	Oak, red	HARDWOOD	14	Fair	YES	REMOVE	
1748	Elm, american	COMMON	8	Fair	YES	REMOVE	
1749	Boxelder	COMMON	7	Fair	YES	REMOVE	
1750	Cherry, black	HARDWOOD	8	Good	YES	REMOVE	
1751	Boxelder	COMMON	10	Good	YES	REMOVE	
1752	Boxelder	COMMON	8	Fair	YES	REMOVE	
1753	Boxelder	COMMON	11	Fair	YES	REMOVE	
1754	Boxelder	COMMON	10	Fair	YES	REMOVE	
1755	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE	
1756	Cherry, black	HARDWOOD	13	Fair	YES	REMOVE	
1757	Cherry, black	HARDWOOD	13	Fair	YES	REMOVE	
1758	Cherry, black	HARDWOOD	13	Good	YES	REMOVE	
1759	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE	
1760	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE	
1761	Boxelder	COMMON	10	Fair	YES	REMOVE	
1762	Elm, american	COMMON	14	Fair	YES	REMOVE	
1763	Boxelder	COMMON	8	Fair	YES	REMOVE	
1764	Cherry, black	HARDWOOD	25	Fair	YES	REMOVE	3x
1765	Elm, american	COMMON	8	Fair	YES	REMOVE	
1766	Elm, american	COMMON	11	Fair	YES	REMOVE	
1767	Boxelder	COMMON	11	Fair	YES	REMOVE	
1768	Elm, american	COMMON	12	Good	YES	REMOVE	
1769	Boxelder	COMMON	10	Good	YES	REMOVE	
1770	Boxelder	COMMON	8	Fair	YES	REMOVE	
1771	Boxelder	COMMON	9	Fair	YES	REMOVE	
1772	Boxelder	COMMON	13	Fair	YES	REMOVE	
1773	Boxelder	COMMON	14	Fair	YES	REMOVE	
1774	Boxelder	COMMON	10	Fair	YES	REMOVE	
1775	Boxelder	COMMON	7	Fair	YES	REMOVE	
1776	Boxelder	COMMON	9	Fair	YES	REMOVE	
1777	Oak, red	HARDWOOD	14	Good	YES	REMOVE	
1778	Boxelder	COMMON	7	Good	YES	REMOVE	
1779	Boxelder	COMMON	9	Fair	YES	REMOVE	
1780	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE	
1781	Boxelder	COMMON	8	Fair	YES	REMOVE	
1782	Oak, red	HARDWOOD	19	Good	YES	REMOVE	
1783	Oak, red	HARDWOOD	7	Fair	YES	REMOVE	
1784	Oak, red	HARDWOOD	22	Fair	YES	REMOVE	
1785	Elm, american	COMMON	10	Fair	YES	REMOVE	
1786	Boxelder	COMMON	8	Fair	YES	REMOVE	
1787	Oak, red	HARDWOOD	21	Good	YES	REMOVE	
1788	Oak, red	HARDWOOD	12	Good	YES	REMOVE	
1789	Boxelder	COMMON	9	Fair	YES	REMOVE	
1790	Boxelder	COMMON	9	Fair	YES	REMOVE	
1791	Boxelder	COMMON	13	Fair	YES	REMOVE	
1792	Boxelder	COMMON	9	Fair	YES	REMOVE	
1793	Boxelder	COMMON	9	Fair	YES	REMOVE	
1794	Boxelder	COMMON	13	Fair	YES	REMOVE	
1795	Boxelder	COMMON	15	Fair	YES	REMOVE	
1796	Boxelder	COMMON	9	Fair	YES	REMOVE	
1797	Boxelder	COMMON	10	Fair	YES	REMOVE	
1798	Boxelder	COMMON	11	Fair	YES	REMOVE	
1799	Boxelder	COMMON	11	Fair	YES	REMOVE	
1800	Boxelder	COMMON	11	Fair	YES	REMOVE	
1801	Boxelder	COMMON	18	Fair	YES	REMOVE	
1802	Boxelder	COMMON	8	Fair	YES	REMOVE	
1803	Boxelder	COMMON	9	Fair	YES	REMOVE	
1804	Boxelder	COMMON	8	Fair	YES	REMOVE	
1805	Boxelder	COMMON	12	Fair	YES	REMOVE	
1806	Boxelder	COMMON	6	Fair	YES	REMOVE	
1807	Boxelder	COMMON	21	Fair	YES	REMOVE	
1808	Boxelder	COMMON	10	Fair	YES	REMOVE	
1809	Boxelder	COMMON	13	Fair	YES	REMOVE	
1810	Boxelder	COMMON	13	Fair	YES	REMOVE	
1811	Boxelder	COMMON	10	Fair	YES	REMOVE	
1812	Boxelder	COMMON	10	Fair	YES	REMOVE	
1813	Boxelder	COMMON	19	Fair	YES	REMOVE	
1814	Boxelder	COMMON	13	Fair	YES	REMOVE	
1815	Boxelder	COMMON	13	Fair	YES	REMOVE	
1816	Boxelder	COMMON	13	Fair	YES	REMOVE	
1817	Boxelder	COMMON	13	Fair	YES	REMOVE	
1818	Boxelder	COMMON	13	Fair	YES	REMOVE	
1819	Elm, american	COMMON	13	Fair	YES	REMOVE	
1820	Boxelder	COMMON	16	Fair	YES	REMOVE	
1821	Boxelder	COMMON	12	Fair	YES	REMOVE	
1822	Boxelder	COMMON	13	Fair	YES	REMOVE	
1823	Elm, american	COMMON	14	Good	YES	REMOVE	
1824	Boxelder	COMMON	10	Good	YES	REMOVE	
1825	Boxelder	COMMON	10	Fair	YES	REMOVE	
1826	Boxelder	COMMON	10	Fair	YES	REMOVE	
1827	Maple, sugar	HARDWOOD	11	Fair	YES	REMOVE	
1828	Elm, american	COMMON	9	Good	YES	REMOVE	
1829	Elm, american	COMMON	9	Fair	YES	REMOVE	
1830	Boxelder	COMMON	17	Fair	YES	REMOVE	
1831	Boxelder	COMMON	8	Fair	YES	REMOVE	
1832	Maple, sugar	HARDWOOD	16	Fair	YES	REMOVE	
1833	Boxelder	COMMON	9	Fair	YES	REMOVE	
1834	Maple, sugar	HARDWOOD	8	Fair	YES	REMOVE	
1835	Boxelder	COMMON	12	Fair	YES	REMOVE	
1836	Boxelder	COMMON	16	Fair	YES	REMOVE	
1837	Boxelder	COMMON	11	Fair	YES	REMOVE	
1838	Boxelder	COMMON	20	Fair	YES	REMOVE	
1839	Oak, bur	HARDWOOD	7	Fair	YES	REMOVE	
1840	Elm, american	COMMON	15	Fair	YES	REMOVE	
1841	Boxelder	COMMON	7	Fair	YES	REMOVE	
1842	Boxelder	COMMON	7	Fair	YES	REMOVE	
1843	Boxelder	COMMON	8	Fair	YES	REMOVE	
1844	Boxelder	COMMON	15	Fair	YES	REMOVE	
1845	Boxelder	COMMON	8	Fair	YES	REMOVE	
1846	Maple, sugar	HARDWOOD	16	Fair	YES	REMOVE	
1847	Maple, sugar	HARDWOOD	11	Fair	YES	REMOVE	
1848	Maple, sugar	HARDWOOD	10	Fair	YES	REMOVE	
1849	Oak, bur	HARDWOOD	10	Fair	YES	REMOVE	
1850	Maple, sugar	HARDWOOD	6	Fair	YES	REMOVE	
1851	Boxelder	COMMON	9	Fair	YES	REMOVE	
1852	Oak, bur	HERITAGE	42	Excellent	YES	REMOVE	nicetree
1853	Maple, sugar	HARDWOOD	8	Fair	YES	REMOVE	
1854	Maple, sugar	HARDWOOD	10	Fair	YES	REMOVE	
1855	Maple, sugar	HARDWOOD	14	Good	YES	REMOVE	
1856	Maple, sugar	HARDWOOD	6	Fair	YES	REMOVE	
1857	Cherry, black	HARDWOOD	16	Fair	YES	REMOVE	
1858	Oak, bur	HARDWOOD	11	Fair	YES	REMOVE	
1859	Oak, bur	HARDWOOD	11	Fair	YES	REMOVE	
1860	Oak, bur	HARDWOOD	12	Fair	YES	REMOVE	
1861	Oak, bur	HARDWOOD	6	Fair	YES	REMOVE	
1862	Maple, sugar	HARDWOOD	7	Fair	YES	REMOVE	
1863	Boxelder	COMMON	12	Fair	YES	REMOVE	
1864	Maple, sugar	HARDWOOD	11	Fair	YES	REMOVE	
1865	Boxelder	COMMON	13	Fair	YES	REMOVE	
1866	Oak, bur	HERITAGE	38	Fair	YES	REMOVE	
1867	Boxelder	COMMON	14	Fair	YES	REMOVE	
1868	Boxelder	COMMON	15	Fair	YES	REMOVE	
1869	Boxelder	COMMON	13	Fair	YES	REMOVE	
1870	Maple, sugar	HARDWOOD	15	Good	YES	REMOVE	
1871	Boxelder	COMMON	15	Fair	YES	REMOVE	
1872	Maple, sugar	HARDWOOD	18	Fair	YES	REMOVE	
1873	Boxelder	COMMON	6	Fair	YES	REMOVE	
1874	Maple, sugar	HARDWOOD	8	Fair	YES	REMOVE	
1875	Boxelder	COMMON	15	Fair	YES	REMOVE	
1876	Elm, american	COMMON	7	Fair	YES	REMOVE	
1877	Boxelder	COMMON	11	Fair	YES	REMOVE	
1878	Boxelder	COMMON	11	Fair	YES	REMOVE	
1879	Boxelder	COMMON	9	Fair	YES	REMOVE	
1880	Boxelder	COMMON	13	Fair	YES	REMOVE	
1881	Boxelder	COMMON	14	Fair	YES	REMOVE	
1882	Boxelder	COMMON	14	Fair	YES	REMOVE	
1883	Boxelder	COMMON	8	Fair	YES	REMOVE	
1884	Boxelder	COMMON	14	Fair	YES	REMOVE	
1885	Boxelder	COMMON	7	Fair	YES	REMOVE	
1886	Oak, red	HERITAGE	36	Fair	YES	REMOVE	
1887	Maple, sugar	HARDWOOD	7	Fair	YES	REMOVE	
1888	Maple, sugar	HARDWOOD	7	Fair	YES	REMOVE	
1889	Maple, sugar	HARDWOOD	10	Fair	YES	REMOVE	
1890	Maple, sugar	HARDWOOD	8	Fair	YES	REMOVE	
1891	Maple, sugar	HARDWOOD	12	Good	YES	REMOVE	
1892	Oak, red	HERITAGE	38	Good	YES	REMOVE	
1893	Maple, sugar	HARDWOOD	8	Fair	YES	REMOVE	
1894	Elm, american	COMMON	17	Fair	YES	REMOVE	
1895	Boxelder	COMMON	10	Fair	YES	REMOVE	
1896	Oak, red	HARDWOOD	18	Fair	YES	REMOVE	
1897	Oak, red	HARDWOOD	19	Fair	YES	REMOVE	
1898	Cherry, black	HARDWOOD	12	Fair	YES	REMOVE	
1899	Boxelder	COMMON	13	Fair	YES	REMOVE	
1900	Boxelder	HARDWOOD	11	Fair	YES	REMOVE	
1901	Maple, sugar	HARDWOOD	9	Fair	YES	REMOVE	
1902	Maple, sugar	HARDWOOD	8	Fair	YES	REMOVE	
1903	Maple, sugar	HARDWOOD	9	Fair	YES	REMOVE	
1904	Maple, sugar	HARDWOOD	11	Fair	YES	REMOVE	
1905	Oak, bur	HARDWOOD	14	Fair	YES	REMOVE	
1906	Oak, bur	HARDWOOD	12	Fair	YES	REMOVE	
1907	Oak, bur	HARDWOOD	13	Fair	YES	REMOVE	
1908	Oak, bur	HARDWOOD	10	Fair	YES	SAVE	
1909	Oak, bur	HARDWOOD	11	Fair	YES	REMOVE	
1910	Maple, sugar	HARDWOOD	8	Fair	YES	REMOVE	
1911	Maple, sugar	HARDWOOD	12	Fair	YES	REMOVE	
1912	Maple, sugar	HARDWOOD	9	Fair	YES	REMOVE	
1913	Maple, sugar	HARDWOOD	10	Fair	YES	REMOVE	
1914	Elm, american	COMMON	8	Fair	YES	REMOVE	
1915	Maple, sugar	HARDWOOD	7	Fair	YES	REMOVE	
1916	Boxelder	COMMON	15	Fair	YES	REMOVE	
1917	Maple, sugar	HARDWOOD	8	Fair	YES	REMOVE	
1918	Elm, american	COMMON	12	Fair	YES	REMOVE	
1919	Elm, american	COMMON	11	Fair	YES	REMOVE	
1920	Cherry, black	HARDWOOD	6	Fair	YES	REMOVE	
1921	Elm, american	COMMON	16	Fair	YES	REMOVE	
1922	Maple, sugar	HARDWOOD	10	Fair	YES	REMOVE	
1923	Elm, american	COMMON	25	Fair	YES	REMOVE	
1924	Elm, american	COMMON	11	Fair	YES	REMOVE	
1925	Elm, american	COMMON	10	Fair	YES	REMOVE	
1926	Maple, sugar	HARDWOOD	6	Fair	YES	REMOVE	
1927	Elm, american	COMMON	11	Fair	YES	REMOVE	
1928	Maple, sugar	HARDWOOD	12	Fair	YES	REMOVE	
1929	Maple, sugar	HARDWOOD	12	Fair	YES	REMOVE	
1930	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE	
1931	Cherry, black	HARDWOOD	13	Fair	YES	REMOVE	
1932	Boxelder	COMMON	11	Fair	YES	REMOVE	
1933	Boxelder	COMMON	10	Fair	YES	REMOVE	
1934

2001	Maple, sugar	HARDWOOD	6	Fair	YES	REMOVE	
2002	Elm, american	COMMON	7	Fair	YES	REMOVE	
2003	Elm, american	COMMON	15	Fair	YES	SAVE	
2004	Oak, bur	HARDWOOD	11	Fair	YES	REMOVE	
2005	Oak, bur	HARDWOOD	8	Fair	YES	REMOVE	
2006	Oak, bur	HARDWOOD	8	Fair	YES	REMOVE	
2007	Oak, bur	HARDWOOD	13	Fair	YES	REMOVE	
2008	Oak, bur	HARDWOOD	10	Fair	YES	REMOVE	
2009	Boxelder	COMMON	7	Fair	YES	REMOVE	
2010	Elm, american	COMMON	25	Good	YES	REMOVE	
2011	Elm, american	COMMON	7	Fair	YES	REMOVE	
2012	Elm, american	COMMON	8	Fair	YES	REMOVE	
2013	Elm, american	COMMON	8	Fair	YES	REMOVE	
2014	Oak, bur	HARDWOOD	7	Fair	YES	REMOVE	
2015	Oak, bur	HARDWOOD	9	Fair	YES	REMOVE	
2016	Oak, bur	HARDWOOD	7	Fair	YES	REMOVE	
2017	Oak, bur	HARDWOOD	9	Fair	YES	REMOVE	
2018	Oak, bur	HARDWOOD	8	Fair	YES	REMOVE	
2019	Oak, bur	HARDWOOD	9	Fair	YES	REMOVE	
2020	Oak, bur	HARDWOOD	6	Fair	YES	REMOVE	
2021	Oak, bur	HARDWOOD	8	Fair	YES	REMOVE	
2022	Oak, bur	HARDWOOD	10	Fair	YES	REMOVE	
2023	Oak, bur	HARDWOOD	12	Fair	YES	REMOVE	
2024	Oak, bur	HARDWOOD	10	Fair	YES	REMOVE	
2025	Oak, bur	HARDWOOD	15	Fair	YES	REMOVE	2x
2026	Boxelder	COMMON	13	Fair	YES	REMOVE	
2027	Maple, sugar	HARDWOOD	10	Fair	YES	REMOVE	
2028	Elm, american	COMMON	13	Fair	YES	REMOVE	
2029	Oak, red	HARDWOOD	16	Fair	YES	REMOVE	
2030	Maple, sugar	HARDWOOD	10	Good	YES	REMOVE	
2031	Oak, red	HARDWOOD	23	Fair	YES	REMOVE	
2032	Elm, american	COMMON	16	Good	YES	REMOVE	
2033	Elm, american	COMMON	19	Good	YES	REMOVE	
2034	Cherry, black	HARDWOOD	13	Good	YES	REMOVE	
2035	Oak, red	HARDWOOD	14	Fair	YES	REMOVE	
2036	Cherry, black	HARDWOOD	11	Fair	YES	REMOVE	
2037	Elm, american	COMMON	17	Fair	YES	REMOVE	
2038	Boxelder	COMMON	11	Fair	YES	REMOVE	
2039	Boxelder	COMMON	15	Fair	YES	REMOVE	
2040	Boxelder	COMMON	8	Fair	YES	REMOVE	
2041	Boxelder	COMMON	13	Fair	YES	REMOVE	
2042	Boxelder	COMMON	14	Fair	YES	REMOVE	
2043	Oak, red	HARDWOOD	9	Fair	YES	REMOVE	
2044	Oak, red	HARDWOOD	9	Fair	YES	REMOVE	
2045	Elm, american	COMMON	7	Fair	YES	REMOVE	
2046	Oak, bur	HARDWOOD	26	Good	YES	REMOVE	
2047	Elm, american	COMMON	12	Fair	YES	REMOVE	
2048	Boxelder	COMMON	9	Fair	YES	REMOVE	
2049	Boxelder	COMMON	14	Fair	YES	REMOVE	
2050	Boxelder	COMMON	16	Fair	YES	REMOVE	
2051	Elm, american	COMMON	11	Fair	YES	REMOVE	
2052	Boxelder	COMMON	15	Fair	YES	REMOVE	
2053	Boxelder	COMMON	16	Fair	YES	REMOVE	
2054	Oak, bur	HARDWOOD	18	Good	YES	REMOVE	
2055	Oak, bur	HARDWOOD	7	Good	YES	REMOVE	
2056	Boxelder	COMMON	12	Fair	YES	REMOVE	
2057	Boxelder	COMMON	10	Fair	YES	REMOVE	
2058	Oak, bur	HARDWOOD	29	Fair	YES	REMOVE	
2059	Hackberry	HARDWOOD	16	Fair	YES	REMOVE	
2060	Oak, bur	HARDWOOD	27	Good	YES	REMOVE	
2061	Elm, american	COMMON	26	Good	YES	REMOVE	
2062	Elm, american	COMMON	7	Fair	YES	REMOVE	
2063	Elm, american	COMMON	25	Fair	YES	REMOVE	
2064	Oak, bur	HARDWOOD	27	Fair	YES	REMOVE	
2065	Boxelder	COMMON	14	Fair	YES	REMOVE	
2066	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE	
2067	Cherry, black	HARDWOOD	13	Fair	YES	REMOVE	
2068	Boxelder	COMMON	7	Fair	YES	REMOVE	
2069	Elm, american	COMMON	10	Fair	YES	REMOVE	
2070	Boxelder	COMMON	15	Fair	YES	REMOVE	
2071	Cherry, black	HARDWOOD	15	Fair	YES	REMOVE	
2072	Cherry, black	HARDWOOD	13	Fair	YES	REMOVE	
2073	Cherry, black	HARDWOOD	13	Fair	YES	REMOVE	
2074	Cherry, black	HARDWOOD	13	Fair	YES	REMOVE	
2075	Cherry, black	HARDWOOD	9	Fair	YES	REMOVE	
2076	Boxelder	COMMON	6	Fair	YES	REMOVE	
2077	Elm, american	COMMON	7	Fair	YES	REMOVE	
2078	Oak, red	HARDWOOD	8	Fair	YES	REMOVE	
2079	Oak, red	HARDWOOD	8	Fair	YES	REMOVE	
2080	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE	
2081	Cherry, black	HARDWOOD	10	Fair	YES	REMOVE	
2082	Oak, bur	HARDWOOD	26	Fair	YES	REMOVE	
2083	Oak, bur	HARDWOOD	8	Fair	YES	REMOVE	
2084	Oak, bur	HARDWOOD	8	Fair	YES	REMOVE	
2085	Oak, bur	HARDWOOD	7	Fair	YES	REMOVE	
2086	Oak, bur	HARDWOOD	8	Fair	YES	REMOVE	
2087	Oak, bur	HARDWOOD	8	Fair	YES	REMOVE	
2088	Oak, bur	HARDWOOD	13	Fair	YES	REMOVE	2x
2089	Oak, bur	HARDWOOD	10	Fair	YES	REMOVE	
2090	Oak, bur	HARDWOOD	10	Fair	YES	REMOVE	
2091	Cherry, black	HARDWOOD	10	Fair	YES	SAVE	
2092	Boxelder	COMMON	23	Fair	YES	REMOVE	
2093	Oak, bur	HARDWOOD	7	Fair	YES	REMOVE	
2094	Cherry, black	HARDWOOD	20	Fair	YES	REMOVE	
2095	Elm, american	COMMON	8	Fair	YES	REMOVE	
2096	Oak, bur	HARDWOOD	11	Fair	YES	REMOVE	
2097	Oak, red	HARDWOOD	14	Fair	YES	REMOVE	
2098	Oak, red	HARDWOOD	11	Fair	YES	REMOVE	
2099	Boxelder	COMMON	7	Fair	YES	REMOVE	
2100	Boxelder	COMMON	10	Fair	YES	REMOVE	
2101	Elm, american	COMMON	9	Fair	YES	REMOVE	
2102	Boxelder	COMMON	12	Fair	YES	REMOVE	
2103	Oak, bur	HARDWOOD	14	Fair	YES	REMOVE	
2104	Elm, american	COMMON	14	Good	YES	REMOVE	
2105	Elm, american	COMMON	10	Fair	YES	REMOVE	
2106	Boxelder	COMMON	17	Fair	YES	REMOVE	
2107	Boxelder	COMMON	8	Fair	YES	REMOVE	
2108	Boxelder	COMMON	9	Fair	YES	REMOVE	
2109	Boxelder	COMMON	6	Fair	YES	REMOVE	
2110	Boxelder	COMMON	8	Fair	YES	REMOVE	
2111	Boxelder	COMMON	13	Fair	YES	REMOVE	
2112	Boxelder	COMMON	7	Fair	YES	REMOVE	
2113	Boxelder	COMMON	7	Fair	YES	REMOVE	
2114	Boxelder	COMMON	8	Fair	YES	REMOVE	
2115	Hackberry	HARDWOOD	20	Good	YES	REMOVE	
2116	Boxelder	COMMON	12	Fair	YES	REMOVE	
2117	Boxelder	COMMON	6	Fair	YES	REMOVE	
2118	Boxelder	COMMON	11	Fair	YES	REMOVE	
2119	Boxelder	COMMON	11	Fair	YES	REMOVE	
2120	Oak, bur	HARDWOOD	18	Good	YES	REMOVE	
2121	Boxelder	COMMON	14	Good	YES	REMOVE	
2122	Boxelder	COMMON	10	Fair	YES	REMOVE	
2123	Boxelder	COMMON	8	Fair	YES	REMOVE	
2124	Boxelder	COMMON	6	Fair	YES	REMOVE	
2125	Oak, bur	HARDWOOD	25	Good	YES	REMOVE	
2126	Boxelder	COMMON	6	Fair	YES	REMOVE	
2127	Boxelder	COMMON	7	Fair	YES	REMOVE	
2128	Oak, bur	HERITAGE	41	Good	YES	REMOVE	
2129	Boxelder	COMMON	6	Fair	YES	REMOVE	
2130	Oak, bur	HARDWOOD	25	Fair	YES	REMOVE	
2131	Boxelder	COMMON	8	Fair	YES	REMOVE	
2132	Oak, bur	HARDWOOD	16	Fair	YES	REMOVE	
2133	Boxelder	COMMON	14	Fair	YES	REMOVE	
2134	Boxelder	COMMON	7	Fair	YES	REMOVE	
2135	Boxelder	COMMON	7	Fair	YES	REMOVE	
2136	Boxelder	COMMON	12	Fair	YES	REMOVE	
2137	Boxelder	COMMON	6	Fair	YES	REMOVE	
2138	Elm, american	COMMON	7	Fair	YES	REMOVE	
2139	Cherry, black	HARDWOOD	6	Fair	YES	REMOVE	
2140	Boxelder	COMMON	14	Fair	YES	REMOVE	
2141	Boxelder	COMMON	7	Fair	YES	REMOVE	
2142	Elm, american	COMMON	8	Fair	YES	REMOVE	
2143	Boxelder	COMMON	28	Fair	YES	REMOVE	2x
2144	Boxelder	COMMON	8	Fair	YES	REMOVE	
2145	Elm, american	COMMON	15	Fair	YES	REMOVE	
2146	Boxelder	COMMON	15	Fair	YES	REMOVE	
2147	Boxelder	COMMON	17	Fair	YES	REMOVE	
2148	Boxelder	COMMON	10	Fair	YES	REMOVE	
2149	Elm, american	COMMON	12	Fair	YES	REMOVE	
2150	Elm, american	COMMON	15	Fair	YES	REMOVE	
2151	Boxelder	COMMON	10	Fair	YES	REMOVE	
2152	Boxelder	COMMON	7	Fair	YES	REMOVE	
2153	Boxelder	COMMON	7	Fair	YES	REMOVE	
2154	Boxelder	COMMON	7	Fair	YES	REMOVE	
2155	Boxelder	COMMON	7	Fair	YES	REMOVE	
2156	Boxelder	COMMON	8	Fair	YES	REMOVE	
2157	Boxelder	COMMON	9	Fair	YES	REMOVE	
2158	Elm, american	COMMON	15	Fair	YES	REMOVE	
2159	Oak, bur	HARDWOOD	16	Fair	YES	REMOVE	
2160	Boxelder	COMMON	9	Fair	YES	REMOVE	
2161	Boxelder	COMMON	10	Fair	YES	REMOVE	
2162	Boxelder	COMMON	16	Fair	YES	REMOVE	
2163	Boxelder	COMMON	7	Fair	YES	REMOVE	
2164	Elm, american	COMMON	8	Fair	YES	REMOVE	
2165	Elm, american	COMMON	29	Good	YES	REMOVE	
2166	Boxelder	COMMON	7	Fair	YES	REMOVE	
2167	Boxelder	COMMON	15	Fair	YES	REMOVE	
2168	Oak, bur	HARDWOOD	13	Fair	YES	REMOVE	
2169	Oak, bur	HARDWOOD	13	Fair	YES	REMOVE	
2170	Boxelder	COMMON	16	Fair	YES	REMOVE	
2171	Elm, american	COMMON	6	Fair	YES	REMOVE	
2172	Boxelder	COMMON	12	Fair	YES	REMOVE	
2173	Elm, american	COMMON	9	Fair	YES	SAVE	
2174	Cherry, black	HARDWOOD	14	Fair	YES	REMOVE	2x
2175	Boxelder	COMMON	12	Fair	YES	REMOVE	
2176	Elm, american	COMMON	6	Fair	YES	REMOVE	
2177	Boxelder	COMMON	8	Fair	YES	REMOVE	
2178	Boxelder	COMMON	7	Fair	YES	REMOVE	
2179	Boxelder	COMMON	9	Fair	YES	REMOVE	
2180	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE	
2181	Cherry, black	HARDWOOD	8	Fair	YES	REMOVE	
2182	Boxelder	COMMON	7	Fair	YES	REMOVE	
2183	Boxelder	COMMON	6	Fair	YES	REMOVE	
2184	Boxelder	COMMON	6	Fair	YES	REMOVE	
2185	Elm, american	COMMON	11	Fair	YES	REMOVE	
2186	Elm, american	COMMON	14	Good	YES	REMOVE	
2187	Elm, american	COMMON	15	Fair	YES	REMOVE	
2188	Boxelder	COMMON	11	Fair	YES	REMOVE	
2189	Boxelder	COMMON	30	Fair	YES	REMOVE	
2190	Elm, american	COMMON	14	Fair	YES	REMOVE	
2191	Boxelder	COMMON	14	Fair	YES	REMOVE	2x
2192	Cherry, black	HARDWOOD	11	Fair	YES	REMOVE	
2193	Boxelder	COMMON	12	Fair	YES	REMOVE	
2194	Boxelder	COMMON	8	Fair	YES	REMOVE	
2195	Elm, american	COMMON	8	Fair	YES	REMOVE	
2196	Elm, american	COMMON	12	Fair	YES	REMOVE	
2197	Elm, american	COMMON	10	Fair	YES	REMOVE	
2198	Elm, american	COMMON	7	Fair	YES	REMOVE	
2199	Oak, bur	HARDWOOD	7	Fair	YES	REMOVE	
2200	Oak, bur	HARDWOOD	8	Fair	YES	REMOVE	
2201	Boxelder	COMMON	13	Fair	YES	REMOVE	
2202	Cherry, black	HARDWOOD	19	Fair	YES	SAVE	
2203	Boxelder	COMMON	10	Fair	YES	REMOVE	
2204	Boxelder	COMMON	13	Fair	YES	SAVE	

	Caliper Inches
Total Existing Significant Inches	26,566
Total Significant Inches On Site Removed	19,301
Total Significant Inches 70% Allowed Removal	18,596
Total Significant Inches On-Site Preserved	7,265
Significant COMMON Inches Existing	20,671
Significant COMMON Inches Removed	13,854
Allowed Removal Credits Remaining	4,742
Significant CONIFEROUS Inches Existing	121
Significant CONIFEROUS Inches Removed	121
Allowed Removal Credits Remaining	4,621
Significant HARDWOOD Inches Existing	5,195
Significant HARDWOOD Inches Removed	4,911
Allowed Removal Credits Remaining	-290
HARDWOOD Tree Replacement Inches Required (50%)	145
Significant HERITAGE Inches Existing	579
Significant HERITAGE Inches Removed	415
Significant HERITAGE Inches Preserved	164
TOTAL MITIGATION INCHES REQUIRED BEFORE CREDITS	500
HERITAGE Inches Credit	280
TOTAL MITIGATION INCHES REQUIRED	280

ALLOWABLE TREE REMOVAL: Development in mixed use, commercial, industrial, and special districts may REMOVE up to seventy percent (70%) of the total diameter inches of significant trees without replacement; any removal or disturbance of trees beyond this threshold shall require replacement tree planting or mitigation. 100% of REMOVEd Heritage inches must be replaced. Heritage tree inches to be preserved on property may apply as credit towards this replacement. A credit in diameter inches will be applied at a ratio of two inches of replacement for one inch preserved (2:1) up to 50% of the required replacement diameter inches.

City of Lakeville, Minnesota Municipal Code - Ordinance NO. 1109 - Section 4. Section 11-2-3 of the Zoning Ordinance

City of Lakeville Tree Preservation Policy Definitions
Section 4. Section 11-2-3 of the Zoning Ordinance

Common Tree: A deciduous overstory tree including cottonwood, poplars/aspen, boxelder, willow, silver maple, elm, black locust, or any tree considered non-native to Minnesota.

Coniferous Tree: A woody plant bearing seeds and cones having foliage on the outermost portion of the branches throughout the year, Tamaracks are included as a coniferous tree species.

Deciduous Tree: A woody plant with a defined crown that sheds leaves annually

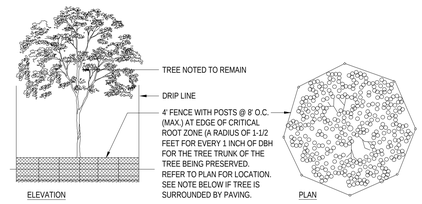
Hardwood Deciduous: Any deciduous tree with the exception of those defined as common trees.

Heritage Tree: A healthy hardwood deciduous tree, measuring equal to or greater than thirty inches (30") in diameter or a healthy coniferous tree measuring forty (40') in height.

Significant Diameter Inches: The total diameter inches of all significant trees inventoried in each tree category (common, conifer, hardwood deciduous, heritage).

4-4-4: PUBLIC NUISANCES DEFINED:
The following shade tree pests occurring within a defined control area on public or private property are a public nuisance:
A. Any living or dead ash tree, or part of it including logs, branches, stumps or firewood harboring emerald ash borer, Agrilus planipennis Fairmaire in any life stage;
B. Any living or dead red oak tree, or part of it including logs, branches, stumps or firewood infected with oak wilt Bretziella (form. Ceratocystis) fagacearum to any degree with the capability of producing a spore mat;
C. Any living or dead elm tree or part of it including logs, branches, stumps or firewood infected to any degree with the Dutch elm disease fungus Ophiostoma novo-ulmi or any non-infected elm wood with intact tight bark that will harbor any of the elm bark beetles including but not limited to Scolytus multistriatus, Scolytus schevyrewi, and Hylurgopinus rufipes;
D. Any living, dying or standing tree, wood or plant part infected with any vertebrate or invertebrate animal, plant pathogen, parasitic plant or allied organism in the community threatening to cause significant damage to other trees on an epidemic level as defined by Minnesota Statutes section 89.001. (Ord. 1004, 11-19-2018)

4-4-5: SHADE TREE PESTNUISANCES ARE UNLAWFUL:
It is unlawful for any person to permit any public nuisance as defined in this chapter to remain on any premises the person owns or controls within the City. It is unlawful for any person to transport any infested or infected plant material determined to be a shade tree epidemic pest unless prescribed by the City Forester or designated tree inspector, including the sale of or dispersal of firewood found to be infested. The nuisance may be abated as provided in this chapter. (Ord. 1004, 11-19-2018)



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO AIDE IN SURVIVABILITY OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DRIP LINE AS DESIGNATED ABOVE. MAINTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

1 L305 EXISTING TREE PROTECTION DETAIL
NOT TO SCALE

General Tree Preservation Notes:

Existing boundary, location, topographic, and utility information shown on this plan is from a field survey.

- Contractor shall contact the City Forester, prior to demolition or other land disturbance associated with site construction, to verify tree protection measures.
- A city approved permit is required for all boulevard tree work, to be done by a licensed tree company.
- Critical Root Zone:
  Install high density polyethylene safety fence, 4 ft. high, international orange, at the Drip Line or at the Critical Root Zone whichever is greater, of trees to be preserved per detail, prior to commencement of earthwork activity. Field-staking of the fence location(s) subject to City Forestry Department approval.
- Where silt fence and proposed tree protection fence overlap, place the tree protection fence on the outside of the silt fence, double-staked at the break-point.
- Refer to Tree Protection Detail
- The contractor shall prune the canopy of existing trees to remain where the canopy is in jeopardy of damage due to the new improvements shown. It is recommended that the contractor hire a certified arborist to perform the pruning. Any branches broken during construction shall be immediately trimmed and wounds painted to prevent further damage.
- Perform work in accordance with the laws, ordinances, rules, regulations, and orders of public authority having jurisdiction. Secure and pay for permits, governmental fees and licenses necessary for the proper execution of the demolition work.
- Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the demolition site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property. Any disturbance outside of the proposed areas to be restored to existing conditions.
- Remove debris, waste, and rubbish promptly from the site. On-site burial of debris is not permitted. Burn no debris on the site. Salvage material not otherwise indicated to be reused shall become the Contractor's property and is to be removed promptly from the site and disposed of in strict accordance with all applicable laws, regulations, and/or statutes.
- Buildings, features, surfaces, and other descriptive references shown on this drawing are for informational purposes only. Field verify all information relevant to the project prior to proceeding with the work. Visit the site and determine all site conditions and hazards.
- This plan is a guide as to the anticipated amount of disturbance expected due to proposed improvements. The contractor is expected to take all necessary precautions to ensure trees noted to remain are not damaged during construction. Do not store material or drive within the drip line of existing trees to remain. Be aware of overhead branches for clearance of material and equipment.
- This plan is not a guarantee that existing trees will survive during/post construction, but rather a guide to help assure their protection and greatest chances of survival at the surface level. Further protection measures outside this scope could involve ecologists, foresters and arborists.
- Notify the Owner's Representative and Engineer when tree protection fencing is taken down to perform work in conjunction with the new improvements noted in this plan set. The contractor is responsible for re-erecting the tree protection fence immediately after the work is complete, when ever possible
- Trees shown as existing to remain (be preserved) that are damaged / killed as a result of construction activities are subject to replacement per the City of Replacement penalty. Replacement trees are to be paid for at no additional expense to the Owner.

811 Know what's below. Call before you dig.

TREE INVENTORY SCHEDULES

HILL INCORPORATED
2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
email: @mnhill.com
www.mnhill.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 Registered Landscape Architect under the laws of the State of Minnesota.
HANNAH M. LAMPI, PLA
Date: 11/24/2025 Reg No. 61259
PRELIMINARY

CALYX DESIGN GROUP
Landscape Architecture | Planning
475 Cleveland Ave. N, Suite 101A
St. Paul, MN 55104
Phone: (651) 788-9018
www.calyxdesigngroup.com

PRIME 35 LAKEVILLE
LAKEVILLE, MINNESOTA
TREE INVENTORY SCHEDULES
FOR CROSBY DEVELOPMENT PARTNERS
*** CLIENT ADDRESS ***

DRAWN BY
AL

DATE
01/30/2026

REVISIONS
11.14.25 – CITY SUBMITTAL SET
01.30.26 – CITY RE-SUBMITTAL SET
03.05.26 – CITY RE-SUBMITTAL SET

PROJECT NO.
25-165

SHEET NO.
L305

Dakota County Surveyor's Office

Western Service Center · 14955 Galaxie Avenue · Apple Valley, MN 55124
952.891-7087 · Fax 952.891-7127 · www.co.dakota.mn.us

January 29, 2026

City of Lakeville
20195 Holyoke Ave.
Lakeville, MN 55044

Re: **PRIME 35 LAKEVILLE**

The Dakota County Plat Commission met on January 28, 2026, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 70 (215th St. W.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The site includes 8 commercial/industrial lots. The right-of-way guidelines along CSAH 70 as a 4-lane divided roadway are 75 feet of half right of way. The right-of-way needs have been met. Restricted access should be shown along all of CSAH 70. A quit claim deed to Dakota County for restricted access is required with the recording of the mylars.

Access to the CSAH 70 is from Javellin Avenue via 217th Street West, and 215th Street West. As noted, the intersection at CSAH 70/215th Street West will be changed to a restricted access location in the future. Future access to the exception parcel (Anhalt property) will be from 215th Street West and/or potentially from 217th Street West. Also noted, the right turn lane for CSAH 70 at Javellin Avenue will need to be reviewed during the permitting process after approval of the final plat and offsets for sightlines may be required during the evaluation process.

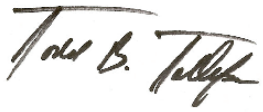
The Plat Commission has approved the preliminary plat provided that the described conditions are met. The Ordinance requires submittal of a final plat for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

Traffic volumes on CSAH 70 are 13,300 ADT and are anticipated to be 16,800 ADT by the year 2040.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths, medians, etc.

Please contact TJ Bentley regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,



Todd B. Tollefson
Secretary, Plat Commission

c:

Date: 3/16/2026

Discussion on Keeping of Chickens Ordinance

Proposed Action
Provide direction to staff on how to proceed with zoning updates regarding the keeping of chickens ordinance.

Overview
Keeping of animals is found in Chapter 35 of the Zoning Ordinance. Item C of this section (attached) 11-35-3 contains requirements for keeping of chickens. An administrative permit is required to keep chickens and allowed only upon property developed with a single-family dwelling within a residential zoning district. The city has issued 92 administrative permits since 2018.

The ordinance allows for a maximum of three chickens and keeping of roosters is prohibited. There are several requirements regarding the coop including exterior requirements that specify it shall be constructed of wood. Location requirements are also called out requiring it be located only in the rear yard, 20 feet from any lot line and not located within any drainage and utility easement.

Adjacent communities also allow keeping of chickens:
Rosemount- 5 hens
Farmington- 4 hens

Supporting Information
1. Ordinance 11-35-3 C

Financial Impact: $0 **Budgeted:** No **Source:**
Envision Lakeville Community Values: A Home for All Ages and Stages of Life
Report Completed by: Tina Goodroad, Community Development Director

11-35-3 Keeping of Animals

C. Keeping Of Chickens:

1. Administrative Permit Required:

a. The keeping of chickens (defined as fowl of the genus Gallus and species Gallus domesticus) may be allowed upon a property developed with a single-family dwelling within a residential zoning district subject to approval of an administrative permit in accordance with chapter 8 of this title and the provisions of this section.

b. The application for an administrative permit shall include the information required by subsection 11-8-3B of this title and the following additional information:

(1) The number of chickens to be kept.

(2) A detailed sketch plan of the property drawn to scale including, but not limited to, the location and dimensions of the coop and run.

(3) Specifications for the coop and run including, but not limited to, dimensions, exterior finish materials and construction methods.

(4) Any other information the Zoning Administrator deems necessary to evaluate the application for compliance with the requirements of this section and this Code.

c. An administrative permit approved in accordance with this section shall not be transferred to another owner upon the sale or change in occupancy of the property to which it is issued and shall not be transferred to another property.

2. Performance Standards:

a. Premises Occupied By Owner: The owner of the chickens must occupy the premises for which the administrative permit is issued.

b. Chickens:

(1) The maximum number of chickens allowed to be kept on a property shall be three (3) chickens.

(2) The keeping of roosters is prohibited.

c. Coop And Outdoor Exercise Area Specifications: A structure for housing the chickens herein defined as a coop and outdoor exercise area herein defined as a run shall be provided for the keeping of chickens in accordance with requirements for accessory buildings in section 11-18-7 of this title and fences in section 11-21-5 of this title and the following requirements:

(1) Area:

(A) The interior floor space of the coop shall provide a minimum of two (2) square feet for each chicken authorized by the administrative permit.

(B) The coop shall not exceed thirty two (32) square feet in area.

(2) Coop Exterior: The exterior finish of the coop shall be wood provided that the surfaces are painted or stained for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood, or cypress.

(3) Coop Winterized: The coop shall be winterized so as to provide protection for the chickens during winter.

(4) Enclosed Run: A run with sides and overhead fully enclosed by fencing or wire mesh or netting with a minimum area of five (5) square feet and maximum area of twenty (20) square feet per chicken authorized by the administrative permit shall be provided and attached to the coop so as to provide controlled access between the coop and run.

(5) Predators And Vermin Prevented Access: The construction of and materials used for the coop and run must be adequate to prevent access by predators and vermin.

(6) Location:

(A) The coop and run shall be located only within a rear yard as defined by this title.

(B) The coop and run shall be set back a minimum of twenty feet (20') from any lot line.

(C) The coop and run shall not be located within a drainage and utility easement.

(D) The coop and run shall be located closer to the principal dwelling upon the property to which the administrative permit is issued than any other residential dwelling on an abutting property.

d. Confinement: Chickens shall be confined inside of a coop from sunset to sunrise each day to prevent attracting predators and minimize nuisance noise.

e. Keeping Of Feed: All feed for chickens shall be stored inside of an enclosed structure or within a watertight and vermin proof container.

f. Waste:

(1) The chicken coop and run shall be kept in a sanitary and odor free condition, including the regular and frequent removal, storage in a leak proof container, and proper disposal of any accumulated feces or waste that may create a hazard to public health, safety, and welfare.

(2) Feces, discarded feed, and chicken carcasses shall not be composted or buried upon the property.

g. Prohibited Activities:

(1) No chicken shall be permitted to roam freely in any area not on the premises to which an administrative permit has been issued in accordance with this section.

(2) Chickens shall not be kept or allowed at any time within a residential dwelling or accessory structure other than a coop allowed by this section.

(3) Eggs from chickens kept upon the property to which the administrative permit is issued are for personal use and consumption by the occupants and shall not be offered for sale or sold.

(4) The slaughtering of chickens upon a residential property is prohibited.

(5) Chickens shall not be kept for breeding purposes.

3. Administration And Enforcement:

a. The administrative permit shall be administered in accordance with subsection 11-8-3D of this title.

b. The premises, including the chicken coop and run, for which a permit is issued in accordance with this section shall at all reasonable times be open to inspection by community

service officers, the Zoning Administrator, or other City official to determine compliance with the requirements of the administrative permit, this section, or other provisions of the zoning ordinance and this Code relating to public health, safety, and welfare.

Date: 3/16/2026

Waste Hauler Service Areas

Proposed Action
Provide direction to staff on the waste hauler service areas.

Overview
Prior to 2019, one of the more frequent complaints regarding waste hauler services was the number and frequency of waste hauler trucks within residential neighborhoods. These complaints also included concerns related to:

- Continuous disruption, noise, and safety from truck traffic
- Increased wear and tear on residential streets
- Inefficient use of roadways
- Constant display of unsightly trash containers
- Increased instances of spilled waste

City Council considered several service models to address these issues, including transitioning to an organized collection system where the city selects/contracts with a single hauler to provide pickup service for all residents and businesses, to a hybrid system that allows residents to continue to individually contract with the hauler of their choice, but establish service areas that would limit which days of the week the collection occurs.

In March of 2019, the City Council amended Chapter 8 of the city code relating to solid waste collections to divide the city into two service areas. The east side of the city is serviced on Wednesday/Thursday, and the west side of the city is serviced on Tuesday/Wednesday, reducing the number of days that trucks are in residential neighborhoods from five to three. See attached City of Lakeville Waste Hauler Service Areas map.

Complaints regarding the frequency of waste hauler trucks in neighborhoods have significantly declined since the ordinance was amended, with most concerns now related to unreliable, missed, or delayed service.

The city currently has five Class A service providers that can collect waste from all areas of the city and two Class B service providers that can collect waste from only commercial and multifamily (apartments) areas.

CC has discussed on several occasions reducing the two-day service areas down to one to further reduce disruptions and traffic within residential areas. This could be accomplished by dividing

the city into two or more service districts that would only allow services to be completed on a specific day of the week.

The cities of Apple Valley and Burnsville have this type of model, which allows businesses and homeowners to pick their hauler with the city divided into five districts, with each district receiving its pickup service on a set day of the week. See attached City of Burnsville Day Specific Hauling map and Apple Valley Residential Hauling Zones map.

The City of Rosemount allows businesses and homeowners to pick their hauler but limits pickup days from businesses and homes west of Akron Avenue to Monday or Tuesday only, and homes and businesses east of Akron Avenue are allowed to be serviced any day of the week.

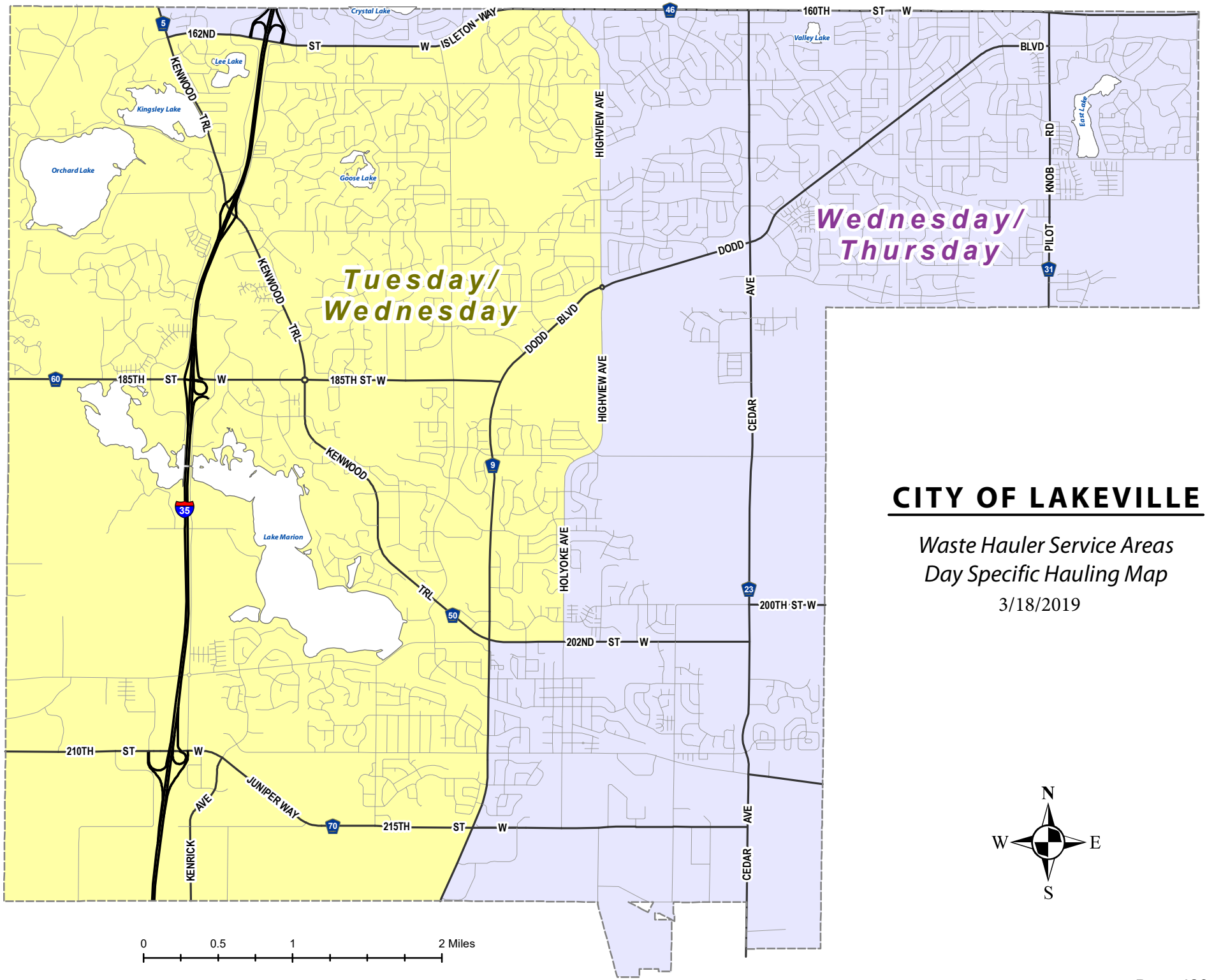
The City of Farmington operates under a single-hauler system for residential trash, recycling, and yard waste, with Waste Management serving as the current contracted provider.

Staff will be available at the work session to review the attached information and to explore if the City Council would like to make additional revisions to the city's current Waste Hauler Service Areas. If Council wishes to pursue changes, staff recommends consulting with licensed haulers to gather input on how any changes could best be implemented.

Supporting Information

1. Lakeville Waste Hauler Service Area Map
2. Burnsville Waste Hauler Collection Map
3. Apple Valley Waste Hauling District Map

Financial Impact: $N/A **Budgeted:** No **Source:**
Envision Lakeville Community Values: Good Value for Public Service
Report Completed by: *Allyn Kuennen*, Assistant City Administrator


Tuesday/
Wednesday
Wednesday/
Thursday
CITY OF LAKEVILLE
Waste Hauler Service Areas
Day Specific Hauling Map
3/18/2019
162ND ST W
ISLETON WAY
160TH ST W
185TH ST W
200TH ST W
202ND ST W
210TH ST W
215TH ST W
KENWOOD TRL
HIGHVIEW AVE
CEDAR AVE
DODD BLVD
KNOB RD
PILOT
JUNIPER WAY
KENRICK AVE
HOLYOKE AVE
Crystal Lake
Lee Lake
Kingsley Lake
Orchard Lake
Goose Lake
Lake Marion
Valley Lake
East Lake
N
W
E
S
0
0.5
1
2 Miles

DAY SPECIFIC HAULING MAP

ABBOTT CIR, A-8
ACADIA CT, J-8
ACORN CIR, I-9
ALCANA LN, B-15
ALDRICH AVE, D-8 to D-11
ALIMAGNET PKY, H-12
ALLEN DR, I-6, I-7
ALPINE CIR, D-15
AMES DR, C-12
APPLE VIEW LN, H-8
APRIL PL, G-13
ARBOR LN, E-9
ARDEN CIR, G-10
ARTHUR TER, F-11
ASPEN DR, G-9, H-9
ASPEN DR*, B-13
ASPEN GROVE LN*, B-11
ASTON CIR,G-11
ASTON PL, G-11
AUTUMN PL, G-13
AZALEA PL, A-11
BARBARA LN, A-9
BAYPOINT DR, J-6
BEARD AVE, A-7, A-9
BIG OAK DR, C-9
BIRCHWOOD CT, E-9
BIRCHWOOD LN, E-9
BIRNAMWOOD CT, G-7
BIRNAMWOOD DR, G-7, H-7
BLACK DOG RD, D-4 to J-1
BLACK HILLS DR, C-8, C-9
BLUEBELL BAY RD, G-15
BLUFF CT, H-4
BOULDER BLVD, B-11
BOULDER DR*, B-11
BOULDER LN*, B-11
BOULDERS WAY*, B-11
BRANDYWINE DR, F-10
BRIAR CT, D-8
BROOKVIEW DR, A-9, B-9
BROWN LN, B-15
BRYANT AVE CT, D-15
BRYANT AVE S, D-10,D-15
BRYANT LN, D-11
BRYANT PL, D-10
BRYCE CT, J-9
BUCK HILL RD, E-12 to E-15
BURKARDS DR, E-13
BURNCREST CT, F-9
BURNELL PK DR, C-13
BURNGARTEN DR, D-12
BURNHAVEN DR, D-11 to E-13
BURNSVILLE CIR*, E-15
BURNSVILLE CRES, F-8
BURNSVILLE PKY E, F-8 to J-8
BURNSVILLE PKY W, A-13 to E-8
BUTTERNUT LN, F-14
CAMBRIDGE CT, J-3
CAMELOT RD*, A-13
CARLSBAD CT, J-8
CARRIAGE LN, E-18, F-13
CARRIAGE PLACE DR, E-13
CARTIER AVE, J-5
CARVER CT, I-4
CEDAR AVE, J-1
CEDAR BEND*, A-13
CEDAR LN, B-9
CEDARBRIDGE AVE, J-3
CHALET CT, D-15
CHANDLER CT, J-3
CHANCELLOR MNR*, C-12
CHATEAU CIR, G-10
CHATEAU CT*, F-12
CHATEAU LN*, F-12
CHATEAU LN, H-9
CHATHAM CT N, J-3
CHATHAM CT S, J-3
CHELSEA CT, J-3
CHERRY CT, D-14
CHERRY LN, D-14
CHESTNUT CIR, F-14
CHESTNUT DR, F-13, F-14
CHICAGO AVE S, G-13, G-14
CHICAGO DR, G-13
CHIPPEWA LN, H-7
CHOWEN AVE, A-7, A-8
CHOWEN BND*, A-8
CHRISTENSEN CT, I-4, J-4
CIRCLE DR, C-8, C-9, D-8
CIRCLE HIGH DR, D-14
CIRCLE LN, C-8, D-8
CLIFF RD E, F-6 to J-6
CLIFF RD W, D-6, E-6, E-7
CLIFTON AVE, J-3
CLINTON PL, F-10
CO RD 11, H-6 TO H-13
CO RD 42, A-11 to D-11
CO RD 42, E-12 to H-13
CO RD 5, C-7 to C-15
COBBLESTONE LN, E-11
COLFAX AVE, D-10
COMMONWEALTH DR, H-9
COMMUNITY DR, F-11
CONCORDE PL*, E-8
CONNELLY CIR*, E-15
CONNELLY CIR,I-6
CONNELLY CT*, E-15
CONNELLY DR, I-6
CONNELLY LN*, E-15
CORONADO CT, H-5
CORPORATE CENTER DR, A-12
COTTONWOOD LN*, A-13
COUNTRY LN, G-10
COUNTRY PL, G-10
COUNTRY VIEW BLVD, H-8
COUNTRY VIEW CT, H-8
COUNTRY VIEW DR, H-8
COUNTRY VIEW LN, H-8
COUNTRY WOOD DR, J-7
COURT PL, A-9, A-10
COURTYARD CIR*, D-13
CRATER CT, J-8
CREST DR, C-15
CRESTMOUNT LN, B-13, C-13
CRESTRIDGE DR, F-10
CROWN HILL CT, G-7
CRYSTAL DR E, G-14
CRYSTAL DR W, G-14
CRYSTAL LAKE CIR, F-14
CRYSTAL LAKE RD E, F-14, G-14, H-14
CRYSTAL LAKE RD W, D-13 to F-14
CRYSTAL LAKE TER, F-14
CRYSTAL VIEW CIR, F-14
DAKOTA CT, I-3, I-4
DALLY ST, H-15
DALRIDGE CIR, J-7
DANA DR, A-9, B-9
DAVIDS CT, A-15
DEERWOOD DR, C-13
DIAMOND DR, J-8
DIFFLEY RD, J-3
DONEGAL DR, E-9
DUPONT AVE, D-7, D-8, D-15
EAGLE BLUFF CIR, C-9
EAGLE BLUFF DR, C-8, C-9
EAGLE RIDGE CIR, F-8
EAGLE RIDGE DR, F-8
EARLE SHORES LN, D-13
EARLE WAY, D-13
EARLEY LAKE CUR, D-13
EARLEY LAKE PL, D-13
EARLEY SHORES LN, D-13
ECHO DR, H-11
ECHO PARK CIR*, H-11
ECHO PARK CT*, H-11
ECHO PARK LN, H-11
ECHO PARK TER*, H-11
EILEEN CIR, E-14
ELIZABETH LN, E-10
ELM CIR, B-9
ELM DR, G-9
ELM LN, B-9
ELM ST*, A-13
EMBASSY RD, D-6
EMERSON CT, D-10
EMERSON LN, D-10
ESTATES TRL, C-14
EVERGREEN CIR, G-11
EVERGREEN CT, G-11
EVERGREEN LN, G-11
EWING AVE, A-12
EXECUTIVE BLVD, D-12, E-12
EXPLORER CT, I-4
FAIRVIEW DR, F-11
FELLOWSHIP LN, G-10
FIELDCREST LN, B-13
FOREST CIR, D-9
FOREST GLEN CT, D-9
FOREST GLEN DR, D-9
FOREST PARK LN, H-13
FOXPOINT CIR, J-3
FOXPOINT RD, J-3
FREMONT AVE, D-9,D-11, D-15
FREMONT CT, D-15
FREMONT PL, D-10
FRIENDSHIP LN, B-11, C-11
FRONTIER CT, H-10
FRONTIER LN, H-11
GALTIER DR, J-4, J-5
GALTIER PL, J-4
GARDEN DR, G-10
GARFIELD AVE, E-10
GARNET CT, J-8
GARRISON CT, D-9
GATEWAY BLVD, E-8
GENEVA BLVD, F-13
GIRARD AVE, D-8, D-9
GIRARD CT, D-9
GLACIER CT, J-6
GLENHURST AVE, A-7
GLENVIEW DR, A-9
GRAMSEY PL, G-14
GRAND AVE, E-9 to E-11, F-12 to E-1
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BLOOMINGTON

SAVAGE

EAGAN

APPLE VALLEY

LAKEVILLE

BURNSVILLE

BLACK DOG LAKE

MINNESOTA RIVER

MINNESOTA VALLEY NATIONAL WILDLIFE REFUGE

LAKE ALIMAGNET

EARLEY LAKE

KELLER LAKE

CRYSTAL LAKE

MURPHY HANREHAN PARK RESERVE

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Tuesday

Wednesday

Thursday

Friday

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City Of Burnsville
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Friday, March 14, 2008 7:14:03 AM
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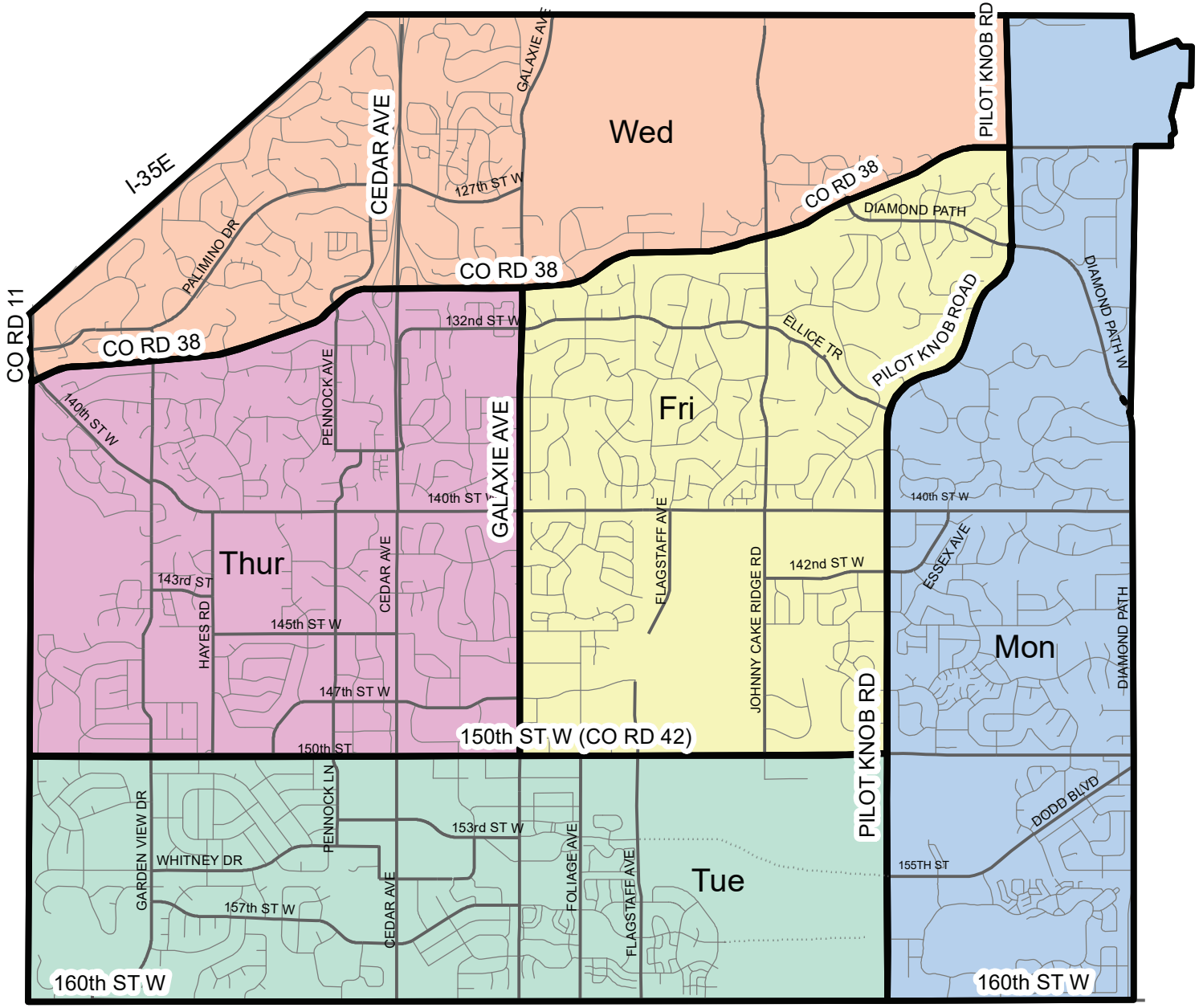
CITY OF APPLE VALLEY RESIDENTIAL HAULING ZONES

Adopted June 11, 2009



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Date: 3/16/2026

Preliminary 2025 Financial Report - General Fund

Proposed Action
No formal action required. For discussion only.

Overview
The attached financial report analysis offers readers a narrative overview of the financial activities for the City's General Fund for the fiscal year 2025. These are unaudited numbers, but are a fair representation of the 2025 activity.

Supporting Information
1. 2025 Financial Report_Unaudited

Financial Impact: $ **Budgeted:** Yes **Source:** Taxes, Intergovernmental Revenues, Charges for Services
Envision Lakeville Community Values: Good Value for Public Service
Report Completed by: Julie Stahl, Finance Director

CITY OF LAKEVILLE, MINNESOTA
GENERAL FUND
Summary Statement of Revenues, Expenditures and Changes in Fund Balances
For the Twelve-Month Period Ended December 31, 2025

	2025 Adopted Budget	2025 Amended Budget	12/31/25 Actual	Variance from Amended Pos (Neg)	Actual Percent	Comparative 12/31/2024 Actual	Comparative Variance from 2024 Actual Positive (Neg)	
Revenues								
General property taxes	$ 33,300,000	$ 33,300,000	$ 33,111,897	$ (188,103)	99.4%	$ 29,513,138	$ 3,598,759	112.2%
Licenses and permits	3,259,689	3,387,799	3,662,213	274,414	108.1%	3,052,954	609,259	120.0%
Intergovernmental	3,478,938	3,674,484	3,561,148	(113,336)	96.9%	2,172,655	1,388,493	163.9%
Charges for services	3,061,144	3,904,238	4,179,318	275,080	107.0%	3,870,497	308,821	108.0%
Court fines	240,000	240,000	195,508	(44,492)	81.5%	222,790	(27,282)	87.8%
Investment income	500,000	500,000	1,035,000	535,000	207.0%	868,801	166,199	119.1%
Miscellaneous	166,746	251,332	350,133	98,801	139.3%	166,452	183,681	210.4%
Total revenues	44,006,517	45,257,853	46,095,217	837,364	101.9%	39,867,287	6,227,930	115.6%
Expenditures								
General Government								
Mayor and Council	126,321	126,321	133,236	(6,915)	105.5%	101,359	(31,877)	131.4%
Committees and Commiss	143,422	107,400	101,339	6,061	94.4%	149,616	48,277	67.7%
City Administration	587,089	586,984	593,559	(6,575)	101.1%	572,732	(20,827)	103.6%
City Clerk	225,579	225,544	210,683	14,861	93.4%	414,692	204,009	50.8%
Legal Counsel	87,000	88,500	112,590	(24,090)	127.2%	99,827	(12,763)	112.8%
Community/Econ Develop	1,089,649	1,091,281	1,063,036	28,245	97.4%	1,073,089	10,053	99.1%
Inspections	1,918,122	1,917,714	1,733,104	184,610	90.4%	1,852,606	119,502	93.5%
Gen Gov't Facilities	669,991	669,886	684,282	(14,396)	102.1%	598,961	(85,321)	114.2%
Finance	1,235,639	1,235,359	1,154,357	81,002	93.4%	1,241,097	86,740	93.0%
Information Systems	989,146	989,006	864,909	124,097	87.5%	782,954	(81,955)	110.5%
Human Resources	688,489	693,302	603,841	89,461	87.1%	763,151	159,310	79.1%
Insurance	250,000	250,000	250,000	-	100.0%	250,000	-	100.0%
Public Safety								
Police	17,227,952	17,140,257	16,823,645	316,612	98.2%	15,913,744	(909,901)	105.7%
Fire	5,588,299	5,702,793	5,664,789	38,004	99.3%	3,653,494	(2,011,295)	155.1%
Public Works								
Engineering	946,722	950,682	835,876	114,806	87.9%	814,463	(21,413)	102.6%
Forestry	680,154	810,680	785,903	24,777	96.9%	600,813	(185,090)	130.8%
Construction Services	701,328	662,357	583,971	78,386	88.2%	409,088	(174,883)	142.7%
Streets	4,409,718	4,408,855	3,953,204	455,651	89.7%	3,789,430	(163,774)	104.3%
Parks & Recreation								
Parks	3,768,652	3,768,022	3,727,768	40,254	98.9%	3,726,352	(1,416)	100.0%
Recreation	1,126,418	1,151,113	1,147,121	3,992	99.7%	1,102,698	(44,423)	104.0%
Arts Center	1,033,734	1,064,734	1,099,454	(34,720)	103.3%	1,219,623	120,169	90.1%
Total expenditures	43,493,424	43,640,790	42,126,667	1,514,123	96.5%	39,129,789	(2,996,878)	111.3%
Excess (deficiency) of revenues over expenditures	513,093	1,617,063	3,968,550	(2,351,487)		737,498	(3,231,052)	
Other financing sources (uses)								
Transfer from other funds	170,000	54,500	54,500	-	100.0%	226,998	172,498	24.0%
Transfer to other funds	-	(1,850,000)	(1,850,000)	-	100.0%	(215,000)	(1,635,000)	860.5%
Total Other Sources/(Uses)	170,000	(1,795,500)	(1,795,500)	-	100.0%	11,998	(1,462,502)	111.3%
Net change in fund balance	683,093	(178,437)	2,173,050	(2,351,487)		749,496	1,423,554	
Beginning fund balance	21,747,353	23,186,629	23,186,629	-		22,372,997	813,632	
Change in supplies	-	-	(143,752)	143,752		64,136	(207,888)	
Ending fund balance	$ 22,430,446	$ 23,008,192	$ 25,215,927	$ (2,207,735)		$ 23,186,629	$ 2,029,298	
Restrict fund balance	(775,000)	(775,000)	(775,000)					
Fund Bal of CY Exp	49.8%	50.9%	58.0%			59.3%		
Fund Bal of NY Exp			52.4%					
Expenditure Summary								
Personnel services	33,047,698	33,008,015	32,121,194	886,821	97.3%	29,675,521	(2,445,673)	108.2%
Commodities	2,439,091	2,439,366	2,135,600	303,766	87.5%	2,127,173	(8,427)	100.4%
Other charges and services	7,930,040	8,003,262	7,501,441	501,821	93.7%	7,235,040	(266,401)	103.7%
Capital outlay	76,595	190,147	368,432	(178,285)	193.8%	92,055	(276,377)	400.2%
Total expenditures	$ 43,493,424	$ 43,640,790	$ 42,126,667	$ 1,514,123	48.1%	$ 39,129,789	$ (2,996,878)	111.3%

FINANCIAL HIGHLIGHTS:

The following financial report and analysis offers readers a narrative overview of the financial activities of the City for the twelve-month period ended December 31, 2025. This report covers the General Fund. The readers are encouraged to consider the information presented here in conjunction with the unaudited financial statements attached to this report, the adopted budget, and the five-year Capital Improvement Plan. Readers should take note that this information is preliminary as the City's annual audit has not been completed and some amounts may be estimated as the final audit work is still being completed.

❖ **General Fund - Revenues**

Total revenues are $840,000 higher than amended budget estimates and $6.2 million higher than the prior year.

❖ *Property tax revenues.*

- General property taxes were lower than budget estimates by $188,000 or 0.6%. All delinquent taxes are recorded in the General Fund and other funds receive 100% of their current levy. Tax payments from Dakota County were received in June, July, and December with the final settlement received in January 2026.

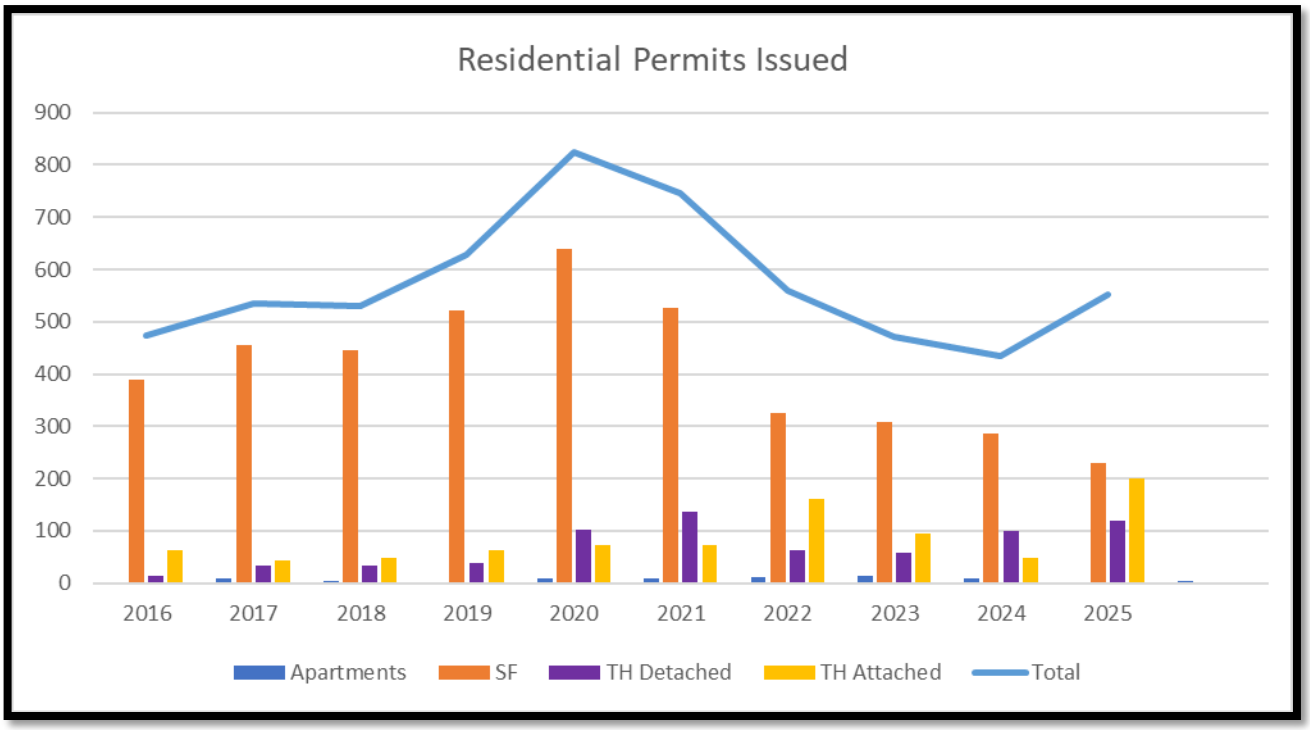
❖ *Licenses and Permits.*

- Licenses and permits were higher than the amended budget by $274,000. Overall permit revenue increased $609,000 over the prior year. The following chart illustrates the 2025 actual number of building permits as well as a comparison of the 2025 budget to actual.

Permit Type	YTD 4th Quarter 2024	2025 Adopted Budget	YTD 4th Quarter 2025
Single Family	285	300	229
Townhome	149	150	319
Apartments (Units)	1 (89 units)	1 (182 units)	3 (35 units)
Commercial	5	2	14
Industrial	1	2	0

❖ *Historical Building Permits*

- As shown in the chart below, building permits for single-family experienced record-breaking activity in 2019, 2020 and 2021. Permit activity has since stabilized, reflecting steady growth similar to pre-pandemic trends. The composition of permits continues to evolve, with an increasing share of townhome and apartment complex developments.



❖ *Intergovernmental.*

- Intergovernmental revenues are lower than amended budget estimates by $113,000. Police state aid revenues ($894,000) were $97,000 higher than the original budget. Fire State Aid ($785,000) exceeded the original budget by $102,000. SAFER grant receipts of $1.38 million were lower than original budget by $129,000. Grant revenues are $916,000 more than in this same period last year and are comprised of the Police's ICPOET Cadet grant and the SAFER grant.

❖ *Charges for Services*

- *General government services* are in line with the budget and approximately $68,000 below the previous year. The increase is primarily driven by $215,000 in fiscal agent fees from Dakota 911 and Lakeville Arenas, accounting for most of the variance between the budget and prior-year comparison.

- *Public Safety* revenues are $27,000 below budget estimates. School Resource Officer contributions change with the staffing of SRO officers from year to year. The renewed fire contract with Eureka Township, billed in June, yielded revenue of $64,478 ($12,600 more than 2024).

- *Public works* revenues are primarily driven by summer construction projects and year-to-date revenues exceeding the annual budget by $261,000. Engineering developer contract administration fees are recognized as revenue when collected with the development contract. Contract administration revenue is $138,000 higher from the same period a year ago due to more and larger developments in 2025. These revenues tend to fluctuate from year to year, as the timing of large projects can significantly influence annual results.

- *Parks and Recreation* revenues are over budget estimates by $52,000 and down $4,600 from the prior year. This growth is primarily driven by continued higher rental activity at the John Hennen Antlers Park Pavilion.

❖ *Court Fines.*
- Revenues from court fines total $196,000, falling $44,000 below budget estimates and are down $27,000 from the same period in 2024. Court fine revenues and the membership fees paid to the Dakota 911 are both impacted by the number of CAD calls.

❖ *Investment Revenue and Miscellaneous.*
- Investment income totaled approximately $1 million, reflecting improved market conditions throughout 2025. The City generally holds investments until maturity; therefore, any temporary market value adjustments are expected to be recovered in future periods.

❖ General Fund - Expenditures

Total expenditures are approximately $1.5 million below budget, representing a 4% reduction from the 2025 budget, but remain $3 million higher than the prior period.

❖ *Personnel.* Personnel services of $32 million, coming in $887,000 (3%) below amended budget. Compared to 2024, personnel costs increased by $2.4 million due to the addition of new staff in 2025, including fifteen full-time firefighters, and four police officers. A portion of these costs is offset by grant awards. Several employee vacancies and transitions have resulted in lower costs than originally projected.

❖ *Motor Fuels.* Motor fuels are $70,000 below budget and $21,000 lower than in 2024, reflecting ongoing fuel price fluctuations. The City does have a contract for fuel prices in place to mitigate some of the price increases.

❖ *Street Chemicals.* Salt purchases in 2025 are $207,000 lower than the same period in 2024 and $43,000 below budget. Salt purchased at the end of the 2025 winter season is currently stored at the central maintenance facility and will be available for use in late fall if needed. Storage capacity is currently full, and staff does not anticipate the need to replenish reserves in 2026.

❖ *Utilities.* Electric costs are $72,000 higher than the same period in 2024. Increased electricity rates are a major factor for this increase. Natural gas costs are $16,000 lower than the same period in 2024.

❖ *Mayor and Council.* Expenditures are higher than the same period in 2024. This is mainly attributed to the timing of dues for the League of MN Cities.

- *City Administration.* Expenditures are higher than in the same period in 2024 due to changes in employee health care elections.

- *City Clerk.* Expenditures have decreased compared to the prior year due to the costs associated with conducting the elections in the prior year. This aligns with typical budgetary patterns, as election-related expenses often lead to higher expenditures in election years.

- *Legal.* Legal fees are over budget. Expenditures are $13,000 higher than the same period in 2024.

- *Community and Economic Development.* Expenditures are below both the amended budget and the prior year primarily due to staffing changes that occurred in late 2024, with the full-year impact realized in 2025.

- *Inspections.* Salaries are lower than both the budget and prior year primarily due to a vacancy in the Assistant Building Official position following the retirement of the Building Official in 2024.

- *General Government Facilities.* Other charges and services are higher than budget due to a change in landscaping vendors and mulch replacement at several facilities. Remaining expenditures are within budget.

- *Finance Department.* Personnel costs are lower than both the prior year and budget due to reduced overtime and temporary staffing costs associated with the completion of the ERP implementation in 2024 and the system being fully operational in 2025.

- *Information Technology.* The timing of annual maintenance agreements can impact year-over-year expense comparisons. However, expenditures are currently below budget estimates due to projects delays or incomplete projects.

- *Human Resources.* Personnel costs are lower than both the prior year and budget due to reduced overtime and professional fees associated with the completion of the ERP implementation in 2024 and the system being fully operational in 2025.

- *Police.* Personnel services are under the amended budget in 2025 primarily due to staffing vacancies due to retirements. Overtime costs are higher than the prior year as existing staff worked additional hours to maintain operations while positions remained unfilled. Salaries have increased by $500,000 compared to the previous year, reflecting staff additions approved in 2024 - hirings in late 2024 - realizing the full financial impact in 2025.

- *Fire*. Personnel services are under budget (at 97%) and higher than the previous year by $1.7 million due to the addition of 6 full-time firefighters at the end of the second quarter of 2024 and 15 firefighters at the end of the first quarter of 2025. Firefighter pay is contingent on the number of fire calls during the year and is expected to fluctuate as the department continues to expand into a hybrid model of both paid on call and full-time staff. Commodities are $150,000 higher than prior year due to outfitting of new personnel. Capital outlay of $100,000 consists mainly of the purchase of 2 AEDs. The City was awarded the SAFER grant which provides

reimbursement on the 15 additional full-time firefighters that were hired in 2025. City staff work with consultants to submit grant reimbursements monthly.

- *Engineering/GIS.* Personnel services are currently at 93% of budget estimates, primarily due to employee vacancies and ongoing transitions as the department works to fill these positions.

- *Forestry.* Personnel services are within budget estimates but are higher than the previous year due to new staff progressing through steps. Other charges and services fluctuate based on the number of ash trees removed from City properties.

- *Construction Services.* Personnel services are below budget at 87% due to employee vacancies.

- *Streets.* Personnel services are below budget (at 90%) and higher than the prior year due to increased overtime costs related to snow events. Commodities are under the prior year due to chemicals purchased at the end of the 2024 winter season. All unused chemicals are stored for use in the fall. The salt storage is currently at capacity.

- *Parks.* Expenditures are higher than the prior year, with salary costs exceeding the budget due to increased overtime, partially offset by lower contract landscaping costs.

- *Recreation and Arts Center.* Recreation expenses are within budget and the prior year. Arts Center expenses are exceeding the budget by $35,000 due to a new pay plan adopted in December of 2024 and the limitation of the preliminary budget adopted in September. However, expenditures are lower than the previous year, mainly due to the increased costs of acquiring the Fine Arts building in 2024.

- **Franchise Fees**

City collected $3.8 million franchise fee revenues in 2025; the majority is from the residential customer base. The City paid $46,000 in franchise fees on its city-owned facilities. This debt service fund transferred $1M to the construction fund to offset land acquisition costs for the new Fire Station #2.

Fund 3125 - 2025A FIRST CENTER	12/31/2025
REVENUES	
FRANCHISE-GAS/ELEC-RESIDENTIAL	3,073,239
FRANCHISE-GAS/ELEC-COMMERCIAL	753,335
BOND PROCEEDS	626,975
TOTAL REVENUES	4,453,549
EXPENDITURES	
UTILITY FRANCHISE FEES - GENERAL GOV'T	1,695
UTILITY FRANCHISE FEES - PUBLIC SAFETY	7,078
UTILITY FRANCHISE FEES - PUBLIC WORKS	21,806
UTILITY FRANCHISE FEES - RECREATION	15,364
PAYING AGENT	385
T/O TO CAPITAL PROJECTS FUNDS	1,053,598
TOTAL EXPENDITURES	1,099,926
NET OF REVENUES & EXPENDITURES:	3,353,623
BEGINNING FUND BALANCE	-
END FUND BALANCE	3,353,623